



70-ACRE PAD-READY SITE

NEW STRATEGIC INDUSTRIAL DEVELOPMENT

NICHOL AVE, MCKEES ROCKS/STOWE TWP, PA 15136

**CENTRAL LOCATION WITH
DIRECT RAIL SERVICE &
BARGE ACCESS**



**MASTER PLANNED SITE
APPROVED FOR UP TO
1.2 MILLION SF**



**PRIME PROXIMITY
TO USERS &
WORKFORCE**

DEVELOPED BY:



LEASING/SALES:



REDEVELOPMENT
OF A MULTI-MODAL
TRANSLOADING FACILITY
TOTALING OVER 70 ACRES

DOWNTOWN
PITTSBURGH

ENTIRE SITE AVAILABLE
FOR DEVELOPMENT

SITE SIZE
ZONING
UTILITY PROVIDERS

RAIL

70.29 Acres
General Industrial
Electric – Duquesne Light Company - Dual-Feed Service
Gas – Columbia Gas
Water – West View Water Authority / **Wastewater** – Alcosan
Direct access to both CSX and the Pittsburgh & Ohio Central Railroad, which connects directly to Norfolk Southern 2.5 miles away

ENVIRONMENTAL

OTHER

Site has gone through the PA Land Recycling Program ('ACT 2') and has obtained Special Industrial Area (SIA) clearance

Building sizes from 100,000 SF - 1,000,000 SF+ can be accommodated.
Site is above Flood Zone X (500 yr. Flood Plain)
Site is located in a qualified Federal Opportunity Zone (Census Tract ID #4621)



**PHASE 1: HISTORICAL BUILDING
DEMOLITION COMPLETE**



PROJECT OVERVIEW

RockPoint Industrial Park is a new Class A distribution and logistics park, strategically and centrally located in Western Pennsylvania. The project leverages the redevelopment of a multi-modal transloading facility to offer future tenants superior highway access and proximity to labor.

Totalling over 70 acres, RockPoint Industrial Park is master planned and approved for up to 1.2 million SF of state of the art distribution space, while maintaining the flexibility to accommodate building configurations ranging from 100,000 SF to 1 million SF+.

In the first phase of development, SunCap plans to build, "Building A" - 283,815 SF Class A Distribution building. Sitework is currently underway.

PROPERTY HIGHLIGHTS

- Strategically located Class A Distribution & Logistics Development
- Excellent access to multiple major highways
- Central location for regional distribution
- Proximity to dense consumer base for last mile delivery
- Direct rail access to the site with connections to multiple Class I rail providers
- Plentiful trailer staging and outdoor storage
- Fully entitled site
- General industrial zoning
- Located in a Federal Opportunity Zone

PLANNED BUILDING A - 283,815 SF

PLANNED BUILDING A

- 283,815 SF
- 93 LOADING SPACES



- ★ Class A distribution building offering functional clear height, modern build-to-suit offices, dock and drive-in loading, ESFR sprinklers, LED lighting, and flexible subdivision options
- ★ Future development area offers opportunity to customize building and parking configurations



BUILDING DEMOLITION COMPLETE



SITWORK UNDERWAY

PRELIMINARY CONCEPTUAL SITE PLAN

Can be modified for multiple site configurations, including one large building or multiple buildings for build-to-suit projects.

