

FULLY ENTITLED Flex Development Site

DELIVERY ±12 MONTHS FROM LEASE EXECUTION

MCMICHAEL ROAD BUSINESS PARK ROBINSON TOWNSHIP, PA 15205



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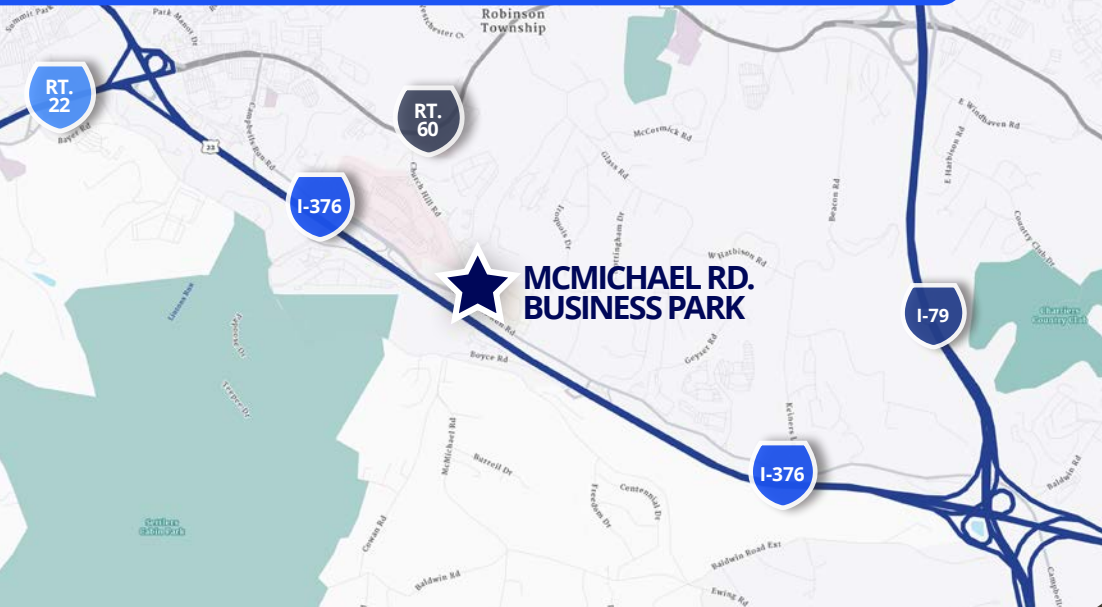


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Experience incredible connectivity to
Routes 22, 60, and I-79/I-376 interchanges.



Address: McMorris Road
Robinson Twp., PA 15205

Building Size (BTS): 61,770 SF

Lighting: LED Lighting

Clear Height: 28'

Column Spacing: 50' x 60'

Sprinklers: Yes

Parking: Substantial parking field



JOIN THE DENSELY POPULATED & DESIRABLE ROBINSON NEIGHBORHOOD WITH ALL OF YOUR GO-TO NEEDS.

MCMICHAEL ROAD BUSINESS PARK

LESS THAN 5 MINUTES TO I-376

I-376

Call the following retailers your neighbors:

LA FITNESS

ROSS
DRESS FOR LESS

ULTA
BEAUTY

Market
DISTRICT

BARNES & NOBLE

FIVE BELOW

Panera
BREAD

Michaels
Made by you

CINEMARK

Convenient access to highways and destinations:

ROUTE 22 1.8 miles | 5 minutes

I-79 3.8 miles | 6 minutes

DOWNTOWN PITTSBURGH 8.7 miles | 10 minutes

PITTSBURGH INTL. AIRPORT 11.2 miles | 21 minutes

BUSINESS PARK SPOTLIGHT

McMichael Road Business Park

Situated just minutes from I-376 in Pittsburgh's Parkway West submarket, **McMichael Road Business Park** offers its users the following:

PROXIMITY TO I-376

AMPLE PARKING

CAMPUS SETTING

NEARBY RETAILERS

HIGH VISIBILITY

BTS FLEX SPACE

NEARBY INDUSTRIAL TENANTS

allianceRx
Walgreens Pharmacy

BEA

BLACK & VEATCH

GRAINGER

GRANT
INDUSTRIAL CONTROLS, INC.

MACKIN
ENGINEERS & CONSULTANTS

PerkinElmer

ProMinent®

RIDC
Regional Industrial Development Corporation

seeGRID

ThermoFisher
SCIENTIFIC

VISIONET
Engineering. Simplified.

VOLLMER

GATEWAYENGINEERS



THE PARKWAY WEST

A Key Submarket in
Pittsburgh's Industrial Scene

The Parkway West submarket, second only to Pittsburgh's Central Business District in size, offers a thriving blend of corporate presence, infrastructure investment, and lifestyle amenities. With 11.6 million square feet of office space and 12.1 million square feet of industrial/flex space, the corridor serves as a major commercial engine for the region.

With an international airport, hundreds of retailers and restaurants, concentrated employment across diverse industries, and home to some of the region's top-ranked schools, the Parkway West is an ideal location for investment.





SAMPSON · MORRIS GROUP

MCMICHAEL ROAD BUSINESS PARK

INTERESTED IN THIS OPPORTUNITY?
CONTACT OUR LISTING TEAM FOR MORE INFORMATION.



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