



Northfield

Industrial Park

CLASS A INDUSTRIAL FOR LEASE



BUILDING 1: 225,680 SF_±

INTERNATIONAL DRIVE

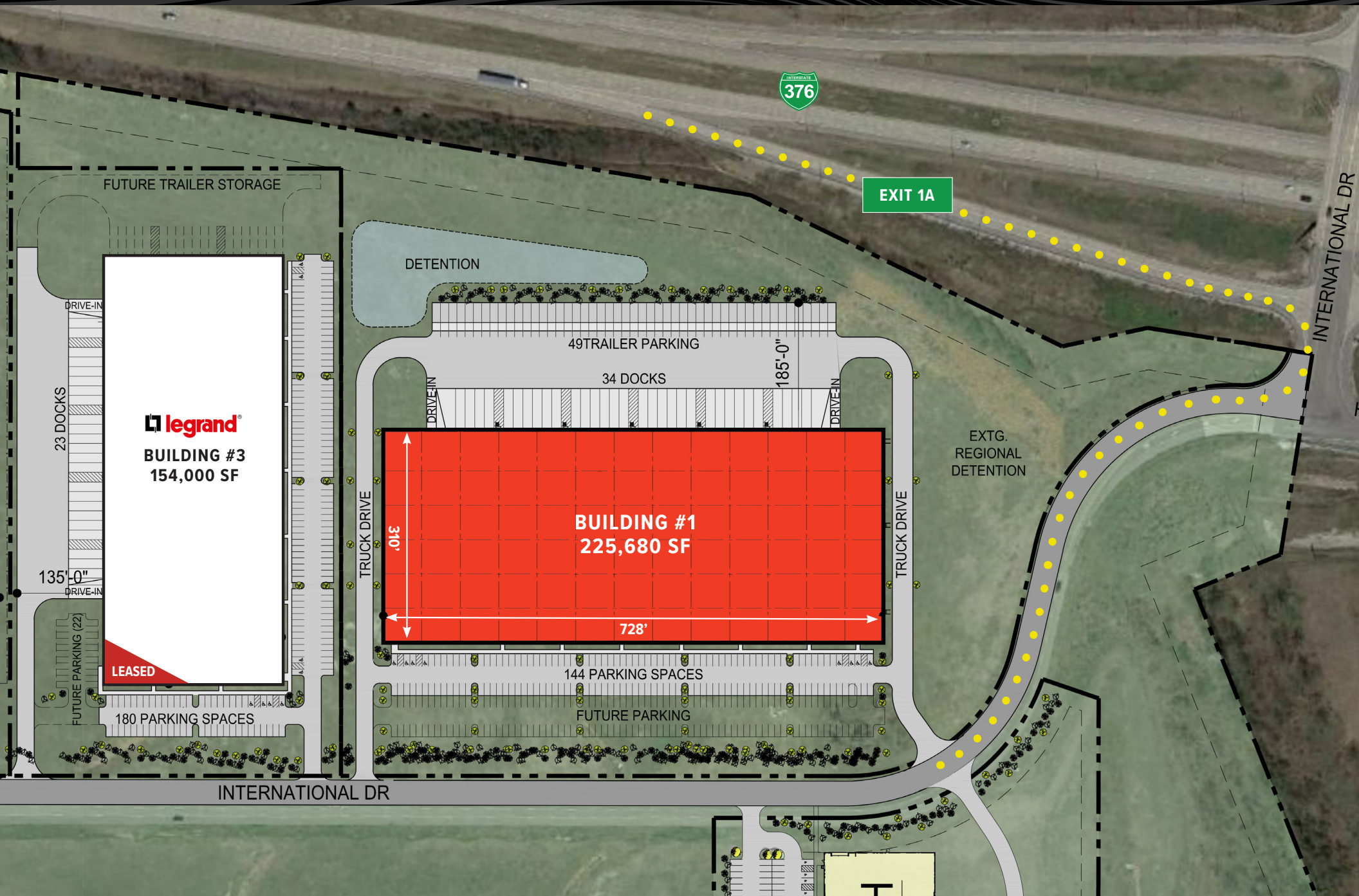
Coraopolis, PA 15108 / Findlay Township

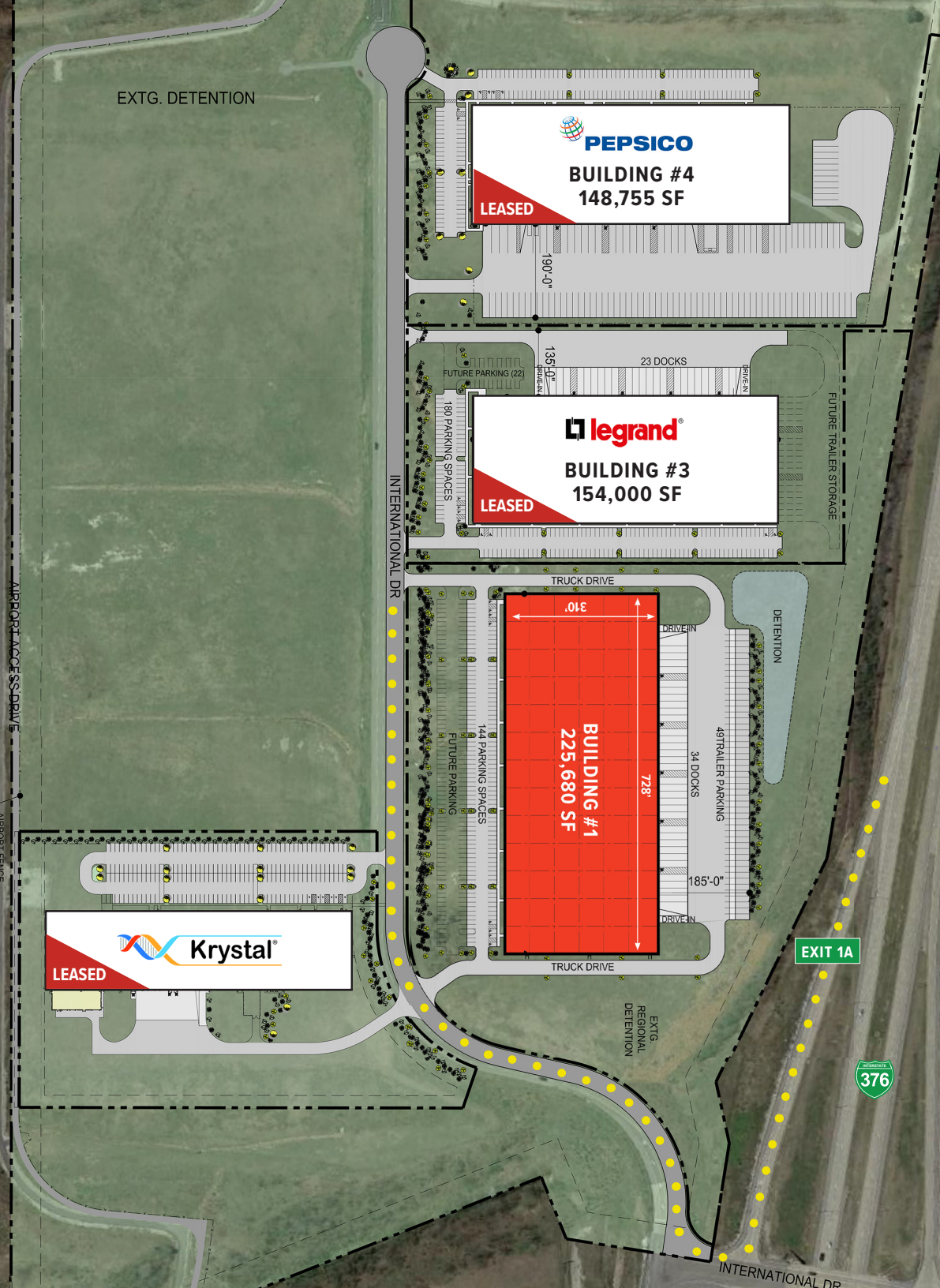
Distribution / Manufacturing / Warehouse

CBRE

M MERUS

Site Plan

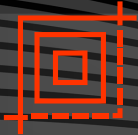




Full Park Site Plan



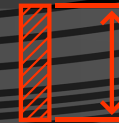
Building 1 Specifications



TOTAL BUILDING SIZE:
225,680 SF \pm



OFFICE SPACE:
BUILD TO SUIT



CLEAR HEIGHT:
32'
AFTER LOADING BAY



DRIVE IN DOORS:
2



DOCK DOORS:
34 POSITIONS



ZONING:
HEAVY INDUSTRIAL

**LOCATED WITHIN THE
FOREIGN TRADE ZONE (FTZ) #033**

WAREHOUSE LIGHTING:

LED HIGH BAY LIGHT
FIXTURES, 25 FC

FIRE PROTECTION SYSTEM:

