

NEW CLASS A INDUSTRIAL DEVELOPMENT



Building 1
DELIVERED 2024

1400 International Drive
PAD READY

1300 International Drive
PAD READY

1500 International Drive
PAD READY

75 +/- acres
PHASE 2

**165 +/- ACRES
PAD READY SITES AVAILABLE FOR LEASE, PURCHASE AND
BUILD-TO SUIT OPPORTUNITIES**

INTERNATIONAL DRIVE | OAKDALE, PA 15071

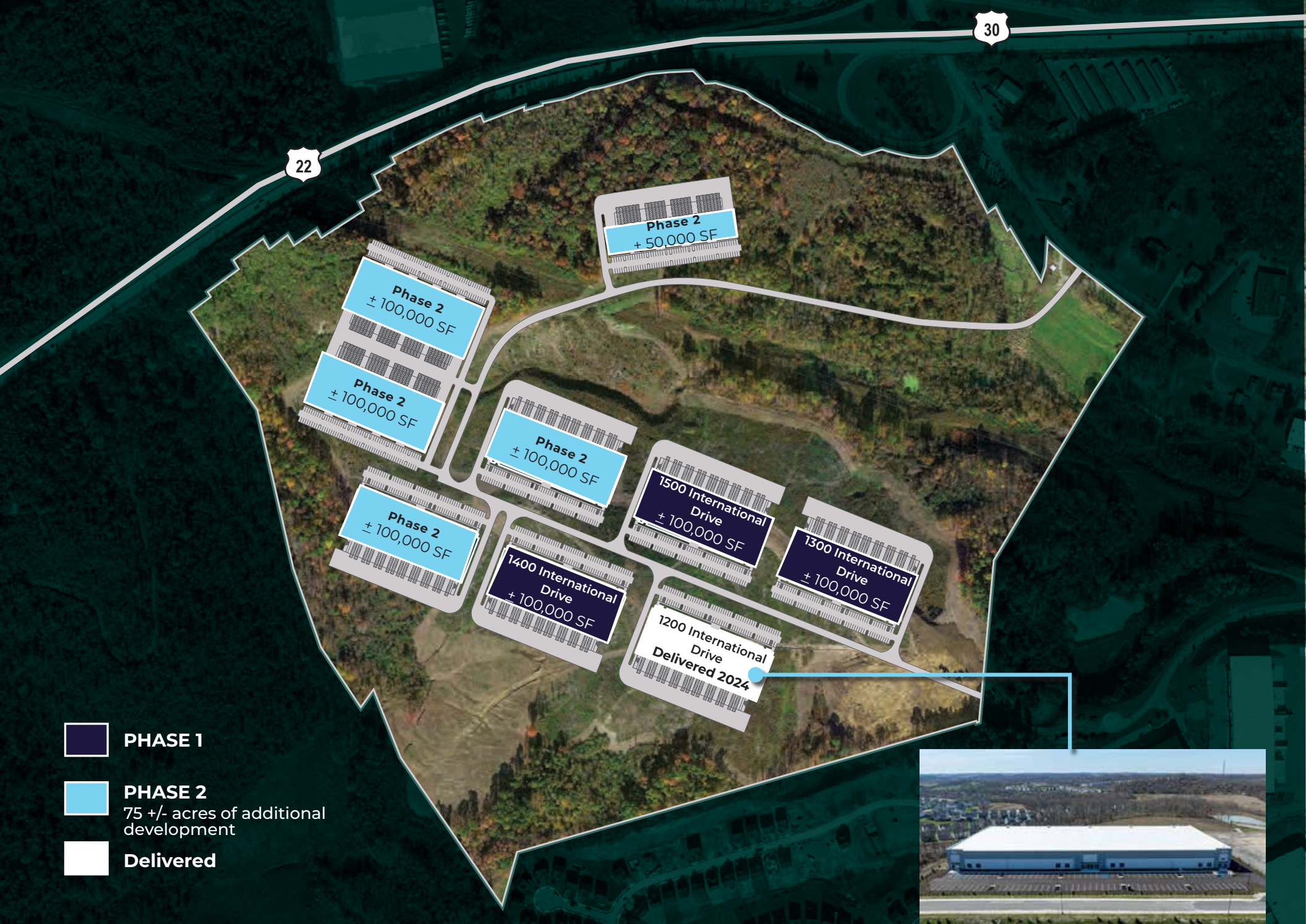


HIGHLIGHTS



North Fayette Industrial Park is a Class A development offering nearly 1 million square feet of light industrial product. The development has been master planned for up to 850,000 SF across 9 buildings. A prime location demonstrating a history of success through its strong neighboring tenants, this park offers exceptional proximity to major highways and transportation hubs with modern amenities, high ceilings, ample parking, and unmatched flexibility to meet a wide range of space requirements.

PHASE 1	Three (3) pad-ready sites. Fully approved for 100,000 SF buildings with market conforming truck court and parking. Building permits can be pulled immediately.	
PHASE 2	75 +/- acres of future development.	
SHOVEL-READY LOTS	Remaining Phase 1 vacant lots are fully entitled, with approvals in place to start immediate construction of 100,000 SF buildings.	
DEAL STRUCTURES	Lease, purchase and build-to-suit opportunities.	
MASTER PLAN	Up to 9 buildings totaling 850,000 SF.	
FLEXIBLE DESIGN	Ability to consolidate or subdivide to right size building pads for buyer/user.	
ZONING	North Fayette Township. B-2 (General Business) Planned Non-Residential Development (PNRD) Overlay District.	
PERMITTED USES	Light/Pilot Manufacturing, Warehousing/Distribution, Flex/Service, R&D.	
UTILITIES	Electric: Gas: Water& Sewer: Fiber/Telecom:	West Penn Power Peoples Gas Western Allegheny Municipal Verizon



