

Unique Opportunity

For Lease / Sale

5400 CAMPBELLS RUN ROAD, PITTSBURGH, PA 15205

PRIME LOCATION. EXPANSIVE PARKING FIELD. SIGNIFICANT INFRASTRUCTURE.

±130,000 SF Subdividable
FULLY CONDITIONED. SITUATED ON ±10 ACRES.

POWER SPECS

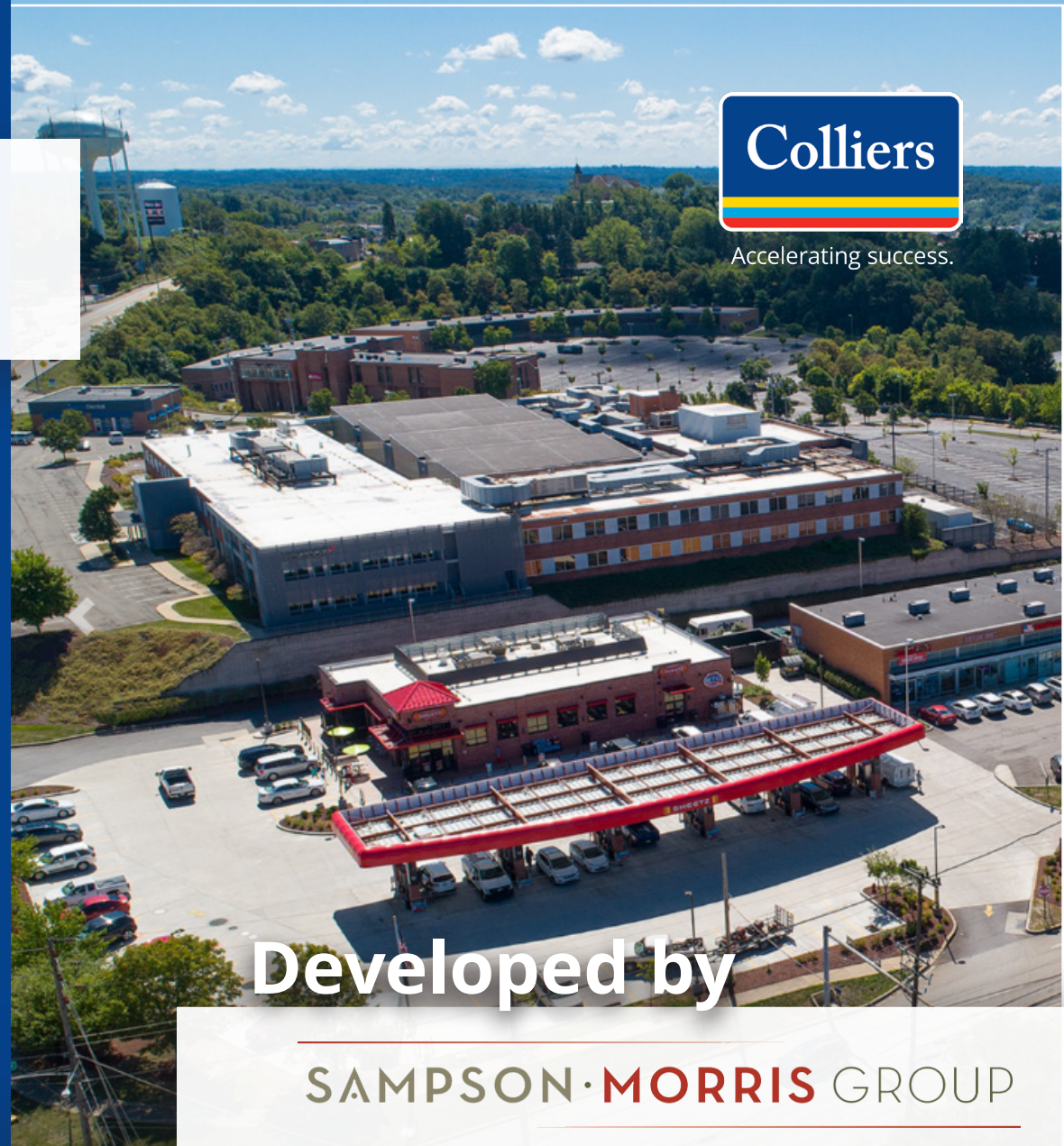
- 3.5 MW of current power - scalable to 30 MW in a 2 year timeframe
- 2 MW of onsite standby generation
- Robust grounding system and TVSS for electronics protection
- Existing data room with 400 KW UPS, expandable to 1200 KW
- Multiple electrical redundancy (A/B distribution)
- System monitoring makes an ideal facility for tenants with critical electric power requirements
- Significant fiber connectivity

POTENTIAL TECH USES

- Advanced Manufacturing
- Research and Development
- Biotech / Lab
- Powered Data Center
- Robotics / AI
- Call Center



Accelerating success.



