

# FRANKLIN CROSSROADS PARK

1500 W CHESTNUT STREET | WASHINGTON, PA 15301 | NORTH FRANKLIN TOWNSHIP



OVER 335,000 SF OF REPOSITIONED INDUSTRIAL SPACE AVAILABLE



[WWW.FRANKLINCROSSROADSPARK.COM](http://WWW.FRANKLINCROSSROADSPARK.COM)



INDUSTRIAL UNITS RANGING FROM 25,000 SF - 93,000+ SF



EXCELLENT HIGHWAY ACCESS TO I-70 AND I-79



SIGNIFICANT BASE BUILDING IMPROVEMENTS

OWNED & MANAGED BY:



FOR LEASING INFORMATION:



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# PROJECT OVERVIEW



## *Adaptive Reuse Project Transforming Former Mall to Modern Mixed-Use Industrial, Retail & Business Hub...*

Industrial Realty Group, LLC ("IRG"), one of the country's largest owners of commercial and industrial properties, and PREP Funds, a dedicated real estate fund management and advisory firm, in partnership have acquired Washington Crown Center, a mall located in North Franklin Township/Washington County, Pennsylvania. The 450,000 SF project has been rebranded Franklin Crossroads Park.

The ownership team will be redeveloping the property through a conversion of the former mall and department store space to create a mixed-use hub and multi-tenant business park campus. The development will expand the property's retail and commercial use to offer light industrial, warehousing, advanced manufacturing, research and development and flex spaces tailored to meet the evolving needs of today's businesses.

Strategically located within the greater Pittsburgh market with direct access to I-70, this redevelopment project is set to create a dynamic and thriving center of industry and commerce and drive long-term growth for the Washington, PA area.

*Renovated and improved industrial units will be available for lease in late Spring / early Summer of 2026.*

## PROPERTY HIGHLIGHTS

- ▶ 335,000+ SF of repositioned industrial space available on the western side of the project
- ▶ Flexible tenant unit sizes ranging from 25,000 SF – 93,000+ SF
- ▶ Potential to combine units (up to 150,000 SF) to accommodate larger tenant footprints
- ▶ Robust base building improvements
- ▶ Visibility from I-70
- ▶ Immediate highway access to the I-70 interchange
- ▶ 4 minutes / 2.5 miles to I-79
- ▶ Economical lease opportunity for a wide variety of light industrial uses
- ▶ Tenant customization: build-to-suit office, loading (docks and drive-in doors), and buildout packages
- ▶ Light Industrial Redevelopment Overlay District Zoning
- ▶ Established multi-tenant business location with great amenities nearby





