

**75 Nichol Avenue**  
McKees Rocks, Pennsylvania

**±10 ACRES OF INDUSTRIAL LAND**

**±154,000 SQUARE FOOT FACILITY**

# McKees Rocks Crane Building

Triple bay, heavy crane facility with access to significant power and multimodal transportation infrastructure, situated in a prominent position above the floodplain.

**CONFIDENTIAL OFFERING MEMORANDUM**

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**AVISON  
YOUNG**



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## Confidential Offering Memorandum

This confidential memorandum is intended solely for your own use in evaluating the financing of **75 Nichol Avenue, McKees Rocks, PA** and is not to be used for any other purpose or made available to any other party without the prior written consent of the Client, or its agent, Avison Young.

This confidential memorandum contains brief selected summary information pertaining to the Property and has been prepared by Avison Young from information supplied by the Sponsor. This confidential memorandum does not purport to be all-inclusive or to contain all the information that a prospective investor may desire or deem relevant in determining whether to pursue negotiations to finance the Property. Neither the Sponsor, Avison Young, nor any of their respective owners, directors, employees, representatives, or agents make any representation or warranty expressed or implied as to the accuracy or completeness of this confidential memorandum or any of its contents and no legal liability is assumed or to be implied with respect thereto.

The Sponsor reserves the right to withdraw the Property from the market or change the terms of the potential financing at any time, and will have no legal obligation unless and until written agreements have been approved and executed by all parties.



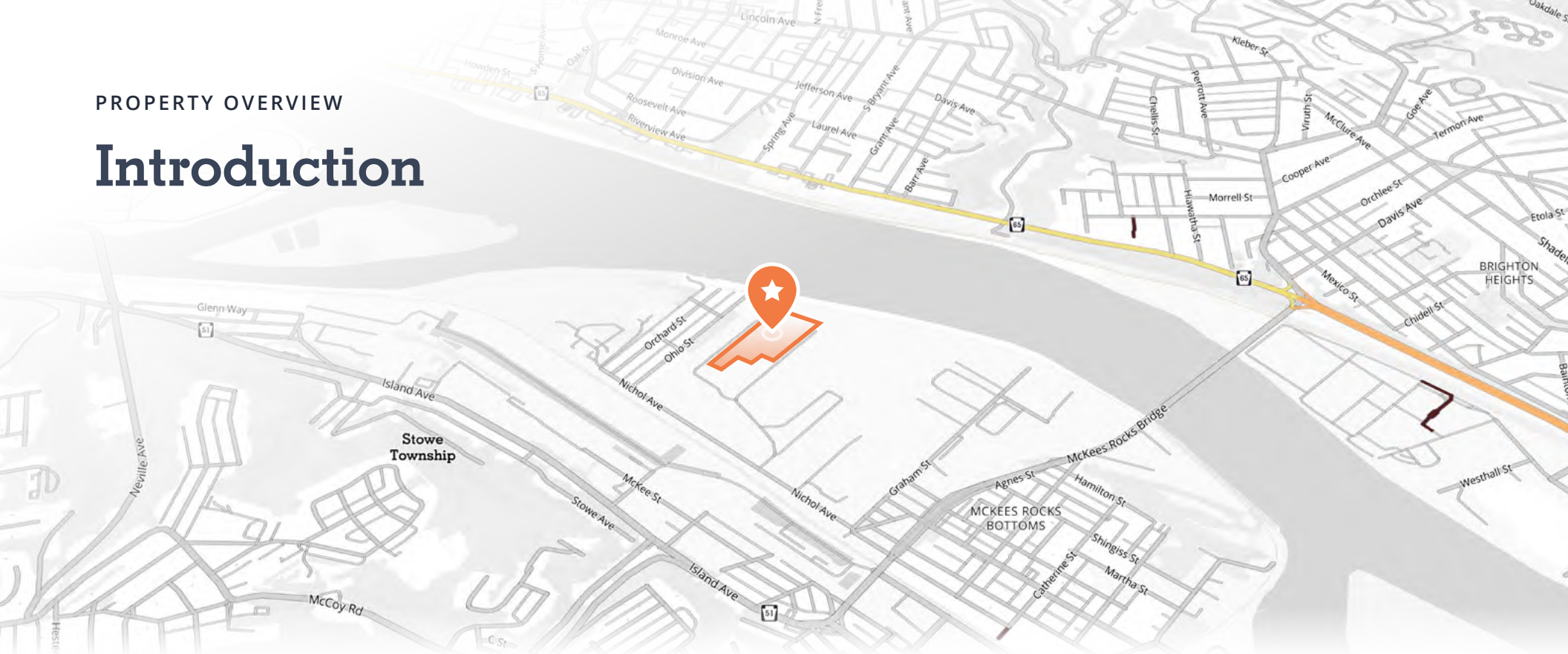
## SECTION 01

# Property overview



## PROPERTY OVERVIEW

# Introduction



The subject property is a heavy industrial facility located in McKees Rocks, approximately 6 miles northwest of Downtown Pittsburgh with immediate access to the Ohio River. The site totals  $\pm 10$  acres and includes a  $\pm 154,000$  SF, three-bay manufacturing and material-handling facility equipped with multiple heavy-capacity cranes. The property is serviced by a Class 1 Railroad (CSX) and offers direct river access, creating a true multimodal platform for large-scale industrial operations. The site's infrastructure supports high-intensity users, with robust crane coverage, significant outdoor laydown capacity, and direct connectivity to regional transportation networks. Its proximity to Pittsburgh's core labor pool and major freight corridors enhances its suitability for manufacturing, steel, logistics, and bulk-material users. Excellent potential exists for continued industrial use or strategic redevelopment. **Benefits include:**



