



Northfield

Industrial Park

International Drive

Coraopolis, PA 15108
Findlay Township

Q1 2023 DELIVERY

CLASS A INDUSTRIAL PARK
FOR LEASE

143,350 SF to 467,650 SF
DISTRIBUTION / MANUFACTURING / WAREHOUSE

Marketed Exclusively by:

CBRE

Developed by

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

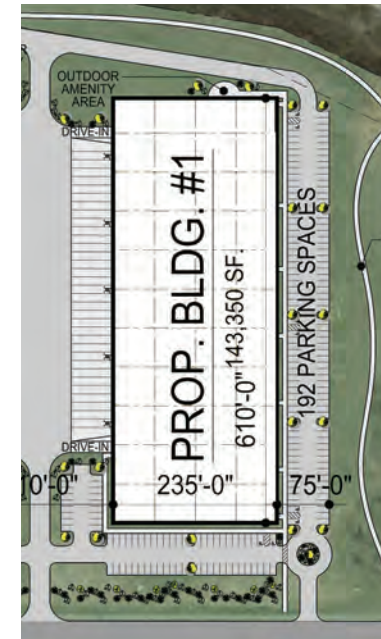


- 48.26 Acre± Development
- Outdoor Amenities Area
- Walking Trails

BUILDING 1 SPECIFICATIONS

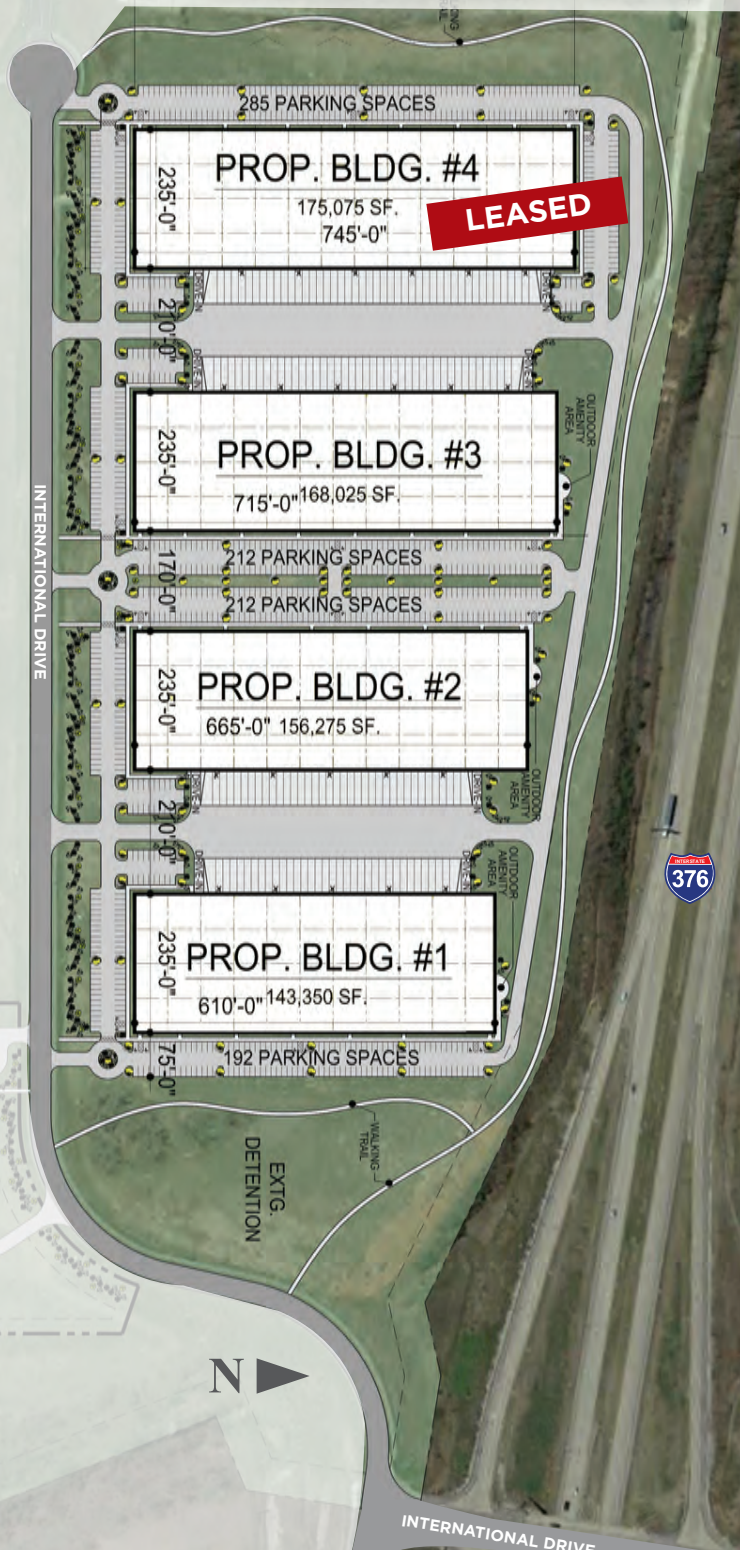
Total Building Size:	143,350 SF±
Office Space:	Build to Suit
Clear Height:	32' After Loading Bay
Column Spacing:	Warehouse Bays: 60' x 56'
Truck Court:	210' Shared
Fire Protection System:	ESFR K-17 System
Dock Positions:	30 Potential
Drive-In Doors:	2

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:	192
Roof:	TPO/EPDM Membrane
Zoning:	Heavy Industrial
County:	Allegheny