# MASTER PLAN - AERIAL

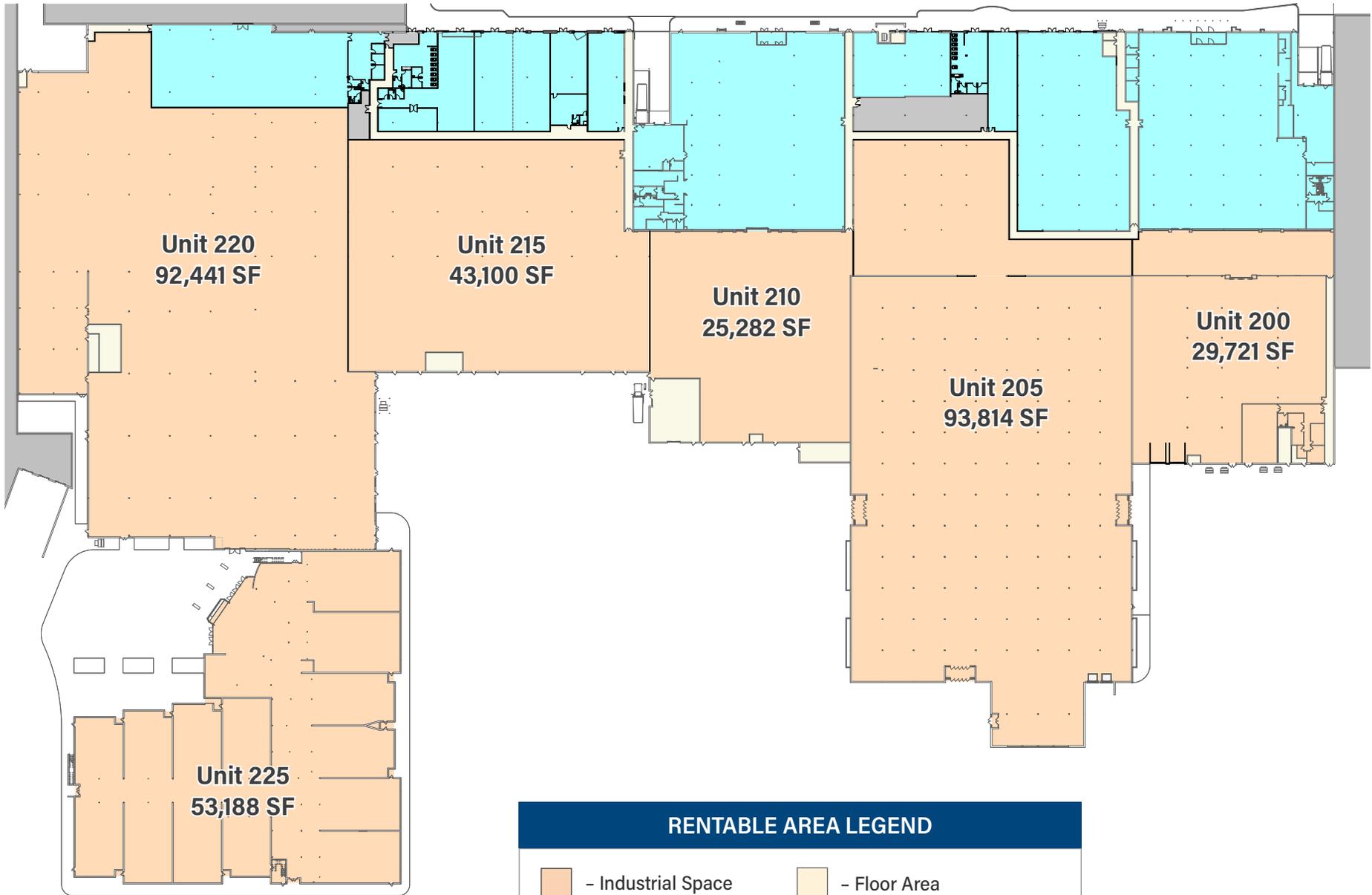


## LEGEND

-  - Industrial Space (available)
-  - Retail Space (leased)
-  - Property Boundary
-  - Occupied Space (alternate owner)
-  - Retail Space (available)