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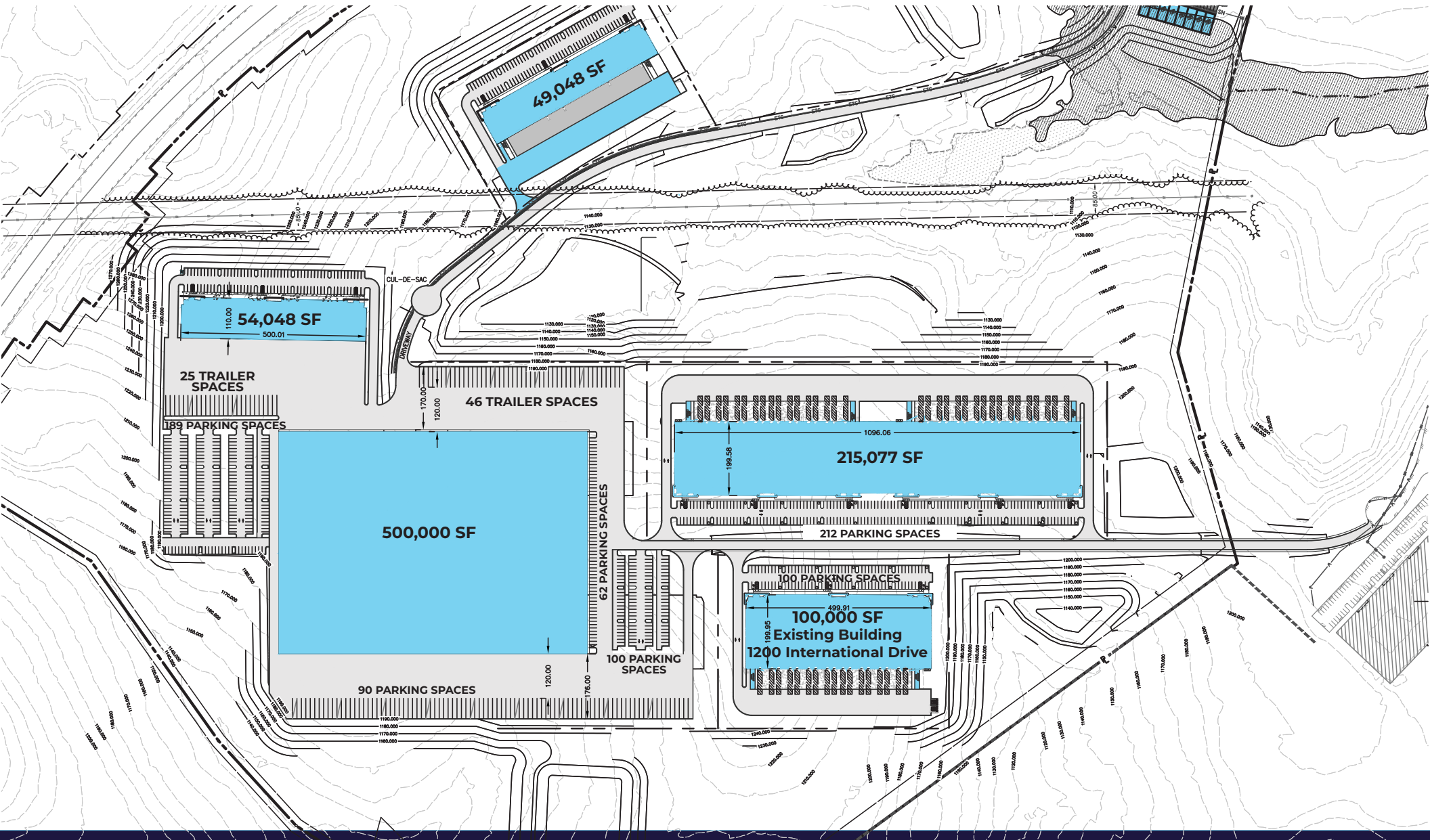
SCALING TO FIT.
ONE SQUARE FOOT AT A TIME.

