

# SKYVIEW

BUSINESS PARK

1000 & 1001  
BLUE SKY LANE

BUILDINGS 1 & 2  
CORAOPOLIS, PA 15108

UP TO  
241,401 SF<sub>±</sub>  
AVAILABLE

Developed by:



Marketed by:



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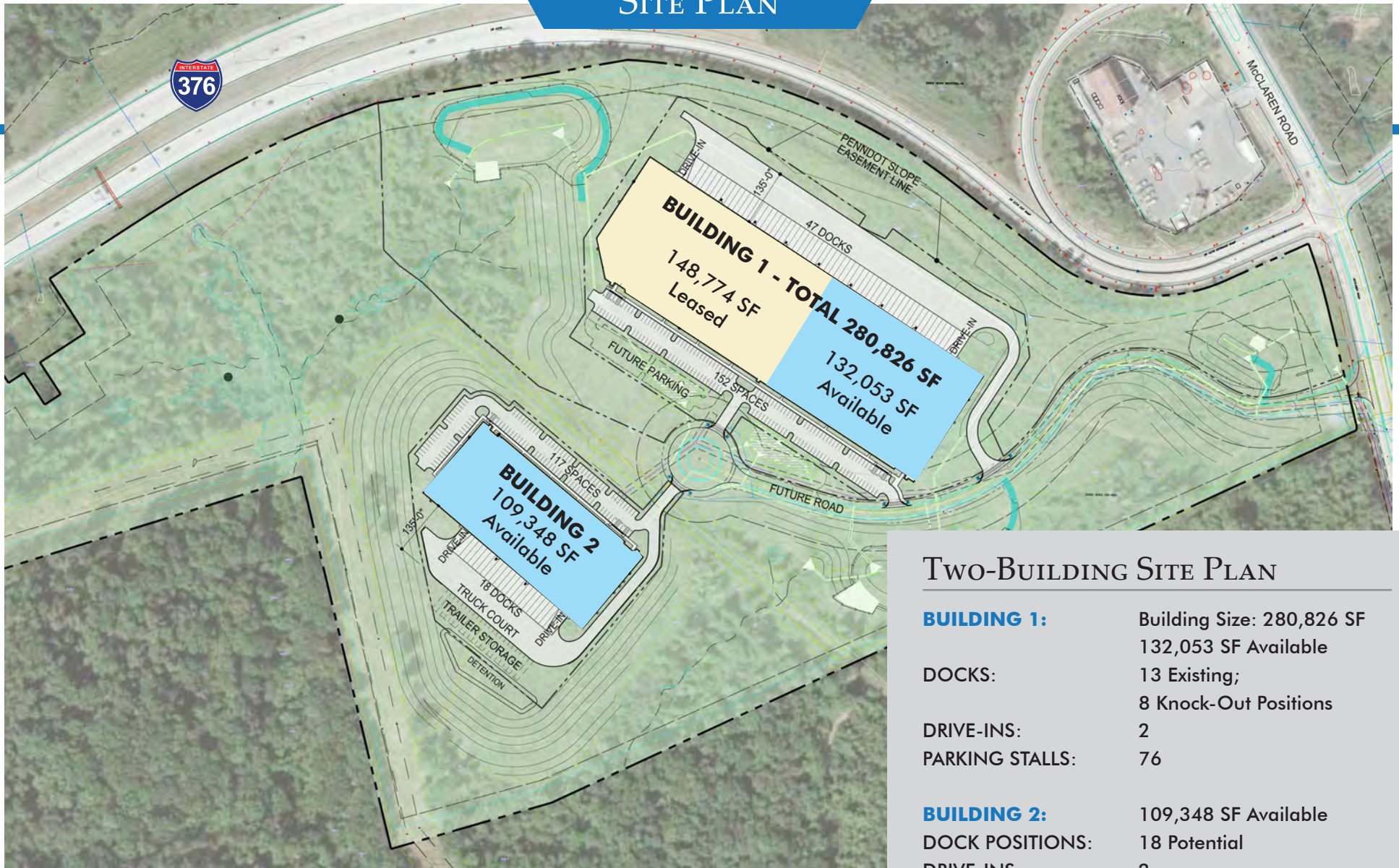
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**WAREHOUSE | DISTRIBUTION OPPORTUNITY**

