

70-ACRE PAD-READY SITE

NEW STRATEGIC INDUSTRIAL DEVELOPMENT

NICHOL AVE, MCKEES ROCKS/STOWE TWP, PA 15136

URBAN INFILL LOCATION
WITH DIRECT RAIL SERVICE
& BARGE ACCESS



MASTER PLANNED SITE
APPROVED FOR UP TO
1.2 MILLION SF



PRIME PROXIMITY
TO INDUSTRIAL
USERS & WORKFORCE

DEVELOPED BY:

 **SunCap**
PROPERTY GROUP®

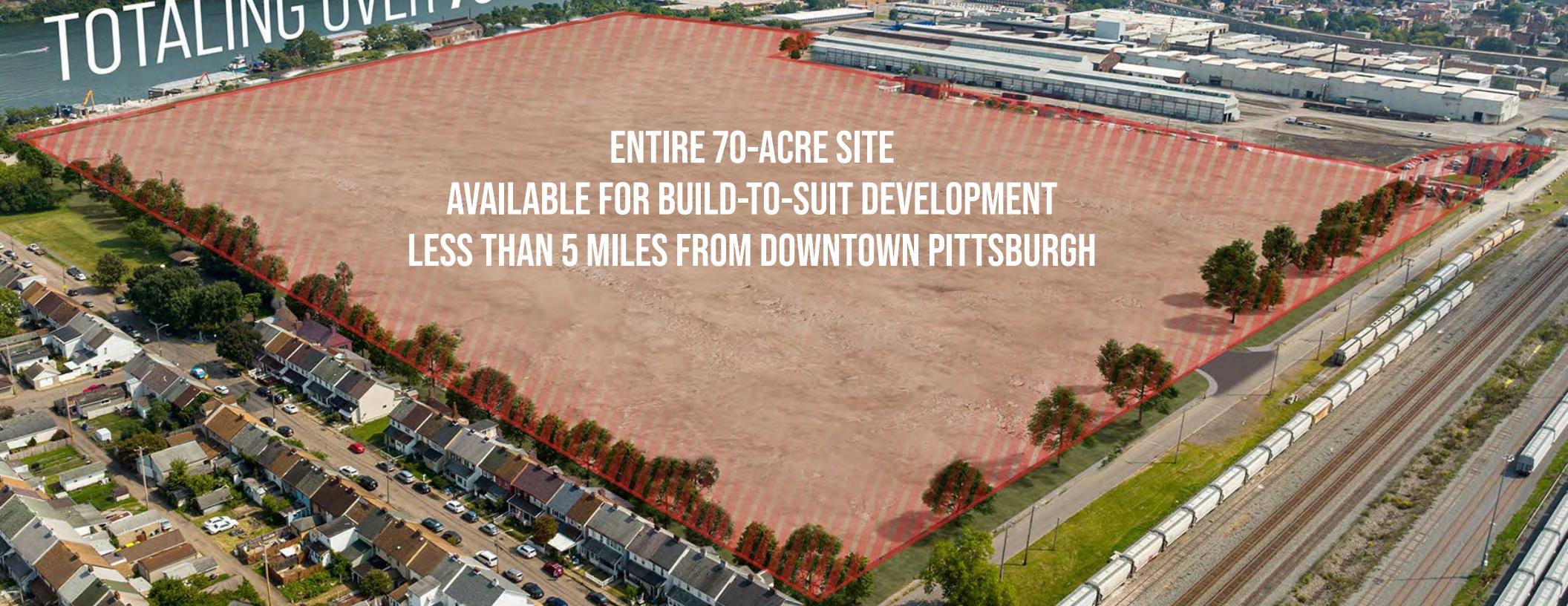
LEASING/SALES:

GENFOR
REAL ESTATE

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

DOWNTOWN
PITTSBURGH

ENTIRE 70-ACRE SITE
AVAILABLE FOR BUILD-TO-SUIT DEVELOPMENT
LESS THAN 5 MILES FROM DOWNTOWN PITTSBURGH



PROJECT OVERVIEW

RockPoint Industrial Park is a new Class A distribution and logistics park, strategically and centrally located in Western Pennsylvania less than five miles from Downtown Pittsburgh. 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 +.

