



Northfield

Industrial Park

CLASS A INDUSTRIAL FOR LEASE



BUILDING 2: 232,400 SF_±
Q3 2026 CORE & SHELL COMPLETION

INTERNATIONAL DRIVE

Coraopolis, PA 15108 / Findlay Township

Distribution / Manufacturing / Warehouse

CBRE

M MERUS

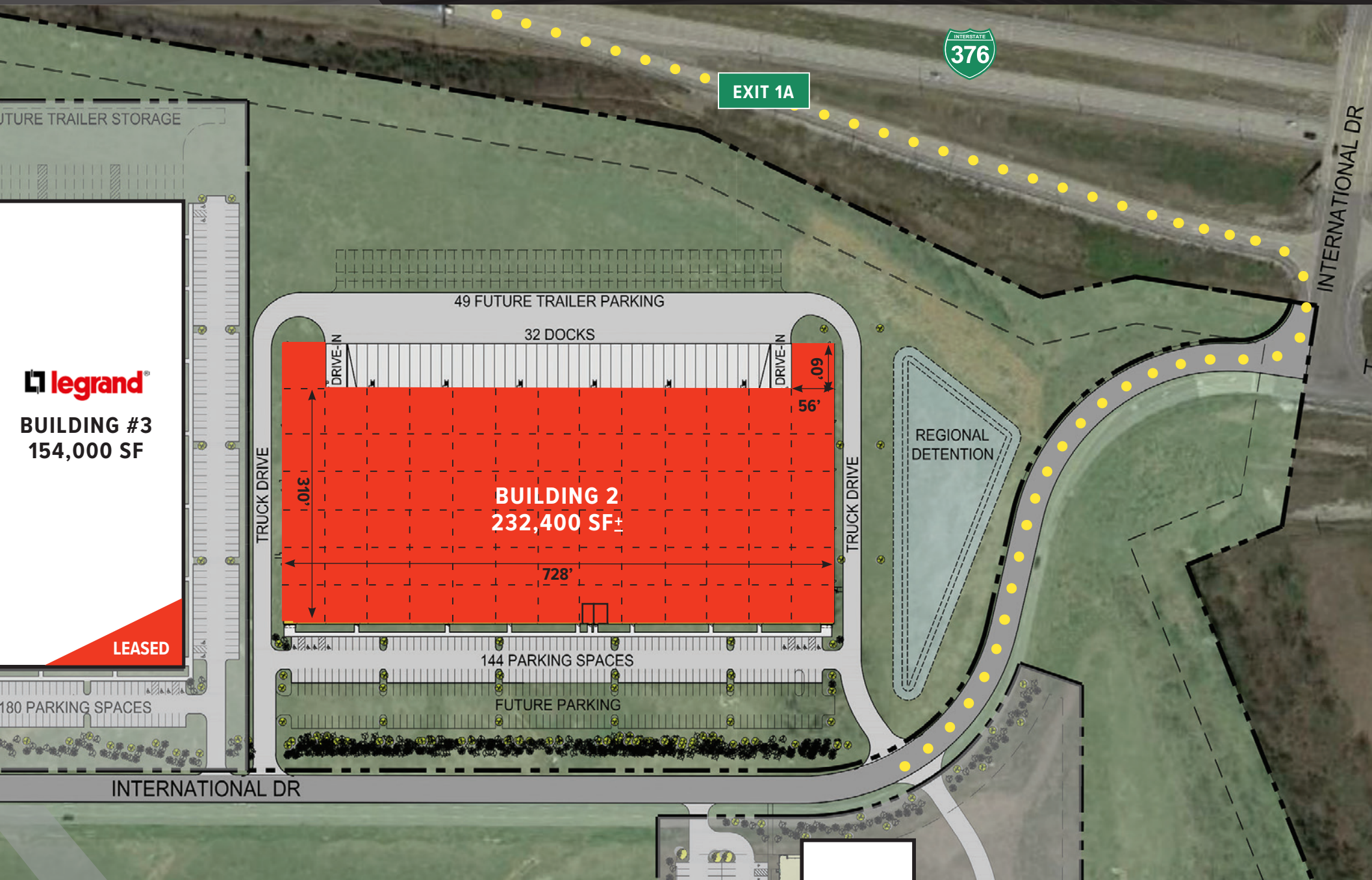


Full Park Site Plan



Site Plan

Building #2



Building 2 Specifications



TOTAL BUILDING SIZE:
232,400 SF $\pm$



OFFICE SPACE:
BUILD TO SUIT



CLEAR HEIGHT:
32'
AFTER LOADING BAY



DRIVE IN DOORS:
2



DOCK DOORS:
32 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:

