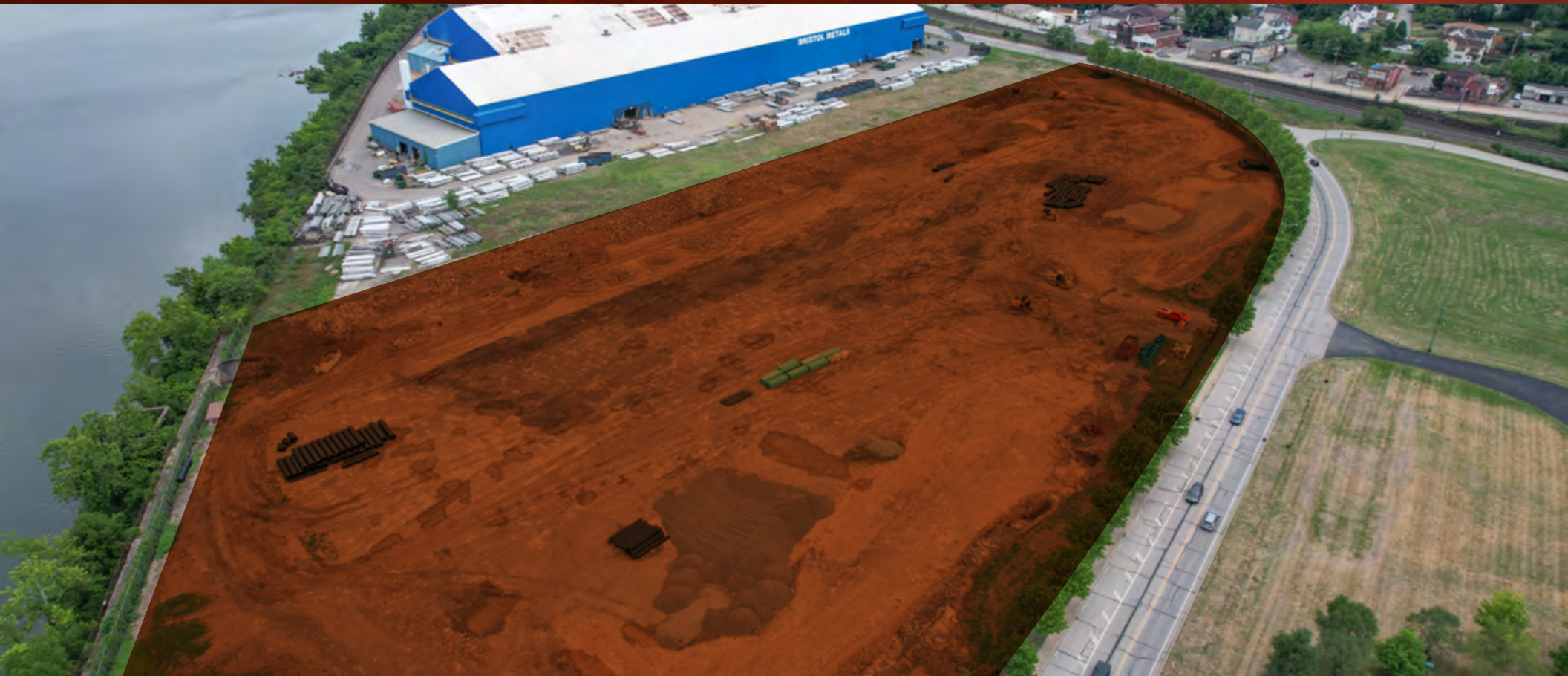


THE PLATEMILL

BUILD TO SUIT, LAND LEASE, OR LAND SALE OPPORTUNITY
FULLY ENTITLED



SAMPSON·MORRIS GROUP





12.63
TOTAL ACRES



ALL UTILITIES
AVAILABLE



HI - HEAVY
INDUSTRIAL
ZONING



FULLY
ENTITLED

PROVEN
BUSINESS
LOCATION



WALKING DISTANCE
TO THE ABUNDANT
AMENITIES OF THE
WATERFRONT MALL AND
SHOPPING CENTER

POTENTIAL FOR
FLEX, INDUSTRIAL, LAB,
TECH/R&D, OFFICE,
AND MORE



Flexible.
Adaptable.
Accessible.



