



Northfield

Industrial Park

International Drive

Coraopolis, PA 15108
Findlay Township

BUILDING 3
Q4 2023 DELIVERY

CLASS A INDUSTRIAL PARK
FOR LEASE

126,000 SF - 431,251 SF
DISTRIBUTION / MANUFACTURING / WAREHOUSE

Marketed Exclusively by:

CBRE

Developed by

 **NEYER**
AL. NEYER | EST. 1894



Northfield

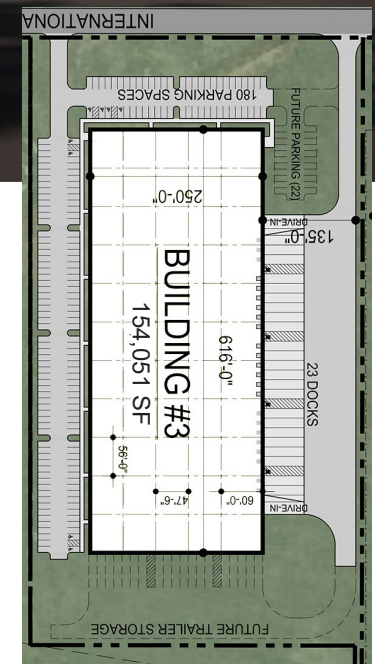
Industrial Park

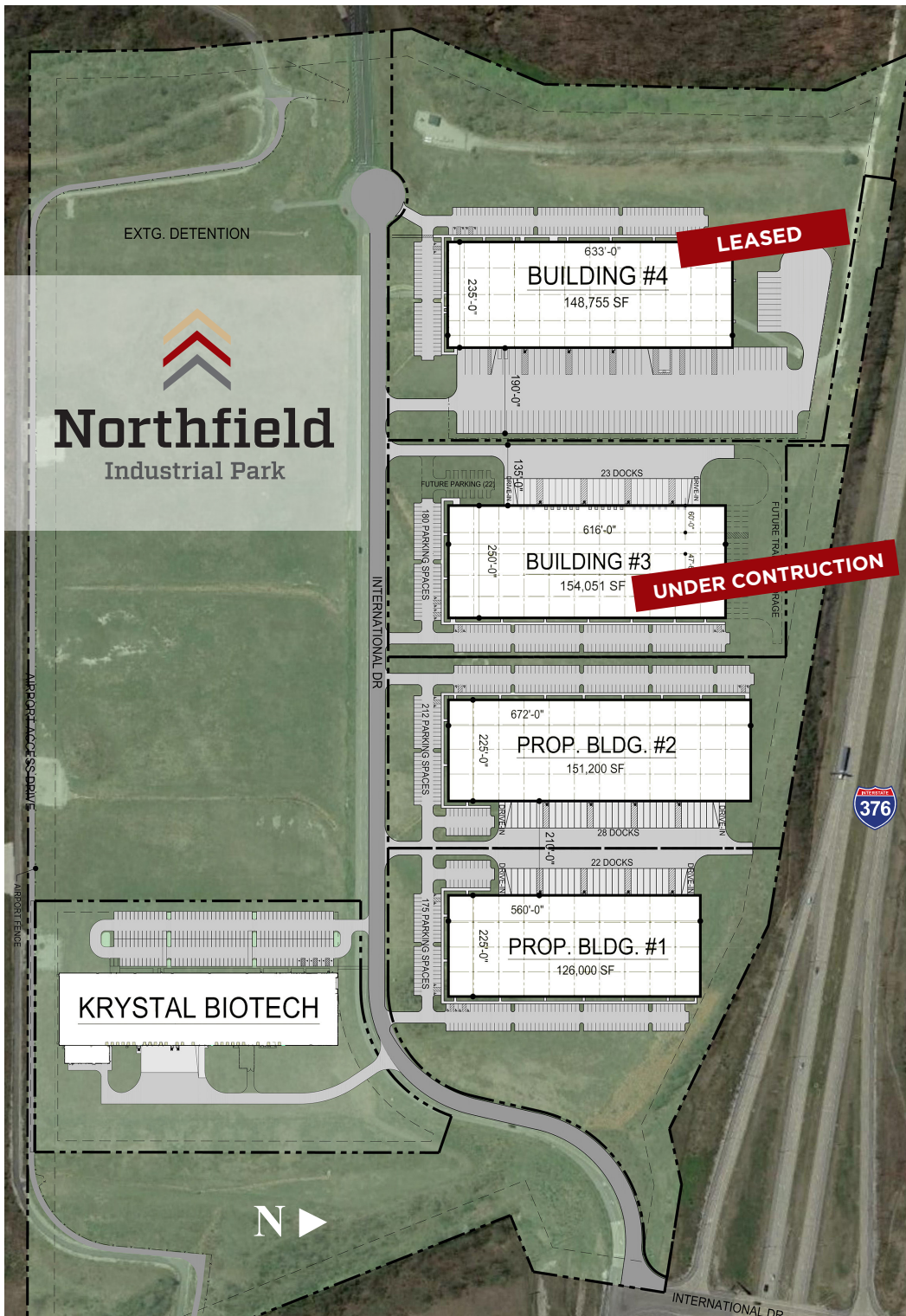


BUILDING 3 SPECIFICATIONS

Total Building Size:	154,051±
Office Space:	Build to Suit
Clear Height:	32' After Loading Bay
Column Spacing:	Warehouse Bays: 47'6" x 56" 60'; Speed Bay
Truck Court:	135'
Fire Protection System:	ESFR K-17 System
Dock Positions:	23 Potential
Drive-In Doors:	2

