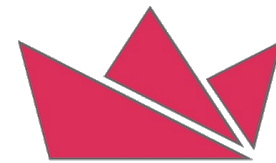


IMPERIAL BUSINESS PARK



Now Pre-Leasing 90,277 SF

700 International Drive, North Fayette Township,
Allegheny County, Oakdale, PA. 15071



**IMPERIAL
BUSINESS PARK**



Owned & Managed by
SL Industrial Partners
A Silverman Group Company

NEWMARK

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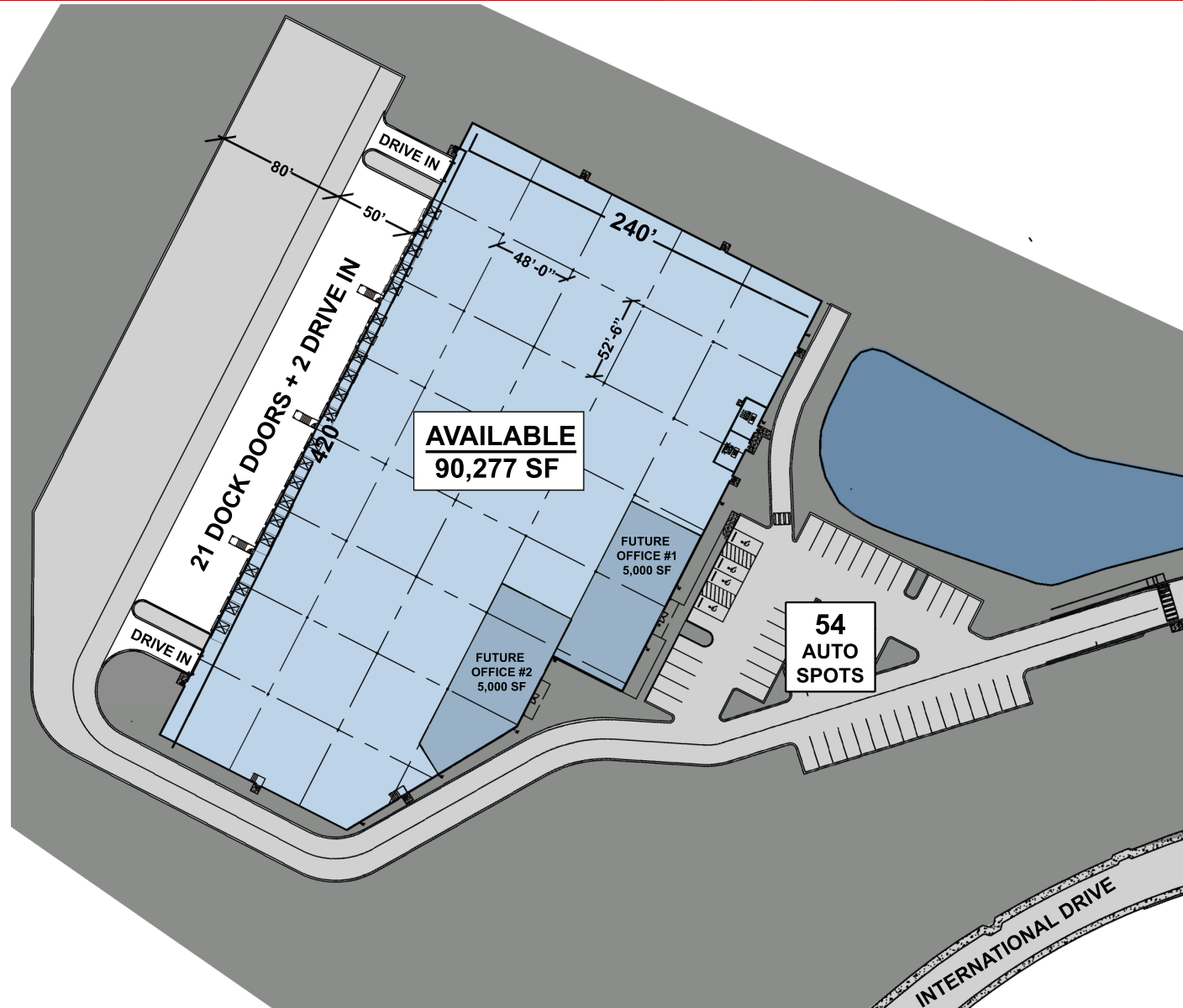
SITE PLAN

Development Schedule

Construction Start	Q3 2024
Completion Date	Q2 2025
Pricing	Lease Rate Priced to Suit