RARE INFILL
DEVELOPMENT
SITE

LOCATED MINUTES
FROM THE CBD,
UNIVERSITY OF
PITTSBURGH, CARNEGIE
MELLON UNIVERSITY, AND
PITTSBURGH'S EAST END
NEIGHBORHOODS



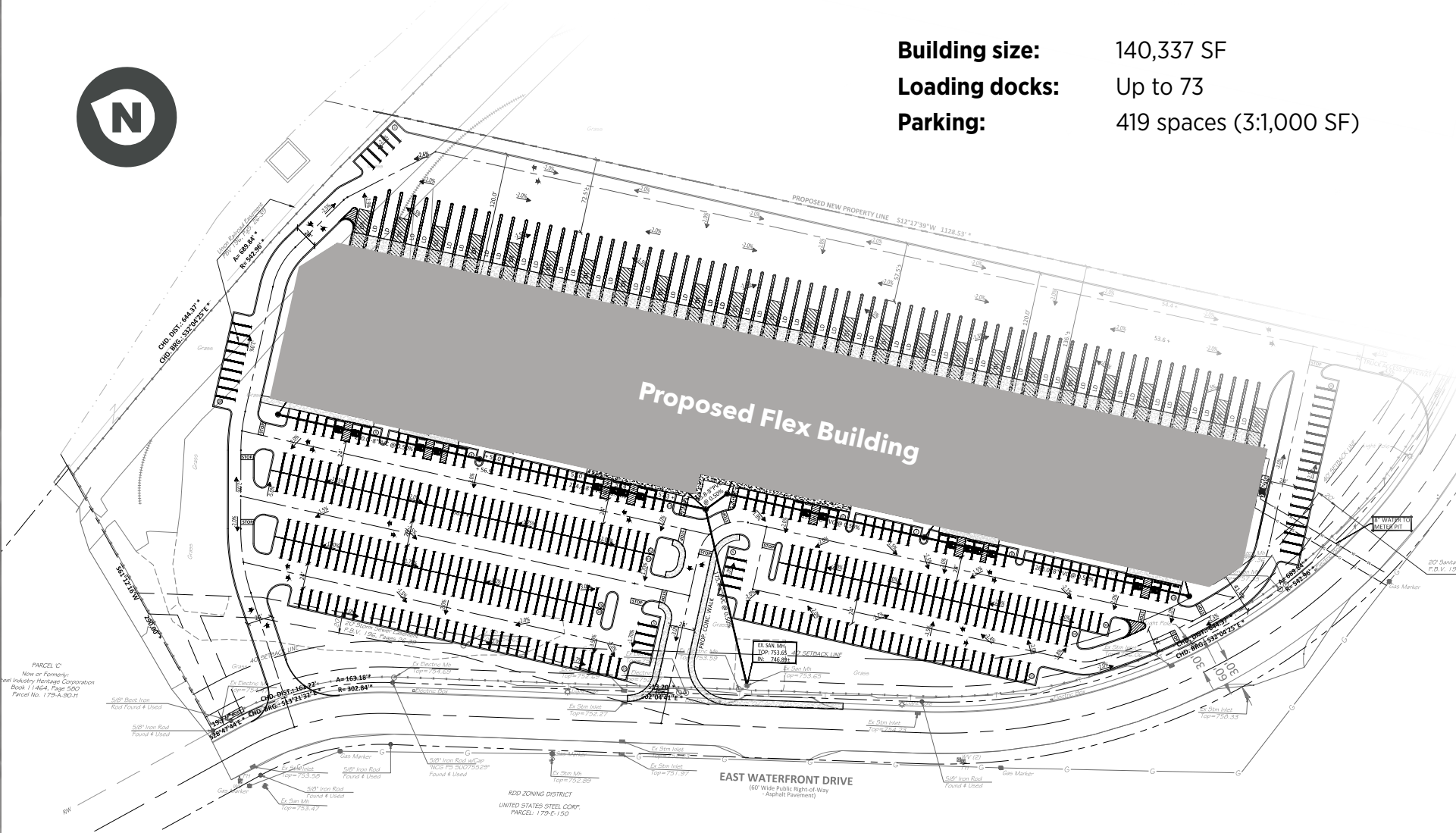
Concept Renderings



Concept Site Plan

CONCEPT DRAWING SHOWS:

- Building size:** 140,337 SF
- Loading docks:** Up to 73
- Parking:** 419 spaces (3:1,000 SF)