Walls:	8" Pre-Cast Concrete Panels
Concrete Slab:	7" Reinforced
Warehouse Lighting:	LED High Bay Light Fixtures, 25 FC
Electrical:	1200 AMP, 480/277-Volt, 3-phase
Parking Stalls:	180
Roof:	TPO/EPDM Membrane
Zoning:	Heavy Industrial
County:	Allegheny





FOUR-BUILDING SITE PLAN

BUILDING 1: **126,000 SF**
 BLDG. DIMENSIONS: 225' x 560'
 DOCK POSITIONS: 22
 DRIVE-IN DOORS: 2
 PARKING SPACES: 175

BUILDING 2: **151,200 SF**
 BLDG. DIMENSIONS: 225' x 672'
 DOCK POSITIONS: 28
 DRIVE-IN DOORS: 2
 PARKING SPACES: 212

BUILDING 3: **154,051 SF**
 BLDG. DIMENSIONS: 250' x 616'
 DOCK POSITIONS: 23
 DRIVE-IN DOORS: 2
 PARKING SPACES: 180

BUILDING 4: **148,755 SF**
 BLDG. DIMENSIONS: 235' x 633'
 DOCK POSITIONS: 40
 DRIVE-IN DOORS: 2
 PARKING SPACES: 285



DIRECT ACCESS
& HIGHWAY
EXPOSURE



ZONED
HEAVY
INDUSTRIAL
(FINDLAY TWP.)