NNN Expense Budget

Real Estate Tax:	\$1.50/SF
Insurance:	\$0.15/SF
CAM:	\$0.70/SF



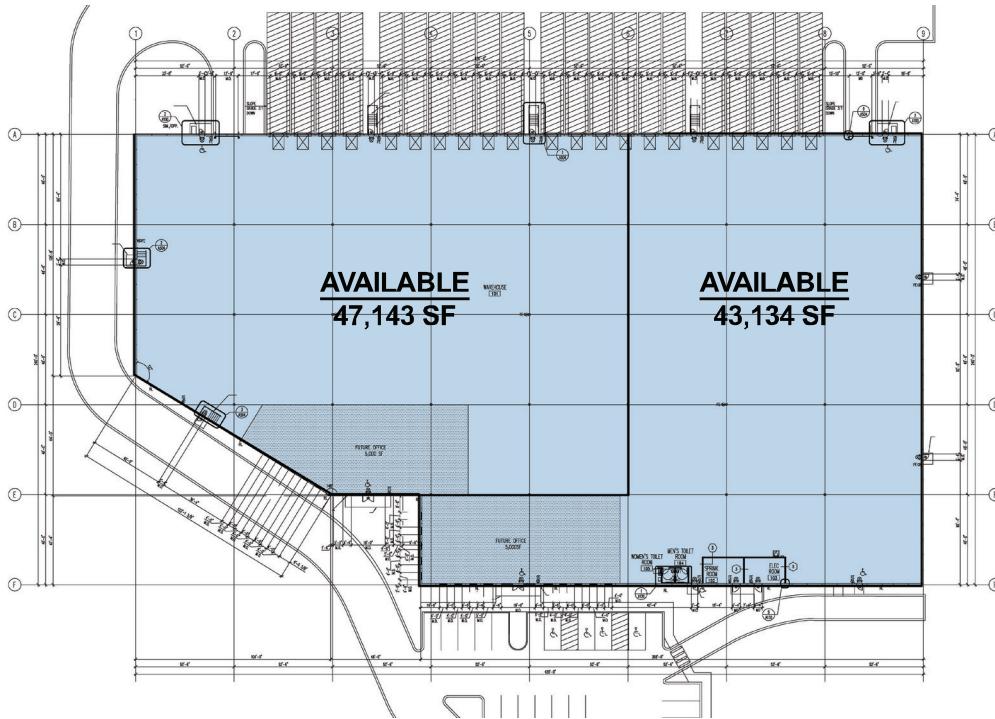
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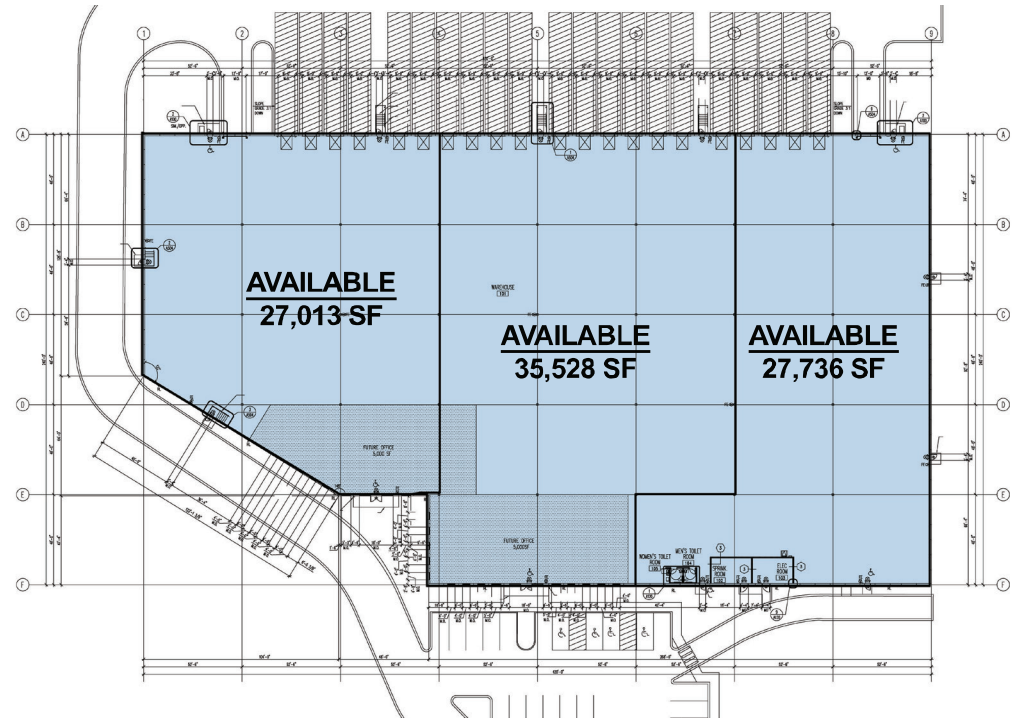
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SITE PLAN



