

FOR LEASE

BLUE SKY LANE

CORAOPOLIS, PA 15108

INDUSTRIAL LAND
BUILD-TO-SUIT

UP TO
241,401 SF

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SKYVIEW
BUSINESS PARK



WAREHOUSE | DISTRIBUTION OPPORTUNITY

FINDLAY TOWNSHIP | ALLEGHENY COUNTY

Marketed Exclusively by:

CBRE

Developed by:

NEYER
AL. NEYER | EST. 1894

SITE PLAN



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

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SKYVIEW BUSINESS PARK

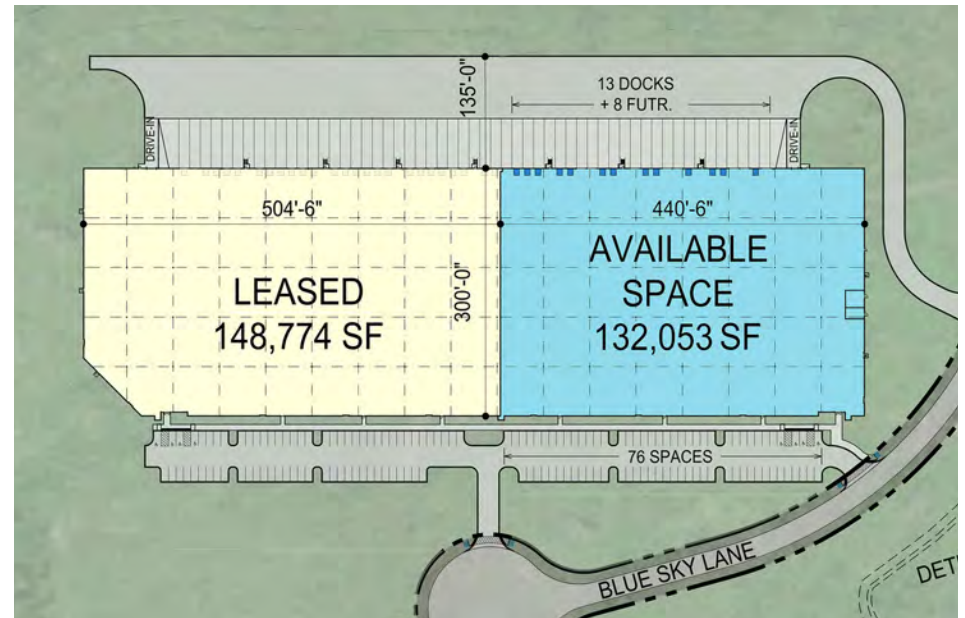
BUILDING ONE

132,053 SF AVAILABLE

CORE & SHELL COMPLETE



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" Unreinforced
Electrical:	Total Building: 1600 Amps, 480/277V Available Space: 800 Amps, 480/277V
Parking Stalls:	76 Spaces
Roof:	TPO/EPDM Membrane
Zoning:	MXU - Mixed Use



