



VISIT WEBSITE



**FAIRYWOOD  
INDUSTRIAL  
PARK**

**217 BEECHNUT DRIVE**  
PITTSBURGH, PA 15205



Developer | Design-Build | Contractor



**150,340 SF<sub>±</sub>**

**FOR LEASE**

**Q1 2027 OCCUPANCY**

**CBRE**

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## BUILDING SPECS



TOTAL BUILDING SIZE:

**150,340 SF<sub>±</sub>**  
(190' x 600')



SPEC OFFICE:

**2,002 SF<sub>±</sub>**



DOCK POSITIONS

**15** (9' x 10')  
with 35,000-lb. levelers

KNOCK-OUT POSITIONS

**19**



OVERHEAD DRIVE-IN DOORS:

**2** (12' x 14')



ELECTRIC SERVICE:

**3,000 Amps**  
277/480-Volt, 3-phase, 4-wire



CLEAR HEIGHT:

**32'**  
to bottom of structure  
past speed bay



FIRE PROTECTION

**ESFR**  
WET SYSTEM



ZONING:

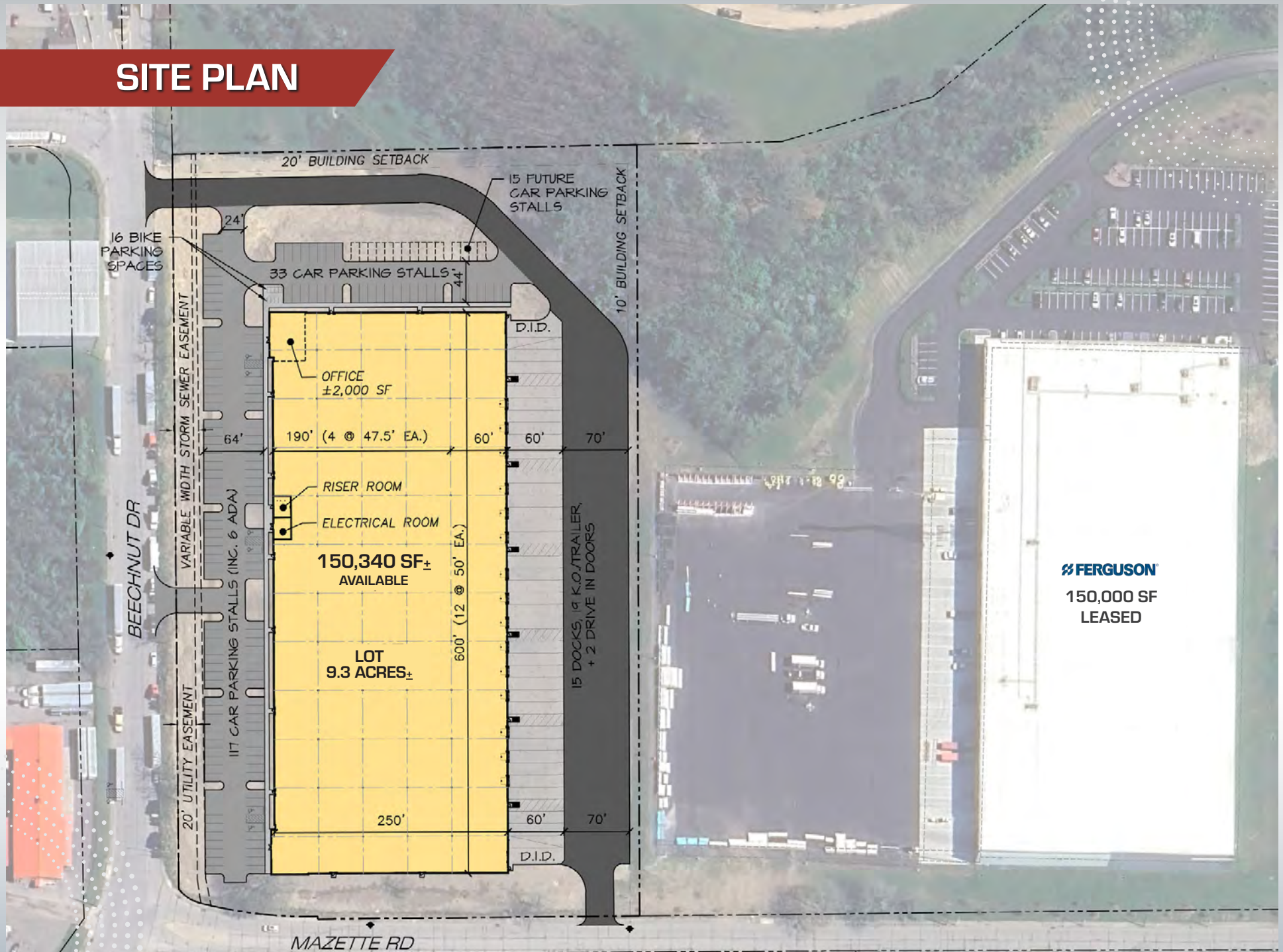
**(UI)** Urban Industrial  
ALLEGHENY COUNTY

