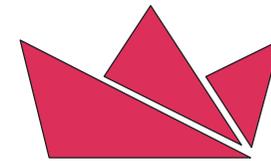


IMPERIAL BUSINESS PARK

AVAILABLE Q1 2026



**60,000 SF Warehouse/Distribution
Space Available**
400 Crown Court, Oakdale, PA 15071



**IMPERIAL
BUSINESS PARK**

NEWMARK



Owned & Managed by
SL Industrial Partners
A Silverman Group Company

Louis V. Oliva, CCIM, SIOR
Executive Managing Director
412.434.1053
louis.oliva@nrmk.com

Anthony Oliva
Director
412.434.1073
anthony.oliva@nrmk.com

PROPERTY FEATURES

- 100,000 SF BUILDING
- 60,000 SF AVAILABLE
- 28' CLEAR HEIGHT
- 50'X50' COLUMN SPACING
- ONE 12X14 DRIVE-IN DOOR
- ESFR SPRINKLER SYSTEM



JOIN OTHER IBP TENANTS INCLUDING



Owned & Managed

NEWMARK

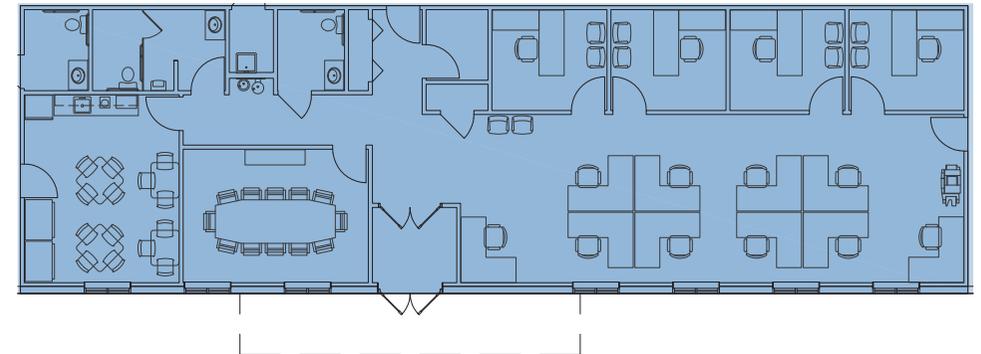
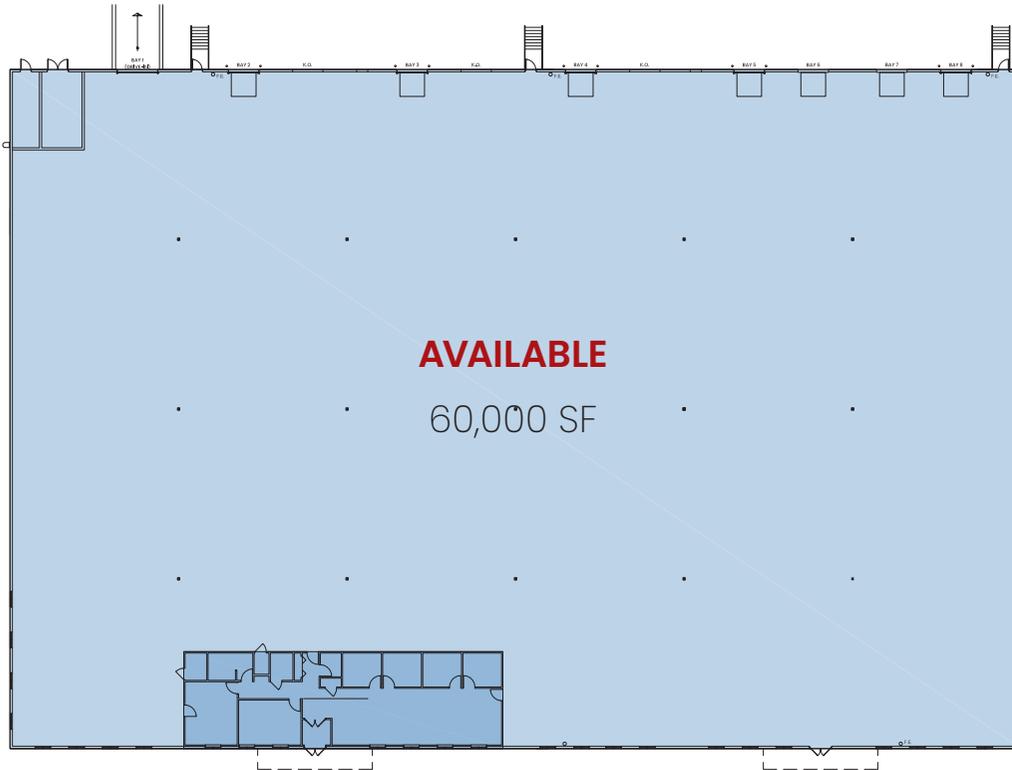