SKYVIEW BUSINESS PARK

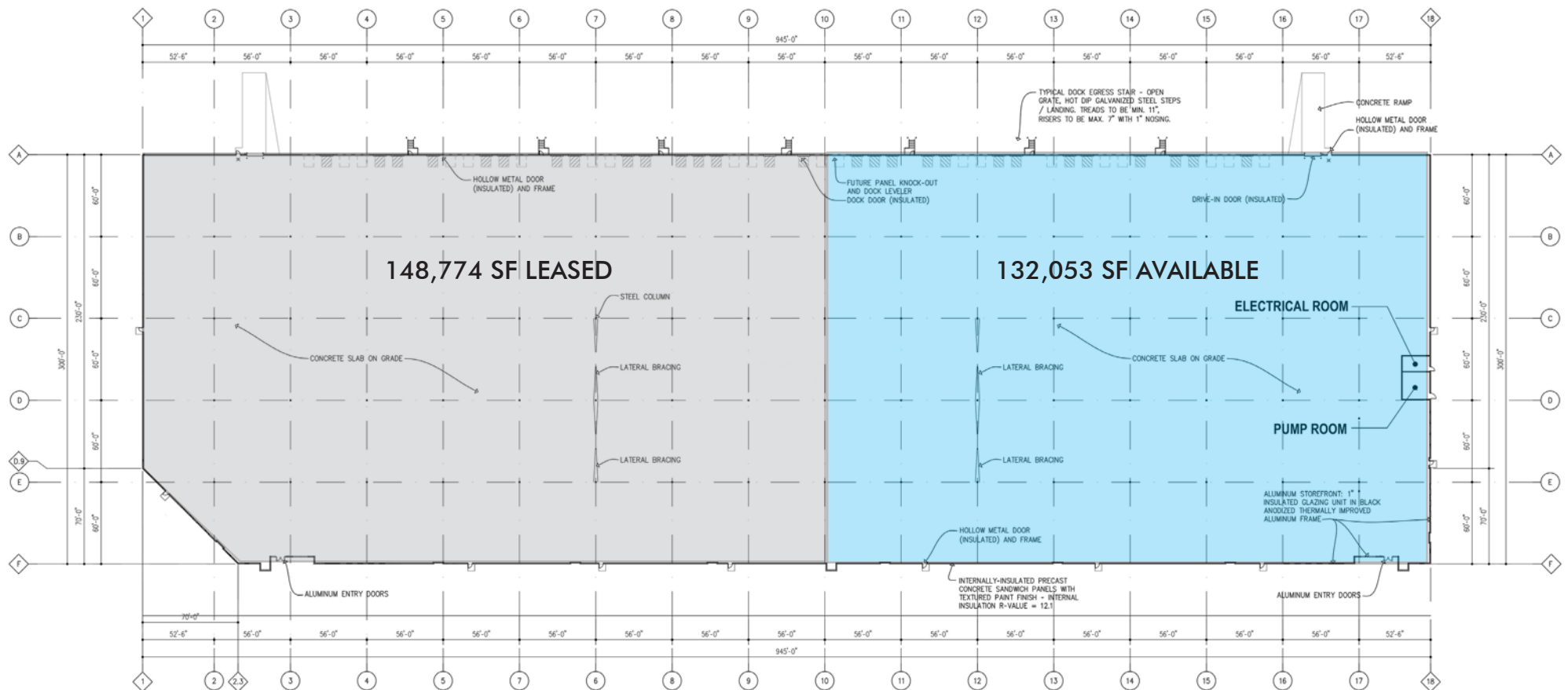
SITE PLAN - BUILDING ONE



SKYVIEW BUSINESS PARK

FLOOR PLAN

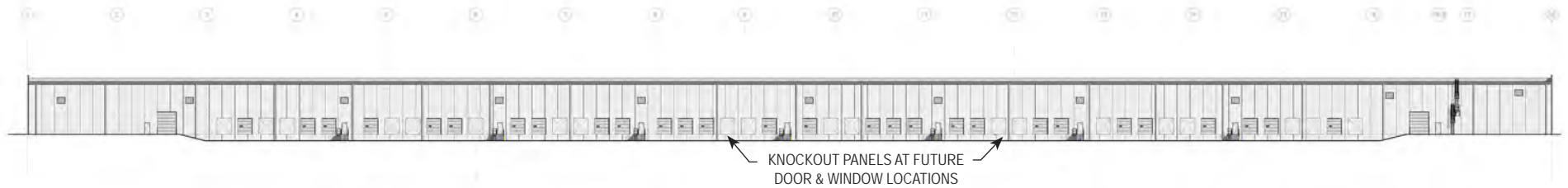
BUILDING ONE



SKYVIEW BUSINESS PARK

BUILDING ELEVATIONS

280,826 SF • BUILDING ONE



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



SOUTHWEST ELEVATION