ADJACENT TO I-376 | FINDLAY TOWNSHIP | ALLEGHENY COUNTY

# SKYVIEW BUSINESS PARK

## SITE PLAN



### TWO-BUILDING SITE PLAN

<b>BUILDING 1:</b>	Building Size: 280,826 SF 132,053 SF Available
<b>DOCKS:</b>	13 Existing; 8 Knock-Out Positions
<b>DRIVE-INS:</b>	2
<b>PARKING STALLS:</b>	76
<b>BUILDING 2:</b>	109,348 SF Available
<b>DOCK POSITIONS:</b>	18 Potential
<b>DRIVE-INS:</b>	2
<b>PARKING STALLS:</b>	117
<b>TRAILER STALLS:</b>	22

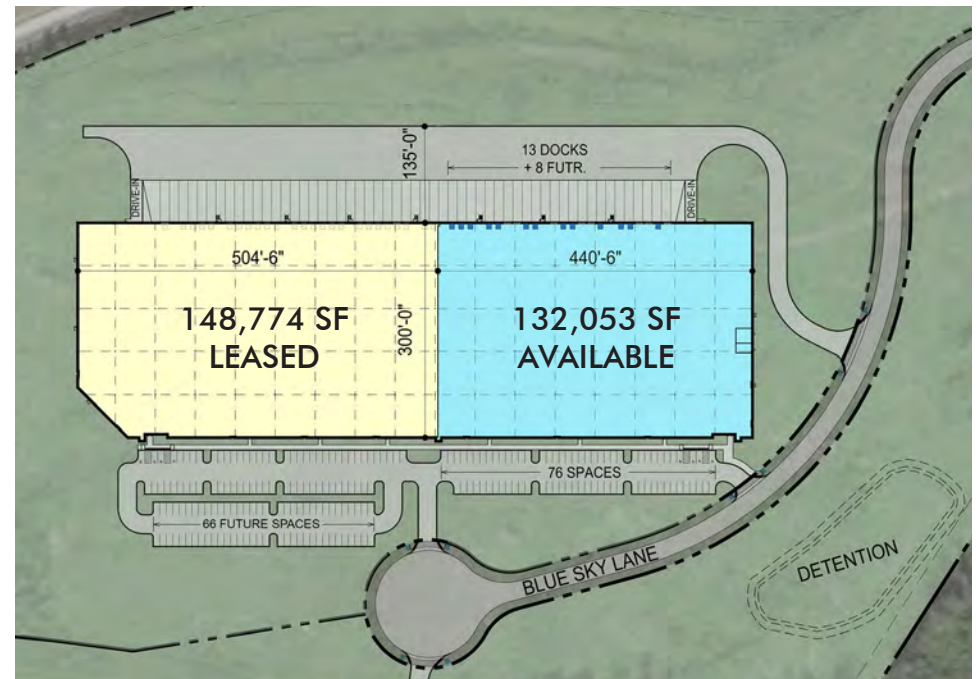
ZONING: MXU - MIXED USE | ADJACENT TO I-376 | HIGHWAY EXPOSURE