ALTERNATIVE SITE PLAN

CAN ACCOMMODATE UP TO 500,000 SF BUILDING



NORTH FAYETTE
INDUSTRIAL PARK



INTERNATIONAL DRIVE | OAKDALE, PA 15071

READY FOR DEVELOPMENT

165 +/- ACRES

75 +/- acres
PHASE 2

1500 International Drive
PAD READY

1300 International Drive
PAD READY

1400 International Drive
PAD READY

Building 1
DELIVERED 2024

+/- 100,000 SF
Total Building
Industrial Warehouse
Subdividable to 20,000 SF

30'
Clear
Height

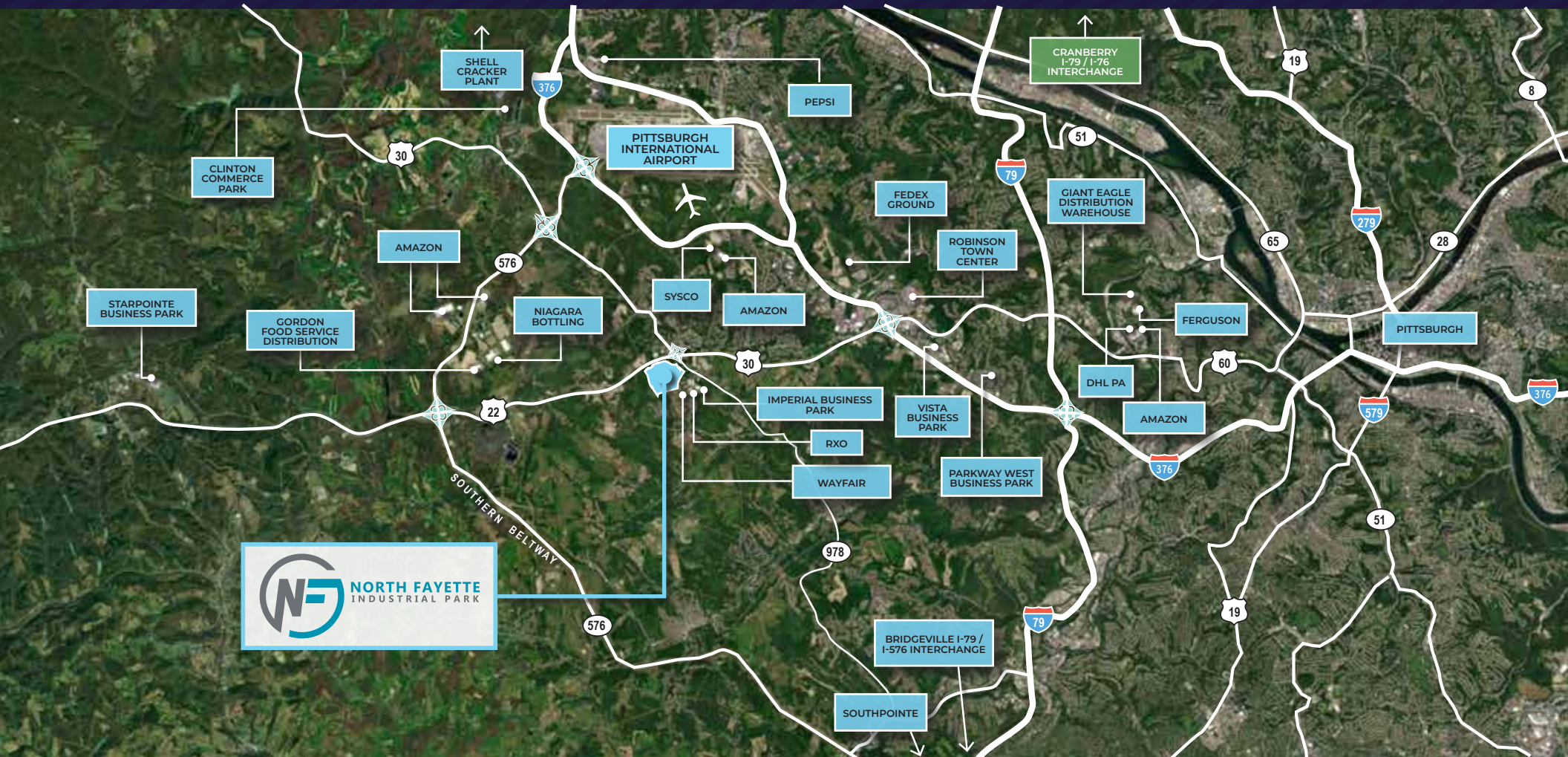
10
Exterior Dock Doors
With Levelers & Seals
(Up to 17)

97
Car Parking
Spaces

Up to 18
Trailer Parking
Spaces

PROTOTYPE SPEC BUILDING

A HUB. FOR CONVENIENCE AND CONNECTIVITY.