# MASTER PLAN - FLOOR PLAN



**RENTABLE AREA LEGEND**

 - Industrial Space	 - Floor Area
 - Retail Space	 - Building Common Area

# UNIT 200 - 29,721 SF



CONCEPTUAL RENDERING

# UNIT 205 - 93,814 SF



CONCEPTUAL RENDERING



UNIT 205  
93,814 SF

EXISTING

# UNIT 210 - 25,282 SF



CONCEPTUAL RENDERING



EXISTING

# UNIT 215 - 43,100 SF



CONCEPTUAL RENDERING



UNIT 215  
43,100 SF

EXISTING

# UNIT 220 - 92,441 SF



CONCEPTUAL RENDERING



EXISTING



# UNIT 225 - 53,188 SF

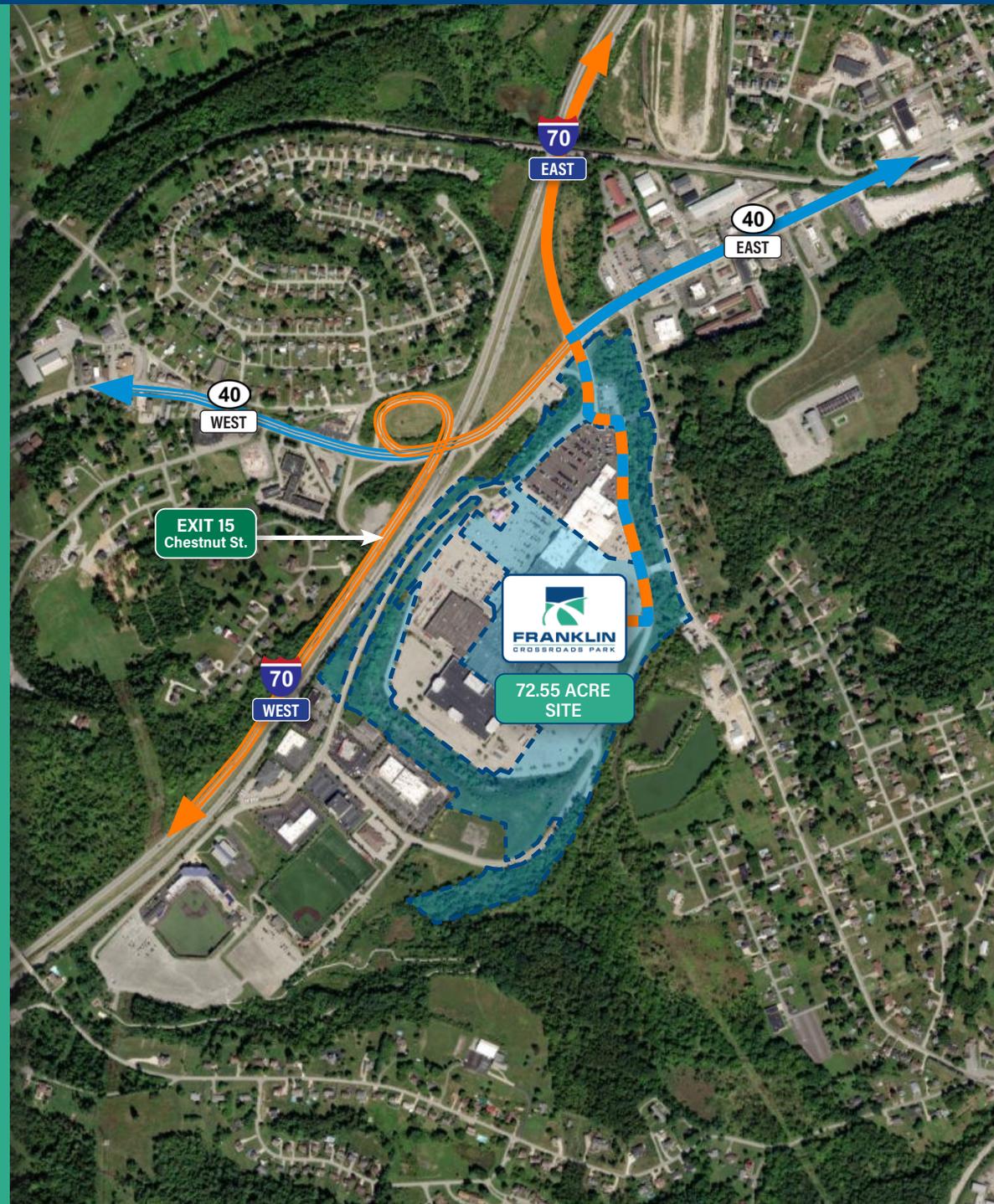
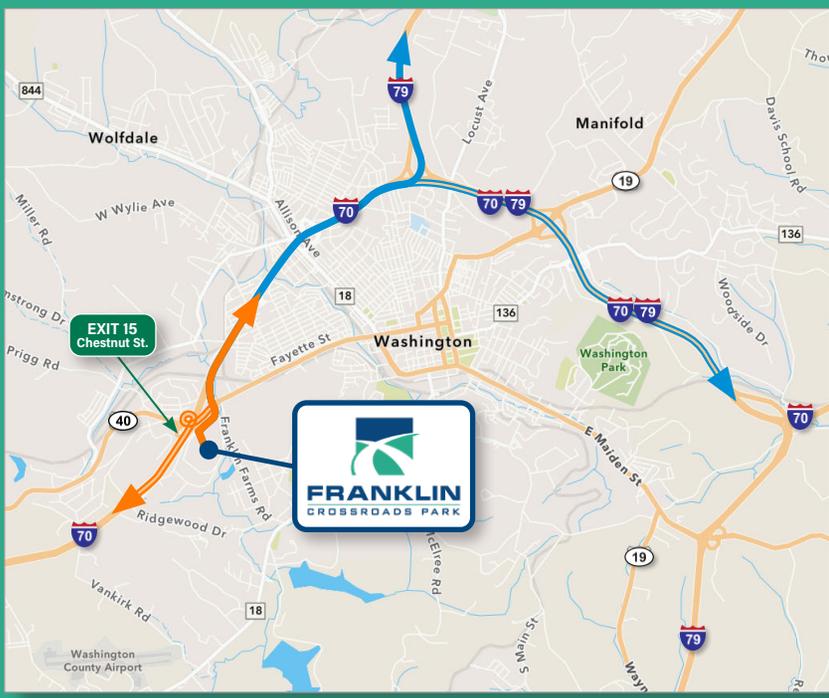