OPTION 2



OPTION 3



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BUILDING SPECS



Building SF
90,277

Office SF
Build to Suit

Acreage
11.67

Status
2025 Target Completion

Dimensions
420' x 240'

Auto Parking
55 spaces

Clear Height
32'

Column Spacing
52'-6" x 48'-0"

Walls
Insulated concrete precast panels

Floors
Lapidolth concrete hardner sealer and dust proofer on slab. 10 mil vapor barrier has been included throughout in slab on grade.

Roof
0.045 white reinforced TPO membrane w. (1) layer 4" THK (R-25) of isocyanurate roof insulation

Dock Doors
Twenty One (21) 9'x10'

Dock Configuration
Rear loaded

Dock Finishes
To suit Tenant's requirements

Drive in Doors
Two (2) 12'x14'

Truck Court
130' total depth, 50' concrete apron and 80' heavy duty asphalt

Fire Protection
100% via an ESFR system

Lighting
Minimum 25 FC 3' AFF or subject to tenants requirements

Electrical
one (1) 1,600 amp

HVAC
Heat in warehouse, HVAC in office



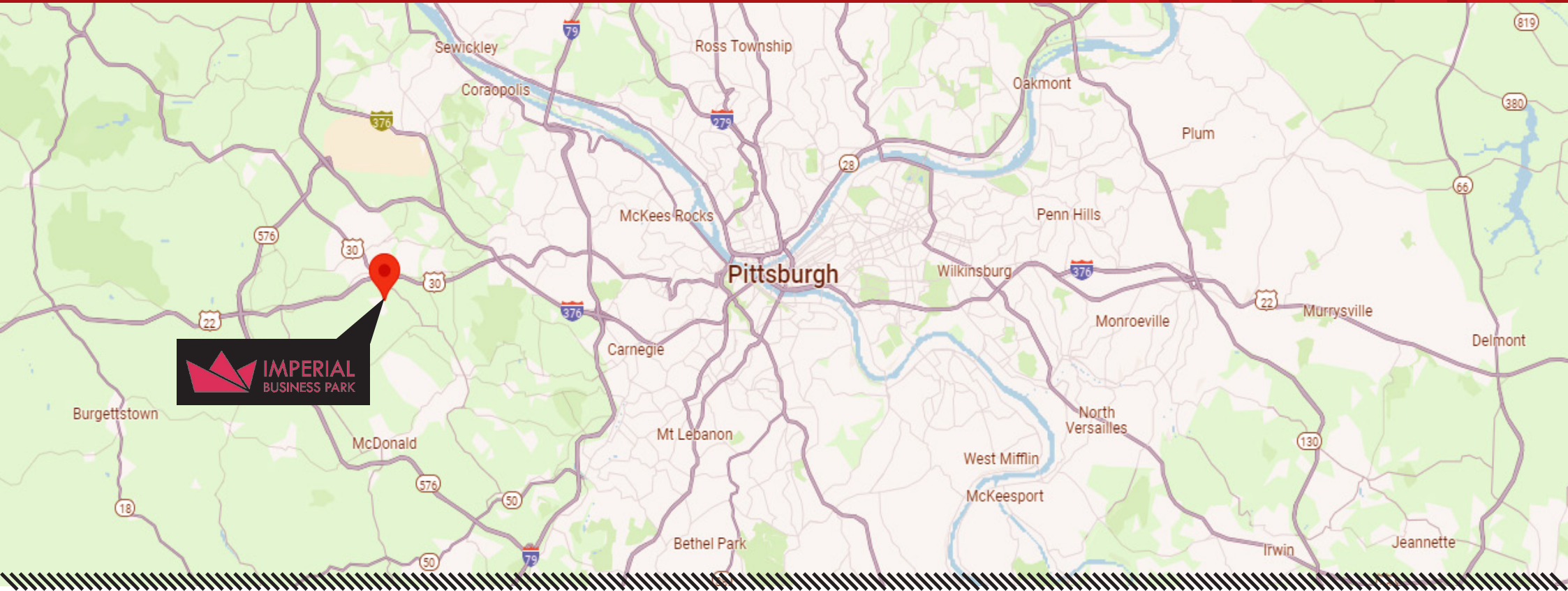
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LOCATION



Pittsburgh International Airport
6.7 miles



Downtown Pittsburgh
15.6 miles



Interstate 79
9 miles



US Highway 22
1 mile



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