Served by dual CSX  
spurs with Intermodal  
Terminal adjacency



Heavy power  
available



Multiple 10-ton overhead  
and 2-ton jib cranes  
across three bays

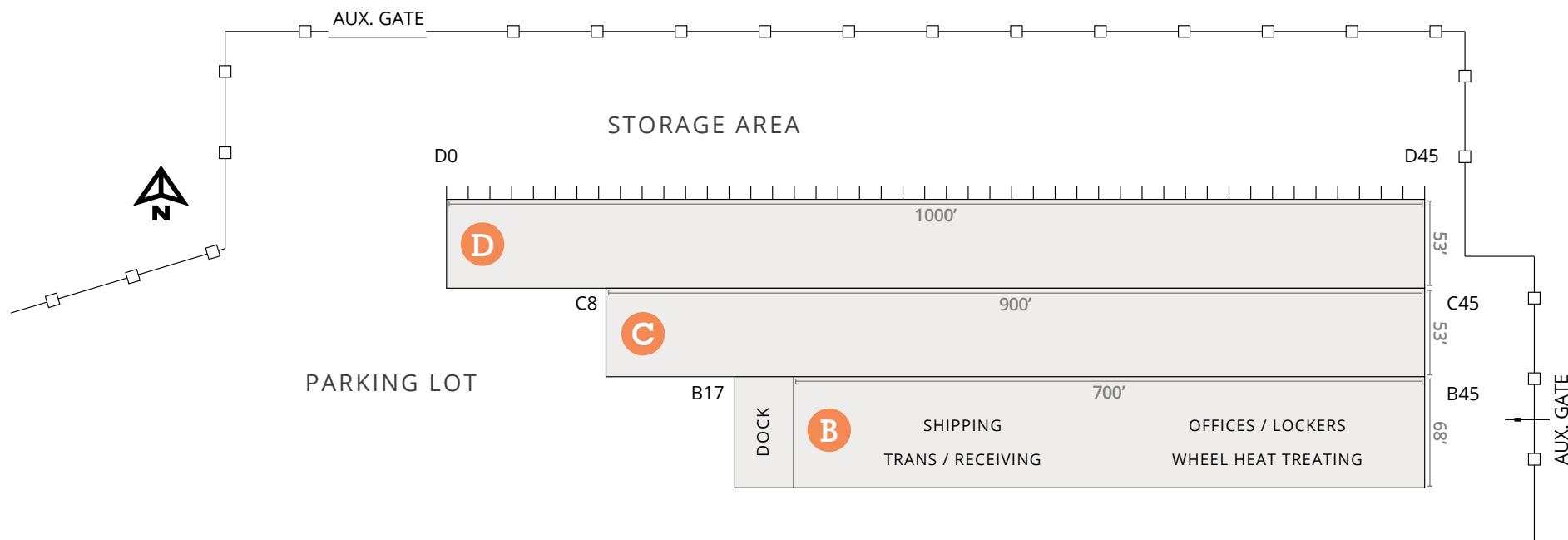


Level, developable  
land on the site



Prime last-mile location  
with immediate access to  
Downtown Pittsburgh

# Site plan



## **B BAY** [68'x700']

- 1 five-ton overhead crane, pendent control;
- 2 one-ton jib cranes.
- 30' underhook.
- 38' ceiling height.

## **C BAY** [53'x900'] MACHINING FOR CIRCULAR SECTIONS

- 15 two-ton jib cranes;
- 1 ten-ton overhead crane, pendent & cab control.
- 1 drive-in: 18'x15'
- 20' underhook.
- 32' ceiling height.

## **D BAY** [53'x1100'] CHIP BINS AND BLOOM STORAGE

- 2 ten-ton overhead cranes, cab control.
- 25' underhook.
- 2 drive-ins: 17.5'x14.5' each.
- 32' ceiling height.

PROPERTY OVERVIEW

# Natural hazards



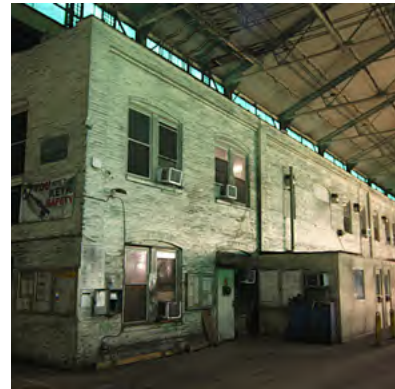
## FLOODPLAINS

-  100-year floodplain
-  500-year floodplain



## PROPERTY OVERVIEW

# Property images





An aerial photograph of an industrial complex. In the upper left, a residential neighborhood with houses and trees is visible. A multi-lane highway runs horizontally across the upper middle. Below the highway, a large industrial facility dominates the center and right. It consists of several long, rectangular buildings with corrugated metal roofs, some of which appear weathered or damaged. Numerous semi-trailers are parked in lots adjacent to these buildings. To the right of the main industrial area, there are several large, spherical storage tanks. The foreground shows a mix of dirt, gravel, and some vegetation. The overall scene suggests a large-scale industrial or manufacturing site.

## SECTION 02

# Location overview



LOCATION OVERVIEW

# Introduction

**75 Nichol Avenue** sits in a uniquely connected industrial pocket of McKees Rocks, offering immediate access to the region's most important transportation infrastructure.



