



## PLANNED BUILDING A

# NEW STRATEGIC INDUSTRIAL DEVELOPMENT

NICHOL AVE, MCKEES ROCKS/STOWE TWP, PA 15136

CENTRAL  
LOCATION WITH **DIRECT**  
RAIL SERVICE



SITE FULLY PREPARED &  
READY FOR VERTICAL  
CONSTRUCTION OF  
**283,815 SF BUILDING A**



PRIME PROXIMITY  
TO USERS AND  
WORKFORCE

DEVELOPED BY:



LEASING/SALES:



# PROJECT OVERVIEW

RockPoint Industrial Park is a new Class A distribution and logistics park, strategically and centrally located in Western Pennsylvania. The project leverages the redevelopment of a multi-modal transloading facility to offer future tenants superior highway access and proximity to labor.

Totaling over 70 acres, RockPoint Industrial Park is master planned and approved for up to 1.2 million SF of distribution space, while maintaining the flexibility to accommodate building configurations ranging from 100,000 SF to 1 million SF +.

In the first phase of development, SunCap plans to build a 283,815 SF Class A Distribution building - "Planned Building A". The 70-acre fully entitled site is prepared and ready for vertical construction.

## PROPERTY HIGHLIGHTS

- Strategically located Class A Distribution & Logistics Development
- Excellent access to multiple major highways
- Central location for regional distribution
- Proximity to dense consumer base for last mile delivery
- Direct rail access to the site with connections to multiple Class I rail providers
- Plentiful trailer staging and outdoor storage
- Fully entitled site
- General industrial zoning
- Located in a Federal Opportunity Zone

## PLANNED BUILDING A - 283,815 SF

### PLANNED BUILDING A

- 283,815 SF
- 93 LOADING SPACES

**BLDG A**

**FUTURE DEVELOPMENT /  
BUILD-TO-SUIT OPPORTUNITY**

- Class A distribution building offering functional clear height, modern build-to-suit offices, dock and drive-in loading, ESFR sprinklers, LED lighting, and flexible subdivision options
- Future development area offers opportunity to customize building and parking configurations



**HISTORICAL BUILDING DEMOLITION COMPLETE**



**SITE PREPPED & READY FOR VERTICAL CONSTRUCTION**

### PRELIMINARY CONCEPTUAL SITE PLAN

The 70-acre master planned project can be modified for multiple site configurations, including one large building or multiple buildings for build-to-suit projects.

# 70- ACRE PAD-READY SITE

Historical Building Demolition & Sitework Complete

*Site is prepared and ready for vertical construction*



OCTOBER 2024



JUNE 2023

# PLANNED BUILDING A

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In the first phase of development, SunCap plans to build a 283,815 SF Class A Distribution building.  
The site is prepared and ready for vertical construction.

# BUILDING A DELIVERY SPECS



## BUILDING SIZE

283,815 SF (1,351' x 210')

## OFFICE SPACE

Per tenant allowance

## DOCK DOORS

Forty-Six (46) 9' x 10' dock high doors;  
Up to 93 doors total

## DRIVE-IN DOORS

Two (2) 12' x 14' Drive-in doors

## CLEAR HEIGHT

32'

