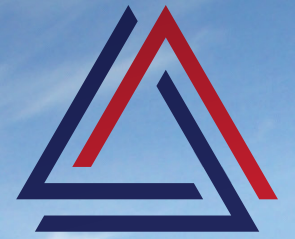


# NOW LEASING

## AIRFIELD GATES COMMERCE PARK

571 MOON CLINTON ROAD  
MOON TOWNSHIP, PA 15108



AIRFIELD GATES  
COMMERCE PARK  
BY ARMSTRONG DEVELOPMENT



24 ACRE SITE

FLEXIBLE BUILD-TO-SUIT  
OPPORTUNITIES

UP TO 360,000 SF



# HIGHLIGHTS



## PROPOSED INDUSTRIAL DEVELOPMENT

<b>SITE:</b>	23.76 acres
<b>SIZE:</b>	Building 1: 150,000 SF Building 2: 150,000 SF
<b>CONSTRUCTION TYPE:</b>	Precast or tilt up concrete panel construction
<b>CLEAR HEIGHT:</b>	32'
<b>SLAB:</b>	7" reinforced concrete
<b>COLUMN SPACING:</b>	50' x 50'
<b>LOADING DOCKS:</b>	Building 1: 15 dock doors (up to 37) Building 2: 15 dock doors (up to 37)
<b>DRIVE-IN DOORS:</b>	Two (2) drive-in doors (12' x 14')

<b>FIRE PROTECTION:</b>	ESFR Sprinklers w/ K-17 Heads
<b>LIGHTING:</b>	LED fixtures (30 FC at 36" AFF)
<b>ROOF:</b>	TPO/EPDM Membrane
<b>HEATING:</b>	To maintain 50 degrees when 0 degrees outside (Reznor or Cambridge style units)
<b>ELECTRIC SERVICE:</b>	2000 amps, 480/277V
<b>TRAILER PARKING:</b>	48 trailer spaces
<b>OFFICE:</b>	BTS



**PROPOSED SITE PLAN  
CAN BE REDESIGNED**



**BUILDING 1**  
**150,000 SF**

**BUILDING 2**  
**150,000 SF**



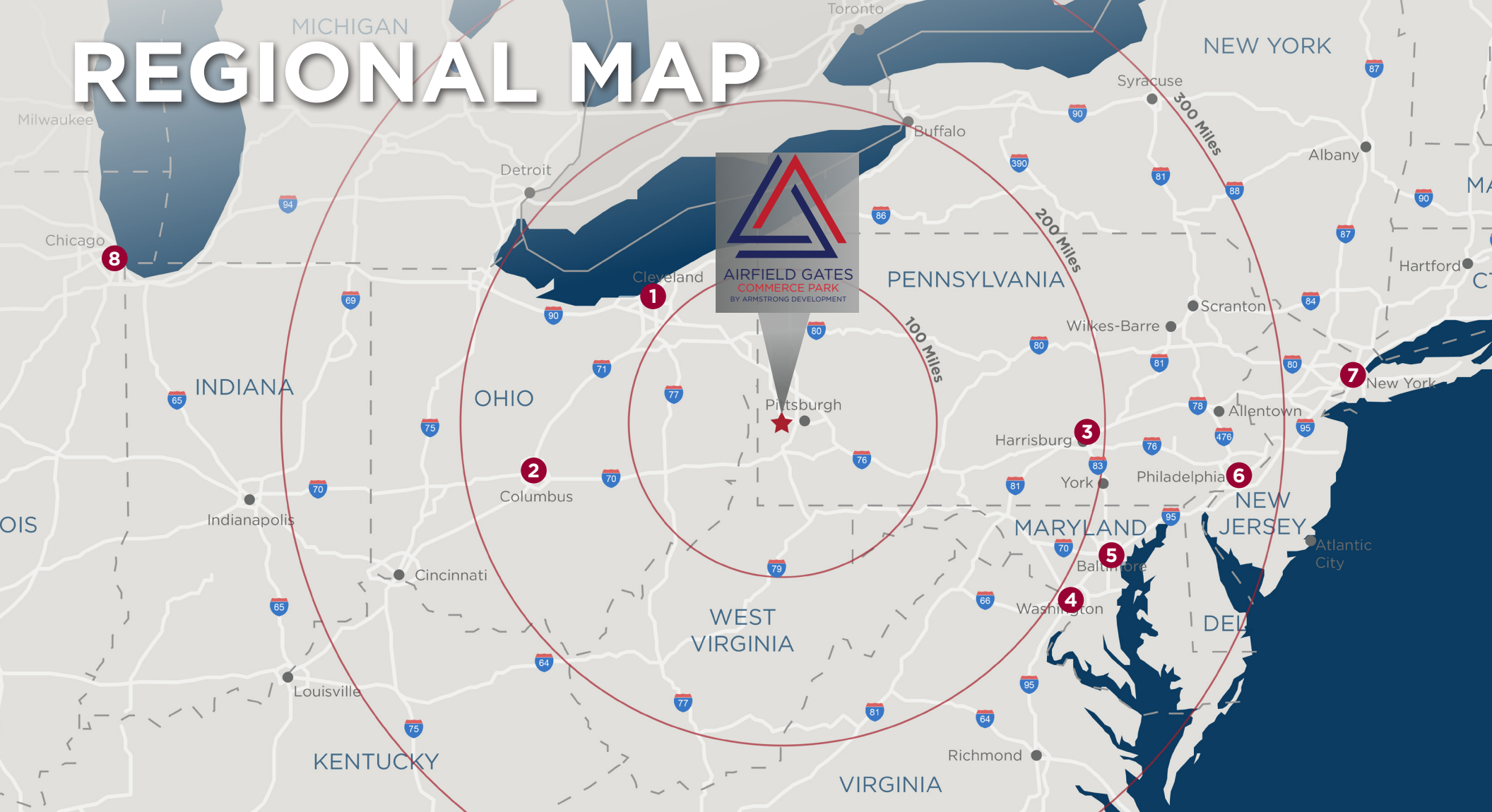
# LOCAL MAP



**AIRFIELD GATES**  
**COMMERCE PARK**  
BY ARMSTRONG DEVELOPMENT

**PITTSBURGH**

# REGIONAL MAP



## KEY DISTANCES

1	CLEVELAND, OH	134 Miles	± 2 hrs
2	COLUMBUS, OH	178 Miles	± 3 hrs
3	HARRISBURG, PA	218 Miles	± 3 hrs
4	WASHINGTON, DC	261 Miles	± 4 hrs
5	BALTIMORE, MD	263 Miles	± 4 hrs
6	PHILADELPHIA, PA	319 Miles	± 5 hrs
7	NEW YORK, NY	387 Miles	± 6 hrs
8	CHICAGO, IL	450 Miles	± 7 hrs

- Convenient location adjacent to Pittsburgh International Airport
- Less than 1.5 miles away from the Pittsburgh International Airport's cargo warehouse facilities
- Immediate access to major highways
- Located in the Airport Corridor, the epicenter of Class A industrial development in Pittsburgh
- Less than 20 miles to Downtown Pittsburgh
- Less than 15 miles to Shell Ethane Cracker Plant

# NOW LEASING

## AIRFIELD GATES COMMERCE PARK

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