The fully entitled site is prepared and pad-ready for vertical construction.



ROCKPOINT
INDUSTRIAL

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; Barge access
- Plentiful trailer staging and outdoor storage
- Fully entitled site
- General industrial zoning
- Located in a Federal Opportunity Zone



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. The concept plan shown here offers a configuration for three warehouse buildings totaling 1.2 million SF.

SITE SIZE	70.29 Acres
EXISTING CONDITIONS	The site is prepped and pad-ready for vertical construction; historical building demolition complete
PERMITTING STATUS	Fully entitled site; Active NPDES Permit Master-planned and approved for up to 1.2 million SF; Building sizes from 100,000 SF - 1,000,000 SF+ can be accommodated
ZONING	General Industrial
RAIL	On-site rail infrastructure offers 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
FLOOD ZONE	Site is above Flood Zone X (500 yr. Flood Plan)
INCENTIVE	Site is located in a qualified Federal Opportunity Zone (Census Tract ID #4621)
POWER	PROVIDER: DUQUESNE LIGHT COMPANY <ul style="list-style-type: none"> • Current available service: 12,000 kVa (12 MW) • Potential available service: 25,000 kVa (25 MW)
NATURAL GAS	PROVIDER: COLUMBIA GAS <ul style="list-style-type: none"> • Current available service: 35,000,000 BTU available to the site • Potential available service: Columbia can potentially provide more with upgrades to the existing infrastructure
WATER	PROVIDER: WEST VIEW WATER AUTHORITY <ul style="list-style-type: none"> • Current available service: 10" - 5,500 GPM • Potential available service: Additional capacity is available but will require upgrades to the existing service
SEWAGE	PROVIDER: ALCOSAN <ul style="list-style-type: none"> • Current available capacity: Permitted/approved up to 10,500 GAL/day. This is based on employee count of our intended development • Potential available capacity: There is more available capacity available but we would need to give them a capacity number to determine if upgrades are needed.

70- ACRE PAD-READY SITE

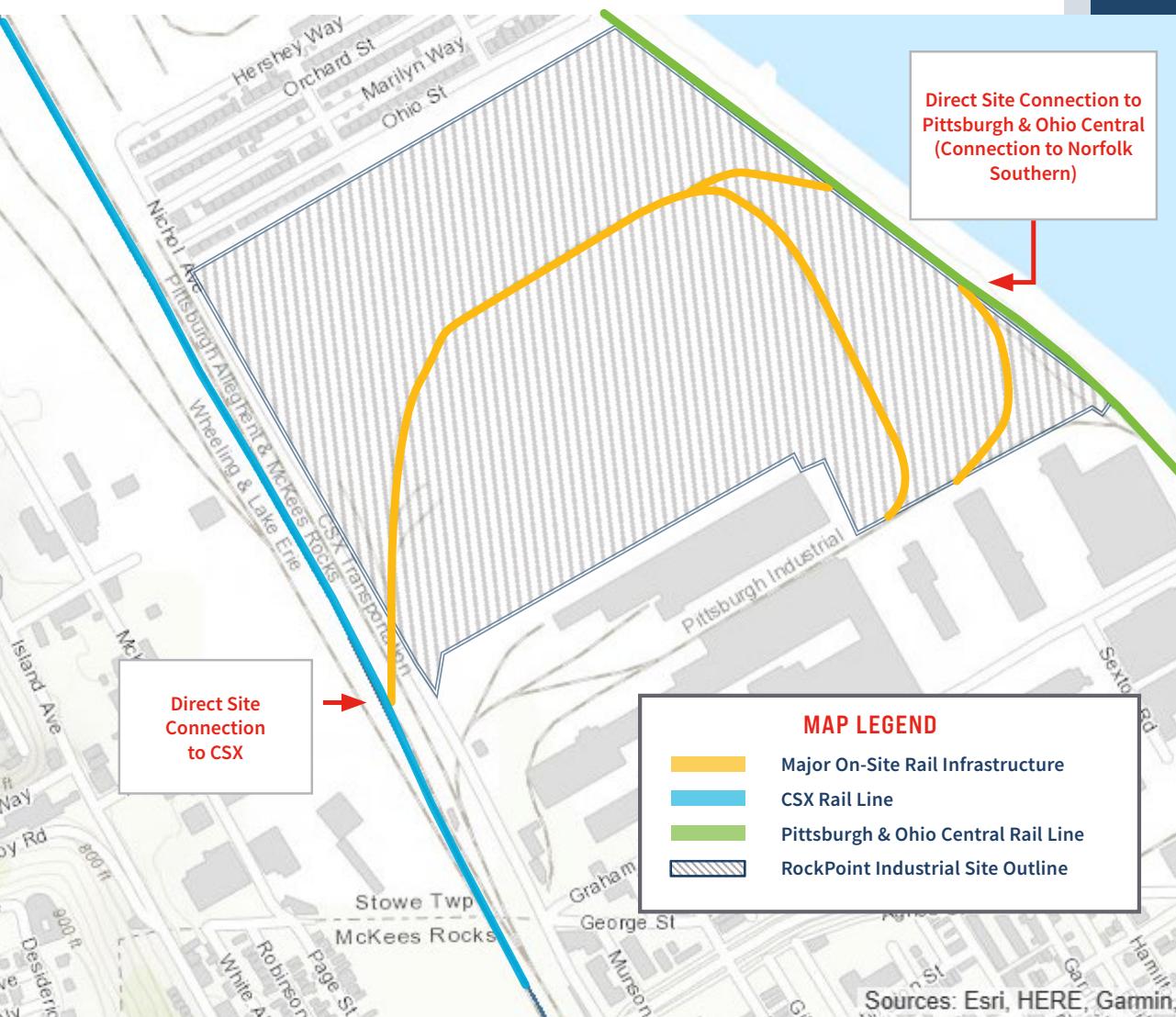
Historical Building Demolition & Sitenwork Complete