CONCEPTUAL RENDERING



EXISTING

# PREMIER LOCATION



EXCELLENT  
HIGHWAY ACCESS  
TO I-70 AND I-79



GREAT AMENITIES  
NEARBY



ESTABLISHED  
MULTI-TENANT  
BUSINESS LOCATION



PREMIER REGIONAL  
DISTRIBUTION  
LOCATION



72.55 ACRE  
SITE

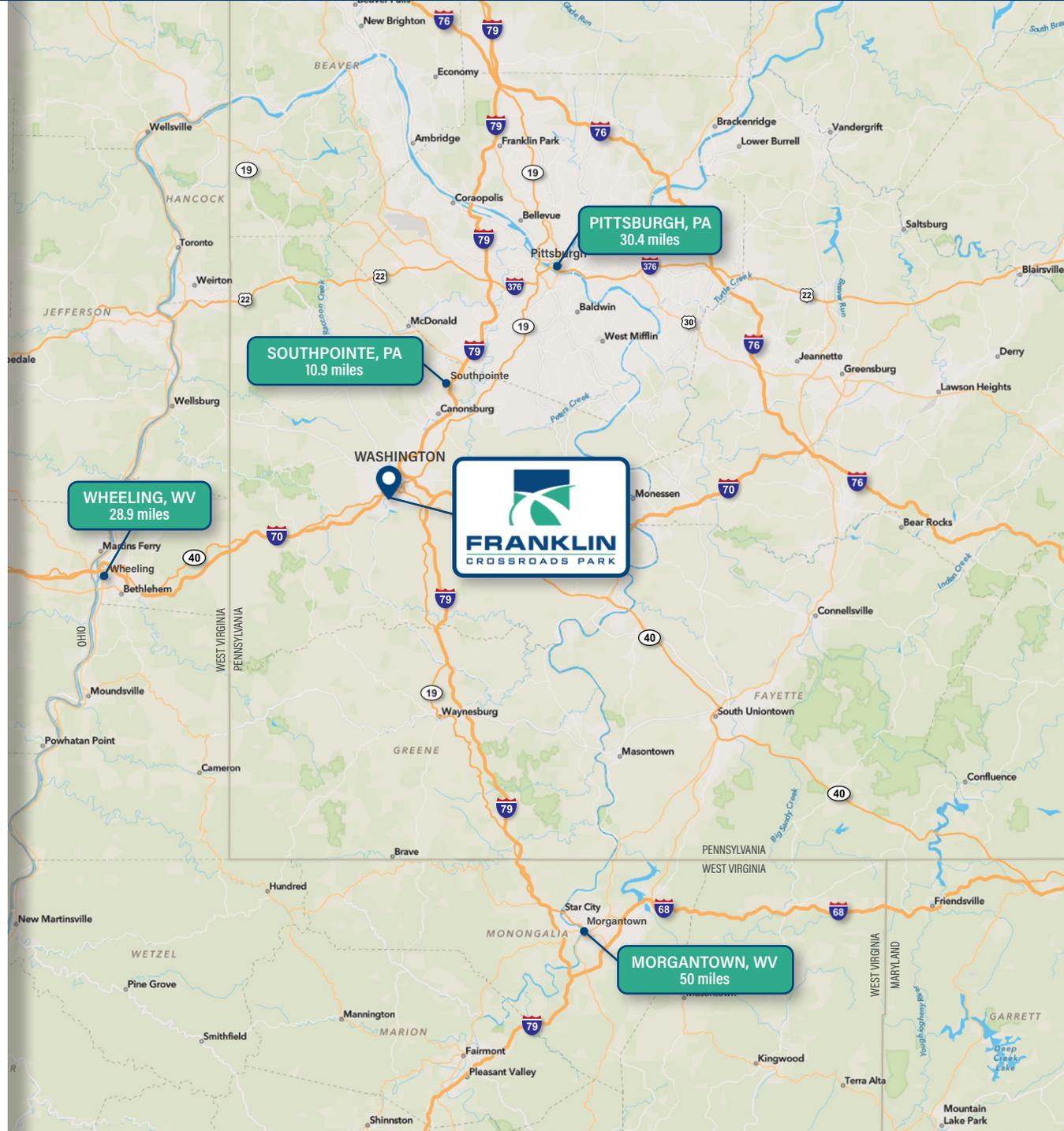
# PREMIER LOCATION

## FRANKLIN CROSSROADS PARK

1500 W Chestnut Street | Washington, PA 15301  
North Franklin Township | Washington County  
Greater Pittsburgh Market

## KEY DISTANCES

- ▶ Direct access to I-70 Interchange
- ▶ 4 minutes / 2.5 miles to I-79
- ▶ Southpointe, PA (15 min)
- ▶ Wheeling, WV (30 min)
- ▶ Pittsburgh, PA (35 min)
- ▶ Morgantown, WV (54 min)



# OWNER PROFILES



PREP Funds is a commercial real estate fund management and advisory firm. Founded in 2020, PREP Funds focuses on acquisition and development strategies across healthcare, industrial, and retail. PREP Funds is a manager and sponsor of real estate investment funds across sectors with durable fundamental tailwinds. This includes a \$100MM value-add opportunities fund that invests in industrial and retail redevelopment projects that meet desired criteria allowing for a transformation of existing properties to enhance value and functionality.



**IRG**  
Industrial Realty Group, LLC

IRG is a nationwide real estate development and investment firm specializing in the acquisition, development and management of commercial and industrial real estate throughout the United States. IRG, through its affiliated partnerships and limited liability companies, operates a portfolio containing over 150 properties in 31 states with over 100 million square feet of rentable space. IRG is nationally recognized as a leading force behind the adaptive reuse of commercial and industrial real estate, solving some of America's most difficult real estate challenges.



Please contact the leasing team for more information:

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