

# FINDLAY INDUSTRIAL PARK

## Lots for Sale/Development

Route 576, Findlay Township, Allegheny County



**Location:**

Southeast corner of Exit 4 (Westport Drive), PA Route 576, Findlay Township, Allegheny County, PA

**Access:**

The subject property has direct access from Exit 4 of PA Route 576 and is located 3 miles south of the Pittsburgh International Airport at I-376/PA Route 60 and 1 mile north of PA Route 22. The most southern portion of the property is situated at the existing McDonald/Midway Exit of PA Route 22

**Potential Uses:**

Light Manufacturing; Regional or Distribution Center; Research and Development Center or C-Store

**Land Area:**

+/- 640 Acres Total Acres Available

**Zoning:**

LI - Light Industrial

Excellent Location

Immediate Highway Access

Build-to-Suit

Sale/Lease

Louis V. Oliva, CCIM, SIOR Executive Managing Director 412.434.1053 louis.oliva@nmrk.com

210 Sixth Avenue, Suite 600, Pittsburgh, PA 15222 412.281.0100 www.ngkf.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warrant or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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**NEWMARK**

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### Phase IV - Findlay Township / Allegheny County

#### Lot:      Acres:      Asking Price:

L*	37	\$4,500,000 – can accommodate 350,000 SF
L-17	12	\$1,500,000 – can accommodate 75,000 SF
L-18	25	\$3,500,000 – can accommodate 275,000 SF
O	20	\$1,600,000 - can accommodate 100,000 SF
P	5	\$1,600,000; can accommodate a C-Store; Fueling Center

\*can subdivide

#### UTILITY PROVIDERS:

Electric:	Duquesne Light
Gas:	Peoples
Water:	Findlay Municipal Authority
Sewer:	Findlay Municipal Authority
Telephone:	Armstrong

#### 2025 REAL ESTATE TAX RATES: (Based on 2022 Fiscal Year)

Allegheny County:	6.43 Mills
Findlay Township:	1.60 Mills
West Allegheny School:	18.51 Mills
Total:	26.54 Mills

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# Findlay Industrial Park Phase IV



