



VISIT WEBSITE



**FAIRYWOOD
INDUSTRIAL
PARK**

217 BEECHNUT DRIVE
PITTSBURGH, PA 15205



Developer | Design-Build | Contractor



150,340 SF_±

FOR LEASE

Q1 2027 OCCUPANCY

CBRE

KIM CLACKSON

Executive Vice President

412.471.3018

kim.clackson@cbre.com

MATT CLACKSON

Senior Vice President

412.471.4069

matt.clackson@cbre.com

BUILDING SPECS



TOTAL BUILDING SIZE:

150,340 SF_±
(190' x 600')



SPEC OFFICE:

2,002 SF_±



DOCK POSITIONS

15 (9' x 10')
with 35,000-lb. levelers

KNOCK-OUT POSITIONS

19



OVERHEAD DRIVE-IN DOORS:

2 (12' x 14')



ELECTRIC SERVICE:

3,000 Amps
277/480-Volt, 3-phase, 4-wire



CLEAR HEIGHT:

32'
to bottom of structure
past speed bay



FIRE PROTECTION

ESFR
WET SYSTEM



ZONING:

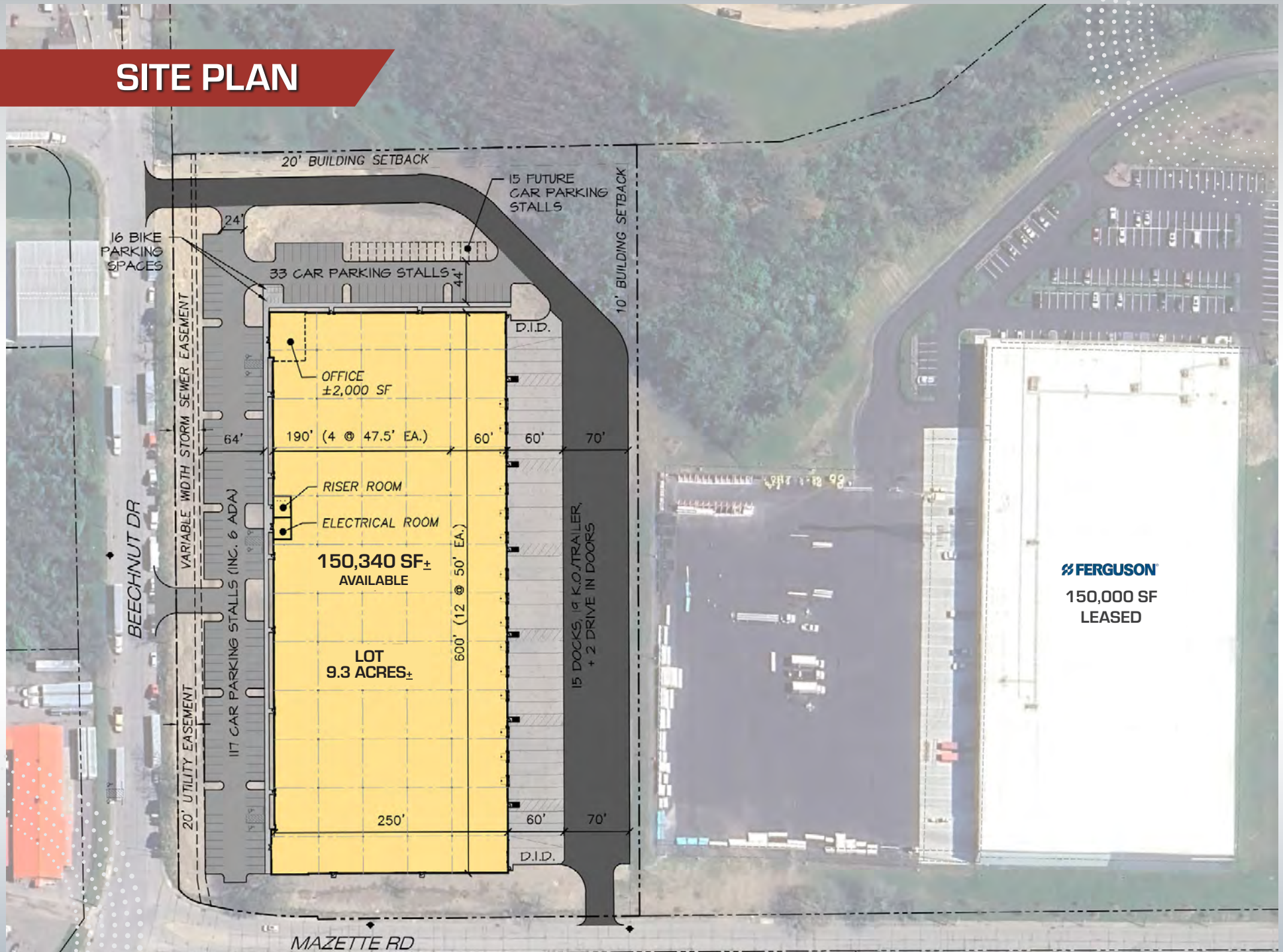
(UI) Urban Industrial
ALLEGHENY COUNTY

- **LOT SIZE:** 9.3 ACRES+/-
- **COLUMN BAY SPACING:** 47.5' x 52' with 52' x 60' Speed Bay
- **CONCRETE SLAB-ON-GRADE:** 7" thick, 4000 PSI unreinforced