ESFR K-17 SYSTEM

WALLS:

8" PRE-CAST
CONCRETE PANELS

ELECTRICAL:

480/277-VOLT, 3-PHASE

AUTO PARKING SPACES

144 (EXPANDABLE TO 290)

ROOF:

MECHANICALLY FASTENED
UTILIZING .045 MIL WHITE TPO
ROOF MEMBRANE

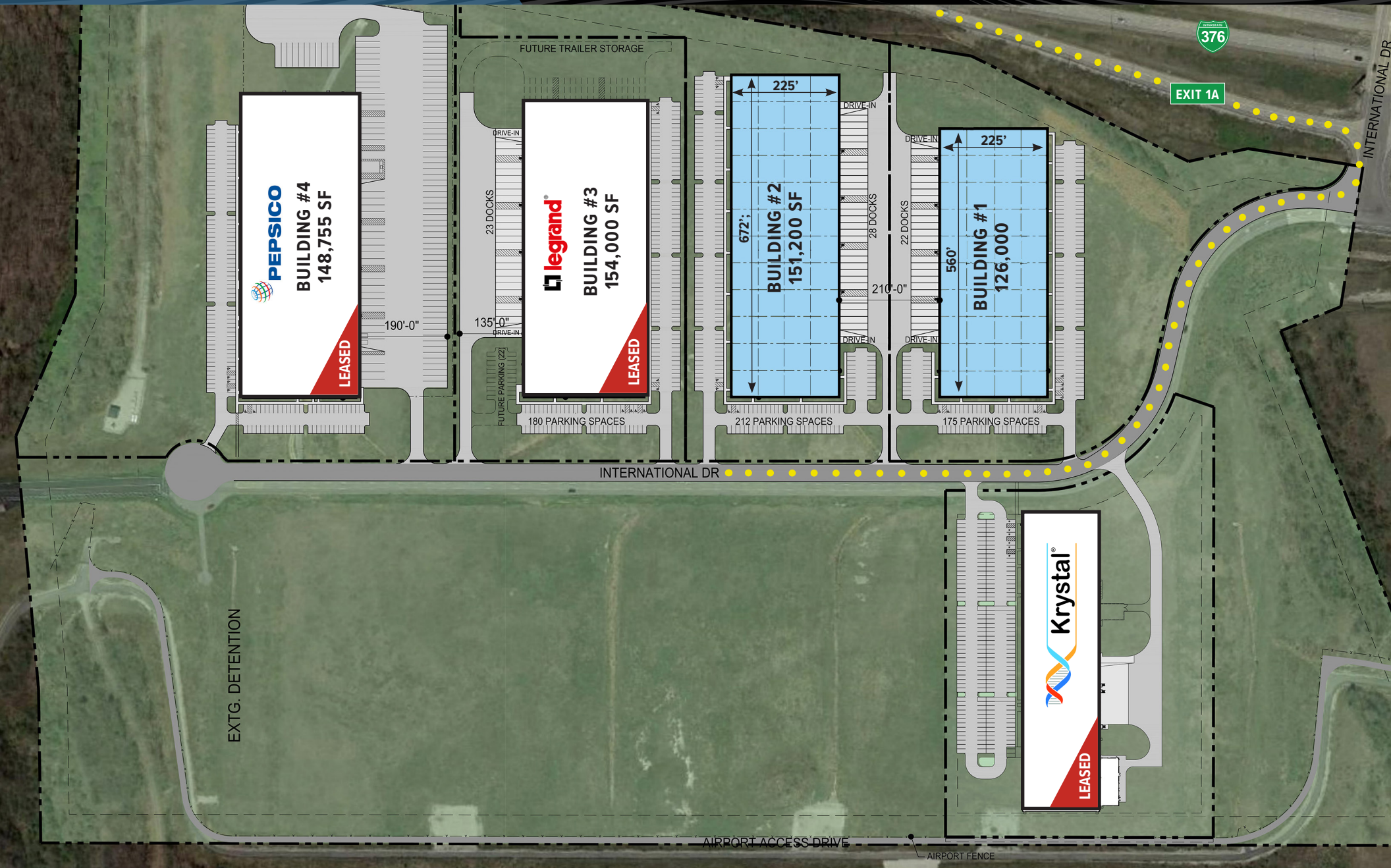
TRUCK COURT:

185'

TRAILER PARKING STALLS:

49

Alternate Site Plan



Ideally Situated in Findlay Township





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