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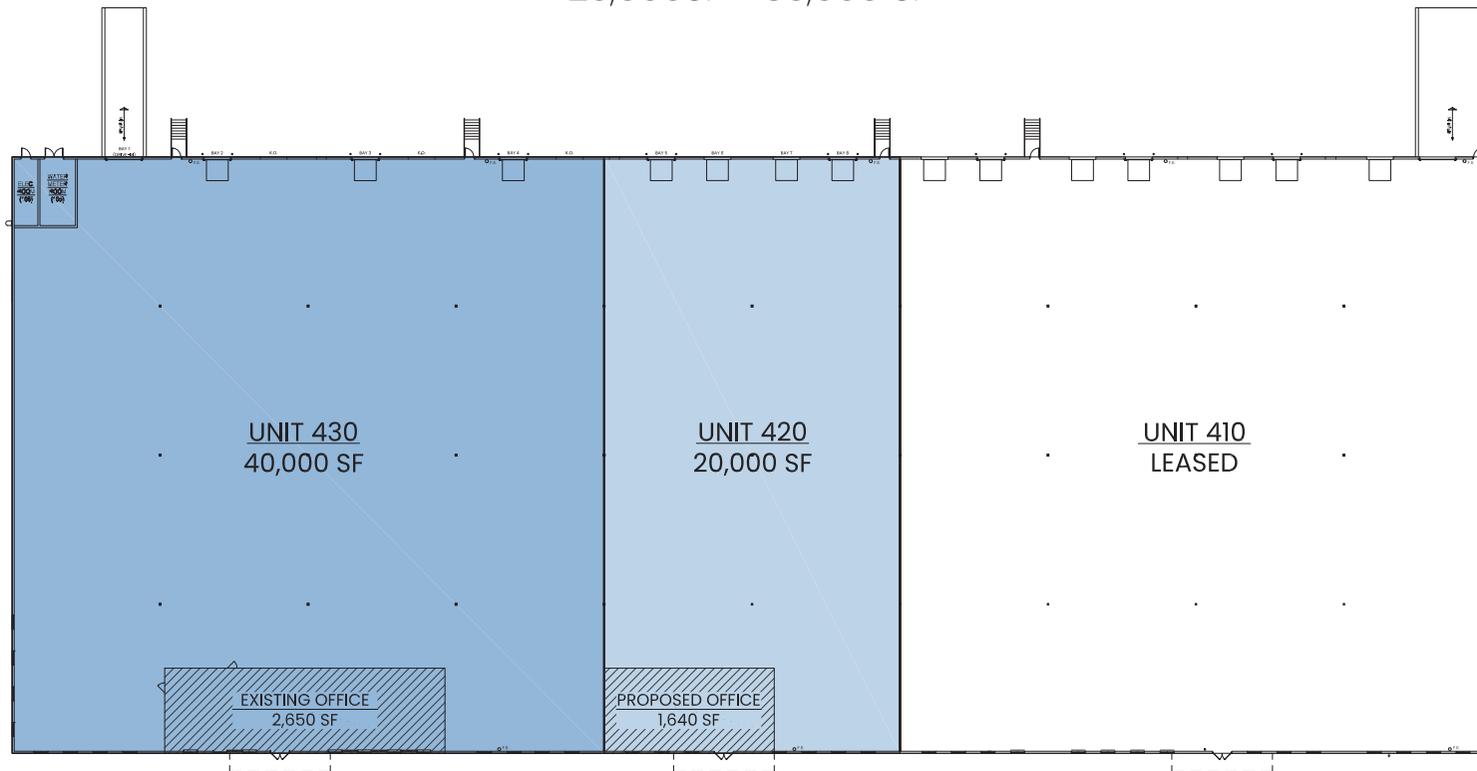
FLOOR PLANS