LOT L-17

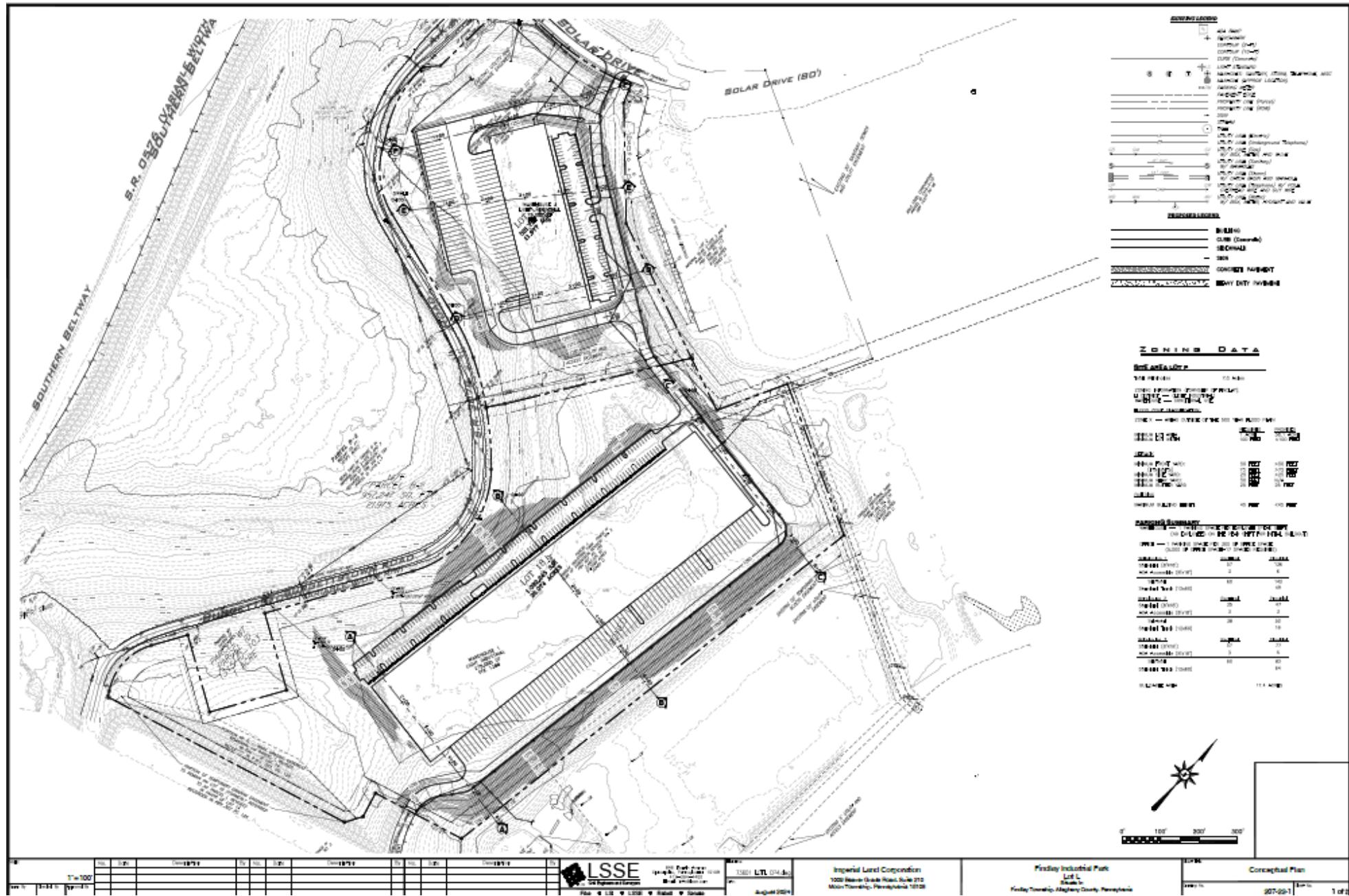
# Findlay Industrial Park Phase IV



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# Lots for Sale/Development

## Route 576, Findlay Township, Allegheny County



# Findlay Industrial Park Phase IV



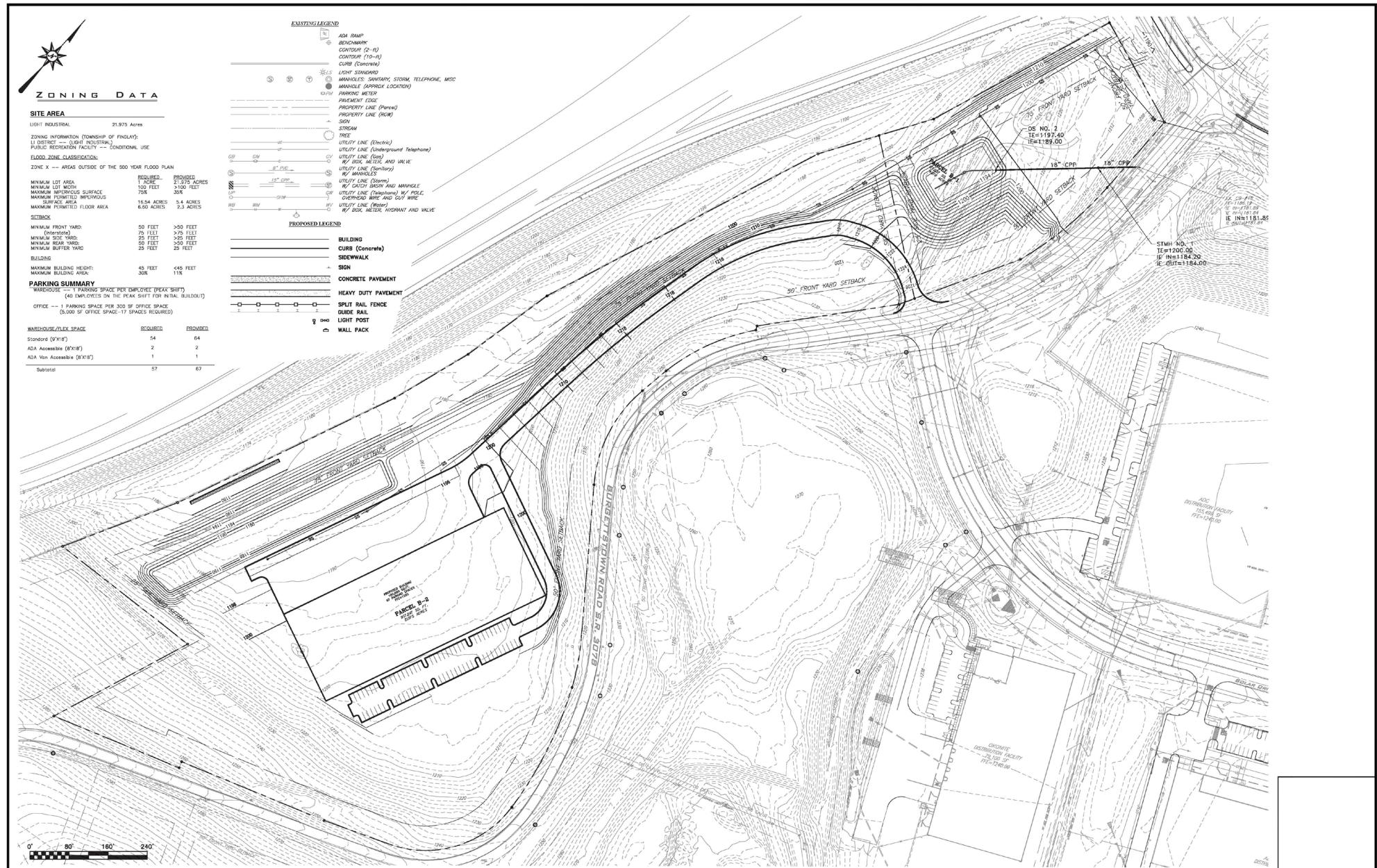
# Findlay Industrial Park Phase IV - Proposed Lots



# FINDLAY INDUSTRIAL PARK

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## Route 576, Findlay Township, Allegheny County



Scale: 1" = 100'

By

**Lennon, Smith, Souleret  
Engineering, Inc.** 846 4th Avenue  
Coronpolis, Pennsylvania  
Phone: 412-284-4444

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