Site is prepared and ready for vertical construction



RAIL OVERVIEW

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HIGHLIGHTS

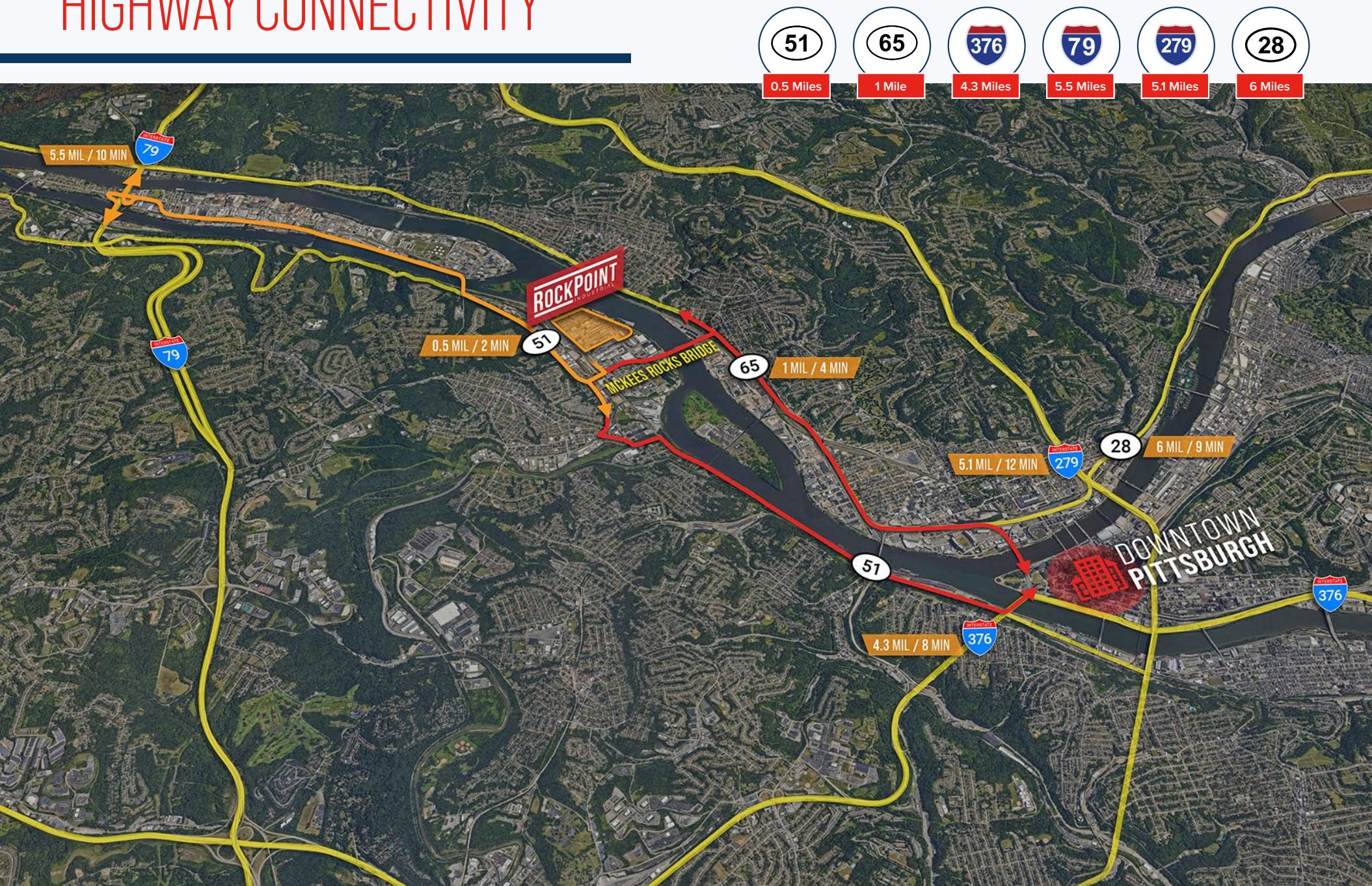
- The site provides access to two Class I railroads.
- There is direct access to both CSX and Pittsburgh & Ohio Central Railroad (owned by Genesee & Wyoming).
- The Pittsburgh & Ohio Central Railroad connects directly to Norfolk Southern at Duff's Junction at Windgap (approximately 2.5 miles from the site).
- Historical capacity: approximately 6,000 – 7,000 railcars were moved through the site annually between 2014 – 2016. Most recently approximately 600 – 700 railcars per month moved through the site in June – August of 2022.
- The site has previously accommodated unit trains via the Pittsburgh & Ohio Central Railroad.