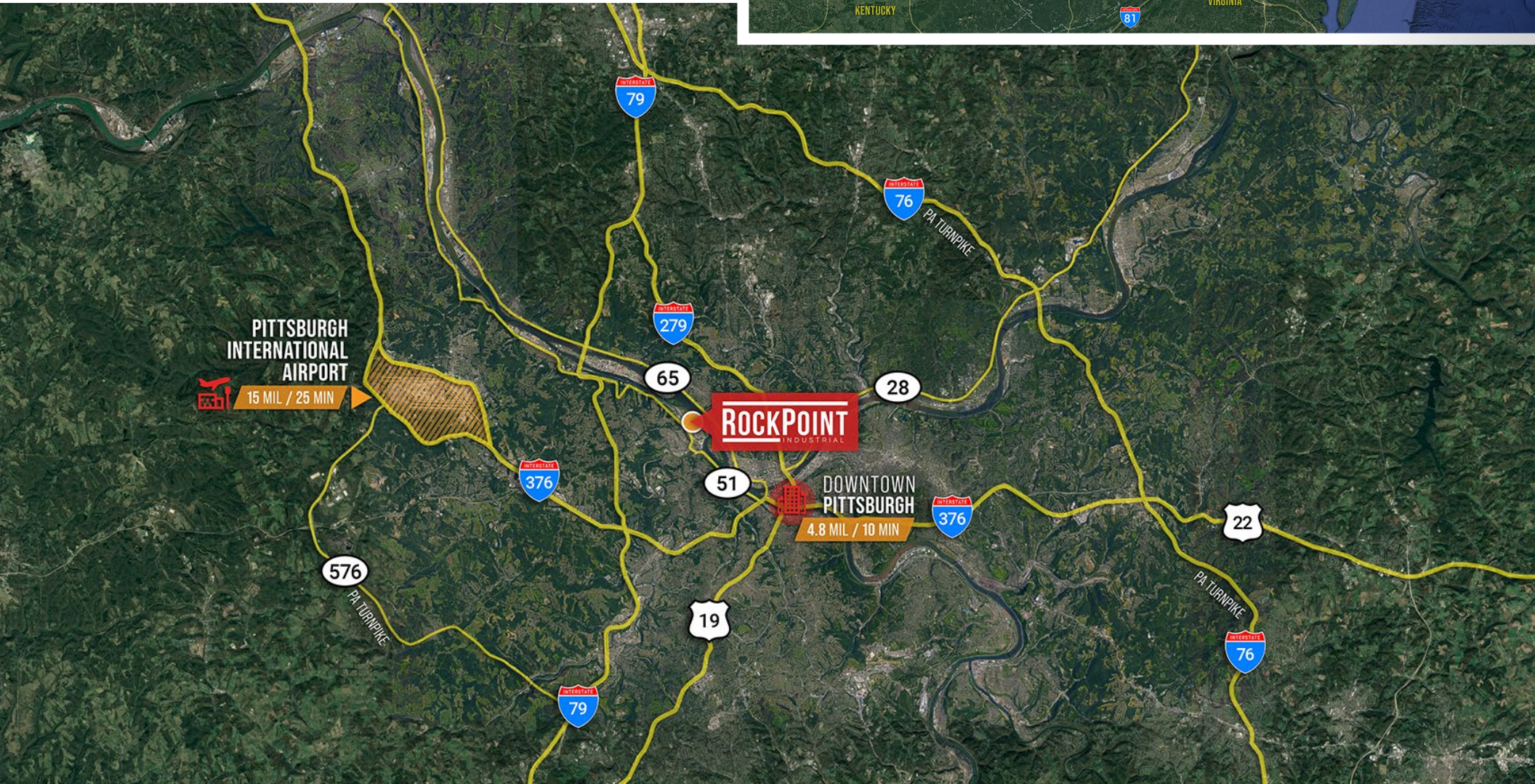
PREMIER INFILL LOCATION

HIGHWAY CONNECTIVITY



STRATEGICALLY LOCATED INDUSTRIAL DEVELOPMENT

Strong Regional Logistics Location with
Excellent Highway Access in Western Pennsylvania



