



Northfield

Industrial Park

CLASS A INDUSTRIAL FOR LEASE



BUILDING 3: 154,051 SF \pm
CORE & SHELL COMPLETED

7040 INTERNATIONAL DRIVE

Coraopolis, PA 15108 / Findlay Township

Distribution / Manufacturing / Warehouse

CBRE

 **NEYER**
AL. NEYER | EST. 1894

Site Plan



Northfield
Industrial Park

BUILDING 2:

- SIZE: 151,200 SF_±
- DIMENSIONS: 225' X 672'
- DOCK POSITIONS: 28
- DRIVE-IN DOORS: 2
- PARKING SPACES: 212

BUILDING 1:

- SIZE: 126,000 SF_±
- DIMENSIONS: 225' X 560'
- DOCK POSITIONS: 22
- DRIVE-IN DOORS: 2
- PARKING SPACES: 175

BUILDING 4

FULLY LEASED:

- SIZE: 148,755 SF_±
- DIMENSIONS: 235' X 633'
- DOCK POSITIONS: 40
- DRIVE-IN DOORS: 2
- PARKING SPACES: 285

BUILDING 3

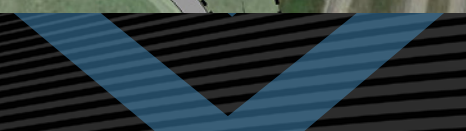
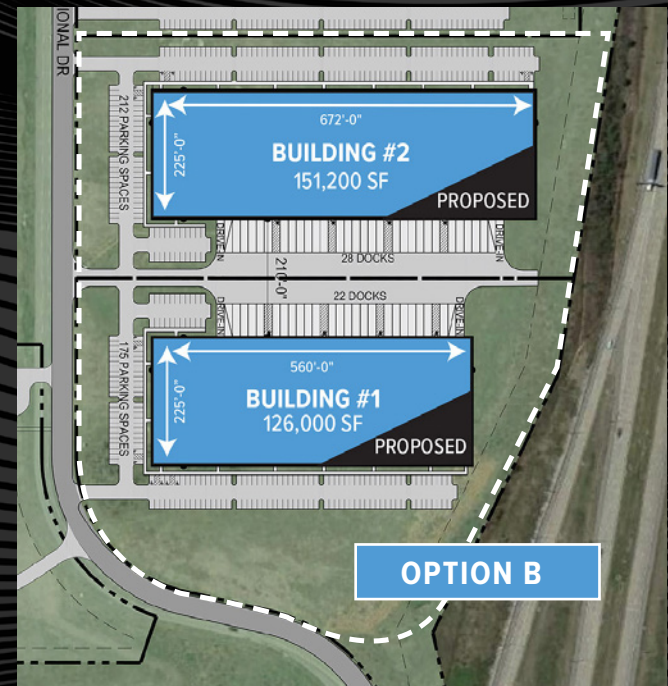
CORE & SHELL COMPLETED

- SIZE: 154,051 SF_±
- DIMENSIONS: 250' X 616'
- DOCK POSITIONS: 15
EXISTING POSITIONS
(9 KNOCK-OUT DOORS AVAIL.)
- DRIVE-IN DOORS: 2
- PARKING SPACES: 180





Full Park Site Plan



Property Aerial

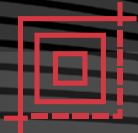


DICK'S
SPORTING GOODS

PEPSICO

BUILDING 3
154,051 SF± AVAILABLE

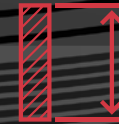
Building 3 Specifications



TOTAL BUILDING SIZE:
154,051 SF±



OFFICE SPACE:
BUILD TO SUIT



CLEAR HEIGHT:
32'
AFTER LOADING BAY



DRIVE IN DOORS:
2



DOCK POSITIONS:
15 EXISTING
(9 KNOCK-OUT DOORS AVAILABLE)



ZONING:
HEAVY INDUSTRIAL

COLUMN SPACING:

WAREHOUSE BAYS:
47'6" X 56'
60' SPEED BAY

FIRE PROTECTION SYSTEM:

ESFR K-17 SYSTEM

WALLS:

8" PRE-CAST
CONCRETE PANELS

CONCRETE SLAB:

6", 3500 PSI

WAREHOUSE LIGHTING:

LED HIGH BAY LIGHT
FIXTURES, 25 FC

ELECTRICAL:

2000 AMP, 480/277-VOLT,
3-PHASE

PARKING STALLS:

180

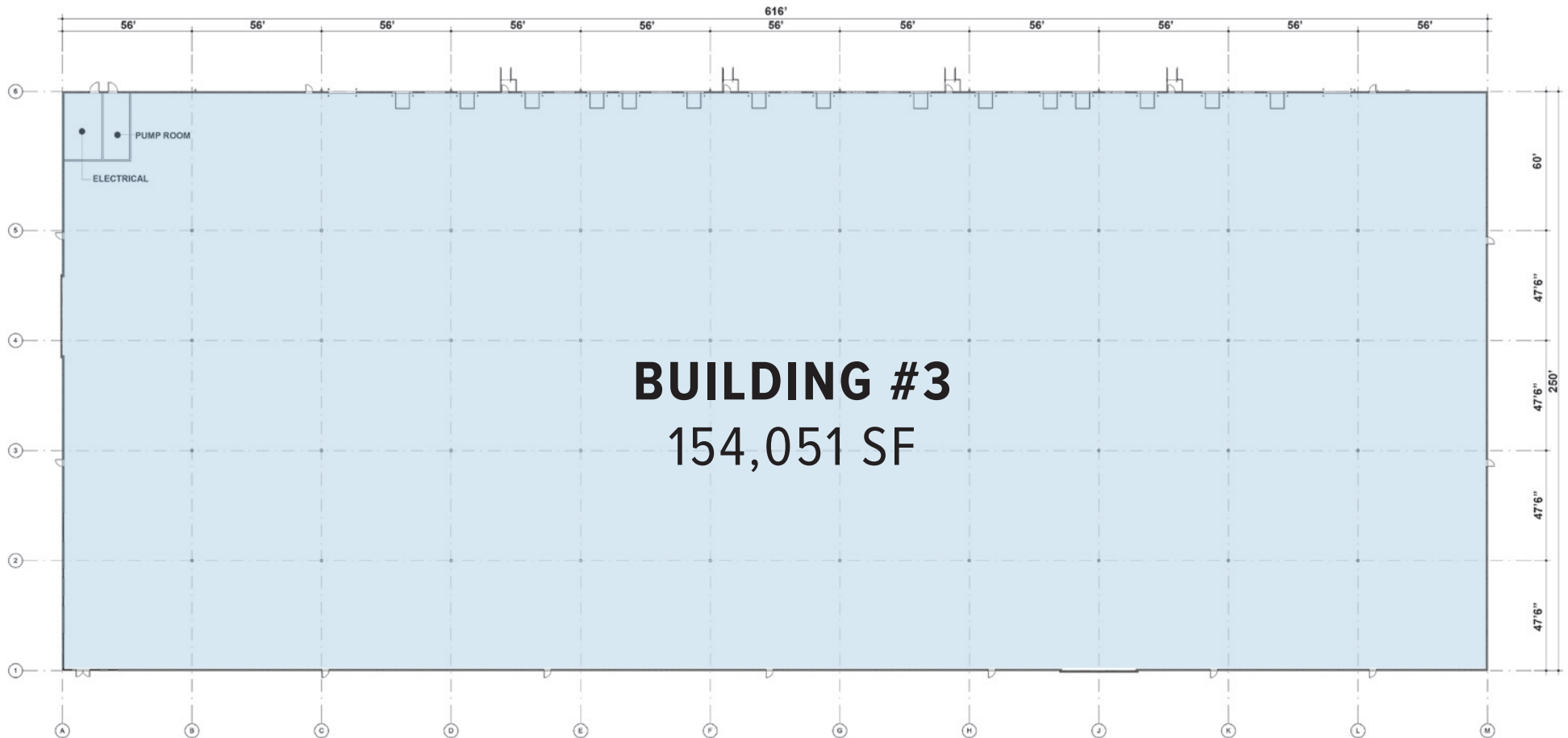
ROOF:

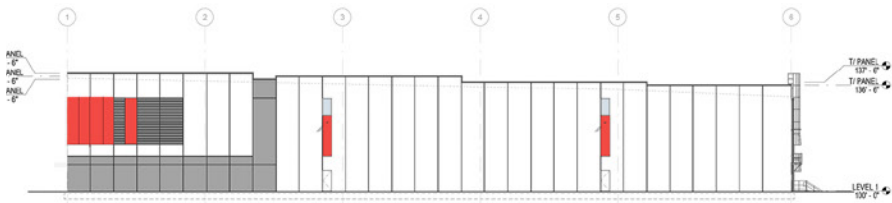
TPO, R-20.6

TRUCK COURT:

135'

Building 3 Floor Plan





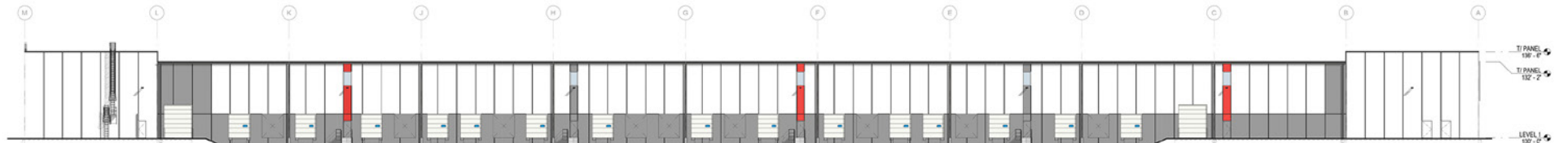
NORTH ELEVATION
364' x 1'-0"



SOUTH ELEVATION
364' x 1'-0"



EAST ELEVATION
364' x 1'-0"



WEST ELEVATION
364' x 1'-0"

Building 3 Elevations

Ideally Situated in Findlay Township



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Industrial Park



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