



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

CBRE

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



Northfield

Industrial Park

BUILDING 2:

- SIZE: 151,200 SF_±
- DIMENSIONS: 225' X 672'
- DOCK POSITIONS: 28
- DRIVE-IN DOORS: 2
- PARKING SPACES: 212

BUILDING 1:

- SIZE: 126,000 SF_±
- DIMENSIONS: 225' X 560'
- DOCK POSITIONS: 22
- DRIVE-IN DOORS: 2
- PARKING SPACES: 175

BUILDING 4

FULLY LEASED:

- SIZE: 148,755 SF_±
- DIMENSIONS: 235' X 633'
- DOCK POSITIONS: 40
- DRIVE-IN DOORS: 2
- PARKING SPACES: 285

BUILDING 3

UNDER CONSTRUCTION:

- SIZE: 154,051 SF_±
- DIMENSIONS: 250' X 616'
- DOCK POSITIONS: 23
- DRIVE-IN DOORS: 2
- PARKING SPACES: 180

EXTG. DETENTION



Northfield
Industrial Park

INTERNATIONAL DR

633'-0"
235'-0"
BUILDING #4
148,755 SF
LEASED

616'-0"
250'-0"
BUILDING #3
154,051 SF
UNDER CONSTRUCTION

672'-0"
225'-0"
BUILDING #2
151,200 SF
PROPOSED

560'-0"
225'-0"
BUILDING #1
126,000 SF
PROPOSED

KRYSTAL BIOTECH

FUTURE PARKING (22)

180 PARKING SPACES

212 PARKING SPACES

175 PARKING SPACES

23 DOCKS

28 DOCKS

22 DOCKS

FUTURE TRAILER STORAGE



Full Park Site Plan

Building 3 Specifications



TOTAL BUILDING SIZE:
154,051 SF±



OFFICE SPACE:
BUILD TO SUIT



CLEAR HEIGHT:
**32' AFTER
LOADING BAY**



DRIVE IN DOORS:
2



TRUCK COURT:
135'



DOCK POSITIONS:
23 POTENTIAL

COLUMN SPACING:

WAREHOUSE BAYS:
47'6" X 56'
60' SPEED BAY

FIRE PROTECTION SYSTEM:

ESFR K-17 SYSTEM

WALLS:

8" PRE-CAST
CONCRETE PANELS

CONCRETE SLAB:

7" REINFORCED

ZONING:

HEAVY
INDUSTRIAL

WAREHOUSE LIGHTING:

LED HIGH BAY LIGHT
FIXTURES, 25 FC

ELECTRICAL:

1200 AMP, 480/277-VOLT,
3-PHASE

PARKING STALLS:

180

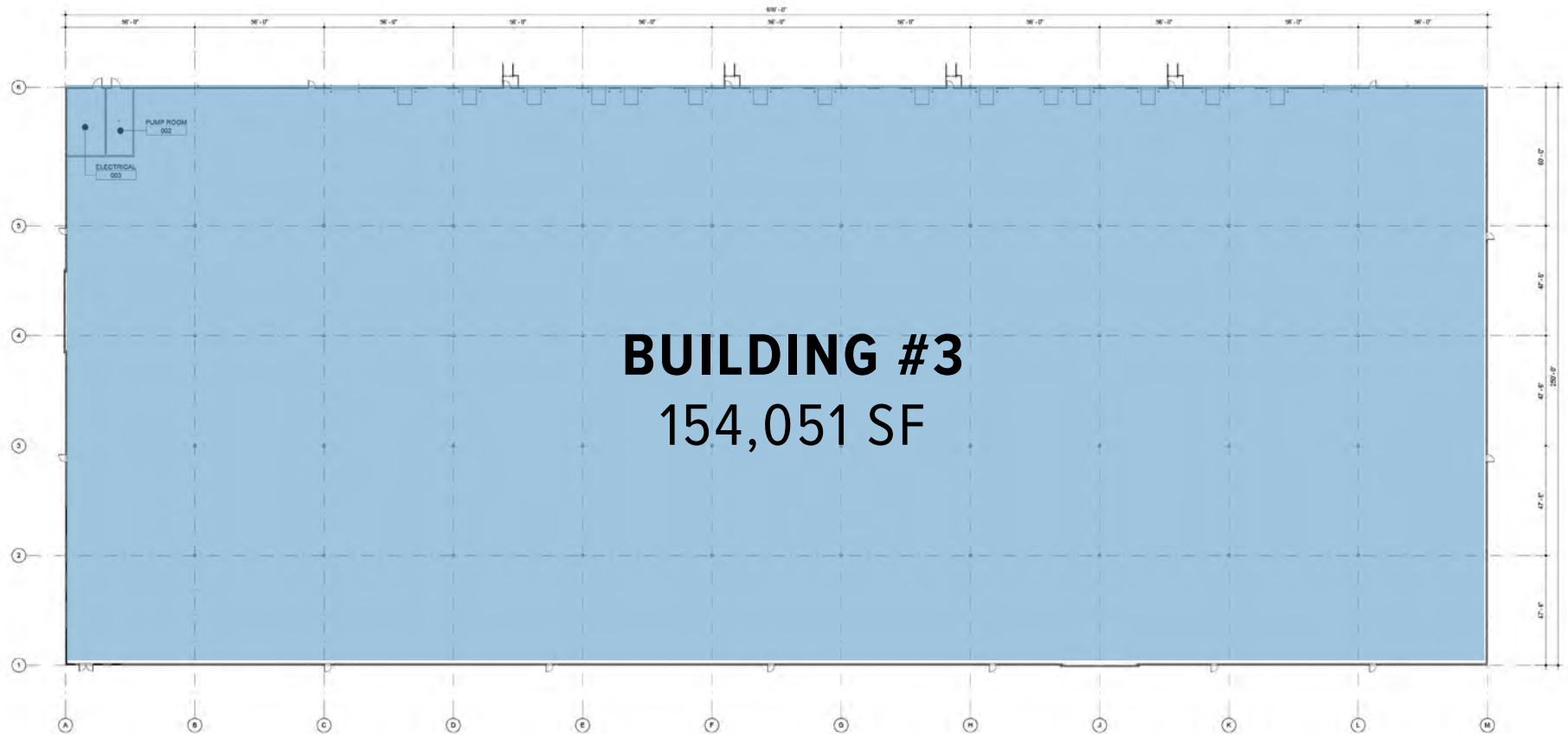
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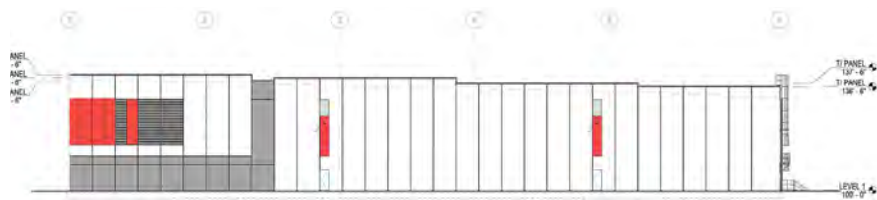
TPO / EPDM
MEMBRANE

COUNTY:

ALLEGHENY

Building 3 Floor Plan





NORTH ELEVATION
354' x 1'-0"



SOUTH ELEVATION
354' x 1'-0"



EAST ELEVATION
354' x 1'-0"



WEST ELEVATION
354' x 1'-0"

Building 3 Elevations

Ideally Situated in Findlay Township



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