

FRANKLIN CROSSROADS PARK

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



**±300,000 SF OF INDUSTRIAL SPACE
AVAILABLE FOR LEASE**



WWW.FRANKLINCROSSROADSPARK.COM

OWNED & MANAGED BY:



FOR LEASING INFORMATION:



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INDUSTRIAL UNITS
RANGING FROM
25,000 SF - 150,000+ SF



EXCELLENT
HIGHWAY ACCESS
TO I-70 AND I-79



RENOVATIONS
UNDERWAY, DELIVERY
PLANNED FALL 2026

PROJECT OVERVIEW



Transforming a Former Mall into a Modern Mixed-Use Industrial, Retail & Business Park

Franklin Crossroads Park is bringing 300,000+ SF of light industrial space to Washington, Pennsylvania. The former Washington Crown Center mall is being transformed into a modern mixed-use business hub, offering repositioned industrial spaces from approximately 25,000 SF to 150,000 SF with customizable tenant buildout packages.

Designed for warehousing, manufacturing, distribution, research and development, and other light industrial uses, the project provides modernized infrastructure and a faster path to occupancy than traditional ground-up development.

Strategically located with direct access to I-70 and convenient connectivity to I-79, Franklin Crossroads Park is well positioned to serve the greater Pittsburgh and tri-state markets.

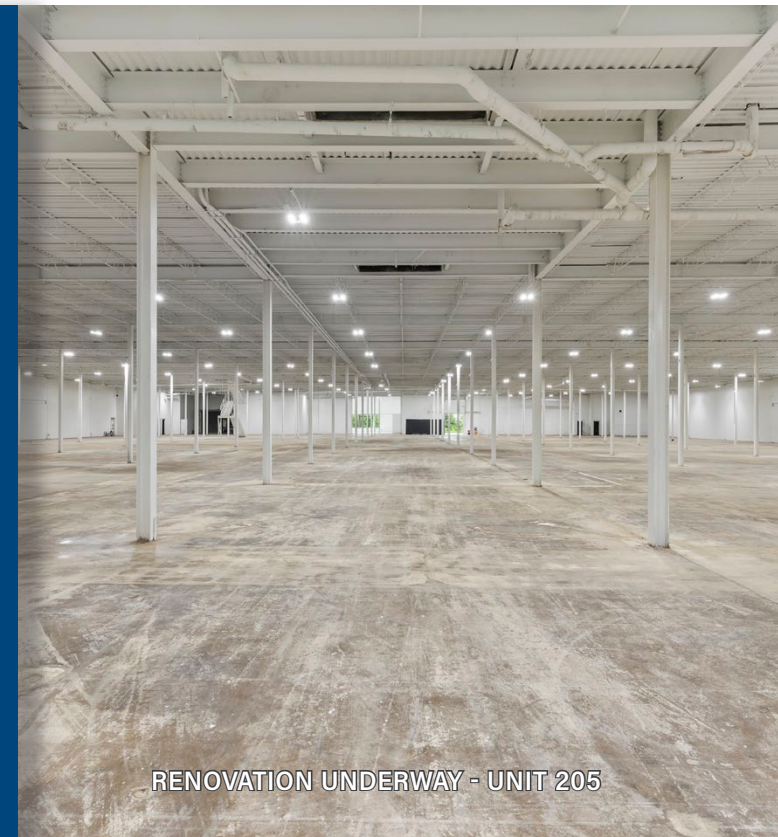
The redevelopment is being led by Industrial Realty Group, LLC ("IRG") and PREP Funds, nationally recognized leaders in adaptive reuse and complex commercial redevelopment and investment. Together, their teams bring extensive experience repositioning former regional malls and creating high-quality business destinations that support long-term economic growth.

PROJECT HIGHLIGHTS

- ▶ +/- 450,000 SF project (including industrial, retail and business park space) on 72.6 acres
- ▶ +/- 300,000 SF of renovated, improved industrial space available
- ▶ Flexible industrial suites ranging from 25,000 SF – 93,000+ SF
- ▶ Suites can be combined to accommodate requirements up to 150,000 SF
- ▶ Industrial suites are currently under construction and planned for delivery in Fall 2026
- ▶ Customizable office, dock high and drive-in loading, and tenant buildout packages

LOCATION HIGHLIGHTS

- ▶ Immediate access to I-70 via Exit 15 at Chestnut Street
- ▶ Visibility from I-70
- ▶ Approximately 2.5 miles (four minutes) from I-79
- ▶ Located within an established mixed-use destination with nearby amenities
- ▶ North Franklin Township, Washington County