## COLUMN SPACING

50' x 54' with 60' Speedbay

## SPRINKLER

ESFR with K24 Sprinkler Heads

## WAREHOUSE HVAC

Gas-fired Heating Units

## LIGHTING

LED Warehouse Lighting

## POWER

Heavy 3-Phase Power In-Place

## FLOOR SLAB

6" reinforced slab on grade, 4,000 PSI

## PARKING

279 Spots

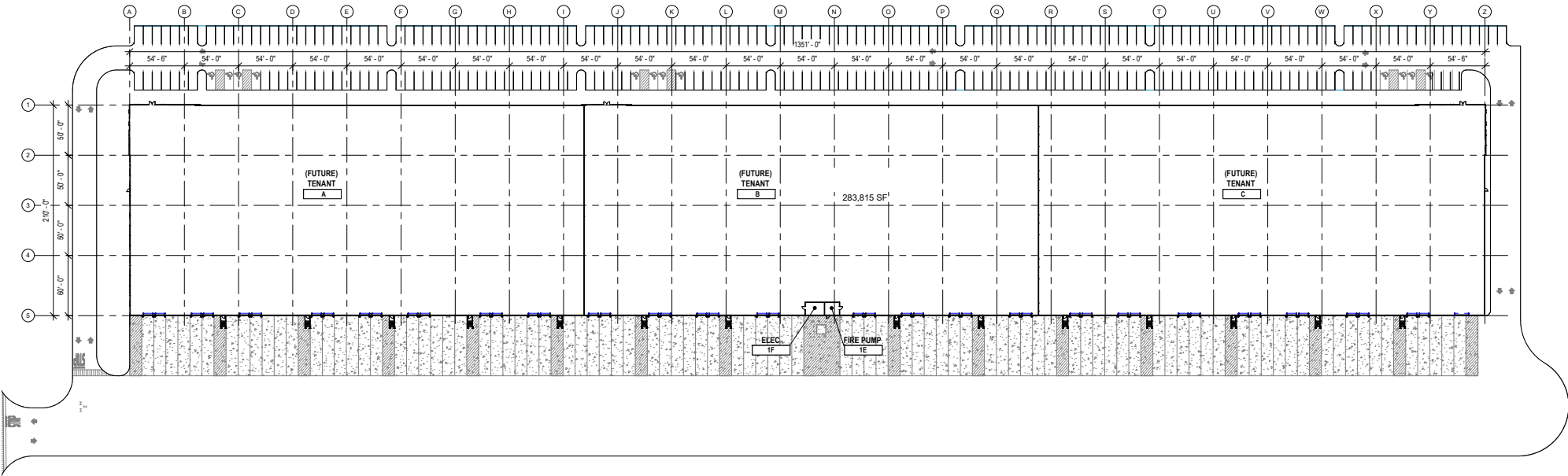
## ROOF

.045 mil mechanically fastened TPO system

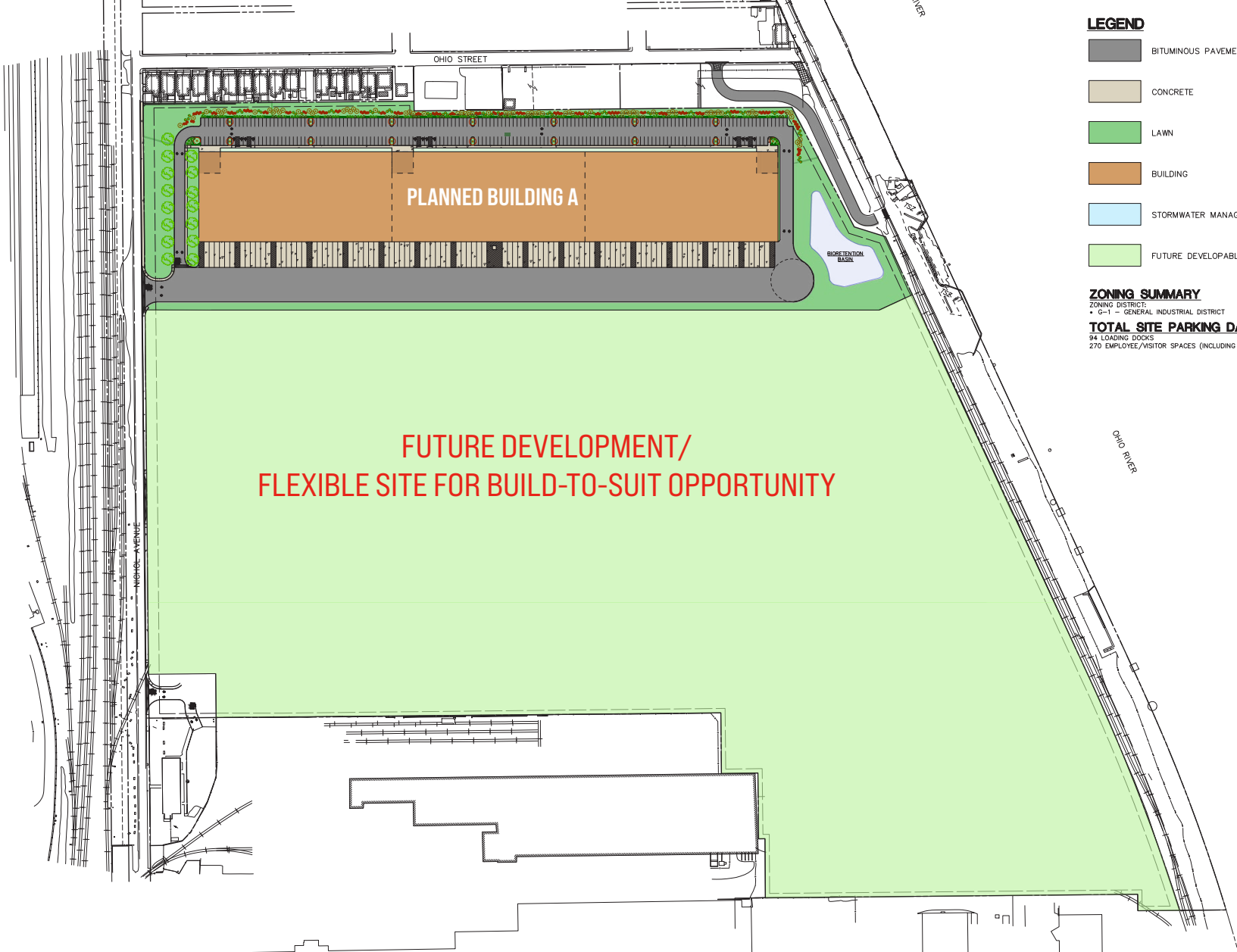
# BUILDING A FLOOR PLAN



283,815 SF BUILDING | 93 LOADING SPACES



# BUILDING A SITE PLAN



**LEGEND**

- BITUMINOUS PAVEMENT
- CONCRETE
- LAWN
- BUILDING
- STORMWATER MANAGEMENT FACILITY
- FUTURE DEVELOPABLE AREA

**ZONING SUMMARY**

ZONING DISTRICT:  
• G-1 - GENERAL INDUSTRIAL DISTRICT  
**TOTAL SITE PARKING DATA**  
94 LOADING DOCKS  
270 EMPLOYEE/VISITOR SPACES (INCLUDING 12 ADA SPACES)