- **LOT SIZE:** 9.3 ACRES+/-
- **COLUMN BAY SPACING:** 47.5' x 52' with 52' x 60' Speed Bay
- **CONCRETE SLAB-ON-GRADE:** 7" thick, 4000 PSI unreinforced

- **LIGHTING:** 30 FC LED HIGH BAY FIXTURES
- **ROOF:** .60 MIL. TPO
- **ROOF INSULATION:** Polyiso R-23

- **PARKING:** 150 CARS
- **CONSTRUCTION:** STEEL STRUCTURE

# SITE PLAN





FAIRYWOOD  
INDUSTRIAL  
PARK

AERIAL

giant eagle  
Distribution

giant eagle  
Storage

ABF  
Freight  
An Archbold Company

FERGUSON



BEECHNUT DRIVE

INDUSTRIAL HIGHWAY



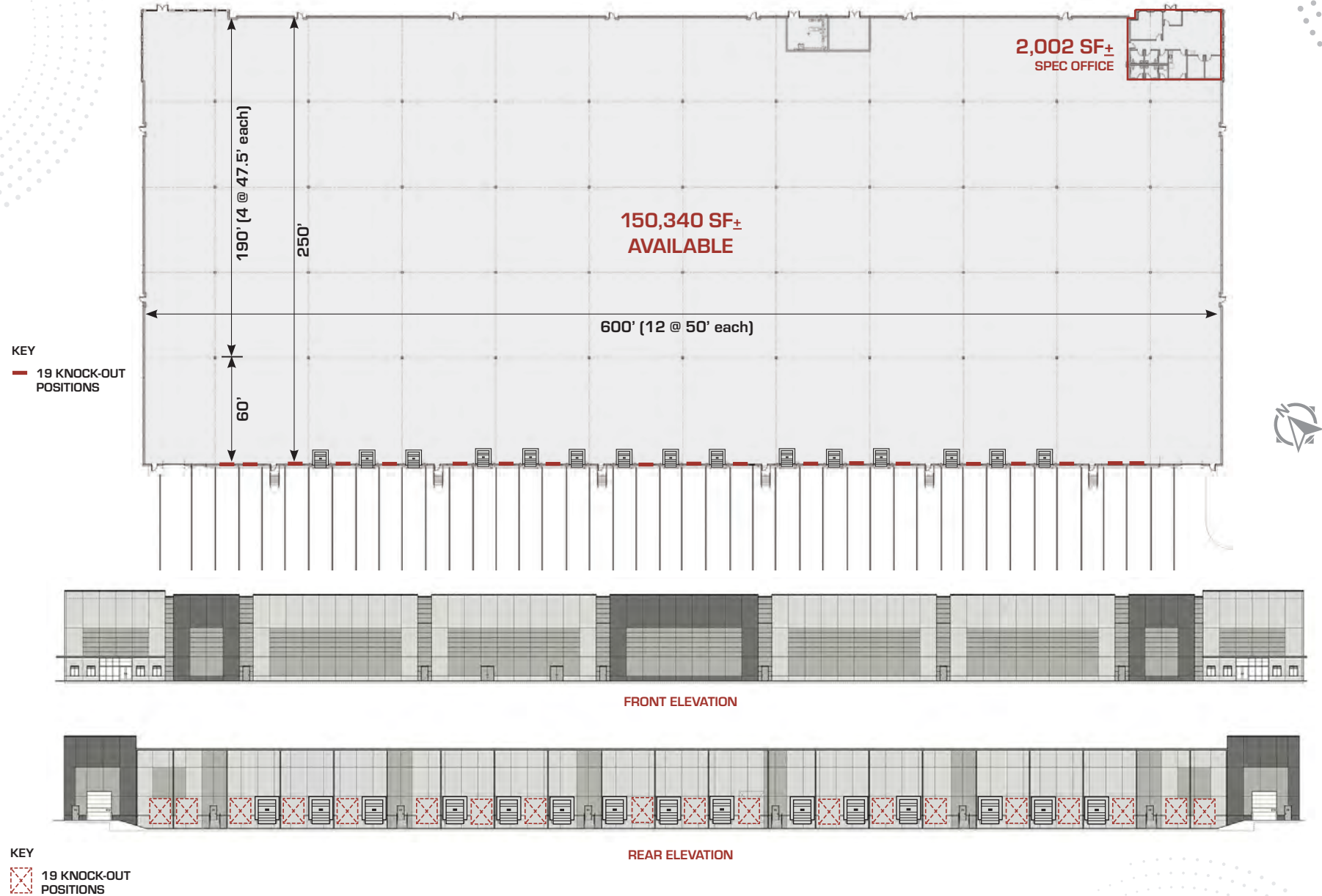


FAIRYWOOD  
INDUSTRIAL  
PARK

AERIAL



## FLOOR PLAN / ELEVATIONS



## DEVELOPER OVERVIEW

**36 YEARS**  
Providing Industrial  
Real Estate Solutions

**\$4.5 BILLION**  
in Acquisitions &  
Developments

**41 MILLION**  
Square Feet  
Developed

**248**  
Properties  
Acquired or Developed

As of March, 2026

Developer | Design-Build | Contractor

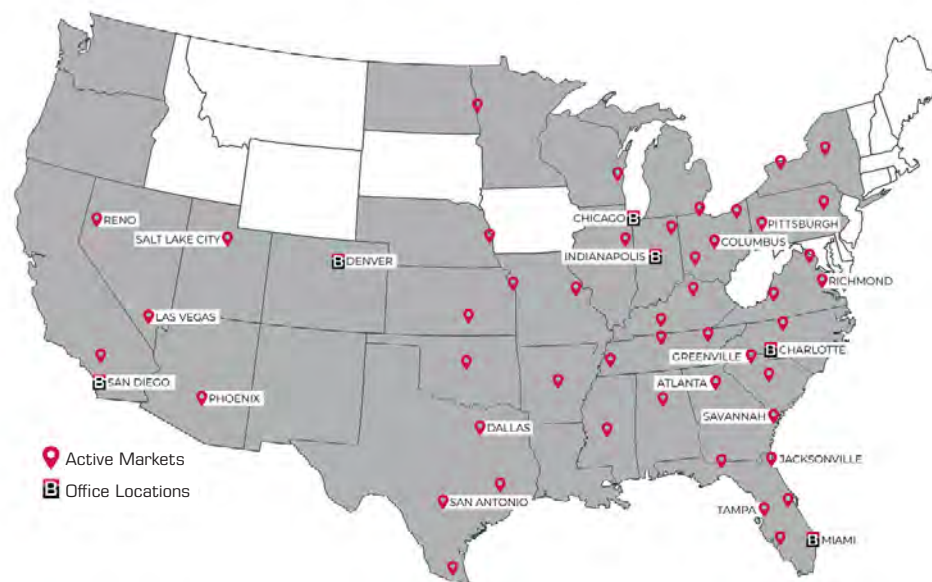


### BUILT TO LEAD. DESIGNED TO DELIVER.

Becknell Industrial is a vertically integrated real estate investment company specializing in the development, acquisition and management of industrial assets across the United States. What sets Becknell apart is its unique customer-centric focus and full-service delivery system that puts the firm in a class of its own. Becknell specializes in multiple industrial property types, including warehouse, distribution, light manufacturing and auto manufacturing, and a wide range of sizes, from 50,000 to 1,000,000+ square feet, investing in core, secondary and tertiary markets.

### NATIONAL MARKET COVERAGE

The company was founded in 1990 and is headquartered in suburban Chicago with five additional offices located throughout the country. Over its 36-year history, Becknell has acquired or developed more than 248 industrial properties occupying in excess of 41 million square feet.



# AERIAL / ROAD MAP



**6 min. / 2.3 mi.**

**10 min. / 4 mi.**

**31 min. / 28.4 mi.**

**40 min. / 22.9 mi.**

**Downtown Pittsburgh:**  
5 min. / 8.7 mi.

**Pittsburgh International Airport:**  
Via I-376 E: 18 min. / 15 miles

Drive times/distances are approximate.

