



1000  
BLUE SKY LANE

BUILDING 1  
CORAOPOLIS, PA 15108

132,053 SF<sub>±</sub>  
AVAILABLE



Developed by:

**M MERUS**

Marketed by:

**CBRE**

**KIM CLACKSON**  
Executive Vice President  
412.471.3018  
kim.clackson@cbre.com

**MATT CLACKSON**  
Senior Vice President  
412.471.4069  
matt.clackson@cbre.com

**JOSH SINGER**  
Associate  
412.496.7255  
josh.singer@cbre.com

**WAREHOUSE | DISTRIBUTION OPPORTUNITY**

ADJACENT TO I-376 | FINDLAY TOWNSHIP | ALLEGHENY COUNTY

# SKYVIEW BUSINESS PARK

## SITE PLAN



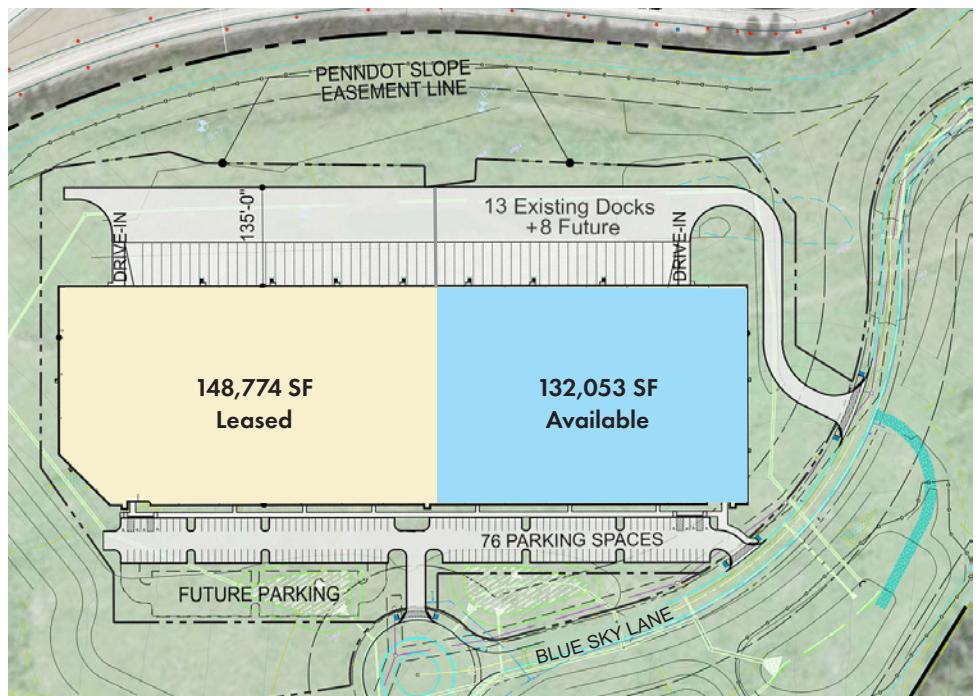
ZONING: (MXU) MIXED USE | ADJACENT TO I-376 | HIGHWAY EXPOSURE