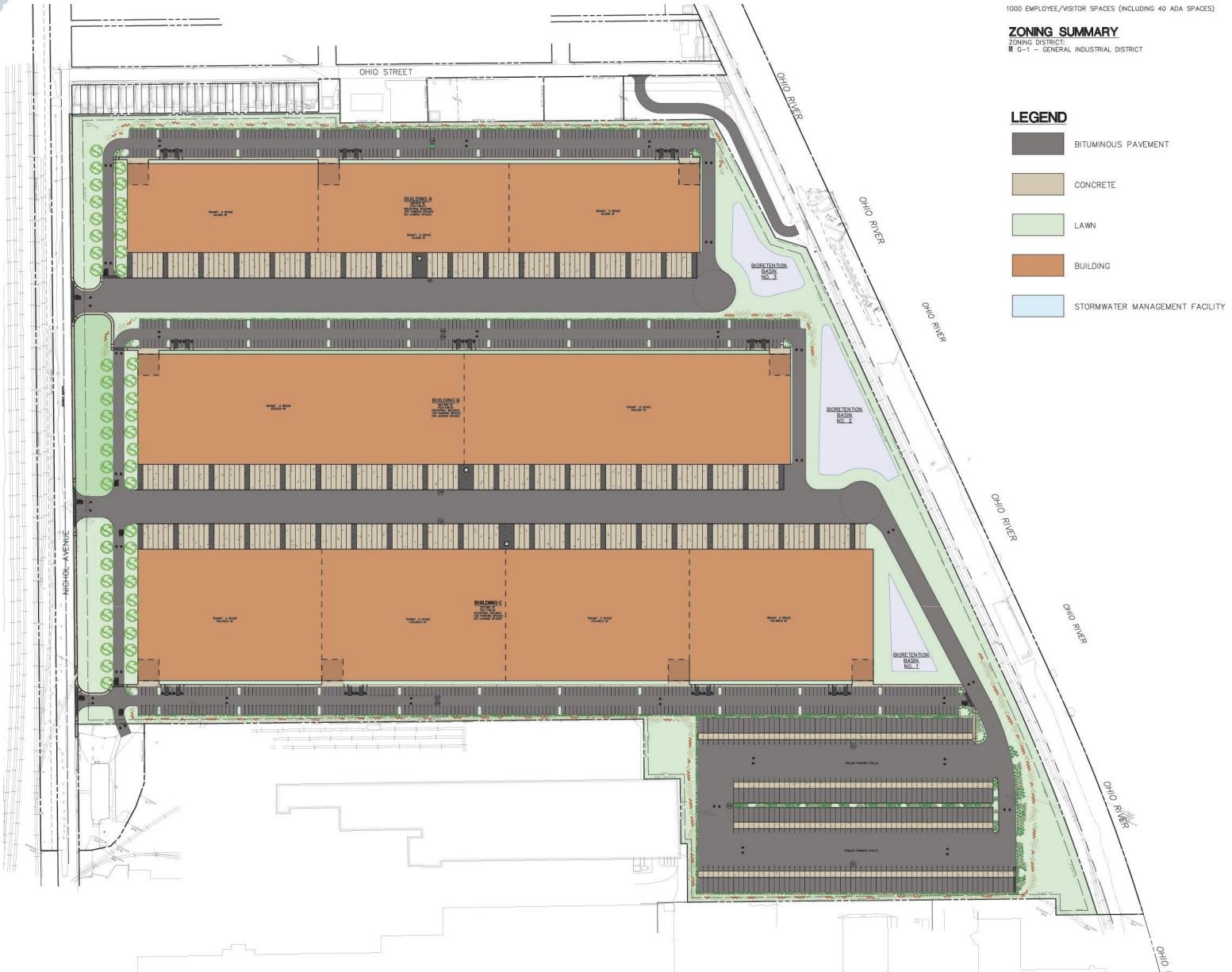
PROJECT SITE PLANS

Totaling over 70 acres, the project is master planned and approved for up to 1.2 million SF of state of the art distribution space, while maintaining the flexibility to accommodate building configurations ranging from 100,000 SF to 1 million SF+.

PERMITTED PROJECT SITE PLAN



*SUBJECT TO MODIFICATION FOR BUILD-TO-SUIT PROJECTS



1000 EMPLOYEE/VISITOR SPACES (INCLUDING 40 ADA SPACES)

ZONING SUMMARY
 ZONING DISTRICT:
 G-1 - GENERAL INDUSTRIAL DISTRICT

LEGEND

- BITUMINOUS PAVEMENT
- CONCRETE
- LAWN
- BUILDING
- STORMWATER MANAGEMENT FACILITY



PLANNED BUILDING A

In the first phase of development, SunCap plans to build a 283,815 SF Class A Distribution building.

BUILDING A DELIVERY SPECS



BUILDING SIZE

283,815 SF (1,351' x 210')

OFFICE SPACE

Per tenant allowance

DOCK DOORS

Forty-Six (46) 9' x 10' dock high doors;
Up to 93 doors total

DRIVE-IN DOORS

Two (2) 12' x 14' Drive-in doors

CLEAR HEIGHT

32'