FUTURE DEVELOPMENT/  
FLEXIBLE SITE FOR BUILD-TO-SUIT OPPORTUNITY

# BUILDING A SITE RENDERING

PLANNED BUILDING A  
**283,815 SF**  
AVAILABLE

**DIRECT RAIL ACCESS TO THE SITE**  
WITH CONNECTIONS TO MULTIPLE CLASS I RAIL PROVIDERS

FUTURE DEVELOPMENT AREA  
OFFERS OPPORTUNITY TO  
**CUSTOMIZE BUILDING AND  
PARKING CONFIGURATIONS**





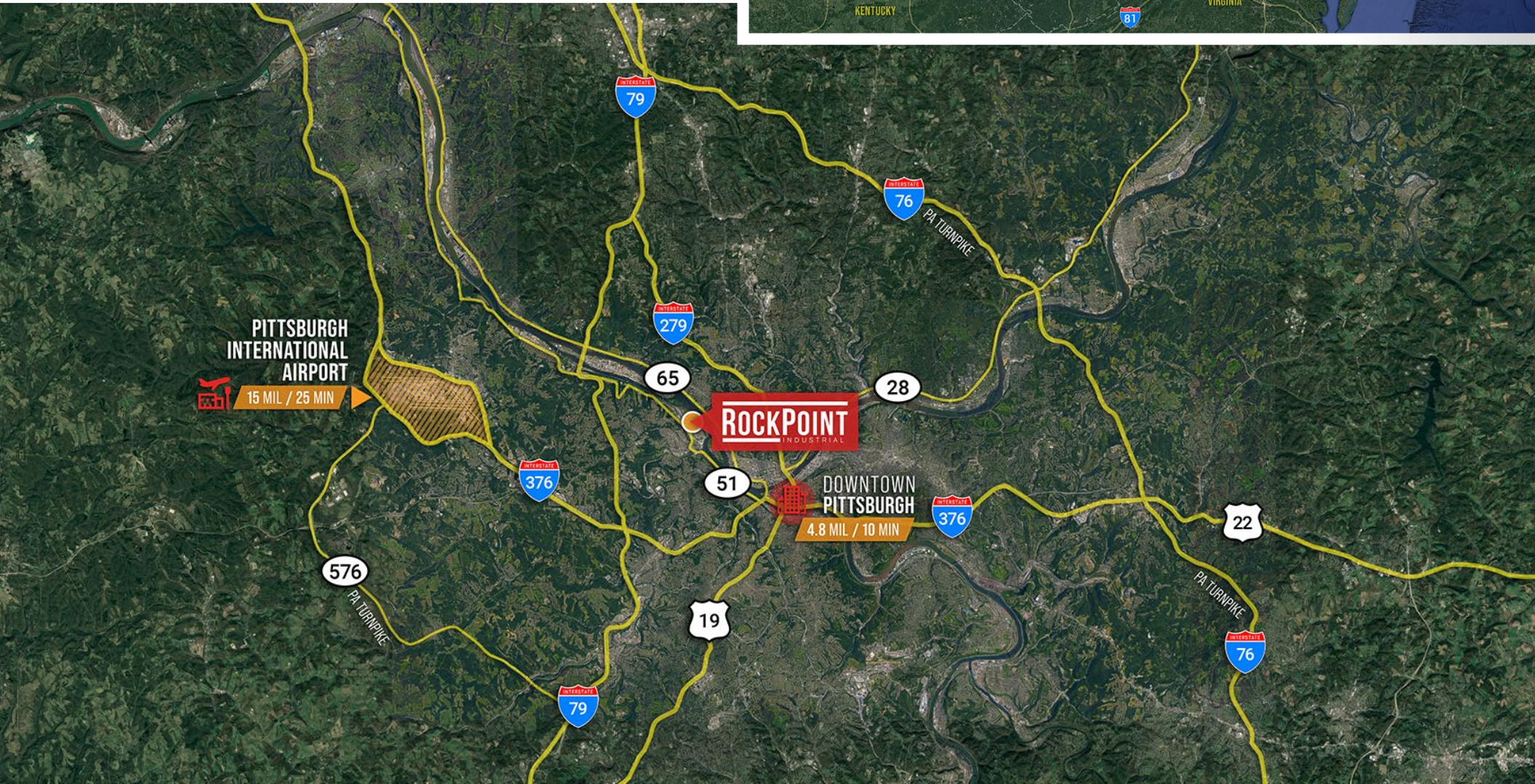
# PREMIER INFILL LOCATION

## HIGHWAY CONNECTIVITY



# STRATEGICALLY LOCATED INDUSTRIAL DEVELOPMENT

Strong Regional Logistics Location with  
Excellent Highway Access in Western Pennsylvania