## BUILDING 1

# 1000 BLUE SKY LANE

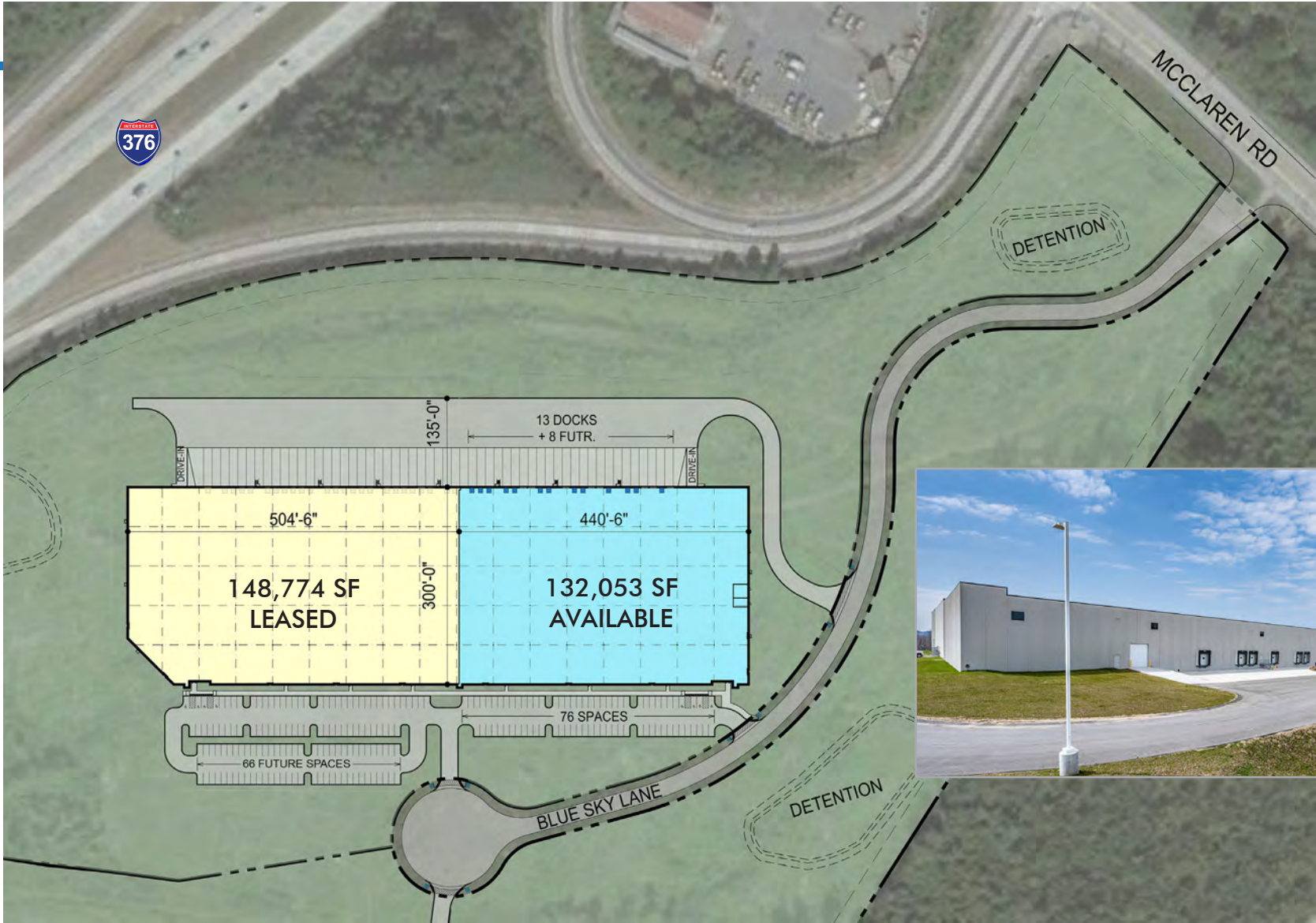


Total Building Size:	280,826 SF±
Space Available:	132,053 SF±
Office Space:	Build to Suit
Clear Height:	32' After Loading Bay
Column Spacing:	Warehouse Bays: 60' x 56'
Truck Court:	135' deep
Fire Protection System:	ESFR K-17 System
Dock Positions:	13 Existing; 8 Knock-out Positions
Drive-In Doors:	2
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