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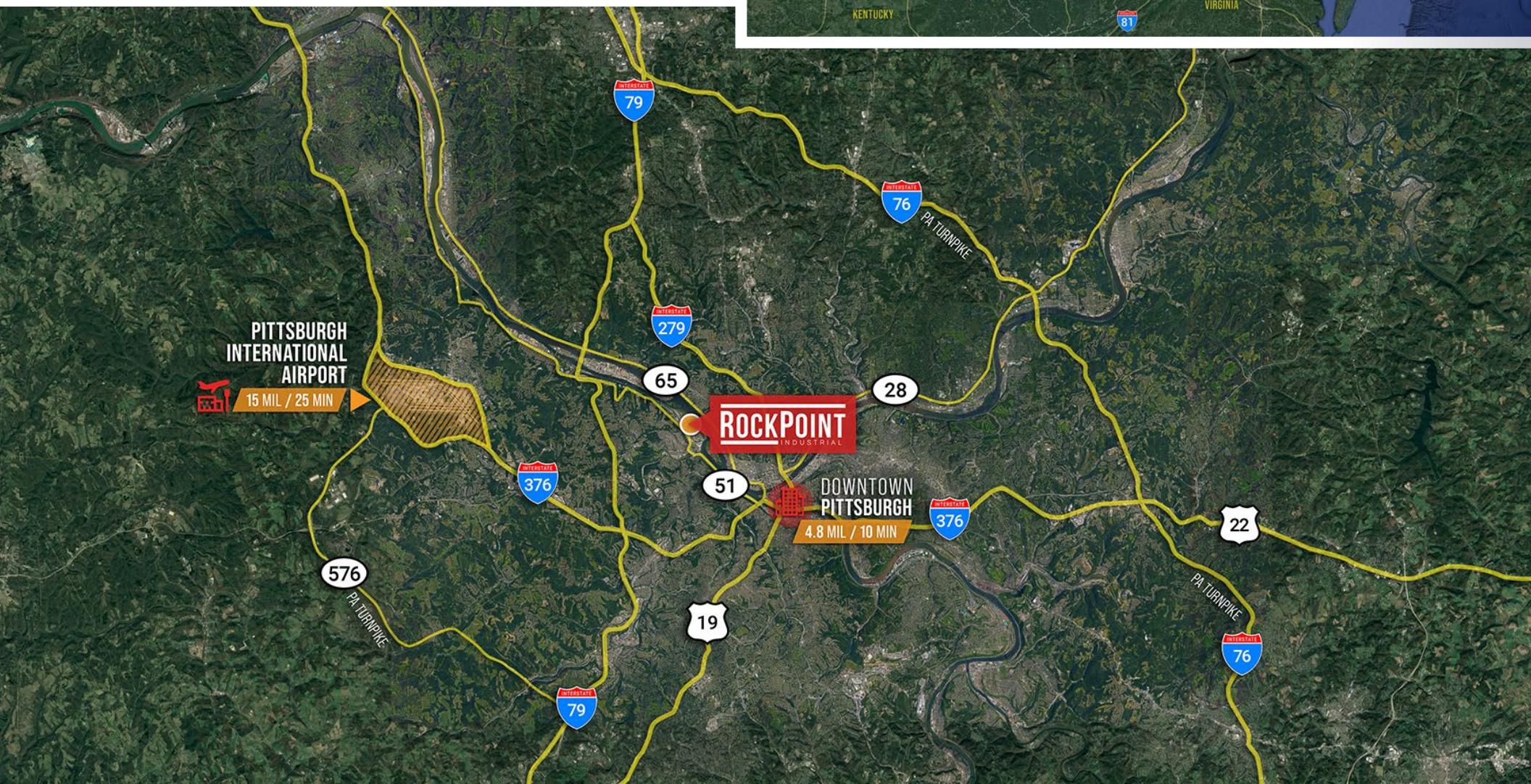
PREMIER INFILL LOCATION HIGHWAY CONNECTIVITY