## BUILDING 1

# 1000 BLUE SKY LANE

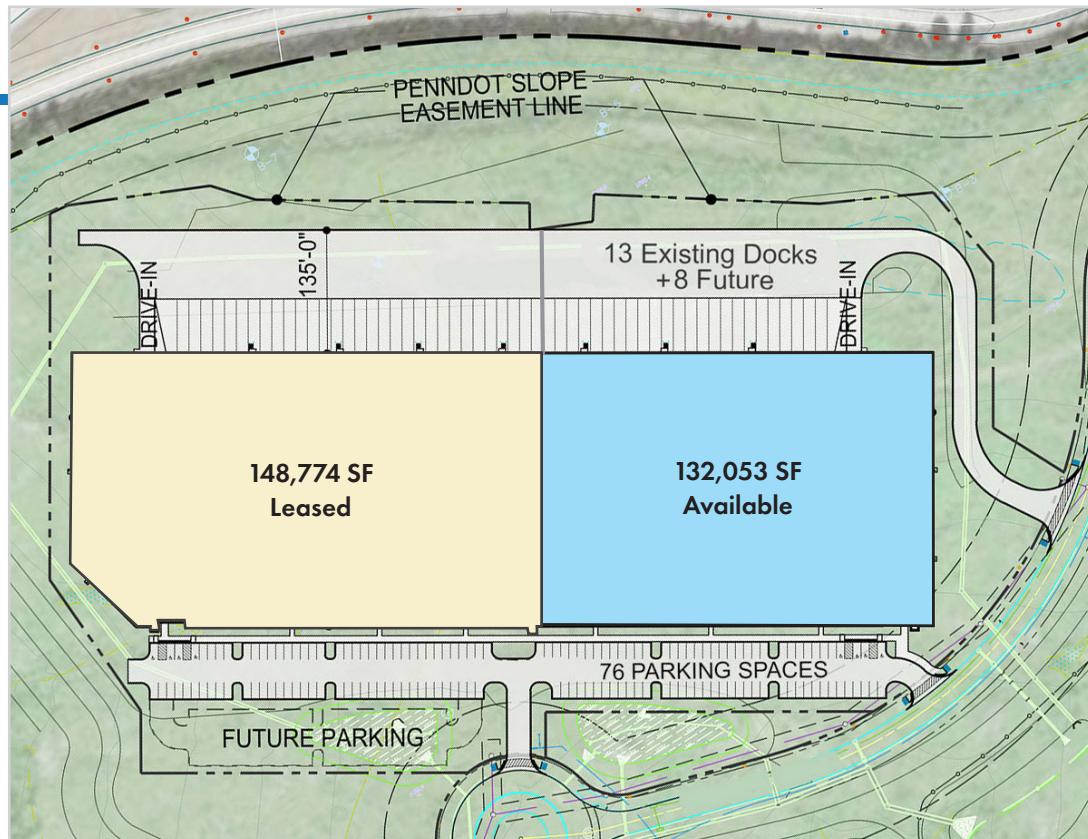


Total Building Size:	280,826 SF±
Space Available:	132,053 SF±
Office Space:	Build to Suit
Clear Height:	32' After Loading Bay
Column Spacing:	Warehouse Bays: 60' x 56'
Truck Court:	135' deep
Fire Protection System:	ESFR K-17 System
Dock Positions:	13 Existing; 8 Knock-out Positions
Drive-In Doors:	1
Walls:	8" Pre-Cast Concrete Wall Panels
Concrete Slab:	6", 4000 PSI
Electrical:	Total Building: 1600 Amps, 480/277V Available Space: 800 Amps, 480/277V
Parking Stalls:	76 Spaces
Roof:	Mechanically fastened, utilizing .045 mil white TPO roof membrane
Zoning:	(MXU) Mixed Use Located within the Foreign Trade Zone (FTZ)



