

109,348 SF_±
AVAILABLE

SKYVIEW
BUSINESS PARK

1001
BLUE SKY LANE

BUILDING 2
CORAOPOLIS, PA 15108

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

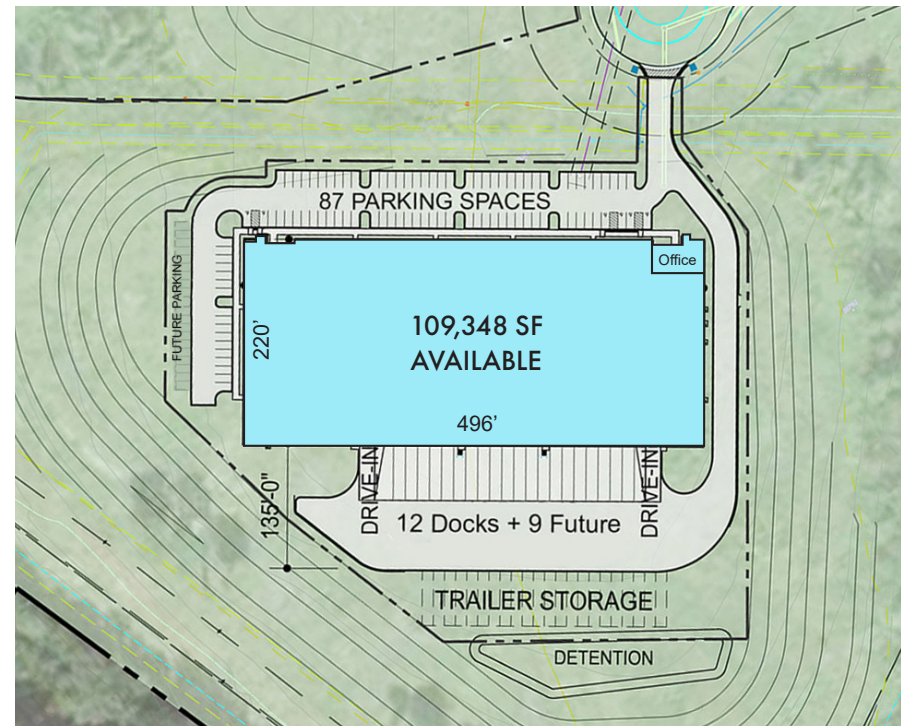
BUILDING 2

1001 BLUE SKY LANE

CORE & SHELL COMPLETE

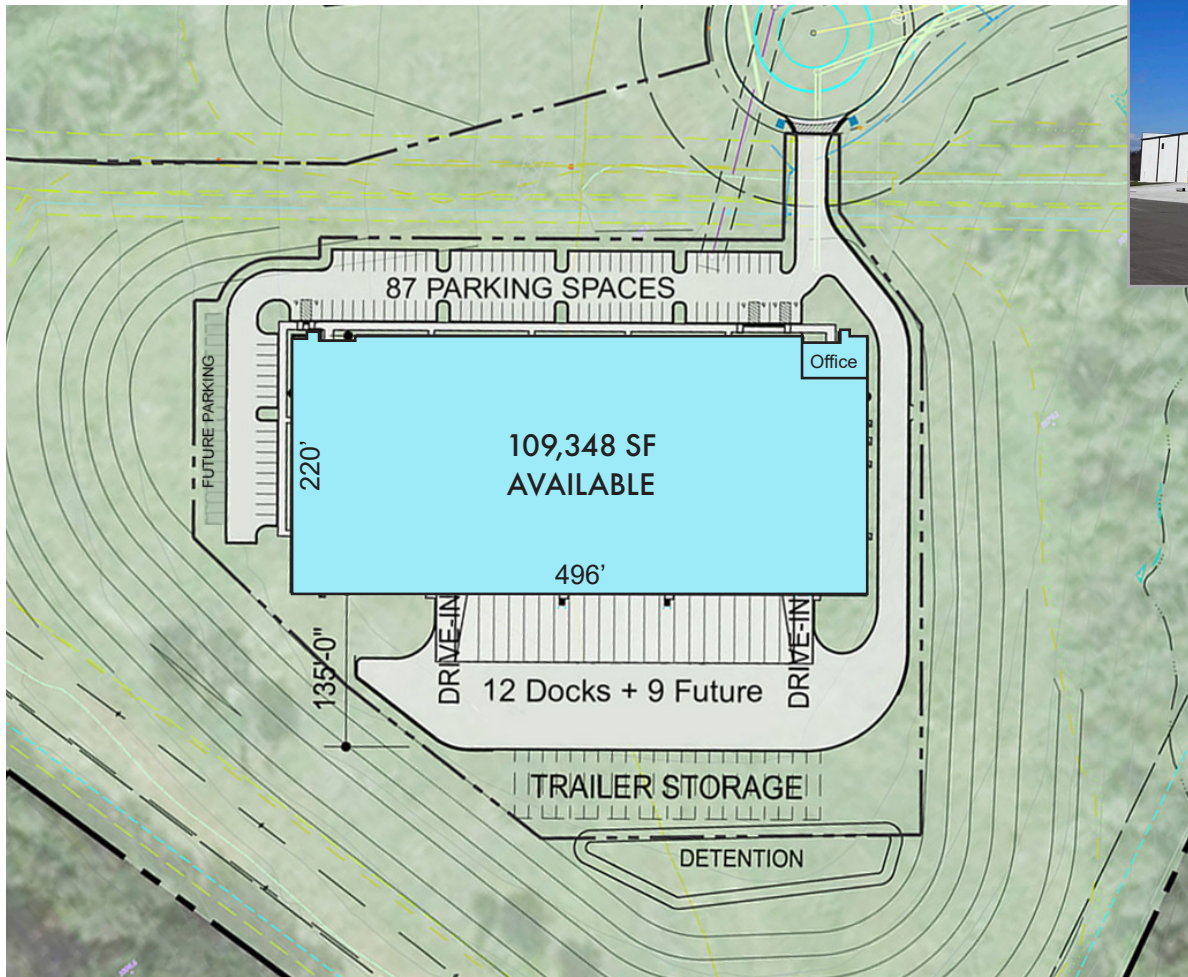


Total Building Size:	109,348 SF± ENTIRE BUILDING AVAILABLE
Office Space:	Build to Suit
Clear Height:	32' After Loading Bay
Column Spacing:	Warehouse Bays: 53' 4" x 56'
Truck Court:	130' deep
Fire Protection System:	ESFR K-17 System
Dock Positions:	12 Existing Dock Doors (9 knock-out doors) with 30,000-lb. Mechanical Door Levelers
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:	117 car spaces (expandable) with future trailer storage
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