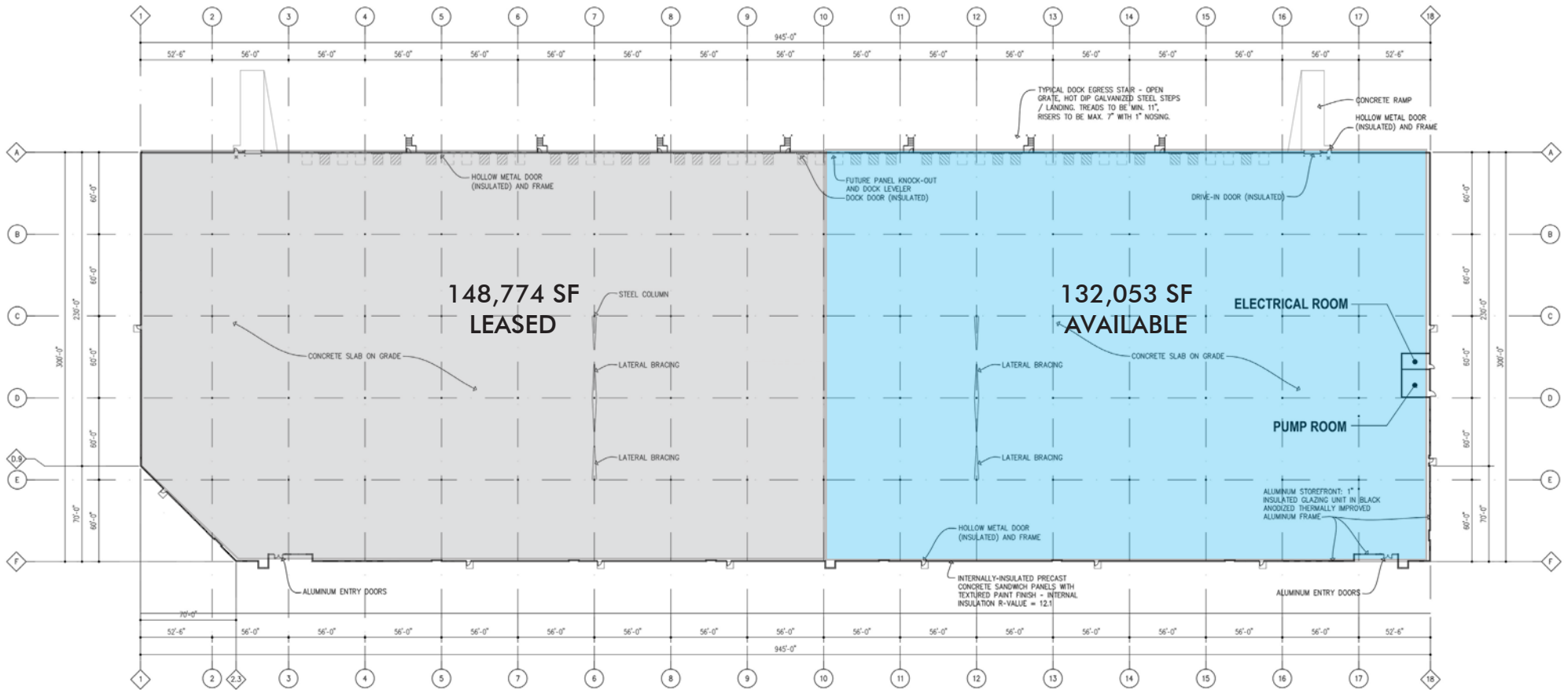
**BUILDING 1 - 1000 BLUE SKY LANE**

**SITE PLAN**



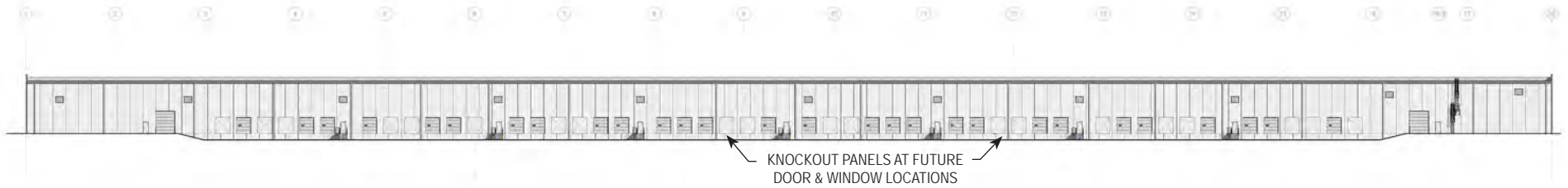
# BUILDING 1 - 1000 BLUE SKY LANE

## FLOOR PLAN

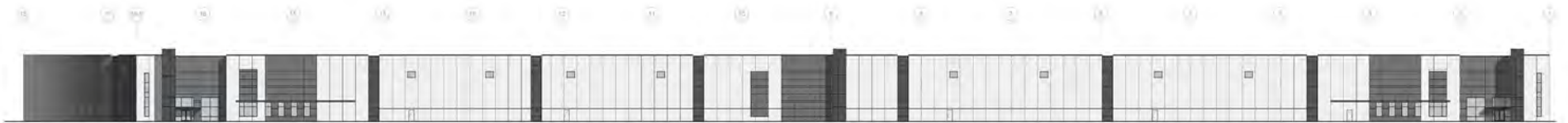


**BUILDING 1 - 1000 BLUE SKY LANE**

**BUILDING ELEVATIONS**



**NORTH ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



**SOUTHWEST ELEVATION**



