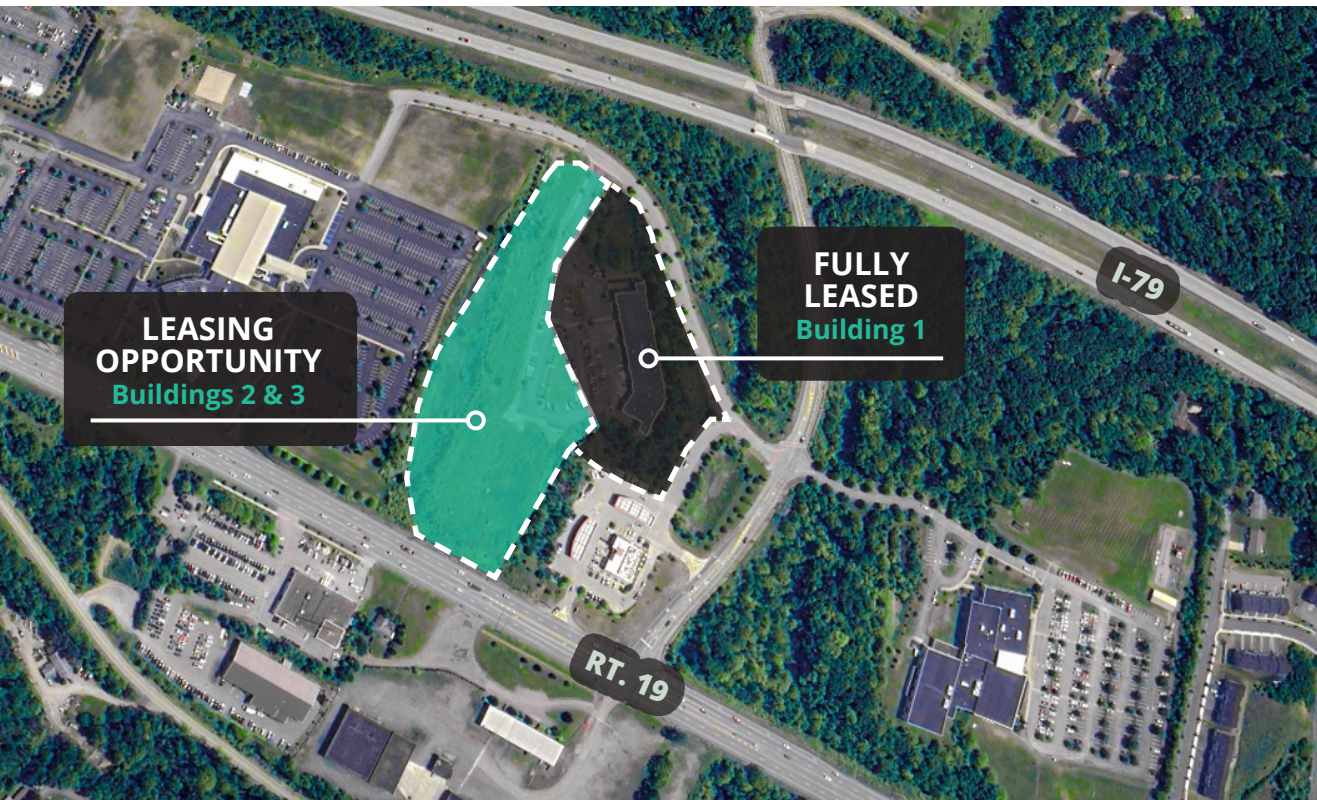


**JOHN BILYAK**

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P: +1 412 515 8533 **E:** cody.hunt@colliers.com**Phase 1:
COMPLETE****Phase 2:
UNDERWAY**