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FOUR-BUILDING SITE PLAN

BUILDING 1:	143,350 SF
BLDG. DIMENSIONS:	235' x 610'
DOCK POSITIONS:	30
DRIVE-IN DOORS:	2
PARKING SPACES:	192
BUILDING 2:	156,275 SF
BLDG. DIMENSIONS:	235' x 665'
DOCK POSITIONS:	32
DRIVE-IN DOORS:	2
PARKING SPACES:	212
BUILDING 3:	168,025 SF
BLDG. DIMENSIONS:	235' x 715'
DOCK POSITIONS:	38
DRIVE-IN DOORS:	2
PARKING SPACES:	212
BUILDING 4:	175,075 SF
BLDG. DIMENSIONS:	235' x 745'
DOCK POSITIONS:	40
DRIVE-IN DOORS:	2
PARKING SPACES:	285



DIRECT ACCESS
& HIGHWAY
EXPOSURE

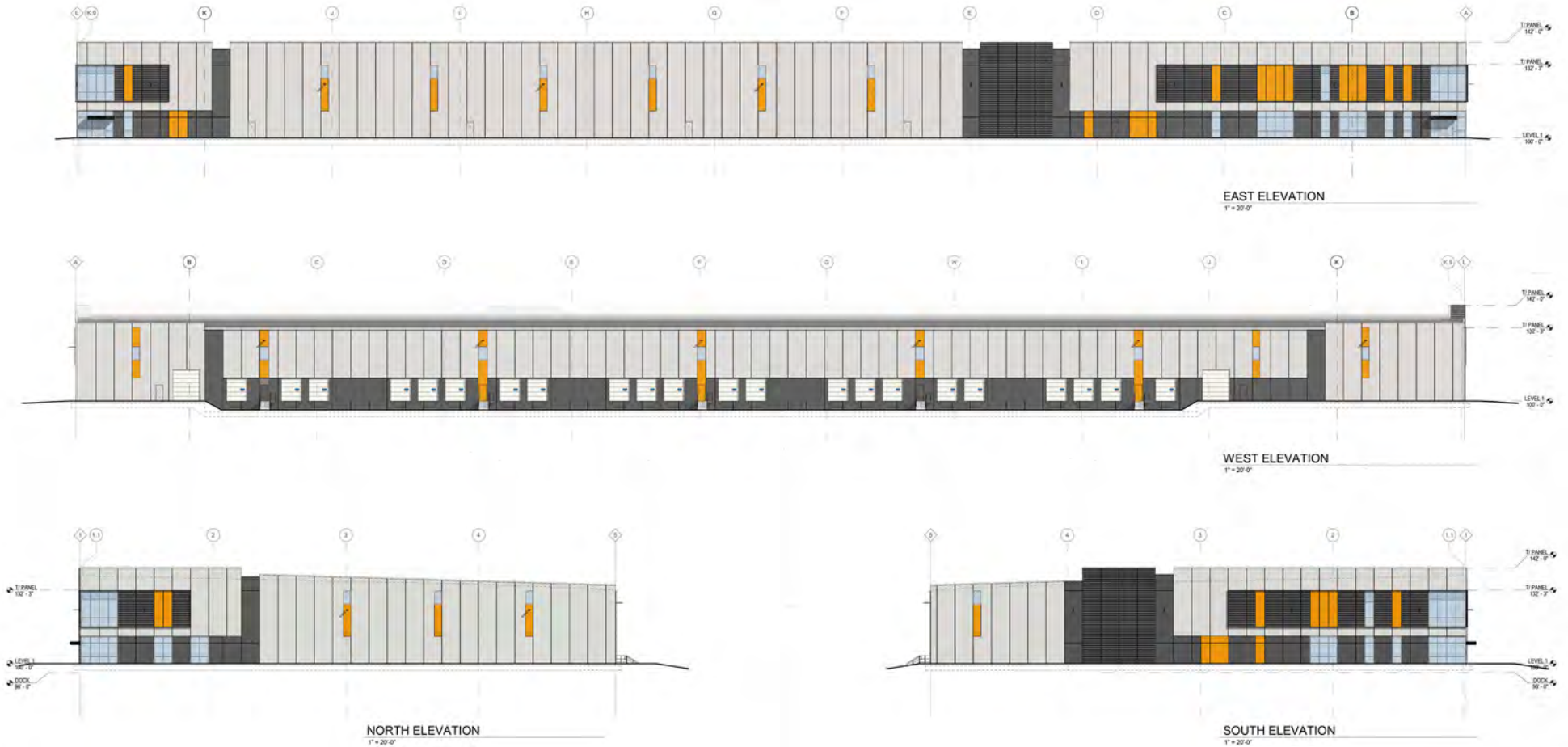


ZONED
HEAVY
INDUSTRIAL
(FINDLAY TWP.)



MINUTES
FROM THE
AIRPORT

ELEVATIONS - BUILDING 1



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CBRE



CORAOPOLIS PENNSYLVANIA

Columbus, OH

178

Miles / 2.8 Hrs.

Harrisburg, PA

221

Miles / 3.5 Hrs.

Washington, DC

262

Miles / 4.5 Hrs.

Philadelphia

322

Miles / 5.5 hrs.

New York City, NY

387

Miles / 6.5 Hrs.



LOCAL DRIVE TIMES

Pittsburgh International Airport	5 miles / 6 minutes
Downtown Pittsburgh	8 miles / 22 minutes
Shell Ethylene Cracker Plant, Monaca, PA	14 miles / 18 minutes
Canonsburg, PA	25 miles / 31 minutes
Washington, PA	32 miles / 38 minutes
New Stanton, PA	52 miles / 1 hour



Developed by



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