**EAST ELEVATION**

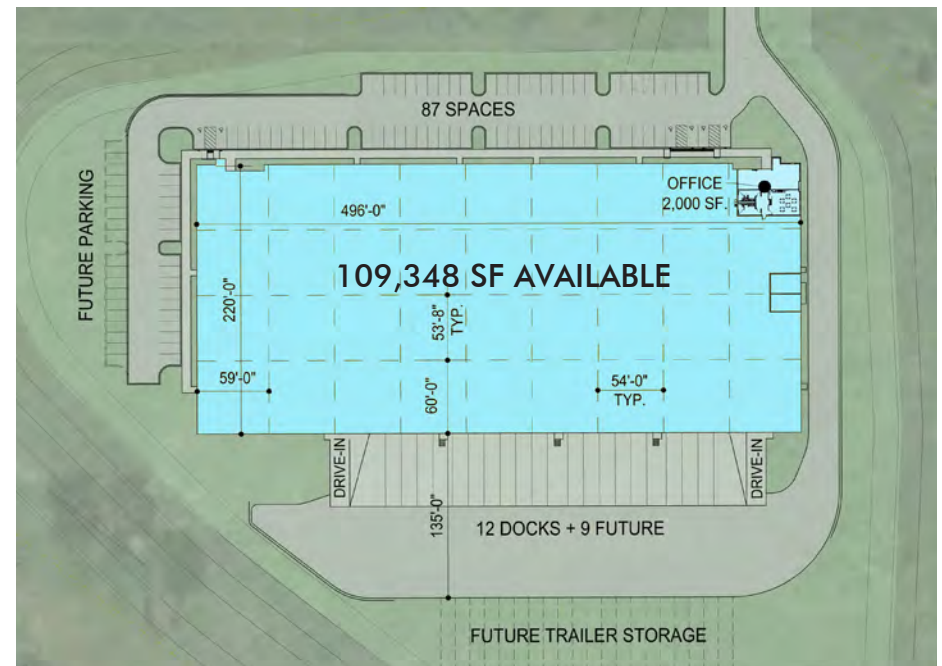
## BUILDING 2

# 1001 BLUE SKY LANE



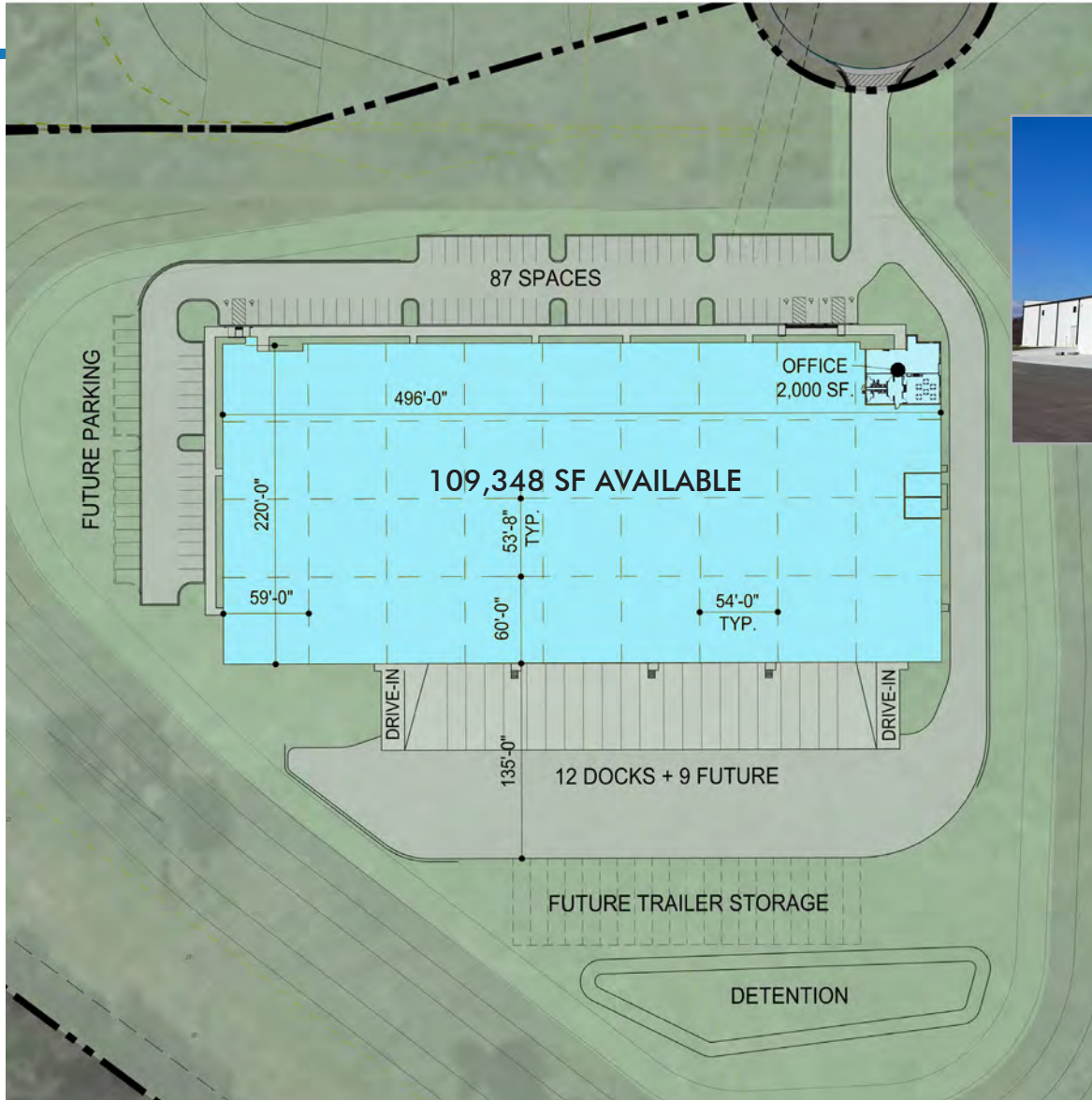
CORE & SHELL COMPLETE

Total Building Size:	109,348 SF±
Office Space:	Build to Suit
Clear Height:	32' After Loading Bay
Column Spacing:	Warehouse Bays: 53'4" x 56'
Truck Court:	130' deep
Fire Protection System:	ESFR K-17 System
Dock Positions:	12 Existing Dock Doors (9 knock-out doors)
Drive-In Doors:	2
Walls:	7-1/4" Thick Tilt-wall Panels
Concrete Slab:	6", 4000 PSI
Warehouse Lighting:	LED High Bay Light Fixtures, 25 FC
Electrical:	1600 Amps, 480/277V
Parking Stalls:	87 spaces with future trailer storage
Roof:	Mechanically fastened, utilizing .045 mil white TPO roof membrane
Zoning:	MXU - Mixed Use