COLUMN SPACING

50' x 54' with 60' Speedbay

SPRINKLER

ESFR with K24 Sprinkler Heads

WAREHOUSE HVAC

Gas-fired Heating Units

LIGHTING

LED Warehouse Lighting

POWER

Heavy 3-Phase Power In-Place

FLOOR SLAB

6" reinforced slab on grade, 4,000 PSI

PARKING

279 Spots

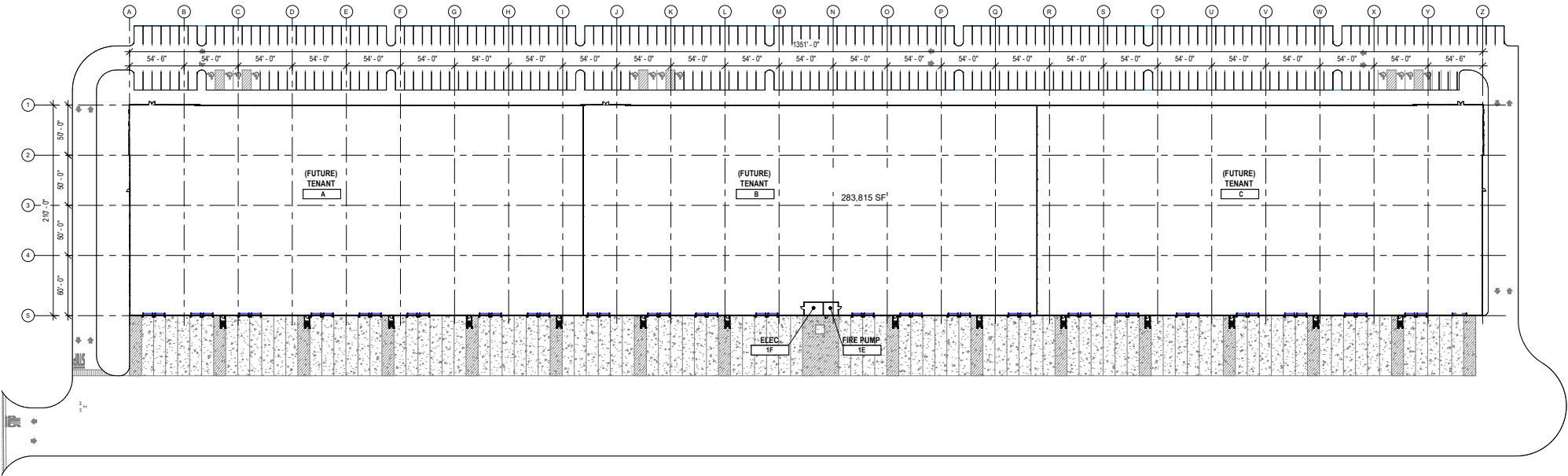
ROOF

.045 mil mechanically fastened TPO system

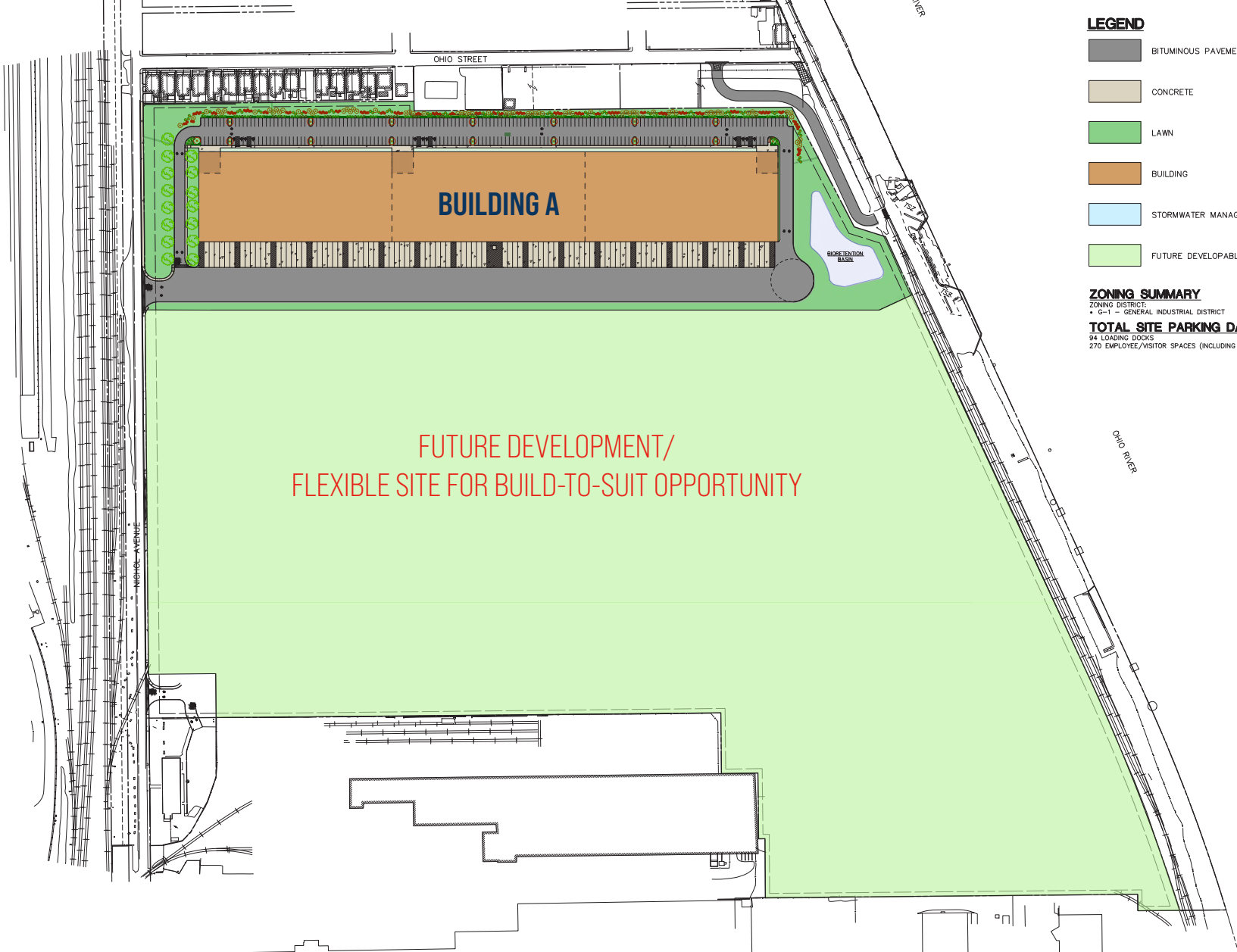
BUILDING A FLOOR PLAN



283,815 SF BUILDING | 93 LOADING SPACES



BUILDING A SITE PLAN



LEGEND

- BITUMINOUS PAVEMENT
- CONCRETE
- LAWN
- BUILDING
- STORMWATER MANAGEMENT FACILITY
- FUTURE DEVELOPABLE AREA

ZONING SUMMARY

ZONING DISTRICT:
• G-1 - GENERAL INDUSTRIAL DISTRICT

TOTAL SITE PARKING DATA
94 LOADING DOCKS
270 EMPLOYEE/VISITOR SPACES (INCLUDING 12 ADA SPACES)

BUILDING A SITE RENDERING

PLANNED BUILDING A
283,815 SF
AVAILABLE

DIRECT RAIL ACCESS TO THE SITE
WITH CONNECTIONS TO MULTIPLE CLASS I RAIL PROVIDERS

FUTURE DEVELOPMENT AREA
OFFERS OPPORTUNITY TO
**CUSTOMIZE BUILDING AND
PARKING CONFIGURATIONS**



ROCKPOINT

INDUSTRIAL



RICH GASPERINI
rgasperini@genforrealestate.com
D 412.564.0752 | C 412.651.6888

CONNOR JANGRO
cjangro@genforrealestate.com
D 412.564.0776 | C 412.805.7064

MATEO VILLA
mvilla@genforrealestate.com
D 412.564.0754 | C 412.715.3454

GENFOR REAL ESTATE
One Altoona Place, Suite 2A
Pittsburgh, PA 15228
www.genforrealestate.com

MATTHEW VIRGIN
SunCap Property Group
mvirgin@suncappg.com
D 412-745-4748 | C 412-600-2304

DEVELOPED BY:



LEASING/SALES:

GENFOR
REAL ESTATE

All information contained herein has been obtained from sources deemed reliable and Genfor, LLC does not doubt its accuracy; however, Genfor, LLC makes no guarantee, representation or warranty of any kind or nature, either express or limited, with respect to the accuracy or completeness of all or any portion of the information contained herein. Terms of availability of this property are subject to change and this property may be withdrawn without notice.