**CSX PITTSBURGH  
INTERMODAL**



**McKEES ROCKS  
BRIDGE**



Minutes to **Downtown Pittsburgh** and major consumer/employment centers

Immediate proximity to **CSX Pittsburgh Intermodal Terminal** for rail-served logistics

**Direct bridge access** to North Pittsburgh via the McKees Rocks Bridge

High-efficiency **last-mile location** within a proven industrial corridor

Ideal for service-based operators needing **fast regional reach**

51

65

**DOWNTOWN  
PITTSBURGH**



## LOCATION OVERVIEW

# Local snapshot

30 - 45 - 60 MIN. DRIVETIME MAP



## POPULATION AND GROWTH



Within 30, 45, and 60 min drive times: populations of 225,000; 1.2M; and 2.3M.



\$70,639 median household income within 45 min. drive time.



## LABOR MARKET AND WORKFORCE



43,259 transportation and moving materials jobs in this area. Experienced 7% growth over the last five years. Projected job growth of 24% from 2020 to 2030, or 10,500 new jobs.



\$40,355 average annual wages 8% higher than national average.



406 unique monthly job postings. Demand is 25% lower than national average.



67% white collar, 33% blue collar, 45% bachelor's degree or above.

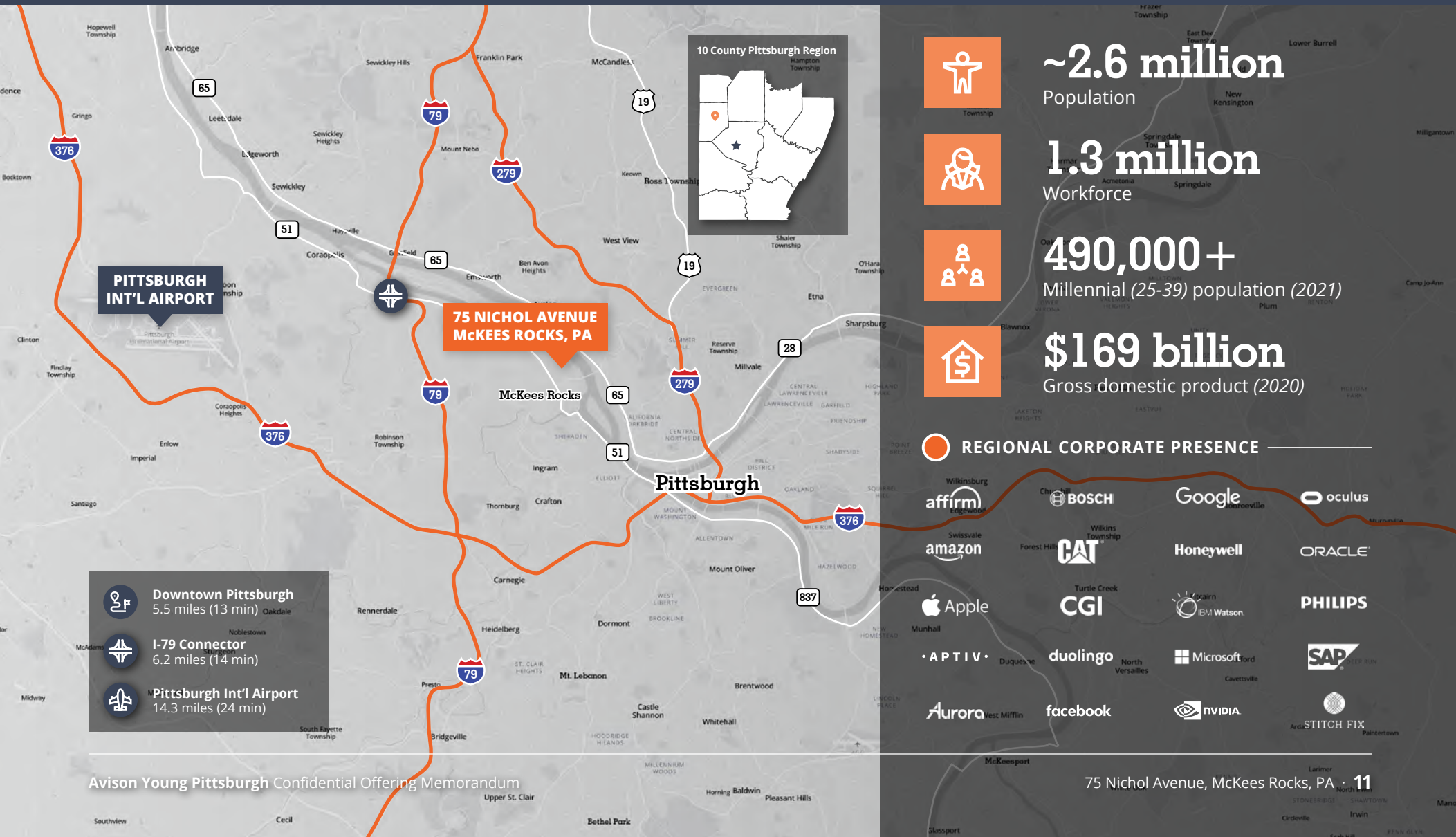
Source: AVANT by Avison Young



## LOCATION OVERVIEW

# Greater Pittsburgh

Global companies want to establish a presence in the Pittsburgh region because they are thinking about their future success. Even outside the city, our 10-county region opens doors of opportunity for all types of industries.





