

# SKYVIEW

BUSINESS PARK

1000  
BLUE SKY LANE

BUILDING 1  
CORAOPOLIS, PA 15108

132,053 SF<sub>±</sub>  
AVAILABLE

Developed by:

 **MERUS**

Marketed by:

**CBRE**

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**WAREHOUSE | DISTRIBUTION OPPORTUNITY**

ADJACENT TO I-376 | FINDLAY TOWNSHIP | ALLEGHENY COUNTY



# SKYVIEW BUSINESS PARK

## SITE PLAN



ZONING: (MXU) MIXED USE | ADJACENT TO I-376 | HIGHWAY EXPOSURE

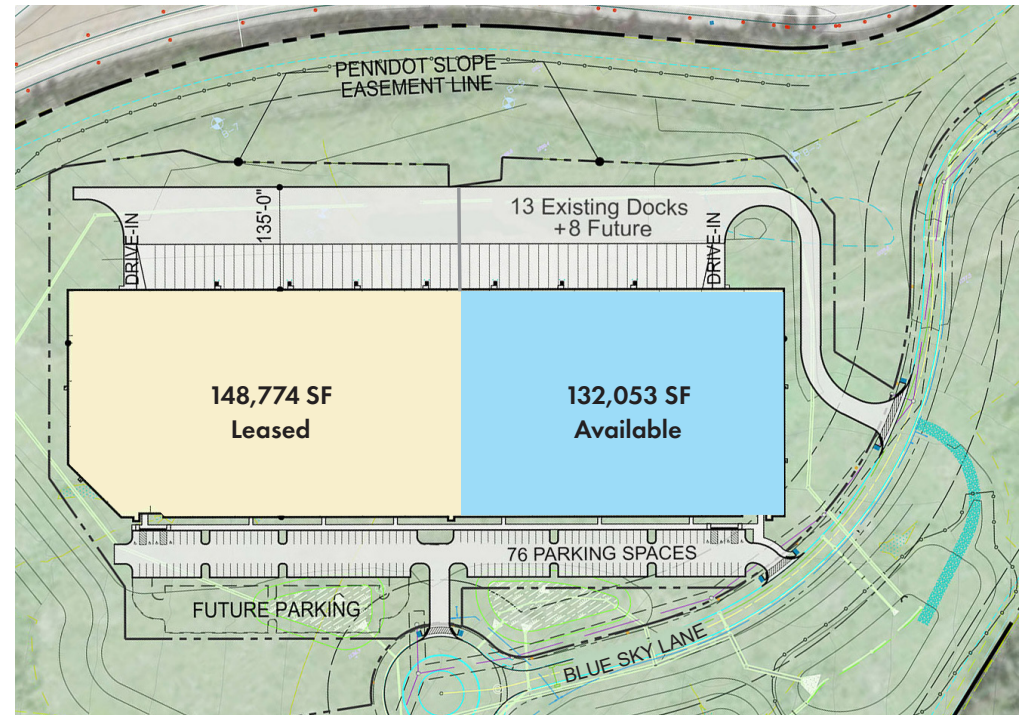


## BUILDING 1

# 1000 BLUE SKY LANE

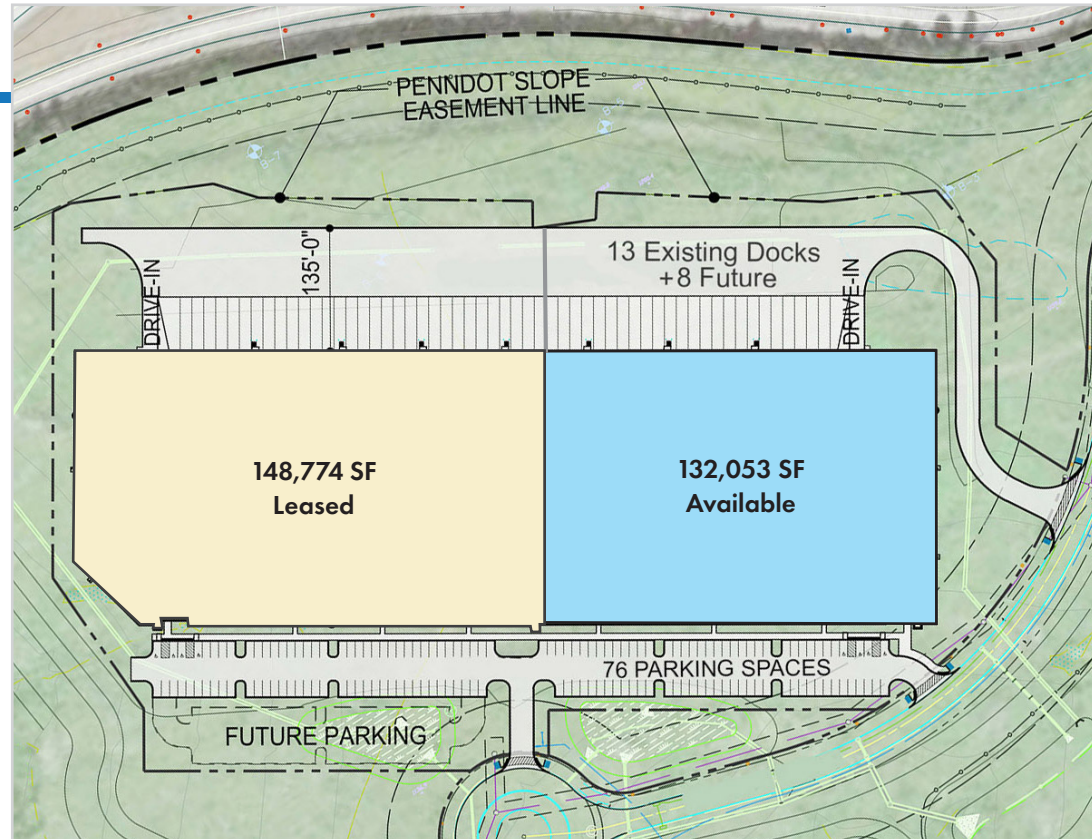


Total Building Size:	280,826 SF±
Space Available:	132,053 SF±
Office Space:	Build to Suit
Clear Height:	32' After Loading Bay
Column Spacing:	Warehouse Bays: 60' x 56'
Truck Court:	135' deep
Fire Protection System:	ESFR K-17 System
Dock Positions:	13 Existing; 8 Knock-out Positions
Drive-In Doors:	1
Walls:	8" Pre-Cast Concrete Wall Panels
Concrete Slab:	6", 4000 PSI
Electrical:	Total Building: 1600 Amps, 480/277V Available Space: 800 Amps, 480/277V
Parking Stalls:	76 Spaces
Roof:	Mechanically fastened, utilizing .045 mil white TPO roof membrane
Zoning:	(MXU) Mixed Use
Foreign Trade Zone:	Located within the Foreign Trade Zone (FTZ) #033