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STRATEGICALLY LOCATED INDUSTRIAL DEVELOPMENT

Strong Regional Logistics Location with
Excellent Highway Access in Western Pennsylvania



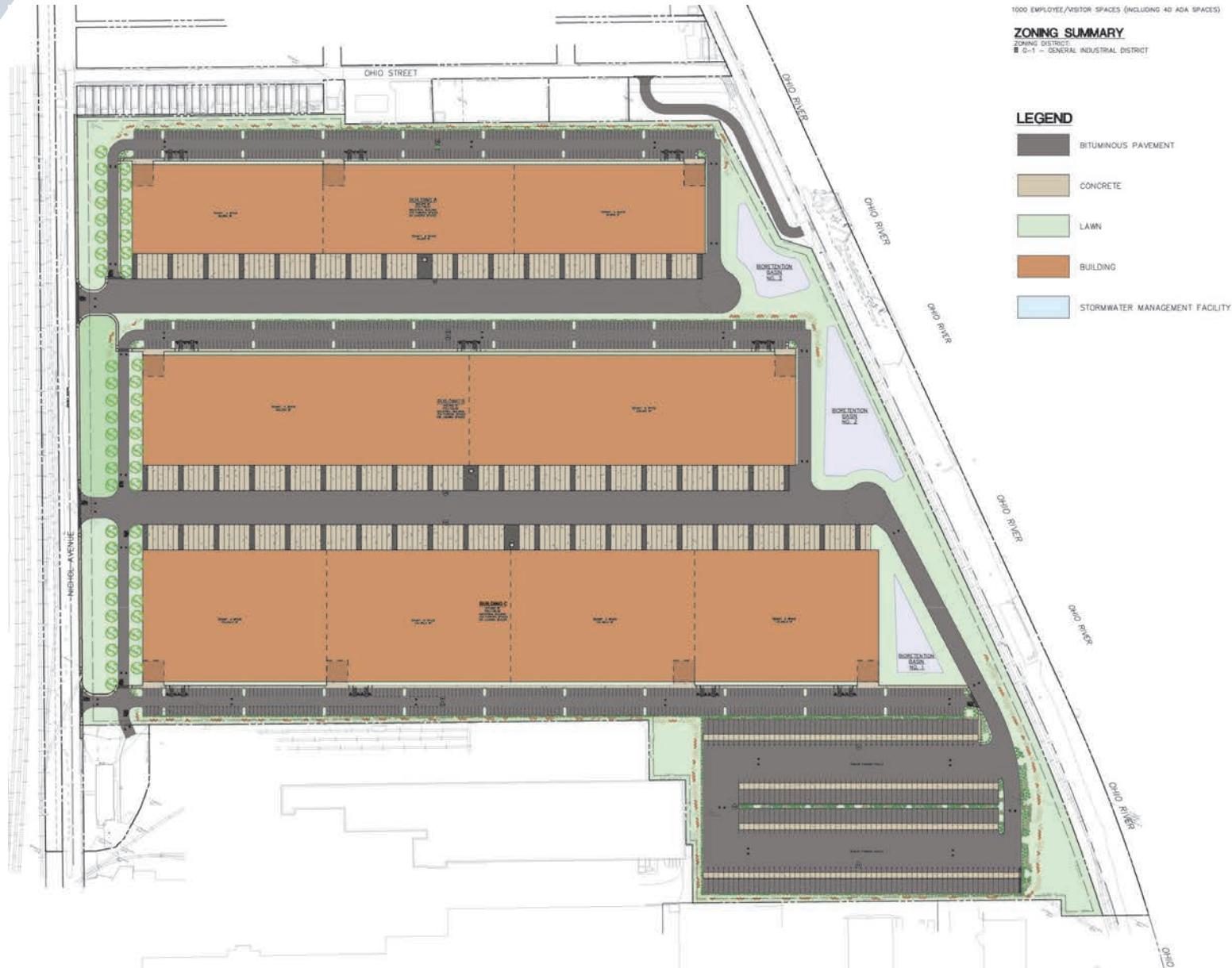
PROJECT SITE PLANS

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 CONCEPTUAL SITE PLAN