## LOCATION OVERVIEW

Let's run down the checklist of **Pittsburgh's infrastructure** and market access compared to other metros:



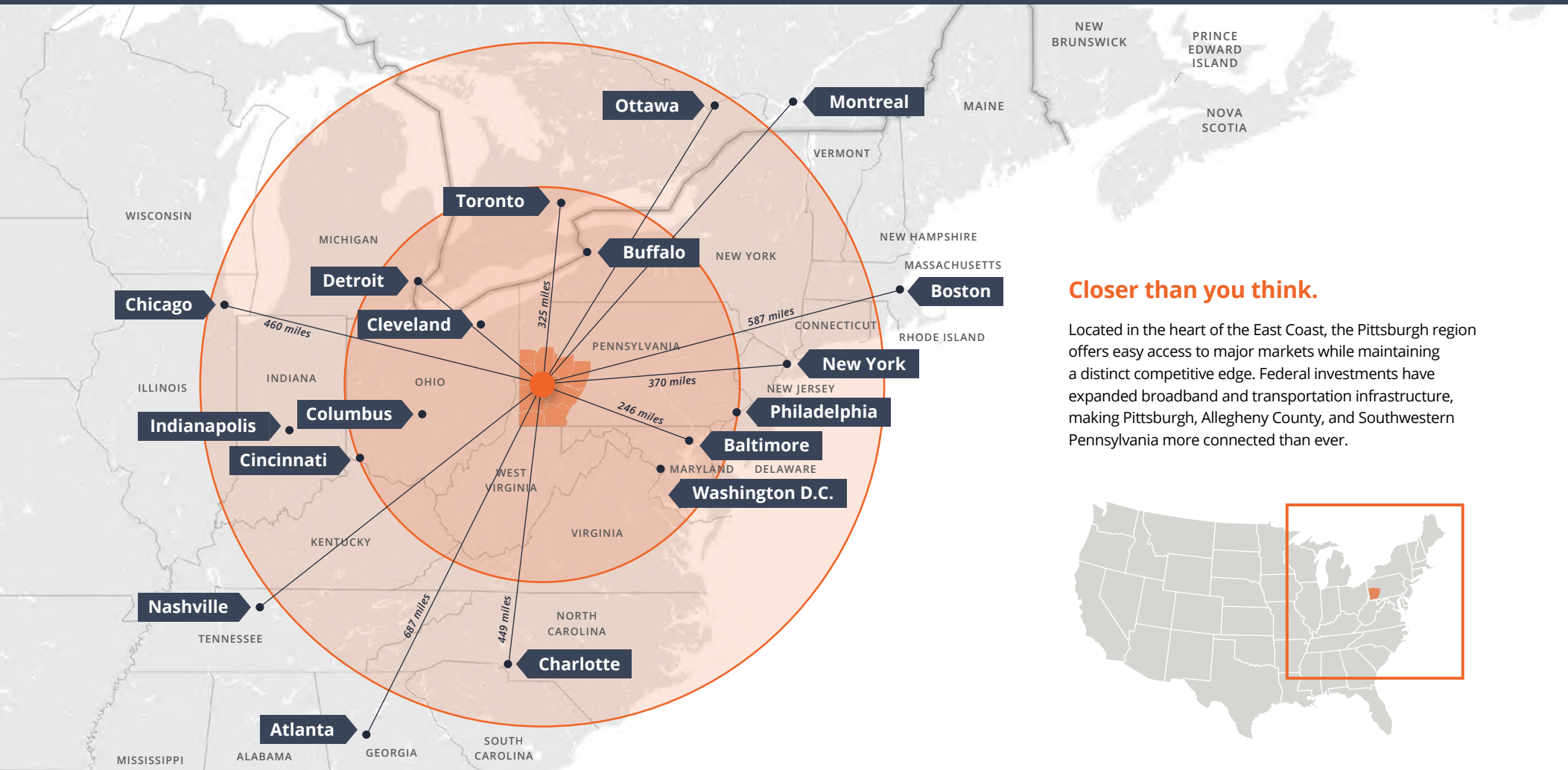
Domestic & international direct flights



Interstate highway system

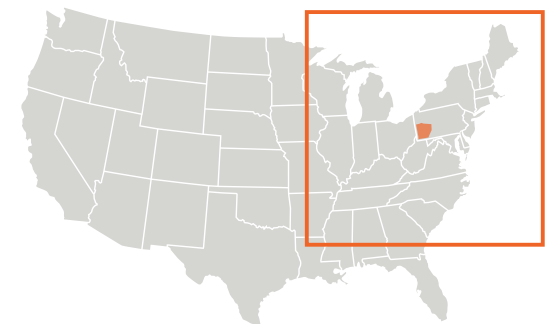


Close to major metros, international markets, and natural resources



### Closer than you think.

Located in the heart of the East Coast, the Pittsburgh region offers easy access to major markets while maintaining a distinct competitive edge. Federal investments have expanded broadband and transportation infrastructure, making Pittsburgh, Allegheny County, and Southwestern Pennsylvania more connected than ever.