LESS THAN 1 MILE



5 MILES



8.7 MILES



5 MILES TO PA TURNPIKE (SOUTHERN BELTWAY)



5.3 MILES TO PITTSBURGH INTERNATIONAL AIRPORT

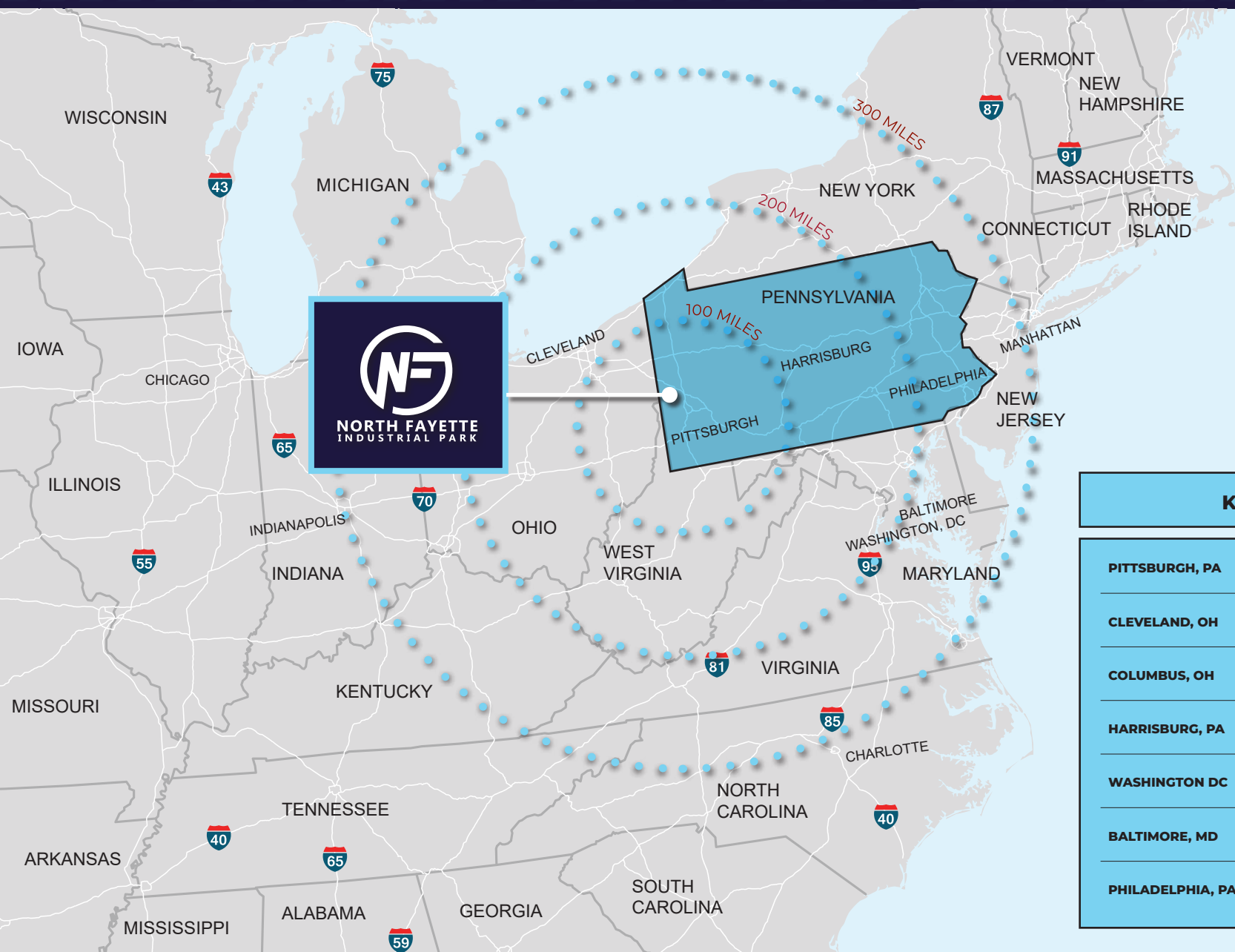


**15 MILES TO
DOWNTOWN PITTSBURGH**

SEAMLESSLY CONNECTING



NORTH FAYETTE
INDUSTRIAL PARK



KEY DISTANCES

PITTSBURGH, PA	15 miles	± 20 min.
CLEVELAND, OH	134 miles	± 2 hrs.
COLUMBUS, OH	179 miles	± 2 hrs. 50 min.
HARRISBURG, PA	218 miles	± 3 hrs. 30 min.
WASHINGTON DC	261 miles	± 4 hrs.
BALTIMORE, MD	263 miles	± 4 hrs.
PHILADELPHIA, PA	319 miles	± 5 hrs.

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INDUSTRIAL PARK**

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