# PROJECT SITE PLANS

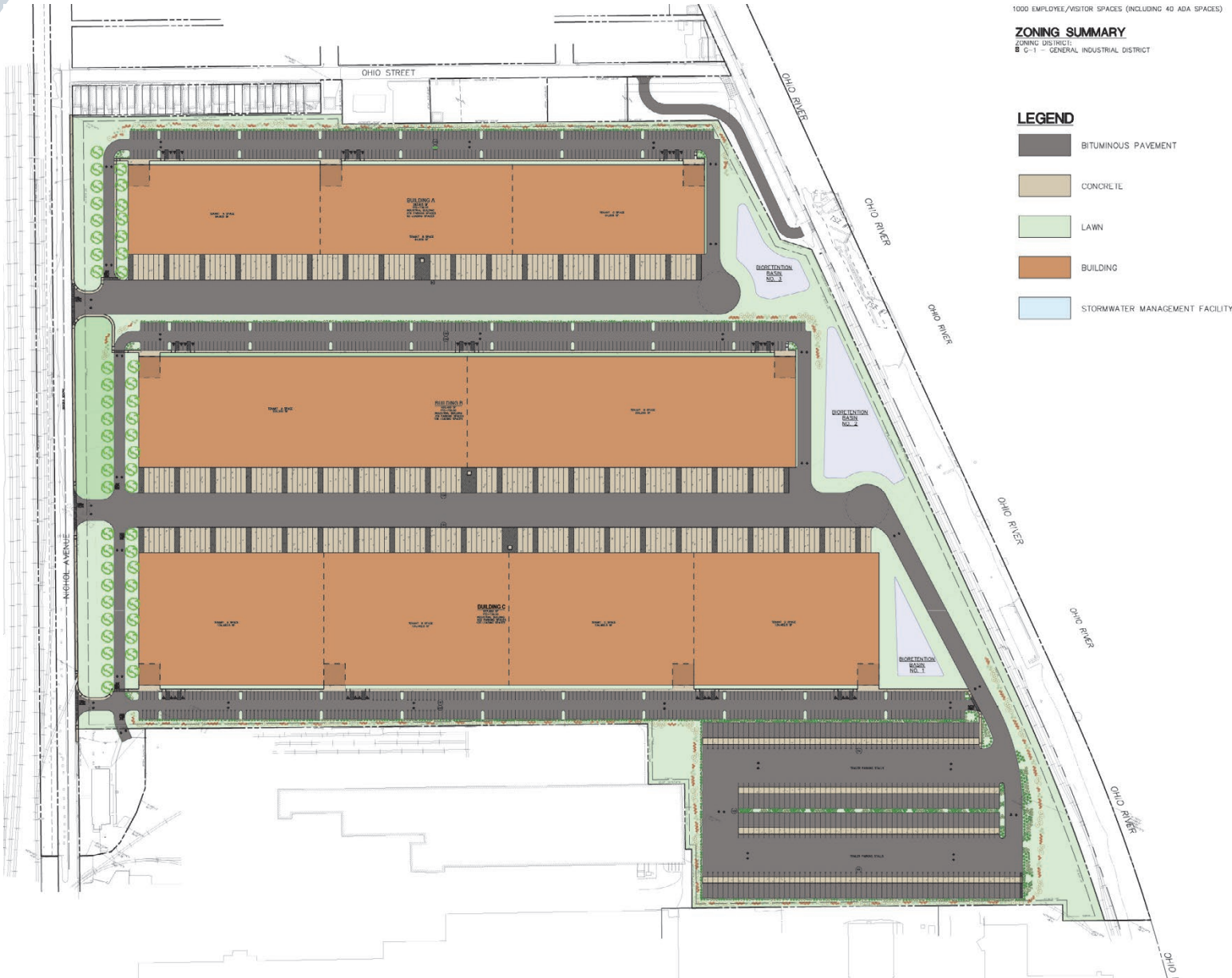
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Totaling over 70 acres, the project is master planned and approved for up to 1.2 million SF of state of the art distribution space, while maintaining the flexibility to accommodate building configurations ranging from 100,000 SF to 1 million SF+.

# PERMITTED PROJECT SITE PLAN



\*SUBJECT TO MODIFICATION FOR BUILD-TO-SUIT PROJECTS





BUILDING C

BUILDING B

BUILDING A

537,850 SF

400,400 SF

283,815 SF

BUILDING B&C  
FUTURE DEVELOPMENT  
BUILT-TO-SUIT OPPORTUNITY

REDEVELOPMENT  
OF A MULTI-MODAL  
TRANSLOADING FACILITY  
TOTALING OVER 70 ACRES

DOWNTOWN  
PITTSBURGH

ENTIRE 70-ACRE SITE  
AVAILABLE FOR DEVELOPMENT



**SITE SIZE**

70.29 Acres

**ZONING**

General Industrial

**UTILITY PROVIDERS**

**Electric** – Duquesne Light Company

**Gas** – Columbia Gas

**Water** – West View Water Authority / **Wastewater** – Alcosan

**RAIL**

Direct access to both CSX and the Pittsburgh & Ohio Central Railroad, which connects directly to Norfolk Southern 2.5 miles away

**ENVIRONMENTAL**

Site has gone through the PA Land Recycling Program ('ACT 2') and has obtained Special Industrial Area (SIA) clearance

**OTHER**

Building sizes from 100,000 SF - 1,000,000 SF+ can be accommodated.

Site is above Flood Zone X (500 yr. Flood Plan)

Site is located in a qualified Federal Opportunity Zone (Census Tract ID #4621)

# ROCKPOINT

## INDUSTRIAL



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LEASING/SALES:



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