Developed by

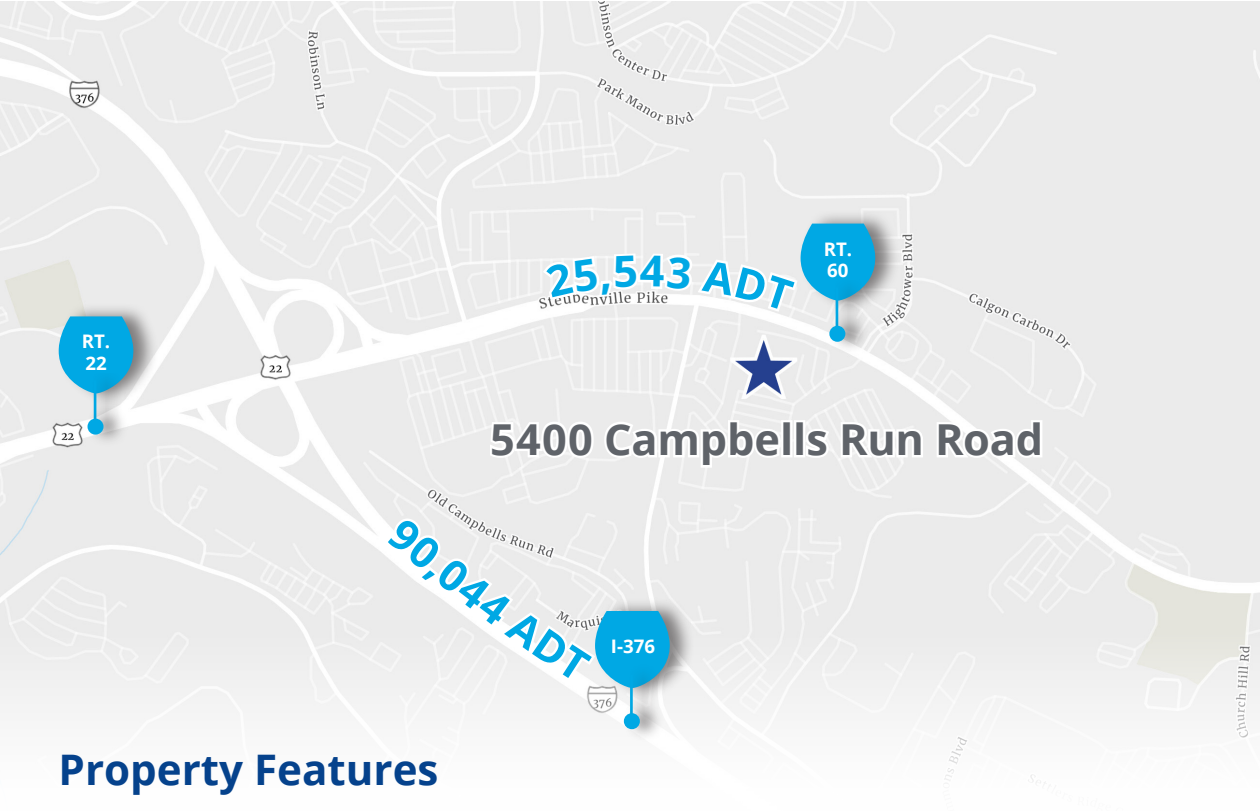
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Property Features

50,000 - 130,000 SF in excellent regional location close to workforce

3.5 MW of Power: with backup generator

276 Tons of HVAC in place

Flexible Zoning: light manufacturing, R&D, office, call center, wholesale, medical offices, commercial recreation, warehouse, and more