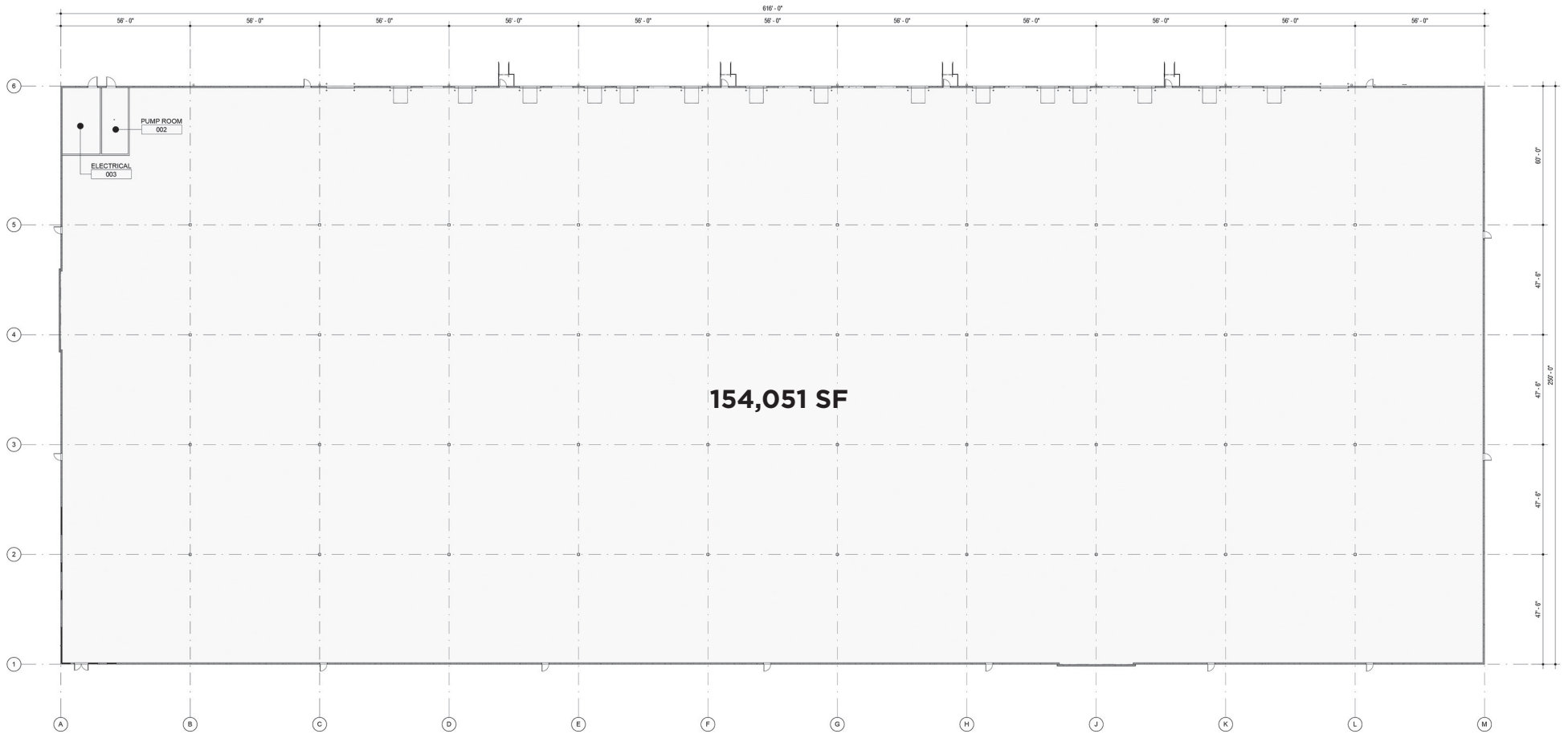
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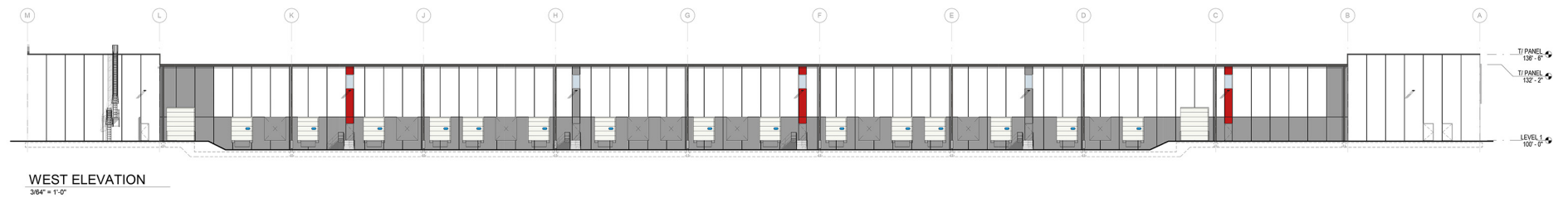
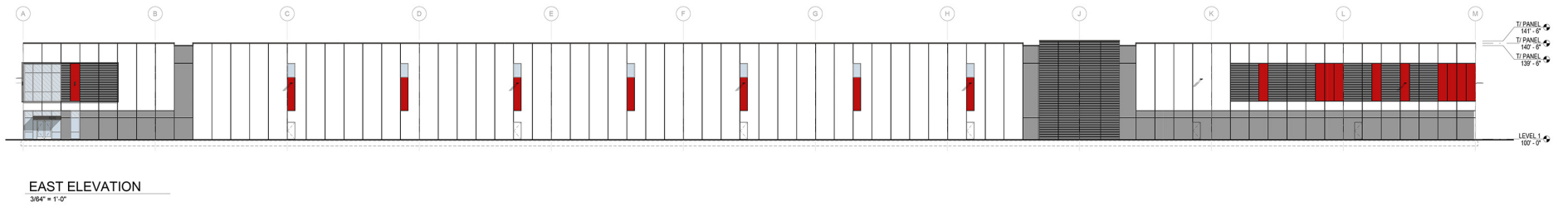
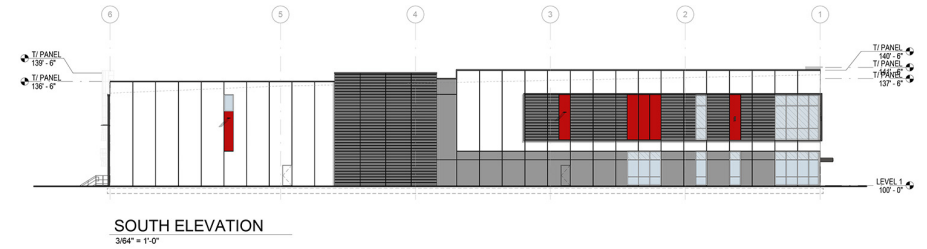
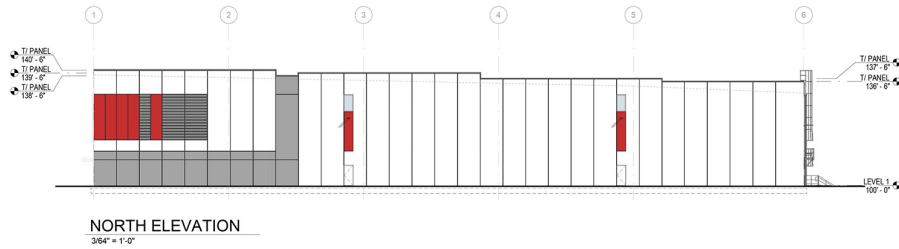
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FLOOR PLAN BUILDING 3



ELEVATIONS - BUILDING 3



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Developed by



302 W. 3rd Street, Suite 800
Cincinnati, OH 45202

CONTACT US



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

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