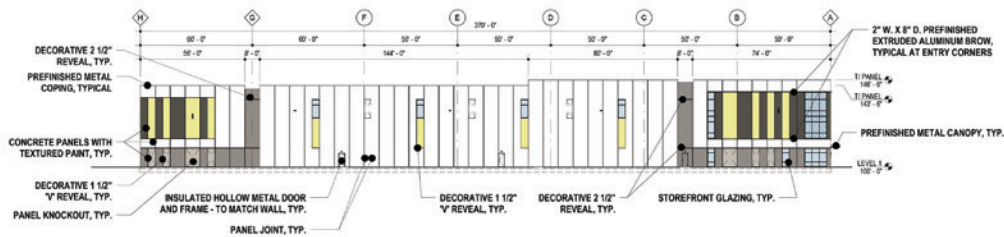
135'

TRAILER PARKING STALLS:

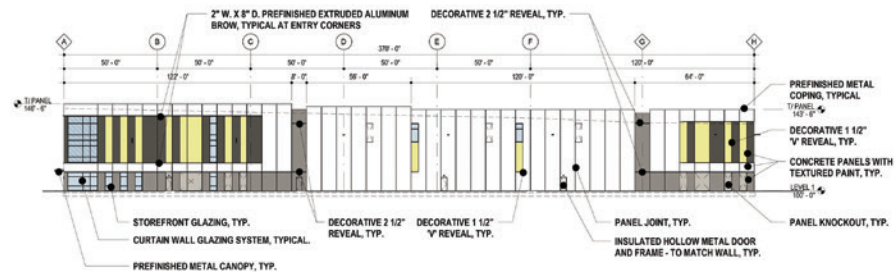
49

Building Elevations

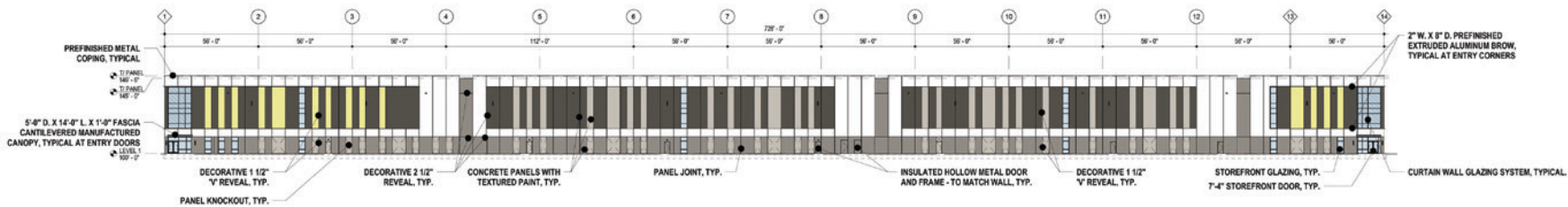
Building #2



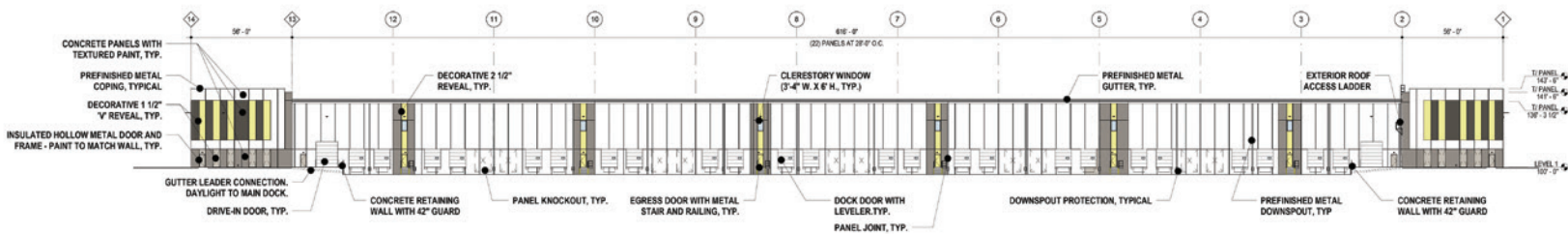
EAST ELEVATION

$$1'' = 30'0''$$


WEST ELEVATION

$$1'' = 30'0''$$


NORTH ELEVATION

$$1'' = 30'0''$$


SOUTH ELEVATION

$$1'' = 30'0''$$

Ideally Situated in Findlay Township





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