Steps away from Retail & Entertainment



Our Neighbors



**DRIVE
TIMES**

● **I-376**
6-MINUTES

● **OAKLAND**
8-MINUTES

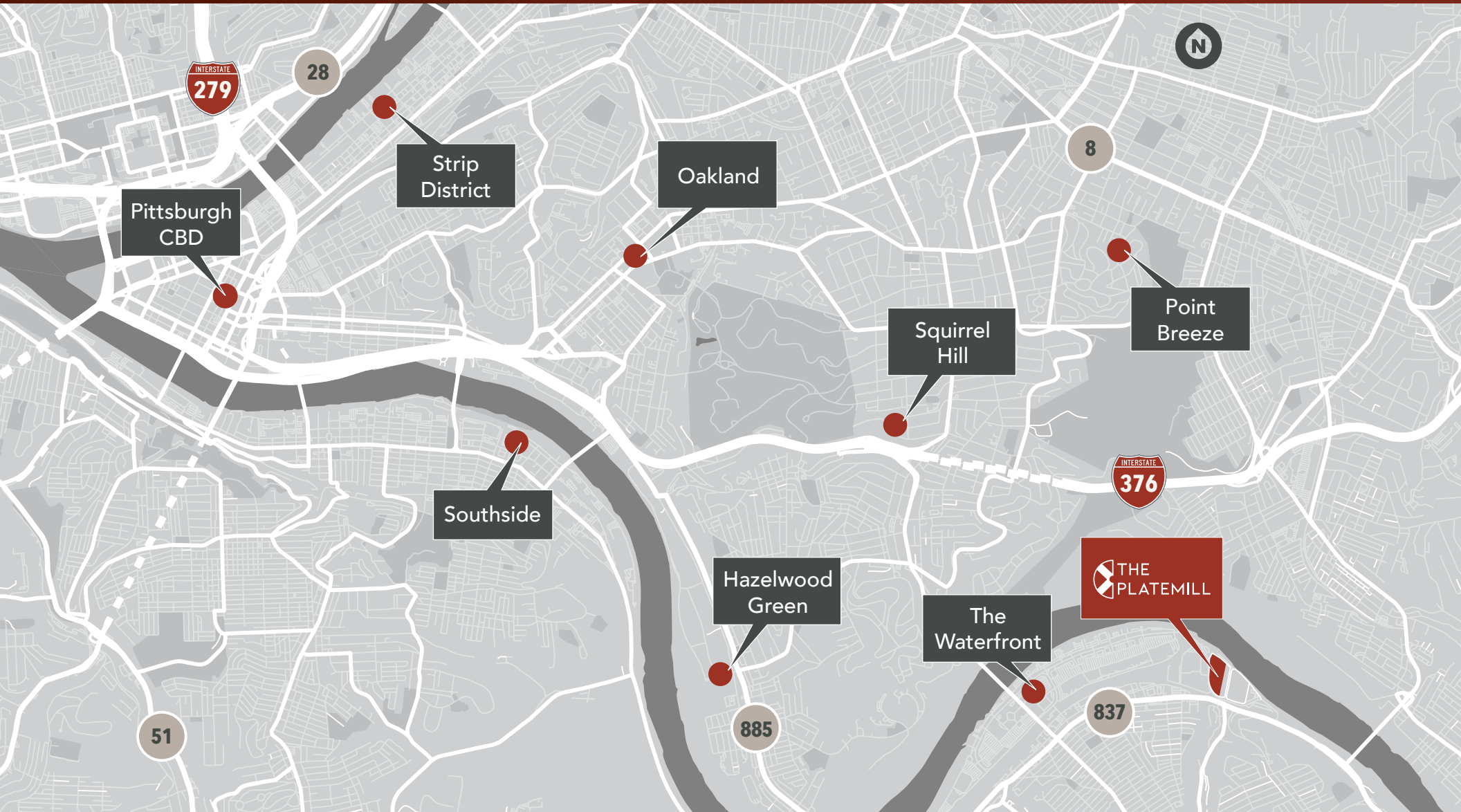
● **UNIV. OF PITTSBURGH**
12-MINUTES

● **CARNEGIE MELLON UNIV.**
12-MINUTES

● **DOWNTOWN PITTSBURGH**
14-MINUTES

● **HAZELWOOD GREEN**
10-MINUTES

● **SOUTHSIDE WORKS**
10-MINUTES



About JLL

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