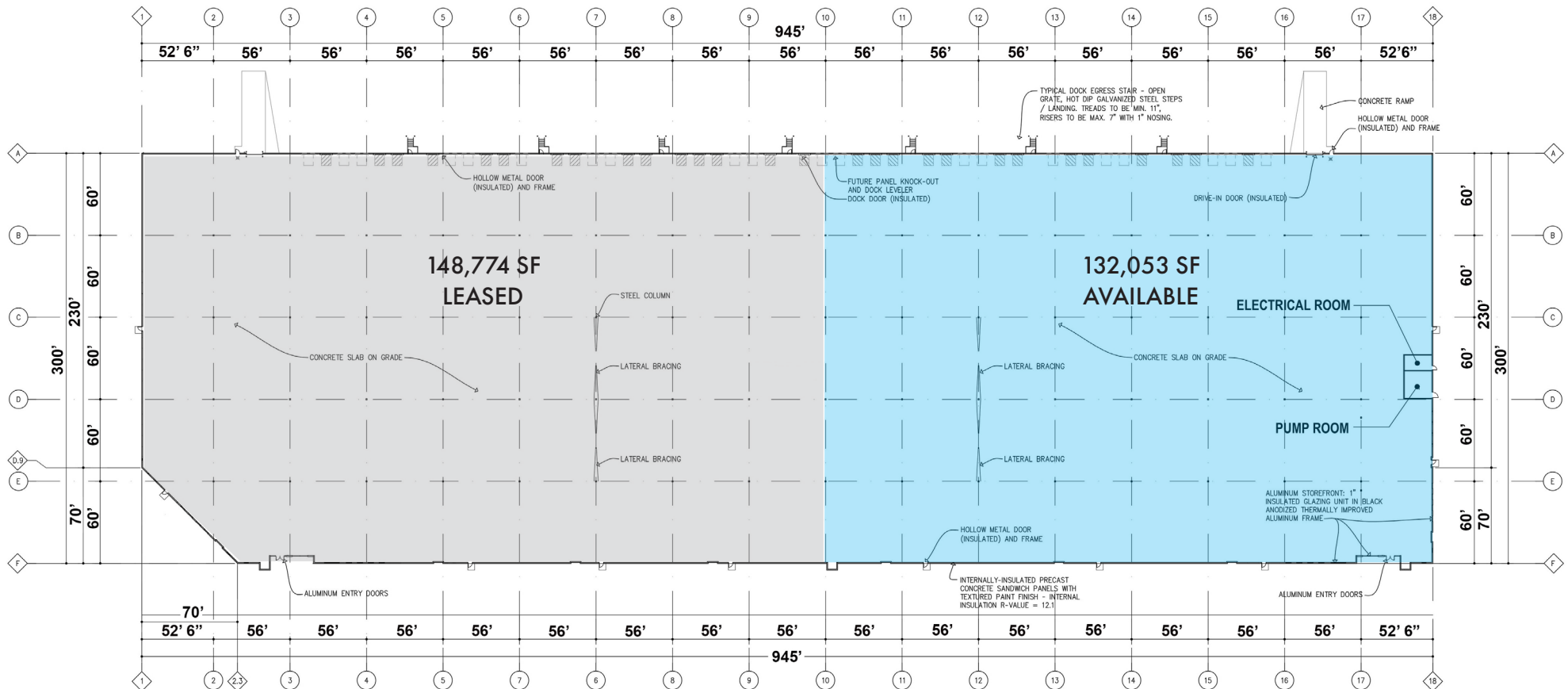
BUILDING 1 - 1000 BLUE SKY LANE

SITE PLAN





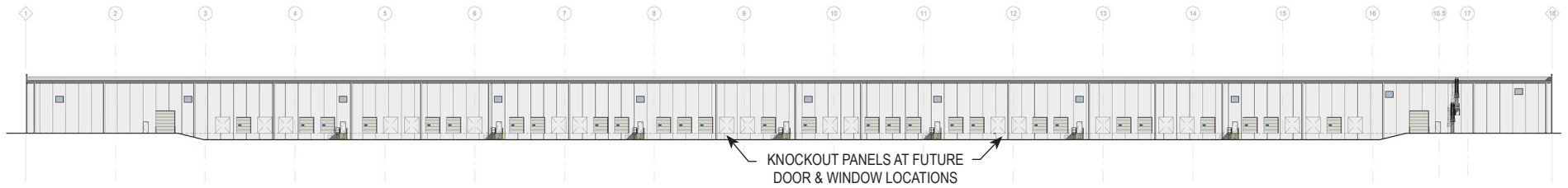
# FLOOR PLAN



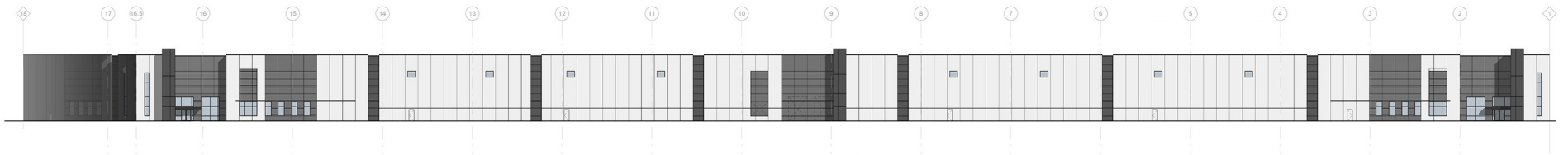


BUILDING 1 - 1000 BLUE SKY LANE

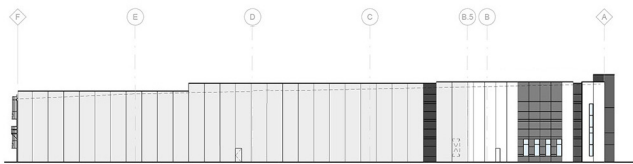
BUILDING ELEVATIONS



NORTH ELEVATION



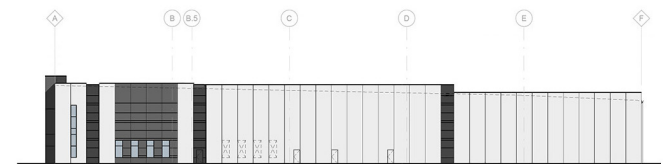
SOUTH ELEVATION



WEST ELEVATION



SOUTHWEST ELEVATION



EAST ELEVATION



# SKYVIEW BUSINESS PARK

## PRIME LOCATION



- Easy access and within close proximity to Interstate 376
- 2.5 miles / 5 minutes from Rt. 30
- 6 miles / 10 minutes from the Pittsburgh International Airport
- 7 miles / 11 minutes from Interstate 79

- 14 miles / 24 minutes from downtown Pittsburgh
- 20 miles from the Shell Ethylene Cracker Plant in Monaca
- 218 miles from Harrisburg / 319 miles from Philadelphia