EAST ELEVATION

SKYVIEW BUSINESS PARK

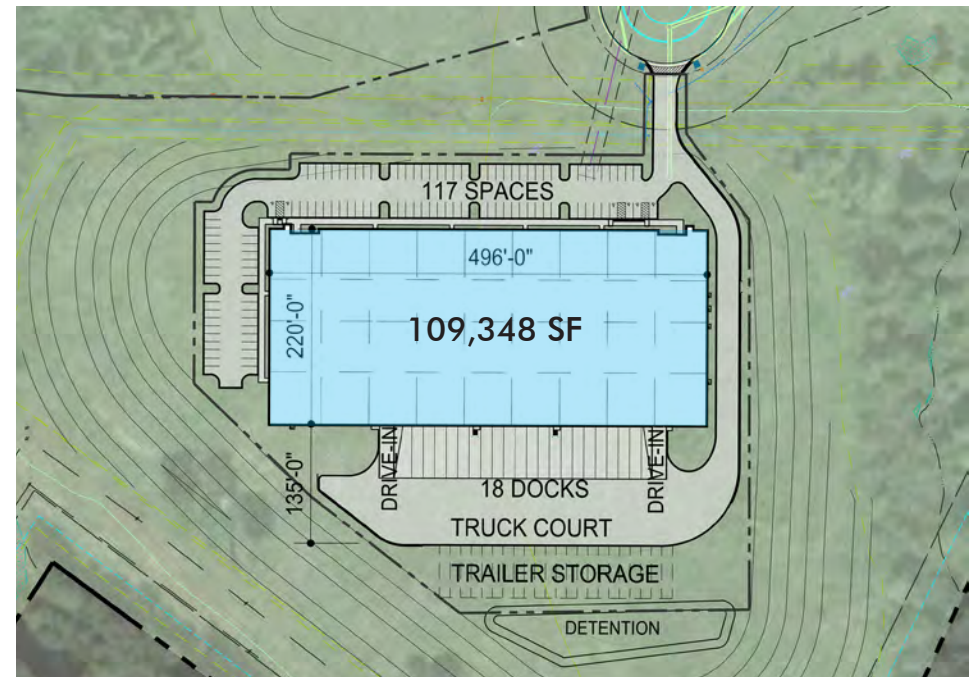
BUILDING TWO

109,348 SF AVAILABLE

CORE & SHELL COMPLETE



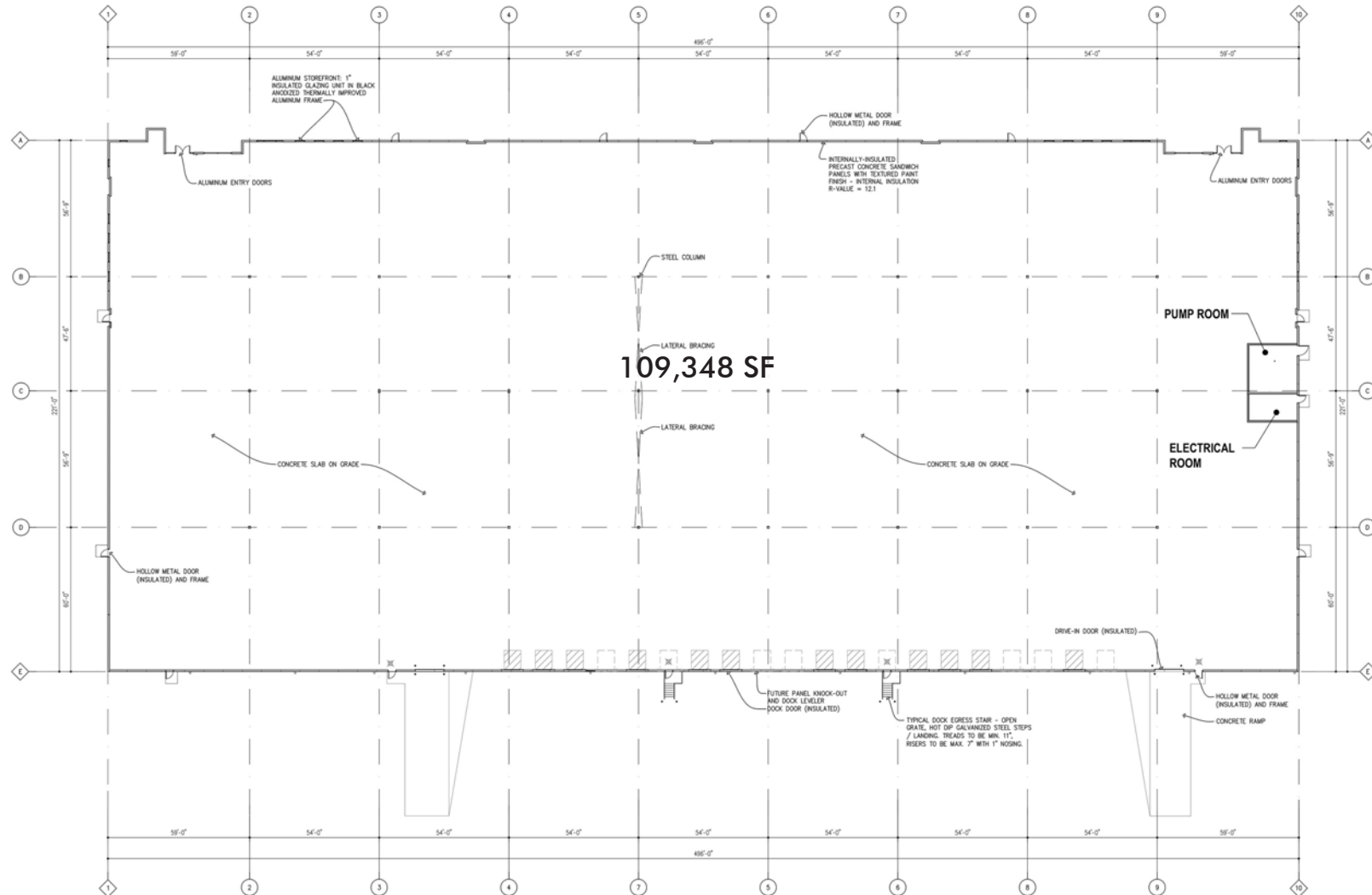
Total Building Size:	109,348 SF±
Office Space:	Build to Suit
Clear Height:	28' After Loading Bay
Column Spacing:	Warehouse Bays: 53'4" x 56'
Truck Court:	130' deep
Fire Protection System:	ESFR K-17 System
Dock Positions:	18 Potential
Drive-In Doors:	2
Walls:	8" Pre-Cast Concrete Panes
Concrete Slab:	6" Unreinforced
Warehouse Lighting:	LED High Bay Light Fixtures, 25 FC
Electrical:	800 Amps, 480/277V
Parking Stalls:	117 Autos, 22 Trailers
Roof:	TPO/EPDM Membrane
Zoning:	MXU - Mixed Use