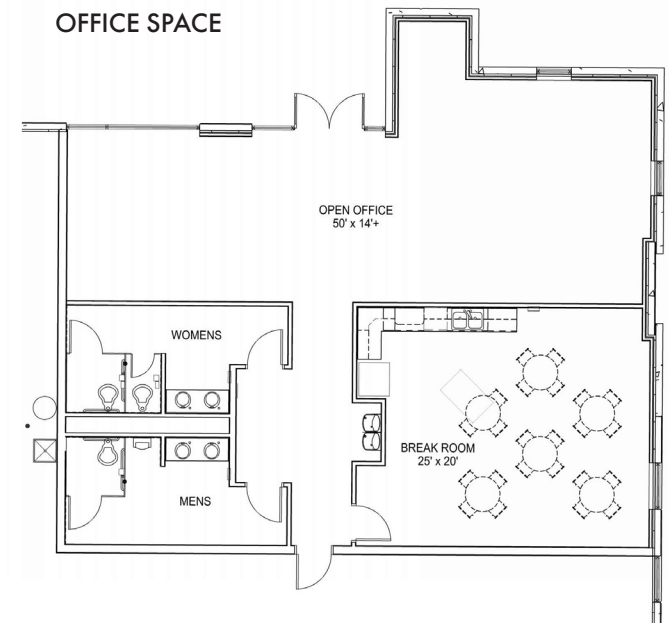


BUILDING 2 - 1001 BLUE SKY LANE

SITE PLAN

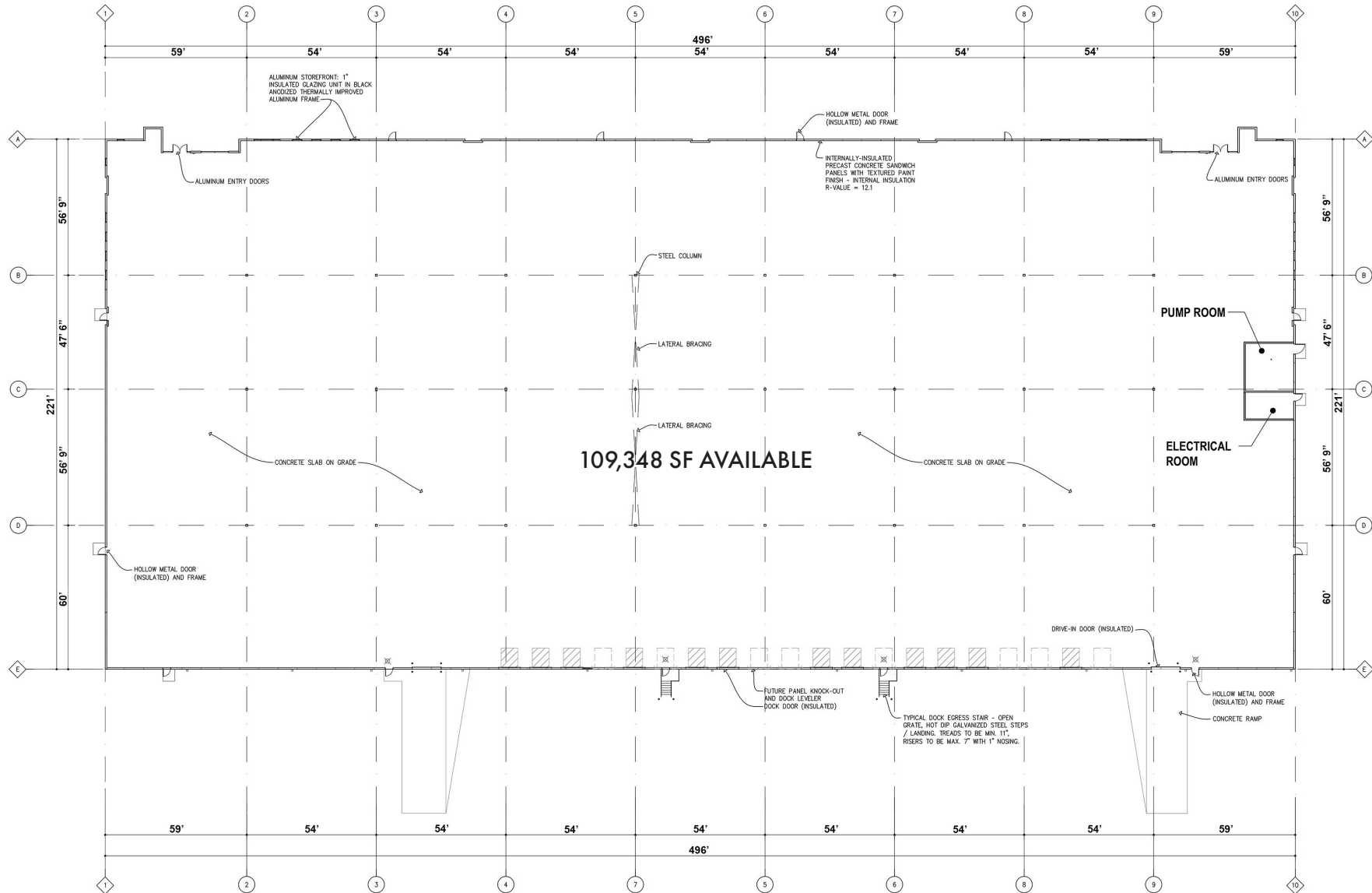


OFFICE SPACE



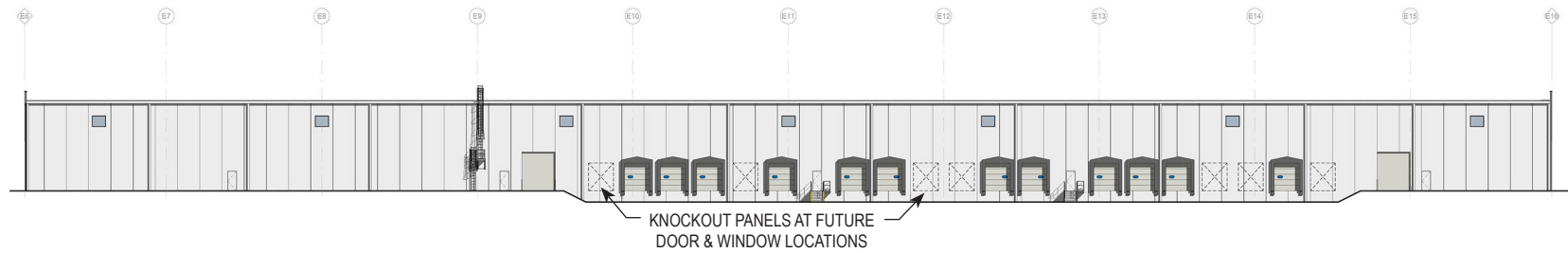
BUILDING 2 - 1001 BLUE SKY LANE

FLOOR PLAN

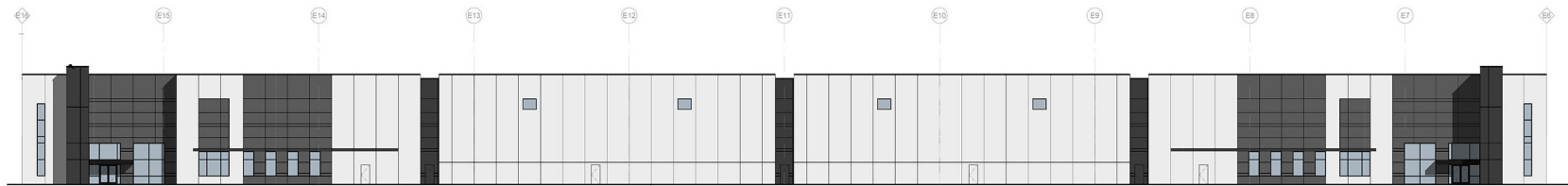


BUILDING 2 - 1001 BLUE SKY LANE

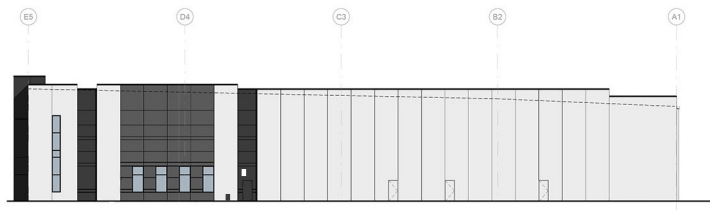
BUILDING ELEVATIONS



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