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*SUBJECT TO MODIFICATION FOR BUILD-TO-SUIT PROJECTS





CONCEPTUAL BUILDING A

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

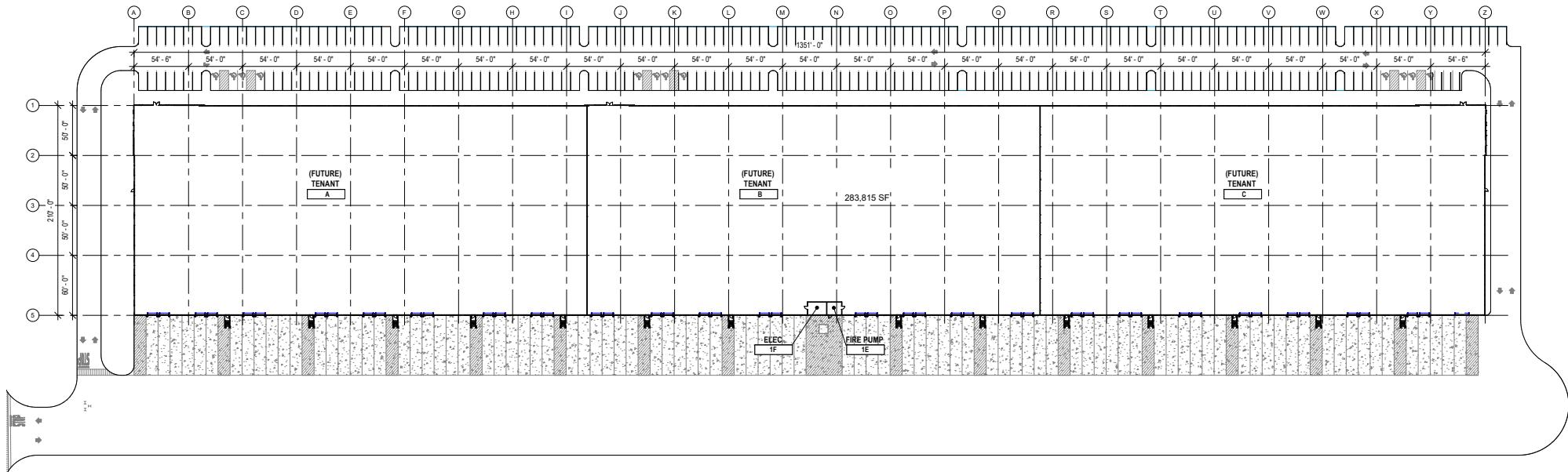
ROOF

.045 mil mechanically fastened TPO system