FLOOR PLANS

AVAILABLE

20,000SF - 60,000 SF



BUILDING SPECS



LEASE INFORMATION

- 28' clear height
- 50'x50' column spacing
- ESFR Sprinkler System



LOADING

- 12' x 14' drive-in door
- 50' concrete dock apron
- Seven 8x9 dock high doors with 45,000 # mechanical levelers



LEASE RATE

- Lease Rate: \$9.25/SF NNN "as is"
- Includes 2,650 SF of office space
- Real estate taxes \$ 1.16/SF
- CAM \$1.25/SF

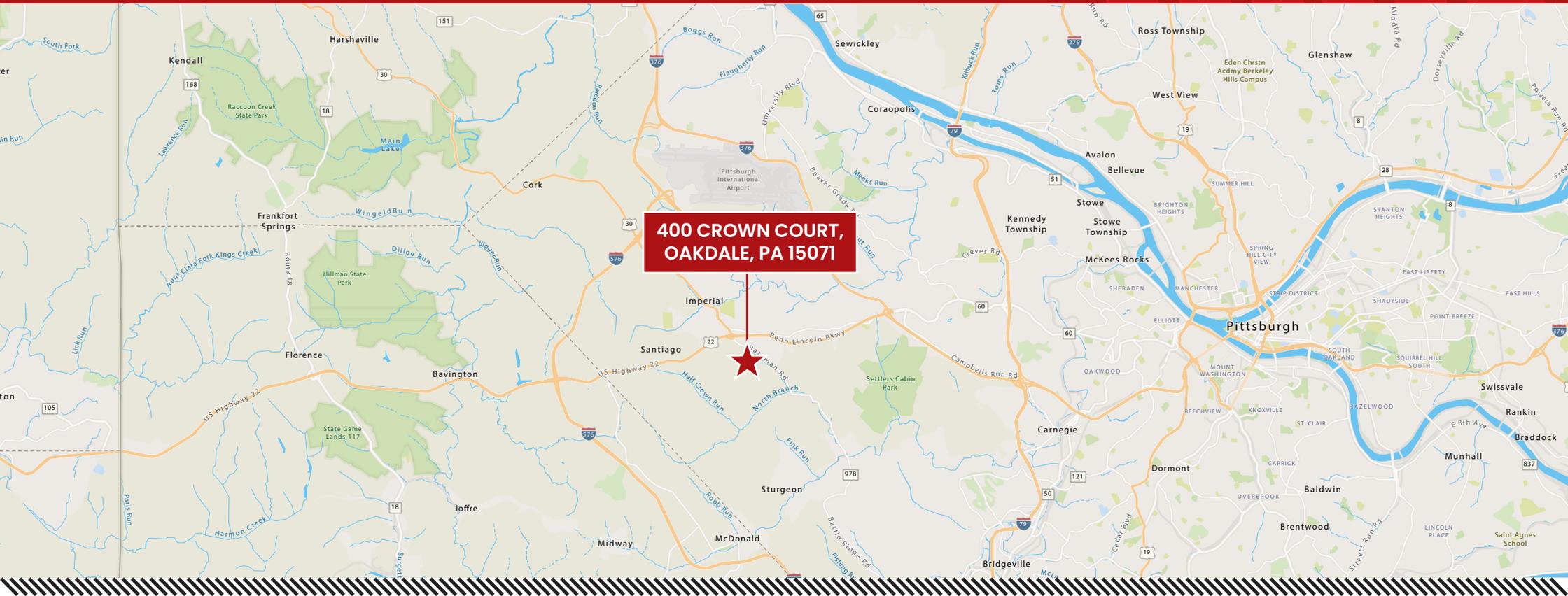


ELECTRIC

- 600 AMP, 277/480 Volt, 3-Phase service, additional service available
- T-5 Energy efficient light fixtures
- Greenheck energy efficient heaters



LOCATION MAP



Pittsburgh International Airport
6.7 miles



Downtown Pittsburgh
15.6 miles



Interstate 79
9 miles



US Highway 22
1 mile

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PROPERTY LOCATIONS



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NEWMARK

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