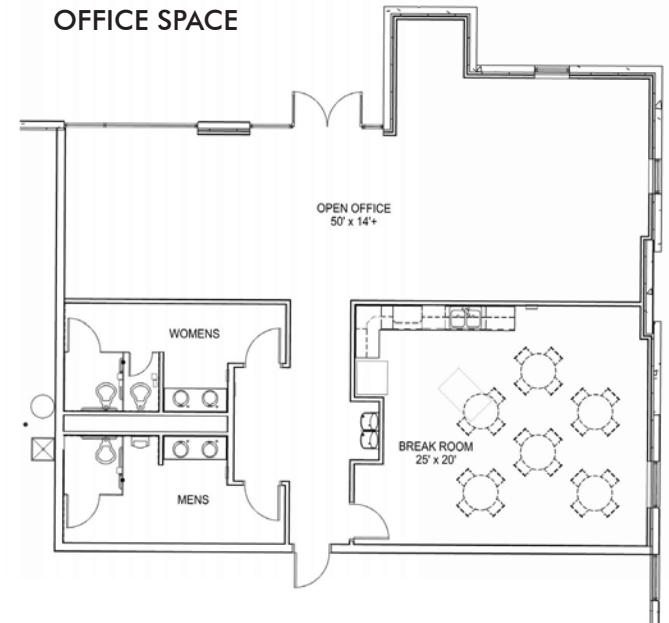


# BUILDING 2 - 1001 BLUE SKY LANE

## SITE PLAN



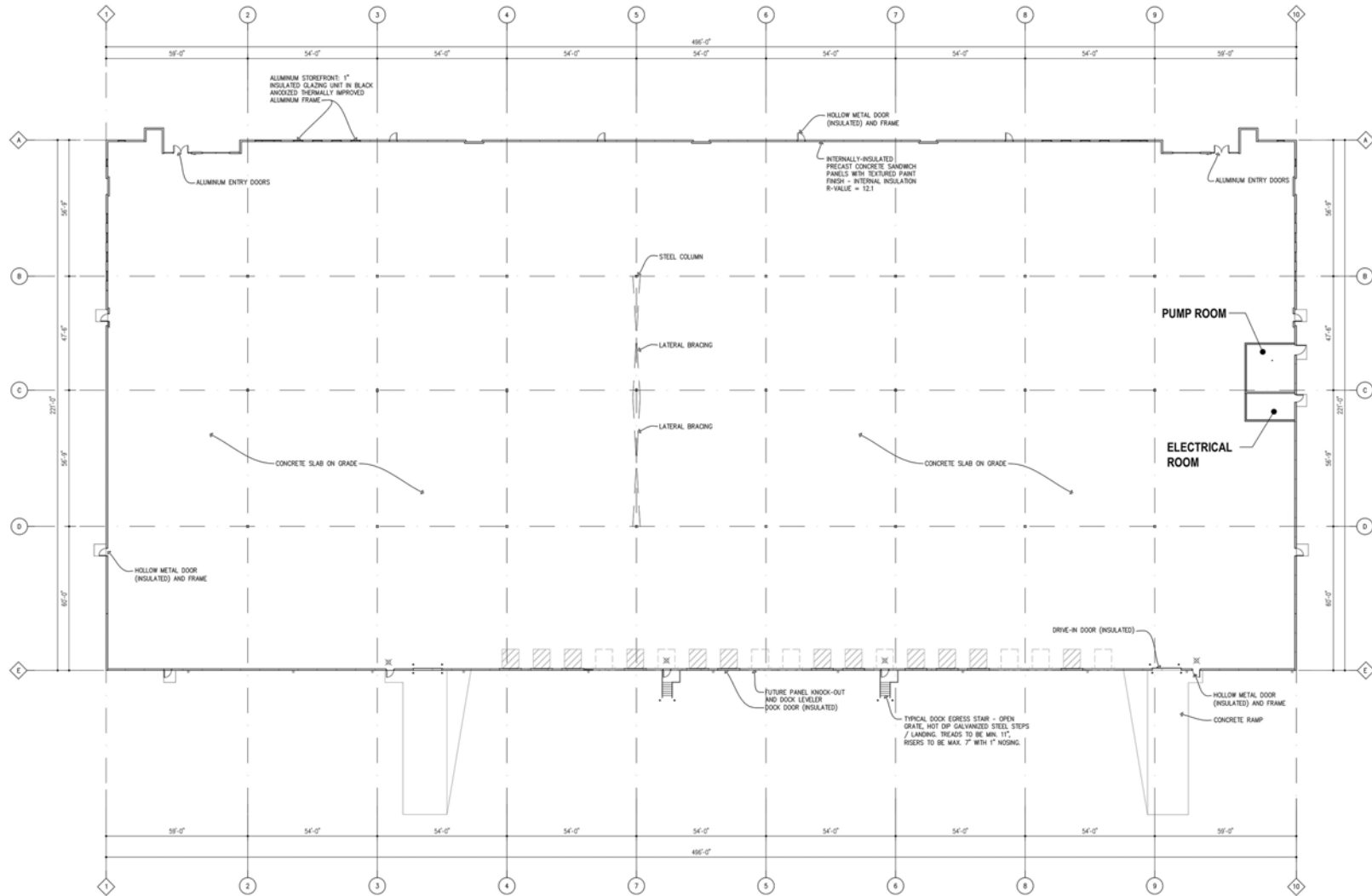
### OFFICE SPACE





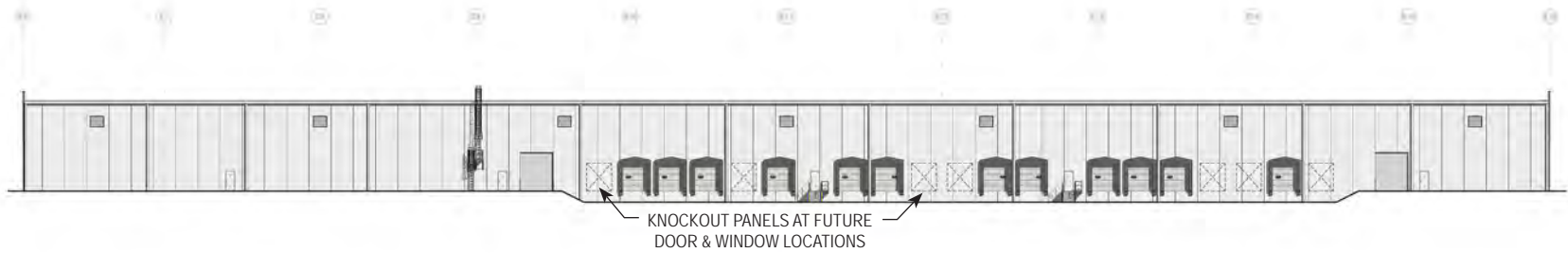
# BUILDING 2 - 1001 BLUE SKY LANE

## FLOOR PLAN



**BUILDING 2 - 1001 BLUE SKY LANE**

**BUILDING ELEVATIONS**



**SOUTH ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**

# SKYVIEW BUSINESS PARK

## PRIME LOCATION

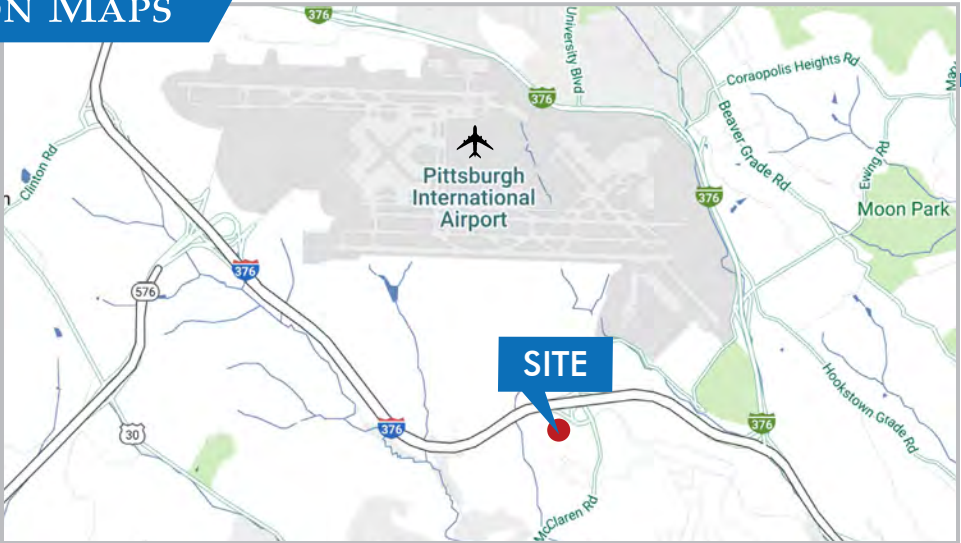


- Easy access and within close proximity to Interstate 376
- 2.5 miles / 5 minutes from Rt. 30
- 6 miles / 10 minutes from the Pittsburgh International Airport
- 7 miles / 11 minutes from Interstate 79

- 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

# SKYVIEW BUSINESS PARK

## LOCATION MAPS



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