SKYVIEW BUSINESS PARK

FLOOR PLAN

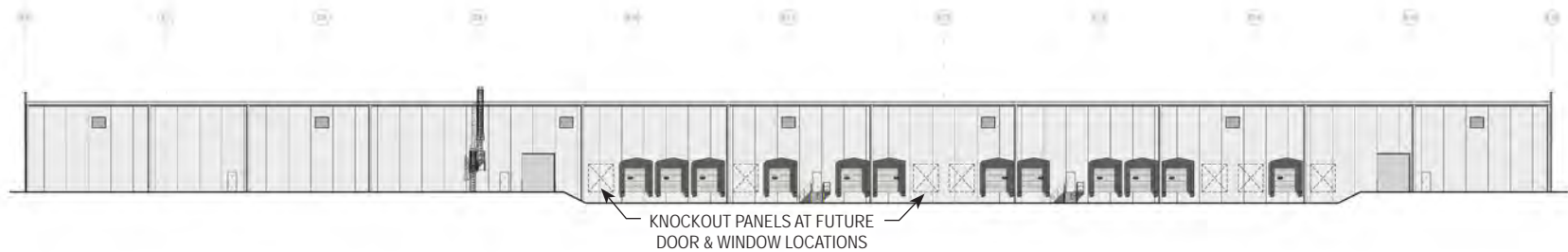
109,348 SF • BUILDING TWO



SKYVIEW BUSINESS PARK

BUILDING ELEVATIONS

109,348 SF • BUILDING TWO



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

SKYVIEW BUSINESS PARK

PRIME LOCATION

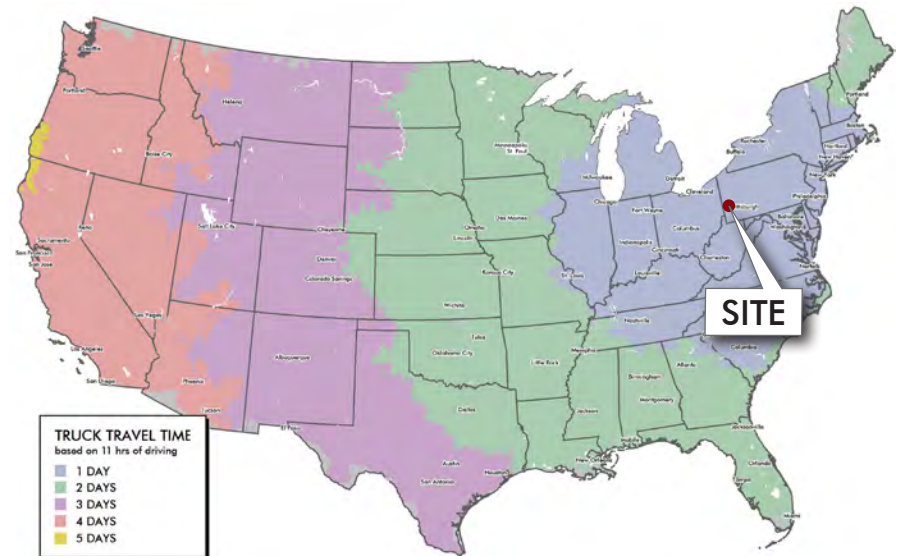
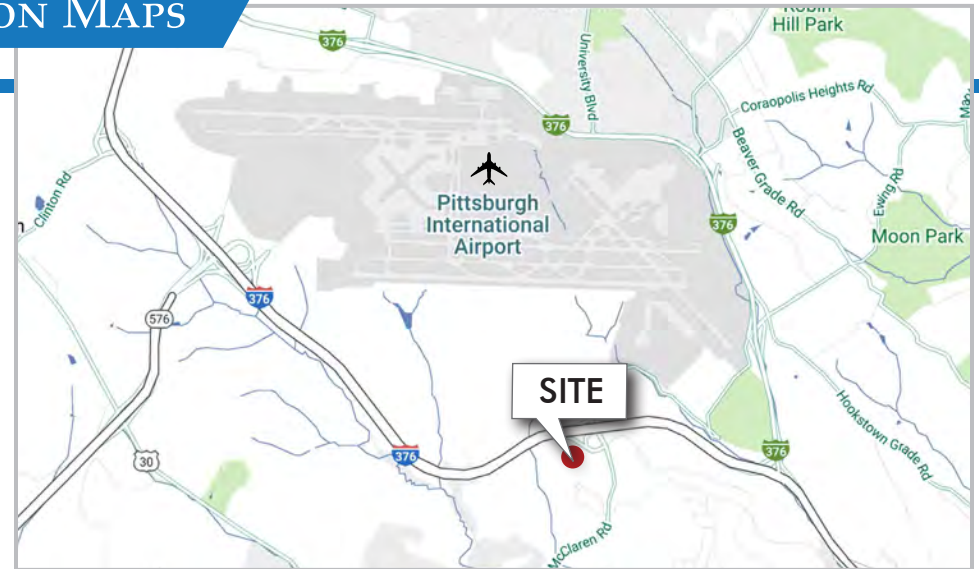