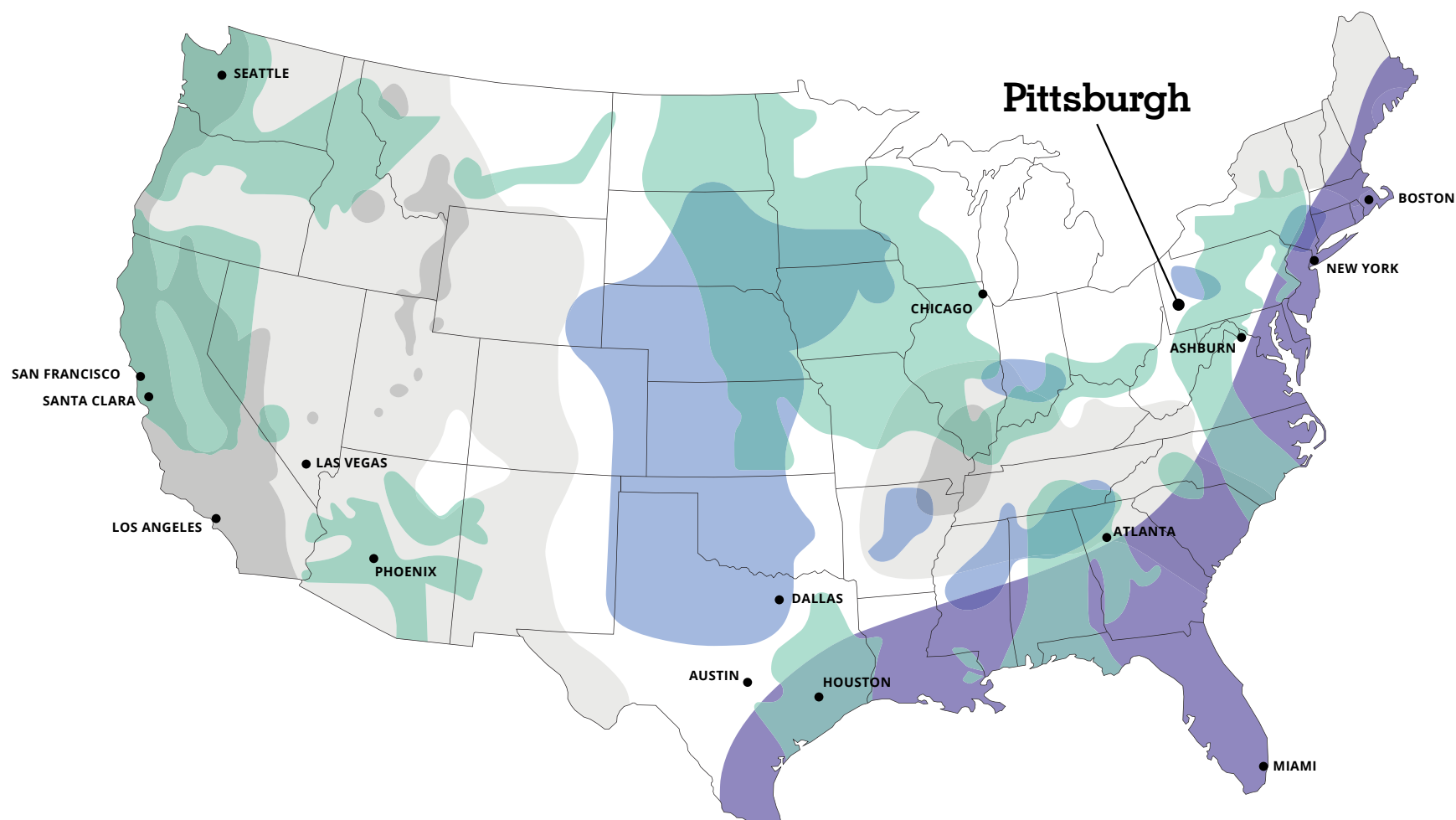




## LOCATION OVERVIEW

# A safe place to do business

The Pittsburgh area is one of the few areas around the country that enjoys near freedom from natural disasters so supply chains can keep running.



Source: [pittsburghregion.org](http://pittsburghregion.org)





SECTION 03

Market  
overview



## MARKET OVERVIEW

# Pittsburgh's **industrial** legacy

The Pittsburgh region is for the makers, the creators, the innovators. Its manufacturing story is one of invention and reinvention. Pittsburgh manufacturing has roots in a culture of creating materials that built the world. While today's advanced manufacturing companies continue to contribute in the same way, our expertise in advanced materials, engineering, smart factories and R&D has made Pittsburgh a future-focused laboratory for industries like next-generation metals, advanced materials, additive manufacturing, coatings and chemicals.

Pittsburgh's legacy in manufacturing is evolving. The U.S. Economic Development Administration recently awarded the region a \$62.7 million federal Build Back Better Regional Challenge grant. As part of that grant, the Pittsburgh region will accelerate the commercialization of robotics technologies in manufacturing and other industries.

Top manufacturing companies in Pennsylvania are based in the Pittsburgh area, including Coherent, Eos Energy Enterprises, U.S. Steel and Wabtec. Manufacturing firms choose the Pittsburgh region due to its proximity to customers and suppliers. Whether you're a tenured powerhouse company or a new business, Pittsburgh offers high-quality infrastructure as well as access to a deep talent pool, making it an ideal location for those who want to be part of the future of advanced manufacturing.