SKYVIEW BUSINESS PARK

PRIME LOCATION

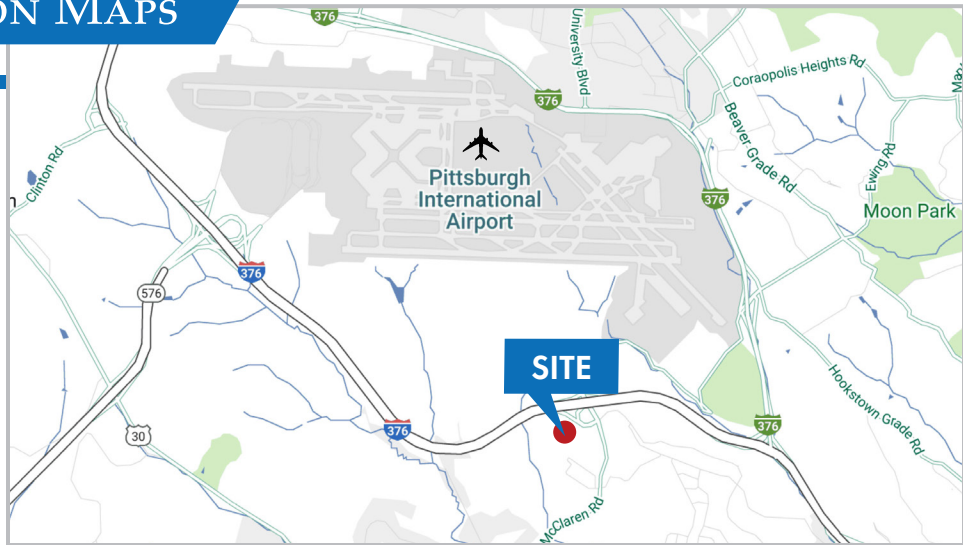


- Easy access and within close proximity to Interstate 376
- 2.5 miles / 5 minutes from Rt. 30
- 6 miles / 10 minutes from the Pittsburgh International Airport
- 7 miles / 11 minutes from Interstate 79

- 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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