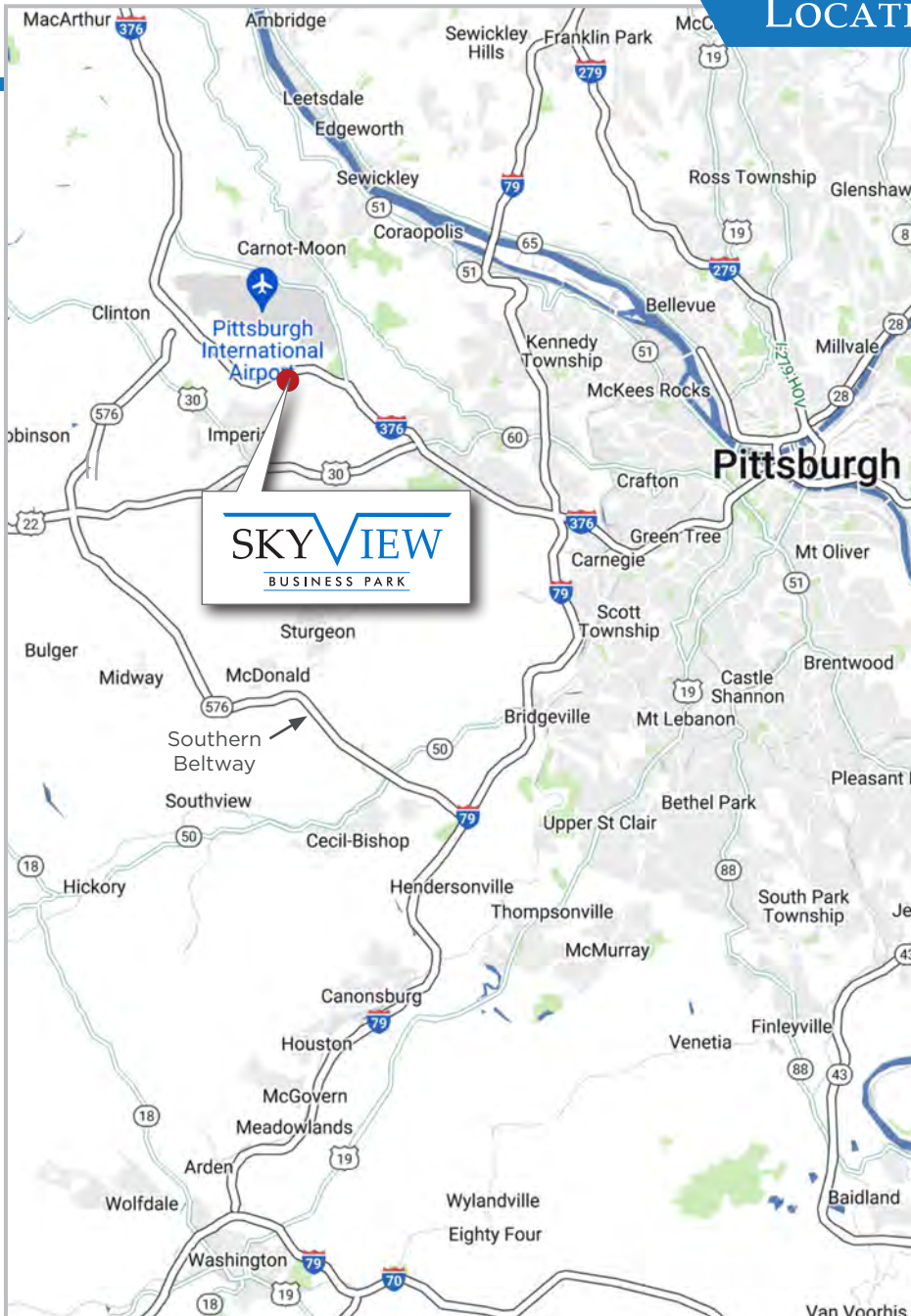


- Easy access and within close proximity to Interstate 376
- 2.5 miles / 5 minutes from Rt. 30
- 6 miles / 10 minutes from the Pittsburgh International Airport
- 7 miles / 11 minutes from Interstate 79

- 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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