Source: [pittsburghregion.org](https://pittsburghregion.org)



# 2,600+

Engineering grads (2021-2022)



# 1.3 million

Trade program grads (2021-2022)



# 2.16

Location quotient for materials manufacturing employment

# 2,800+

manufacturing companies

# 91,100+

employment

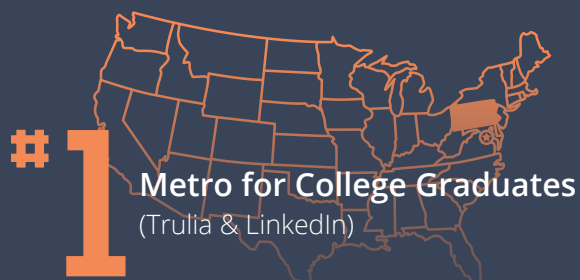
# \$8.5B

capital investment  
(2012-22)



## MARKET OVERVIEW

# A top ranking city for doing business



RANKED  
**No. 2**  
CITY FOR BUSINESS EXPANSION  
IN NORTHEAST U.S.  
(Site Selection Magazine)

**3<sup>rd</sup>** Most Livable City in the U.S.  
(The Economist)



**2.6 million**

POPULATION



**\$139 billion**

GDP



**1.29 million**

LABOR FORCE

**9** FORTUNE  
**500**  
COMPANIES

**21%**   
INCREASE IN TECH TALENT  
POOL SINCE 2013  
(CBRE)

  
**45,000**  
GRADUATES ANNUALLY

  
**130+ DAILY NONSTOP  
FLIGHTS**  
PER DAY FROM 'PIT'



# Energy leaders

Pennsylvania is the second-largest net supplier, after Texas, of total energy to other states. This supply heavily supports the continuously growing local tech economy and talent base fostered by the region's nonprofit organizations.

## REGIONAL ENERGY LEADERS

### Primary Product

|                             |                                                 |
|-----------------------------|-------------------------------------------------|
| Westinghouse Electric Co.   | Nuclear Energy<br>Manufacturing and Engineering |
| Fluor (Bettis National Lab) | Nuclear Energy Research                         |
| CONSOL Energy Inc.          | Coal Mining                                     |
| Duquesne Light Holdings     | Electricity Distribution                        |
| People's Natural Gas        | Natural Gas Distribution                        |
| Eaton Electrical            | Energy Management                               |
| Siemens                     | Electrical Components                           |
| First Energy                | Electricity Generation and Distribution         |
| Rosebud Mining              | Coal                                            |
| Bechtel Plant Machinery     | Nuclear Components                              |



**10 for 10:**  
Businesses  
announced  
expansions in all  
10 of the region's  
counties during  
the past 10 years.





SECTION 05

# Manufacturing & Intermodal



# The metrics of manufacturing

Pittsburgh's industrial market has been defined this year by a wave of major investments, large-scale acquisitions, and manufacturing expansions that continue to reshape the region's economic base. Eos Energy set the tone with a \$352.9 million manufacturing expansion and HQ relocation to Nova Place, one of the largest industrial-adjacent commitments in the metro. Institutional capital followed suit, highlighted by the ~\$70 million acquisition of a 750,000-SF warehouse in Rostraver Township, removing a key large block from the market. Developers are also re-engaging: Becknell Industrial's \$25.75 million purchase of the Fairywood site positions the firm to deliver one of the few modern spec projects in the pipeline. At the same time, the region's manufacturing momentum continues to build, underscored by Mitsubishi's \$86 million investment in a new Beaver County plant. Together, these moves signal sustained confidence in Pittsburgh's industrial fundamentals and a tightening supply of quality space.

## 6.3%

Vacancy recorded at 6.3% at the end of Q1 2026, down to 10 basis points from the prior quarter. Parkway East and Oakland/East End have the highest vacancy rates.

## -76%

Overall construction inventory has decreased 76% from the record-breaking development pipeline level of 3.3 msf recorded in Q4 2022. .

