

# CHAPMAN WESTPORT BUSINESS PARK

IMPERIAL | FINDLAY TOWNSHIP, PA 15126

**PREMIER  
LOCATION**

Build-to-Suit  
Opportunity  
for Lease

18,000 SF Space  
Available

**BUILDING 400**  
88,000 SF BTS

**BUILDING 300**  
18,000 SF AVAILABLE  
(Available April 2026)

**EXIT 4**

**576**

**EXIT 4**

**CHAPMAN WESTPORT  
BUSINESS PARK**

## FOR MORE INFORMATION:

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## LEASING BY:

**GENFOR**  
REAL ESTATE

## DEVELOPED BY:

  
**CHAPMAN  
PROPERTIES**



# LOCATION OVERVIEW

Chapman Westport is a 340 acre industrial park with newly constructed Class A logistics, light industrial, and R&D buildings, offering a premier business location within the Western Pennsylvania marketplace.

The project has been master planned for over 2.5 Million SF of light manufacturing, warehouse, research & development, corporate campus, and retail space. The development currently includes over 1.7 Million SF of state-of-the-art warehouse and light industrial space. Park occupants include Amazon, General Electric, Costco, Fisher Scientific, and Flowserve.

Ideally located in Findlay Township at the Westport Interchange of PA Turnpike 576 - a prime location four (4) minutes from the Pittsburgh International Airport with excellent access to I-376, I-79, 22/30 and to the Greater Pittsburgh Region.



## PARK HIGHLIGHTS



**PERMITTED SITES**  
Utility & Stormwater  
Infrastructure in place



**PREMIER  
ACCESSIBILITY**  
to I-576



**PRIME SHOVEL  
READY SITES**  
13 – 23 Acres  
Available



**ZONING**  
Light Industrial &  
Business Park



**PRO-GROWTH  
LOCATION**  
Findlay Township



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**STRATEGICALLY  
LOCATED  
FOR A WIDE  
VARIETY OF  
INDUSTRIAL  
USES**

## KEY DISTANCES

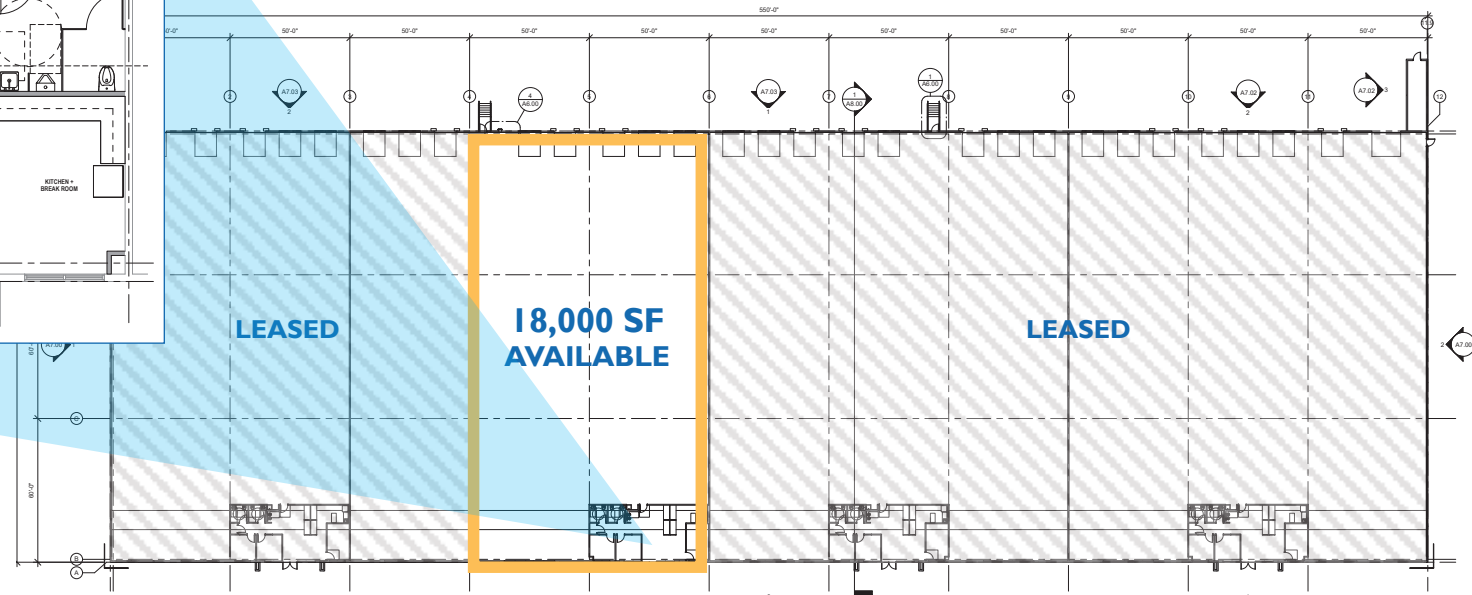
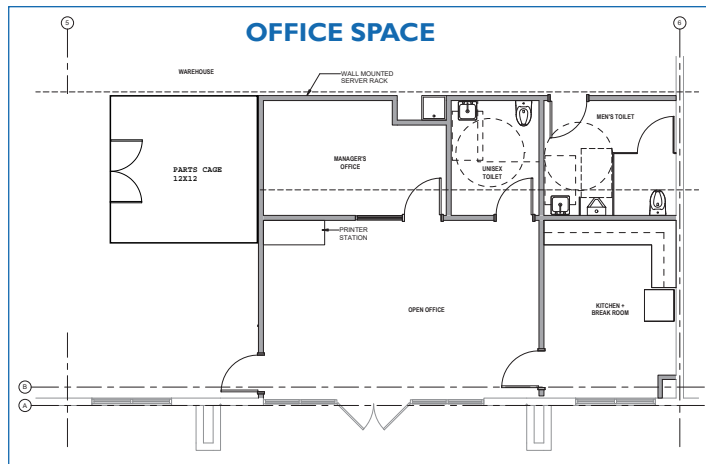
- ## KEY DISTANCES
- Immediate access to PA 576
  - 2 miles to Route 22/30
  - 3 miles to I-376
  - 3 miles to the PGH Intl Airport
  - 19 miles to Southpointe
  - 20 miles to Downtown Pittsburgh