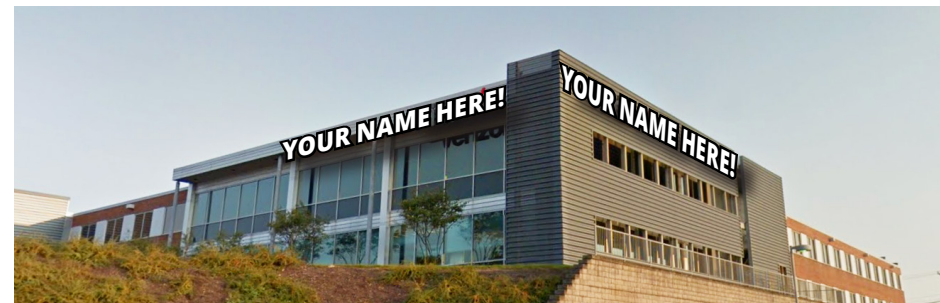
Open layout, exposed ceilings, air conditioning, LED lights, and raised floors available

Free abundant onsite parking, retail, restaurants gas station and bus stop

Unique corporate signage opportunity with high visibility from Rt. 60

Ample surrounding amenities: hotels, restaurants, banks, shopping centers

Prime location off of I-376



Highly flexible building with generous zoning



Amenity-Surrounded

5400 Campbells Run Road is conveniently located on a commercial strip in close proximity to malls, hotels, and financial institutions.

THE MALL AT ROBINSON

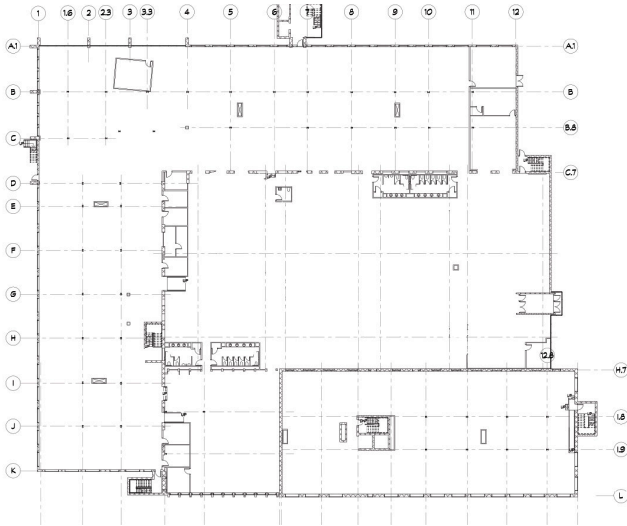
ROBINSON TOWN CENTRE

5400 CAMPBELLS RUN ROAD

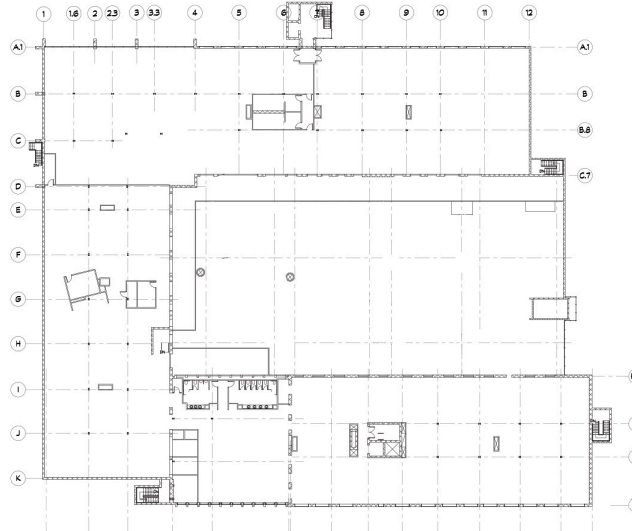


Availabilities & Site Plan

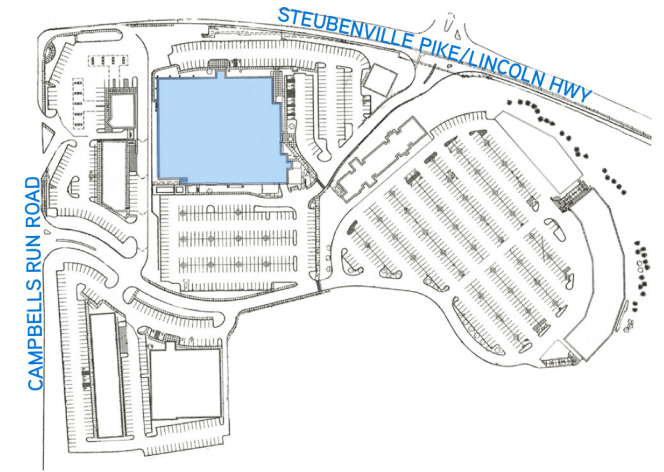
1ST FLOOR PLAN



2ND FLOOR PLAN



SITE PLAN



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