BUILDING A FLOOR PLAN

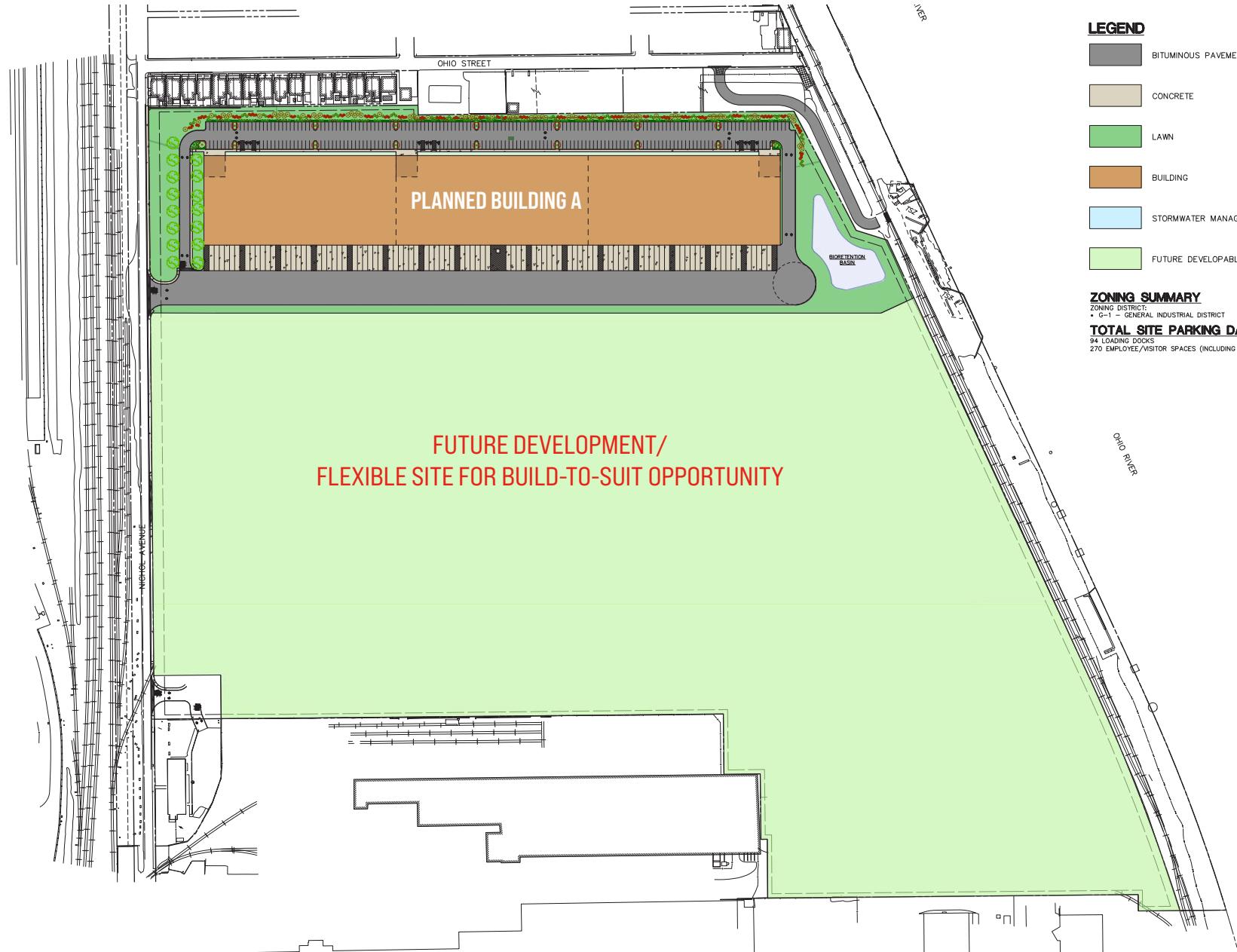
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283,815 SF BUILDING | 93 LOADING SPACES



BUILDING A SITE PLAN

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BUILDING A SITE RENDERING





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