# PROPERTY & BUILDING INFORMATION *BUILDING 300*



## BUILDING SPECS

Available SF	18,000 SF
Total Bldg SF	99,000 SF
Office	600 SF Finished Office Area
Clear Height	30'
Dock Doors	Four (4) 9'6" Dock High Doors equipped with levelers, seals, and shelters
Sprinkler	ESFR
Lighting	LED
Power	400 AMPS, 277/480V, 3-Phase Power
Truck Court	160' Full Concrete Truck Court
Car Parking	90 parking spaces for the building
Construction	Solid Concrete Tilt Wall
Flooring	6" Steel Fiber Reinforced; 4,000 PSI Concrete
Location	300 S Campus Dr, Imperial, PA 15126
Available	April 2026

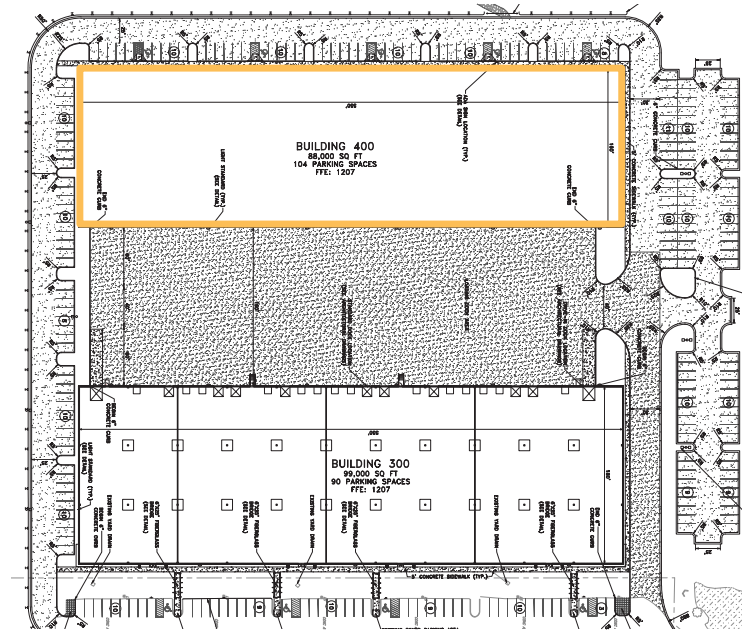




# PROPERTY & BUILDING INFORMATION *BUILDING 400*

## PLANNED BUILDING SPECS

Total Bldg SF	88,000 SF
Office	Build-to-suit
Clear Height	30'
Dock Doors	Eleven (11) 9' x 10' dock positions with knock out panels for up to sixteen (16) additional positions
Drive-In Doors	Two (2) 12' x 14' drive-in doors
Sprinkler	ESFR
Lighting	LED
Power	2400 AMPS, 277/480V, 3-Phase Power
Truck Court	160' Full Concrete Truck Court
Car Parking	104 parking spaces for the building
Construction	Solid Concrete Tilt Wall
Location	400 S Campus Dr, Imperial, PA 15126





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PROPERTIES

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