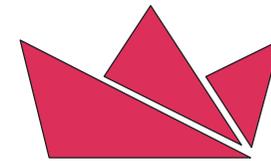


# IMPERIAL BUSINESS PARK

AVAILABLE IMMEDIATELY



**50,000 SF Warehouse/Distribution  
Space Available**  
300 CROWN CT. OAKDALE, PA 15071



**IMPERIAL  
BUSINESS PARK**

**NEWMARK**



Owned & Managed by  
**SL Industrial Partners**  
A Silverman Group Company

**Louis V. Oliva, CCIM, SIOR**  
Executive Managing Director  
412.434.1053  
louis.olivia@nrmk.com

**Anthony Oliva**  
Director  
412.434.1073  
anthony.oliva@nrmk.com

# PROPERTY FEATURES

- 50,000 SF AVAILABLE
- 28' CLEAR HEIGHT
- 50'X50' COLUMN SPACING
- ESFR SPRINKLER SYSTEM
- CAPITAL CAMPAIGN



## JOIN OTHER IBP TENANTS INCLUDING



Owned & Managed

**NEWMARK**

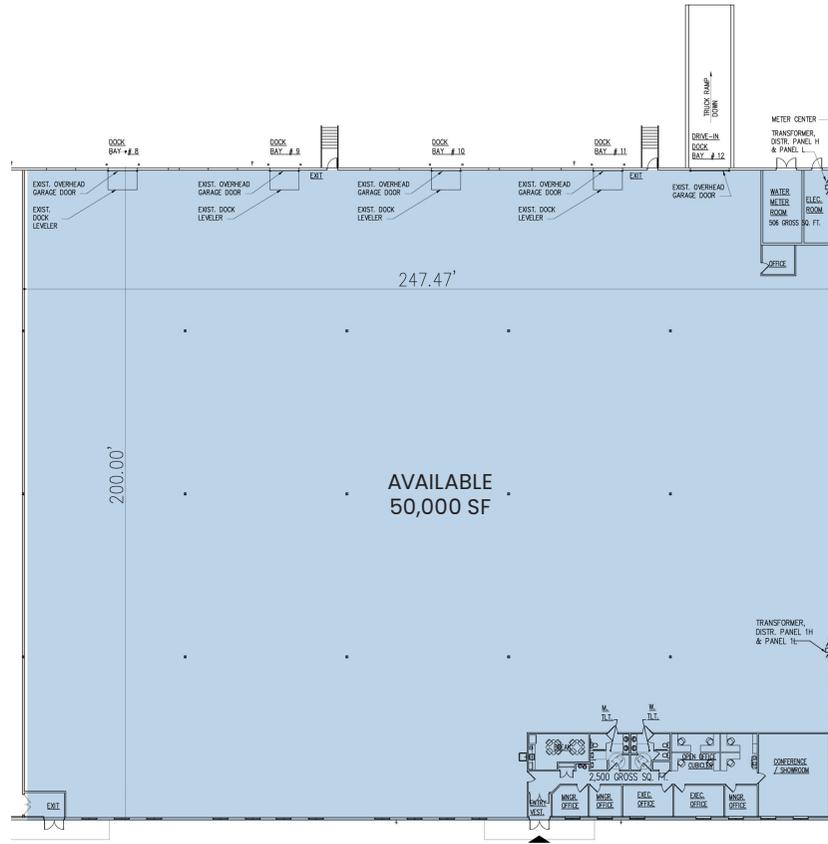


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# FLOOR PLAN



**AVAILABLE**

50,000 WITH 2,500 SF OF EXISTING OFFICE SPACE

# BUILDING SPECS



## LEASE INFORMATION

- 28' clear height
- 50'x50' column spacing
- ESFR Sprinkler System



## LOADING

- Five - 9x10 dock high doors
- One 12 x 14 drive-in door



## LEASE RATE

- Lease Rate: \$9.25/SF NNN
- Real estate taxes \$1.23/SF
- CAM: \$1.25/SF

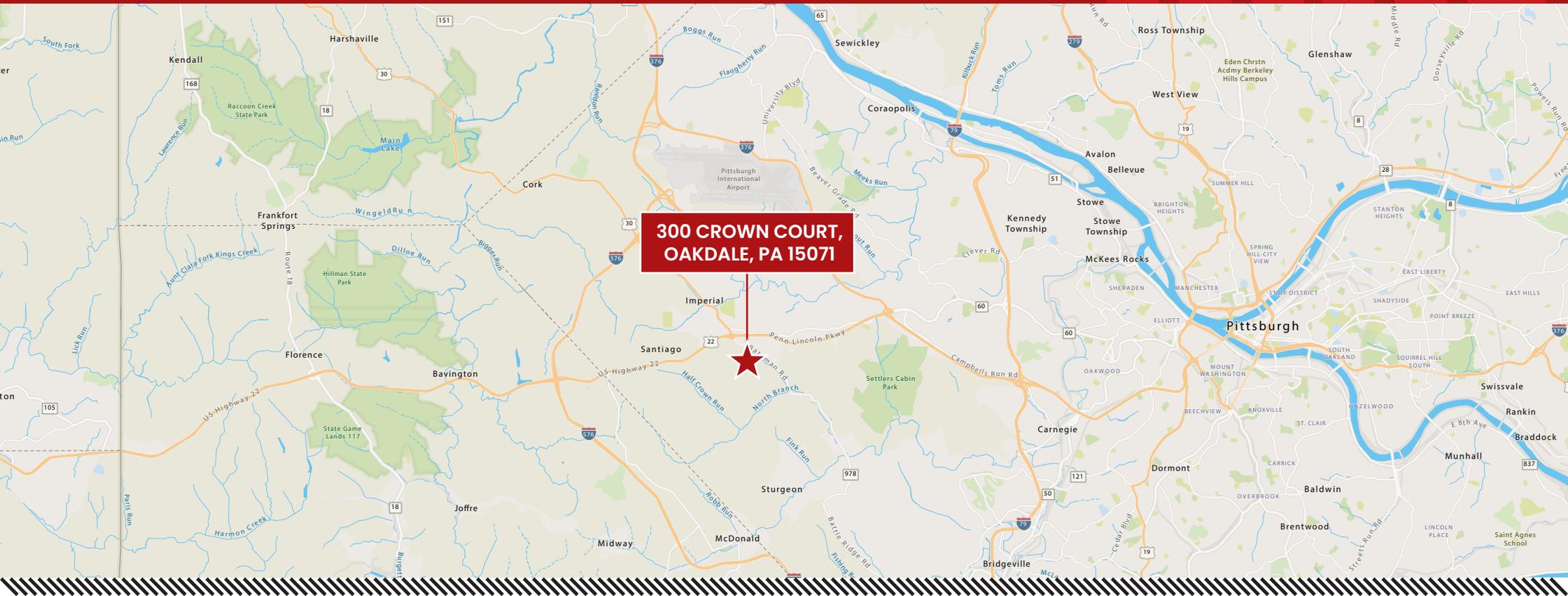


## ELECTRIC

- 600 AMP, 277/480 Volt, 3-Phase service, additional service available
- T-5 Energy efficient light fixtures
- Greenheck energy efficient heaters



# LOCATION MAP



**Pittsburgh International Airport**  
6.7 miles



**Downtown Pittsburgh**  
15.6 miles



**Interstate 79**  
9 miles



**US Highway 22**  
1 mile

**NEWMARK**



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# PROPERTY LOCATIONS



# CONTACT



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**NEWMARK**

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