Source: AVANT by Avison Young, CoStar, technical.ly

## THE TOP INDUSTRIES:



ADVANCED  
MANUFACTURING



CLIMATE TECH &  
DECARBONIZATION



DISTRIBUTION  
& LOGISTICS



ENERGY



FINANCIAL  
SERVICES & FINTECH



LIFE SCIENCES  
& HEALTHCARE

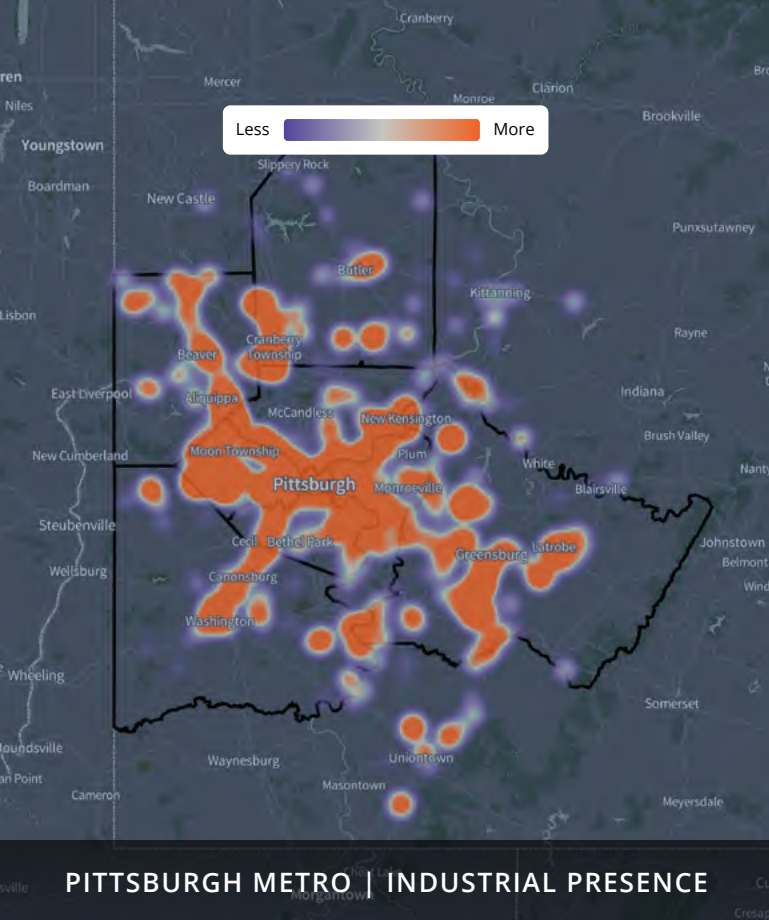


ROBOTICS & AI



SPACE



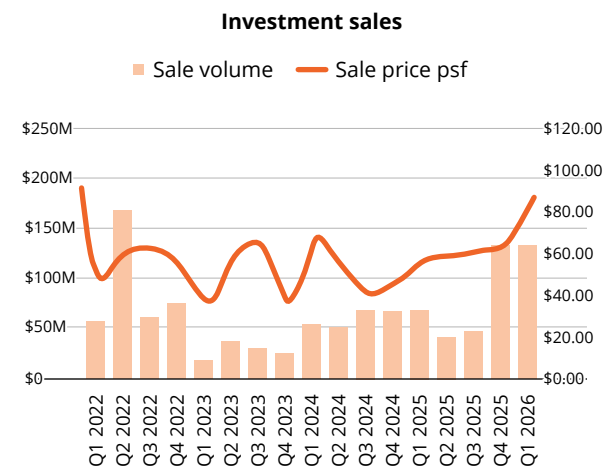
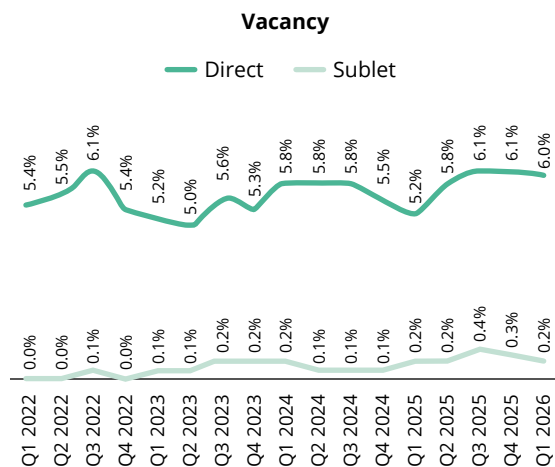
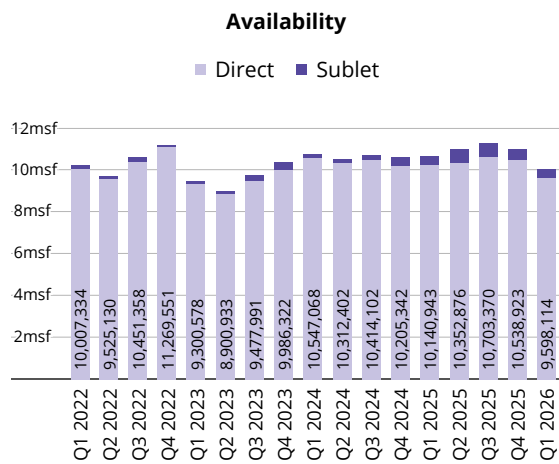


## MANUFACTURING & INTERMODAL

# A gateway to industrial growth

Once known as the “Steel City,” Pittsburgh has redefined its industrial identity, evolving into a dynamic center for advanced manufacturing and technology. Over the next decade, the region is expected to generate demand for more than 30,000 new manufacturing jobs, signaling robust economic momentum. To support this growth, Pittsburgh has secured 112 economic incentive agreements, totaling over \$62 million in the past five years. Driving the future forward, a \$62.7 million federal grant is accelerating development in the robotics sector, positioning the region as a national leader in innovation and industrial advancement.

These changes are reshaping Pittsburgh’s manufacturing landscape, making it more resilient and competitive while also fostering community growth and development.



Source: AVANT by Avison Young, brookings.edu



# Passage in Pittsburgh



## AIRPORT ACCESS

- Pittsburgh International (PIT) serves 60 destinations with nonstop flights
- Nonstop international service to London (and beyond) on British Airways
- Four runways with available capacity; extensive air cargo facilities with direct runway access
- Named J.D. Power #2 Medium Size Airport in North America (2022)
- 24 general aviation airports throughout the region



## RAIL

- Over 1,300 miles of freight railway
- Three Class 1 railroads: CSX, Norfolk Southern, and Bessemer & Lake Erie (owned by Canadian National)
- One intermodal terminal: Norfolk Southern



## RIVERS

- Second-largest and fourth-busiest inland port in the U.S.
- 22 river terminals throughout the region



## HIGHWAYS

- Four major interstate highways include I-70, I-76 (PA Turnpike), I-79 and I-80
- I-68 just south of outside the region
- City and regional authorities, like Pittsburgh Regional Transit, provide a robust network of transit options, including light rail and bus.
- PennDOT oversees programs and policies affecting highways, urban and rural public transit, airports, railroads, ports and waterways.



## MANUFACTURING & INTERMODAL

# Regional carriers in Pittsburgh

The Property is located amongst a network of industrial railroads and marine terminals interlinked through the Ohio River. A CSX Class I railroad cuts through the site boundary, allowing for greater revenue generation and national connectivity. The Ohio River spans from the confluence of the Allegheny and Monongahela Rivers to the Ohio/West Virginia border. The Ohio River either flows through or borders Illinois, Indiana, Kentucky, Ohio, Pennsylvania, and West Virginia. As the main source of drinking water for more than three million people, almost 10% of the U.S. population lives within the Ohio River Basin. The proximity to major roadways and Pittsburgh International Airport (50% of the U.S. population being reachable with less than 90-minute flight times) greatly benefits industrial uses.