MASTER PLAN



INDUSTRIAL AVAILABILITY SPECIFICATIONS

Available Industrial SF	+/- 300,000 SF
Unit Size Ranges	25,000 SF – 93,000+ SF Can combine units up to 150,000 SF
Office Space	To-Suit
Loading	To-Suit (Dock High and Drive-In Loading)
Clear Height	17' - 32'

Sprinkler	Wet System or ESFR
HVAC	Space is heated; Can be fully conditioned
Lighting	LED
Power	Heavy 3-Phase Power in-place
Column Spacing	Varies
Zoning	L1 - Light Industrial (N Franklin Township)



MASTER PLAN - AERIAL

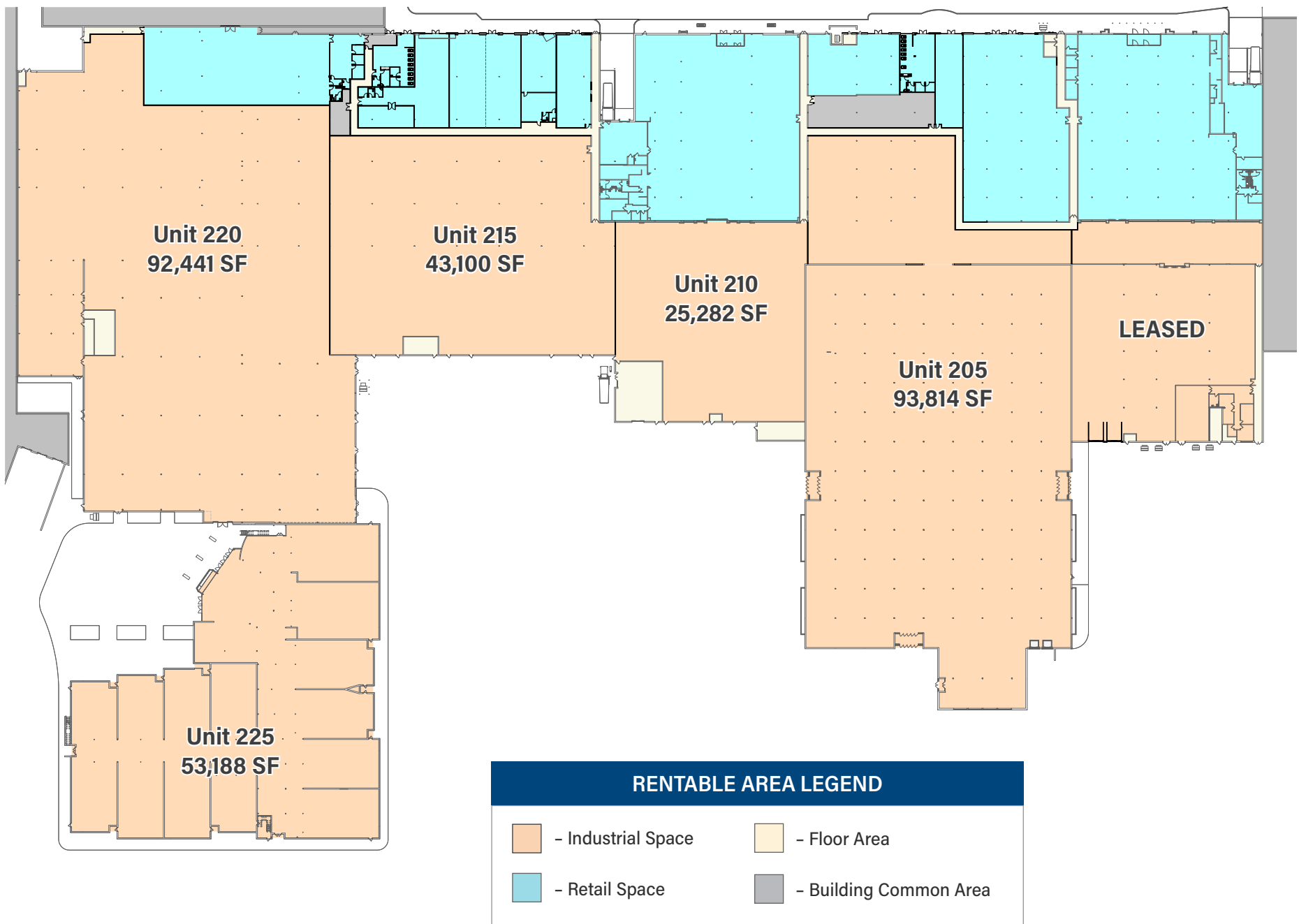


LEGEND

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



MASTER PLAN - FLOOR PLAN



UNIT 205 - 93,814 SF



CONCEPTUAL RENDERING



CURRENT INTERIOR PROGRESS





UNIT 210 - 25,282 SF



UNIT 215 - 43,100 SF





UNIT 220 - 92,441 SF