CENTURY BUSINESS PARK

100 CENTURY BLVD., CRANBERRY TOWNSHIP PA 16066

**SCENIC HILLSIDE LOCATION**

+ ONSITE SHEETZ GAS STATION & CONVENIENCE STORE

FLEX SPACE FOR LEASE

DEVELOPED BY

SAMPSON·MORRIS GROUP

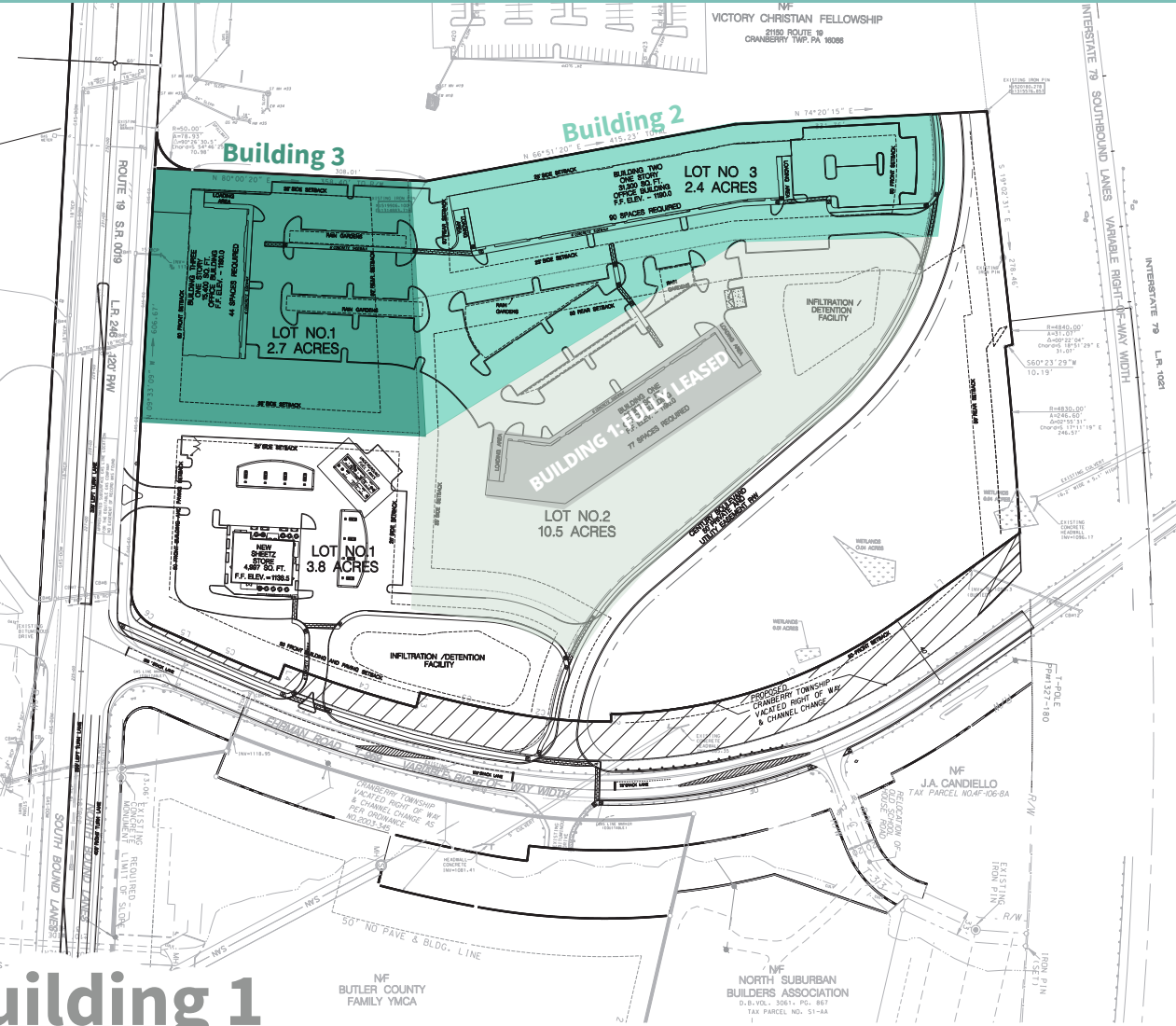
DELIVERY DATE:±12-18 months from
lease execution**BUILDING 2**
31,300 SF
SUBDIVIDABLE**BUILDING 3**
18,400 SF
SUBDIVIDABLE

Opportunity Overview

CENTURY BUSINESS PARK: BUILDINGS 2 & 3



- Five parking spaces per 1,000 sq. ft.
- Potential to add docks
- No add-on factor
- Prominent visibility from I-79 and Rt. 19
- Exterior signage potential
- Both buildings are subdividable
- Immediate access to Rt. 19
- Within minutes of Cranberry amenities
- Within 7-minute drivetime of I-79, I-76, Rt. 228, and Rt. 68 access



Building 1

COMPLETED & FULLY LEASED



Building 2

31,300 SQUARE FEET
SUBDIVIDABLE

Located on a 2.4-acre lot. One-story building featuring multiple loading areas, 25-foot side setbacks, and 90 surface parking spaces.

Building 3

18,400 SQUARE FEET
SUBDIVIDABLE

Located on a 2.7-acre lot. One-story building including one loading area, 25 and 50-foot setbacks, and 40 surface parking spaces.

ACCESS & AMENITIES

100 CENTURY BLVD., CRANBERRY TOWNSHIP PA 16066

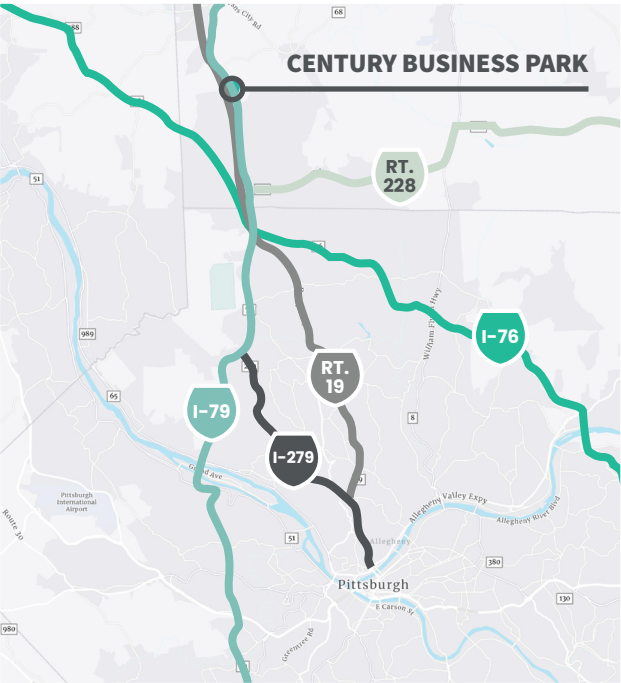
Century Business Park is a well-located flex development within minutes of Cranberry Township's retail corridor. Benefit from immediate and close proximity to multiple major thoroughways, as well as dozens of restaurants, retailers, services, and entertainment options!



EXCEPTIONAL THROUGHWAY PROXIMITY

Destination Drivetimes

- ➔ Cranberry Township
2.8 miles | 7-minute drivetime
- ➔ Downtown Pittsburgh
27 miles | 35-minute drivetime
- ➔ Pittsburgh International Airport
37 miles | 40-minute drivetime





SAMPSON • MORRIS GROUP

FLEX
SPACE
FOR
LEASE

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CALL OUR LISTING
TEAM FOR MORE INFO.

CENTURY
BUSINESS PARK

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