### RAIL CARRIERS

#### Class I Railroads

|                          |                  |                            |
|--------------------------|------------------|----------------------------|
| CSX Transportation, Inc. | Norfolk Southern | Canadian National Railways |
|--------------------------|------------------|----------------------------|

#### Class II Railroads

|                                     |                         |                                          |
|-------------------------------------|-------------------------|------------------------------------------|
| Buffalo & Pittsburgh Railroad, Inc. | Kiski Junction Railroad | The Wheeling & Lake Erie Railway Company |
|-------------------------------------|-------------------------|------------------------------------------|

#### Switching Lines

|                                         |                           |                                                  |
|-----------------------------------------|---------------------------|--------------------------------------------------|
| Aliquippa & Ohio River Railroad Company | Allegheny Valley Railroad | Pittsburgh Allegheny & McKees Rocks Railroad Co. |
| Union Railroad Company                  |                           |                                                  |



### BARGE CARRIERS

|                             |                               |                                       |
|-----------------------------|-------------------------------|---------------------------------------|
| Florida Marine Transporters | RJ Brown River Towing Inc.    | Ohio River Salvage Company, Inc.      |
| ACNR River Towing           | MG Transport                  | Marquette Transportation Co, LLC      |
| Ingram Barge                | Imperial River Transport, LLC | Grandview Barge Line, Inc.            |
| Crouse Corporation          | Canal Barge Company, Inc.     | Campbell Transportation Company, Inc. |

Source: portpitt.com



The background image is a large industrial facility, likely a manufacturing plant or warehouse. It features a complex network of steel beams, pipes, and structural supports. A prominent yellow overhead crane is visible on the right side, with the text "2Ton" and "A1353" on its side. The lighting is industrial, with bright overhead lights and some green-tinted light coming from windows or skylights. The overall atmosphere is one of a busy, large-scale industrial environment.

## SECTION 07

# Contacts and confidentiality



# Broker contacts



## David Auel CCIM

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David Auel, CCIM, has been active in the Pittsburgh commercial real estate market since 1986. Mr. Auel has worked representing both owners and tenants throughout his career. A partial list of clients would include Broadstone REIT, Arbor Realty Trust, Resco Products, The Allegheny County Stadium & Exhibition Authority, MassMutual, and The Boyd Group to name a few. Mr. Auel has extensive experience working with high-net-worth individuals and family offices representing their varied real estate interest as both a consultant and transaction coordinator. As owner of Griffon Realty, Inc., a boutique brokerage firm from 1998-2012, he was responsible for the leasing and sale of several million square feet of office and retail space throughout the Pittsburgh metro area. Projects included working with special asset managers repositioning a distressed portfolio of eight properties comprised of 750,000 SF of office and retail space. Prior to starting Griffon Realty Mr. Auel served as the Deputy Director of the Allegheny County Department of Economic Development, where he worked on projects as diverse as the Pittsburgh International Airport's airside business park and oversight of the Redevelopment Authorities loan portfolio. His start in commercial real estate began with Grubb & Ellis Company, where he specialized in retail site acquisition for multi-site users.

A graduate of the Smeal College of Business Administration at The Pennsylvania State University, David earned his Bachelor of Science in Business Management, accompanied by a minor in Economics. He received his Master's in Business Administration from the Katz School of Business, University of Pittsburgh, in 1993. A Certified Commercial Institute Member (CCIM) since 1997, his professional education also includes course work in receivership, real estate law, investment sales, public finance/bond issuance and market feasibility.

Mr. Auel is active in several community and real estate organizations, including past Chairman of the Pittsburgh Board of Commercial Realtors, past Chairman of the Mt. Lebanon Economic Development Council and the Board of Directors for the Katz School Alumni Association. Mr. Auel has also taught real estate classes for the Community College of Allegheny County, where he developed a class that introduces real estate professionals and small business owners to the science and technology used for making educated site acquisition decisions.



# Broker contacts



## Tucker Dunn

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Tucker Dunn joined Avison Young in April 2025 as an Associate, bringing a strong competitive mindset and a growing track record in Western Pennsylvania's office and industrial markets. Tucker focuses on agency leasing and tenant representation across Allegheny, Butler, and Beaver counties, supporting owners and occupiers with market intelligence, strategic positioning, and transaction execution. He works closely with senior brokers to develop tailored leasing strategies, analyze space needs, and guide clients through the full lifecycle of the real estate process.

Before joining Avison Young, Tucker gained experience at Redgate Real Estate Advisory in Boston, Massachusetts, where he supported development, acquisitions, and asset management teams. His work there strengthened his analytical foundation and exposed him to complex, multi-stakeholder real estate projects.

Tucker graduated from Colgate University with a Bachelor's Degree in Political Science and History, where he was a four-year member of the football program. He later earned his MBA from the Miller College of Business at Ball State University, competing for an additional two years on the football team while

completing his graduate studies. His athletic background continues to shape his approach to client service—team-oriented, disciplined, and driven.

He is a Licensed Real Estate Salesperson in Pennsylvania and is actively involved in the region's business and professional community. Tucker currently resides in Cranberry Township, PA. Outside of work, he enjoys golf, basketball, and exploring historical topics.





# Get in touch.

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