UNIT 225 - 53,188 SF



PREMIER LOCATION



EXCELLENT
HIGHWAY ACCESS
TO I-70 AND I-79



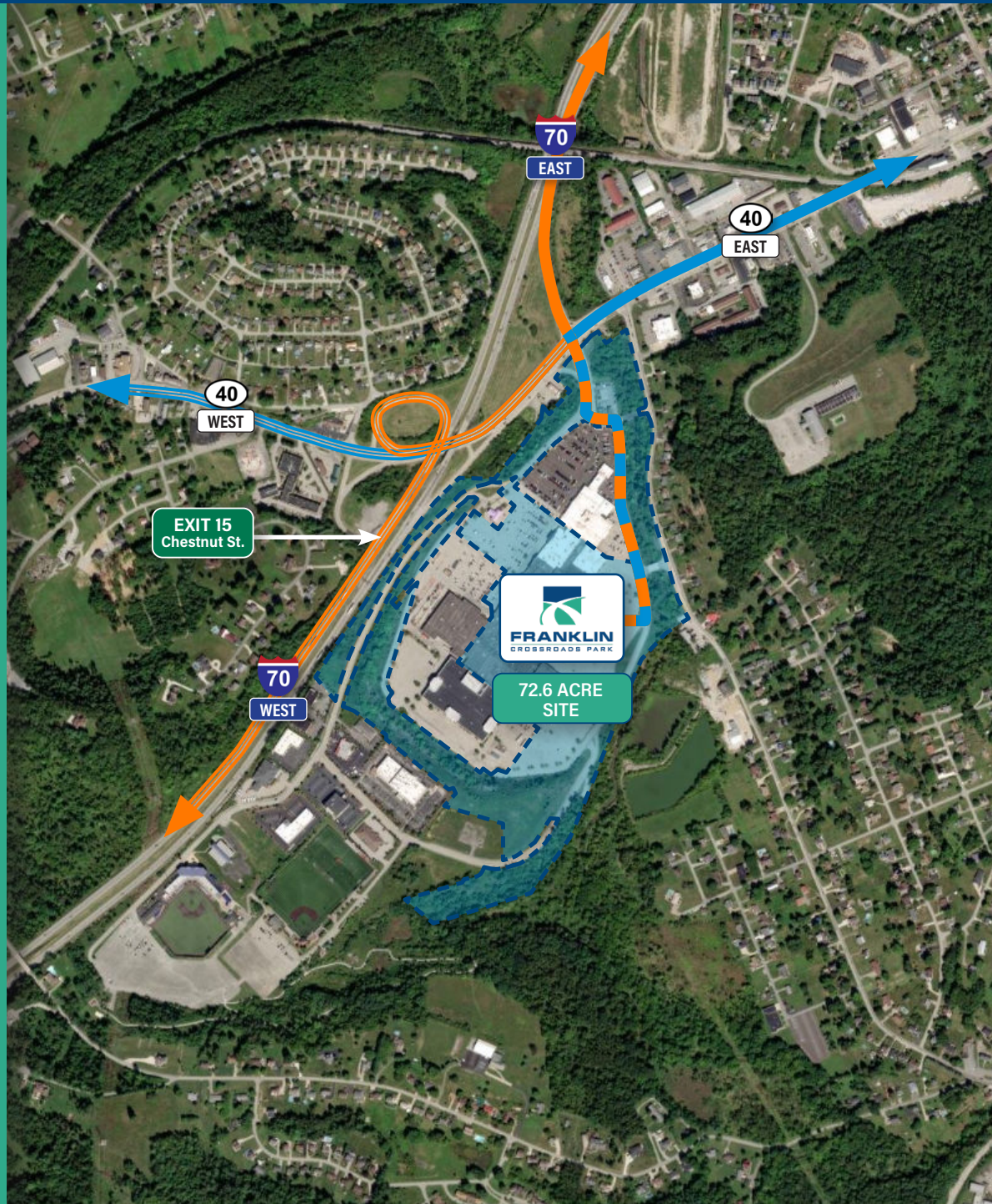
GREAT AMENITIES
NEARBY

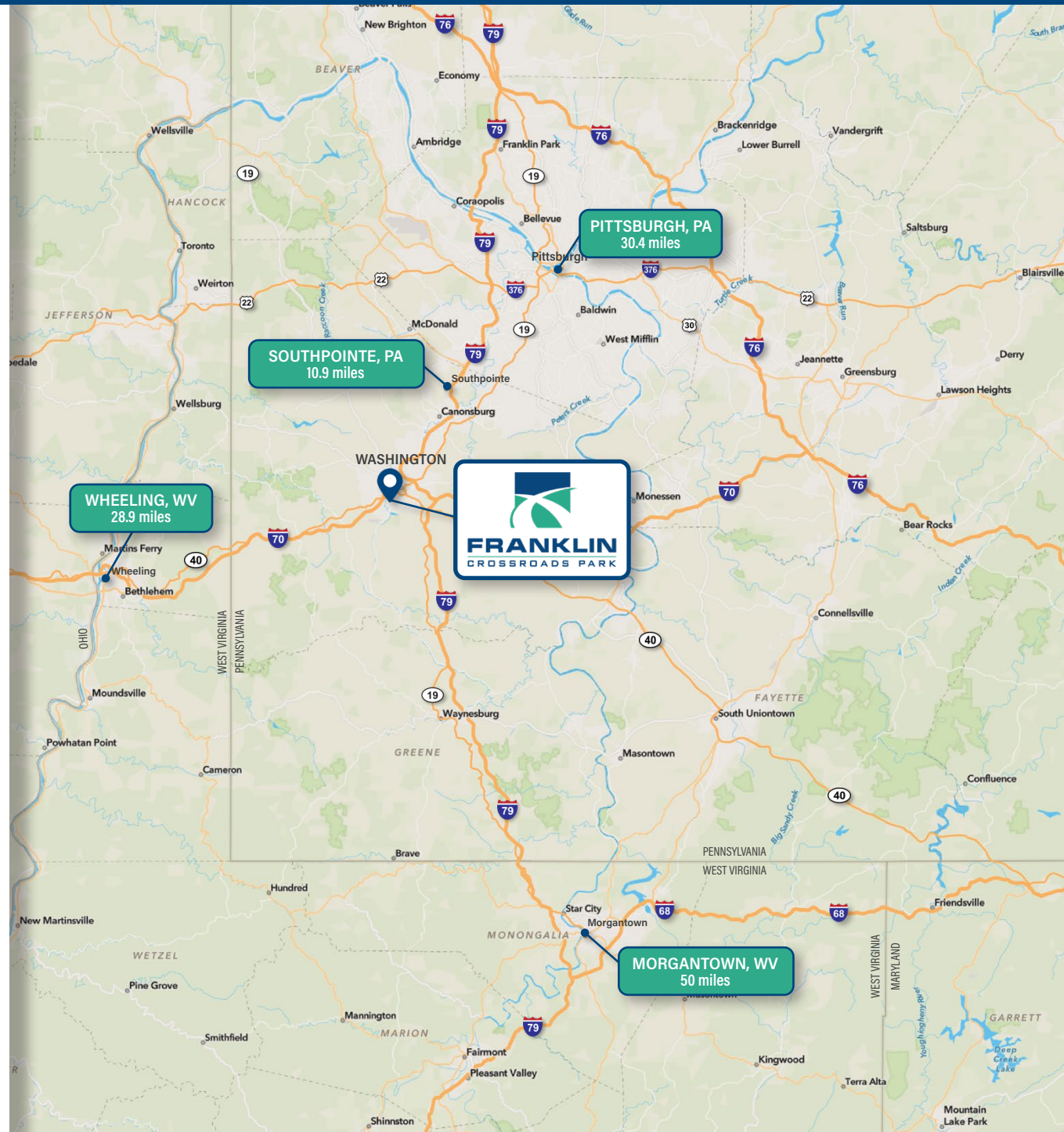


ESTABLISHED
MULTI-TENANT
BUSINESS LOCATION



PREMIER REGIONAL
DISTRIBUTION
LOCATION





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.



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