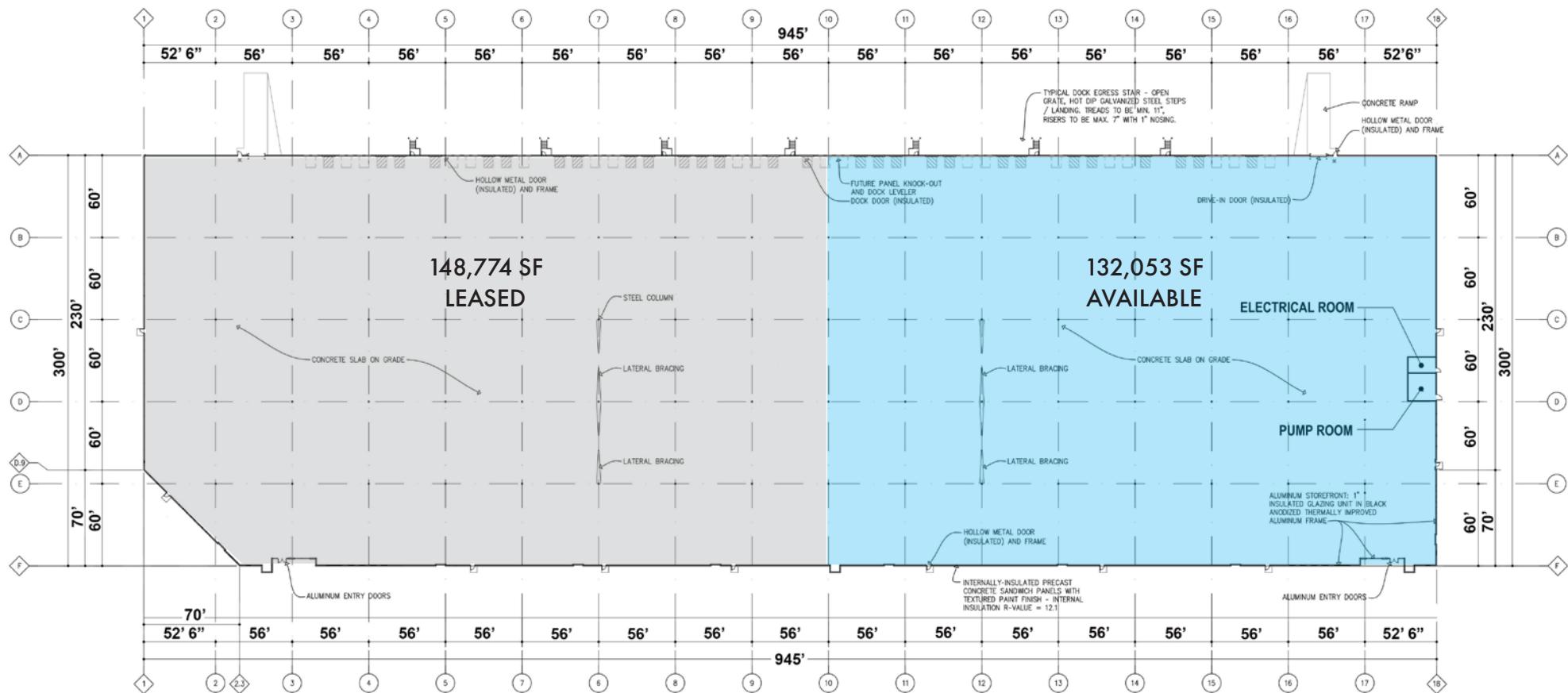
## BUILDING 1 - 1000 BLUE SKY LANE

### SITE PLAN



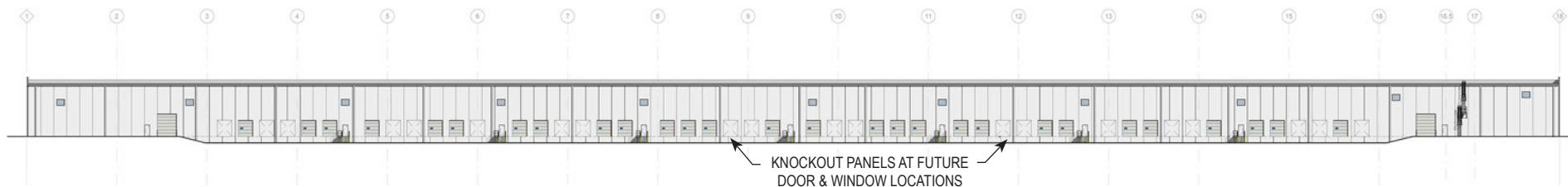
## BUILDING 1 - 1000 BLUE SKY LANE

### FLOOR PLAN

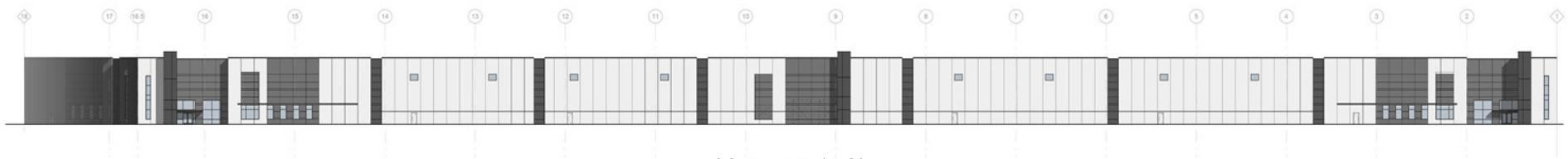


## BUILDING 1 - 1000 BLUE SKY LANE

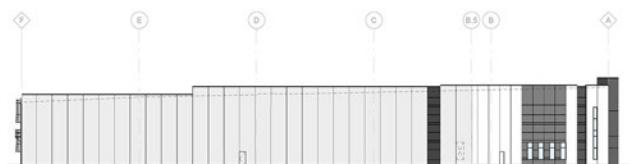
### BUILDING ELEVATIONS



NORTH ELEVATION



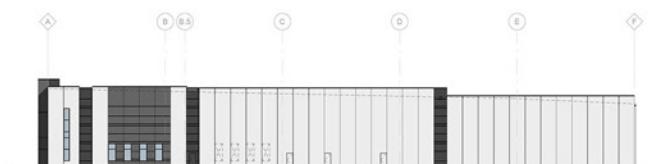
SOUTH ELEVATION



WEST ELEVATION



SOUTHWEST ELEVATION



EAST ELEVATION

## SKYVIEW BUSINESS PARK

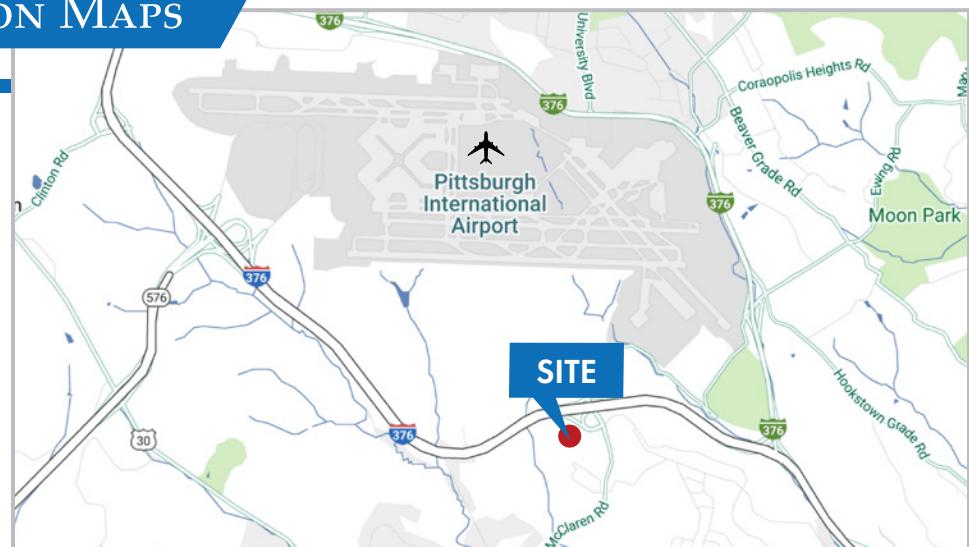
### PRIME LOCATION



- Easy access and within close proximity to Interstate 376
- 2.5 miles / 5 minutes from Rt. 30
- 6 miles / 10 minutes from the Pittsburgh International Airport
- 7 miles / 11 minutes from Interstate 79
- 14 miles / 24 minutes from downtown Pittsburgh
- 20 miles from the Shell Ethylene Cracker Plant in Monaca
- 218 miles from Harrisburg / 319 miles from Philadelphia

SKYVIEW BUSINESS PARK

## LOCATION MAPS



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