- **LIGHTING:** 30 FC LED HIGH BAY FIXTURES
- **ROOF:** .60 MIL. TPO
- **ROOF INSULATION:** Polyiso R-23

- **PARKING:** 150 CARS
- **CONSTRUCTION:** STEEL STRUCTURE

SITE PLAN





FAIRYWOOD
INDUSTRIAL
PARK

AERIAL

giant eagle
Distribution

giant eagle
Storage

ABF
Freight
An Archbold Company

FERGUSON



BEECHNUT DRIVE

INDUSTRIAL HIGHWAY



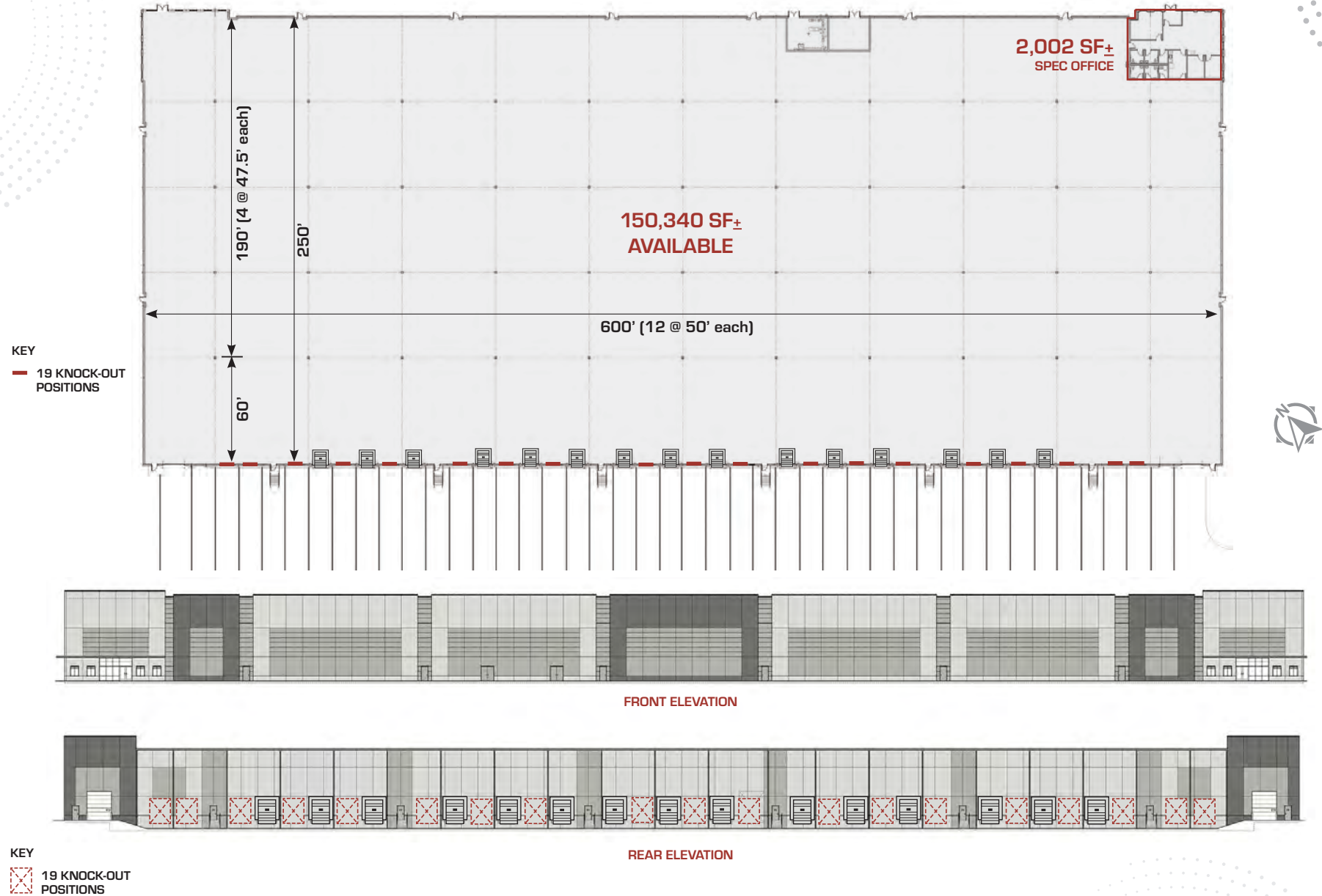


FAIRYWOOD
INDUSTRIAL
PARK

AERIAL



FLOOR PLAN / ELEVATIONS



DEVELOPER OVERVIEW

36 YEARS
Providing Industrial
Real Estate Solutions

\$4.5 BILLION
in Acquisitions &
Developments

41 MILLION
Square Feet
Developed

248
Properties
Acquired or Developed

As of March, 2026

Developer | Design-Build | Contractor

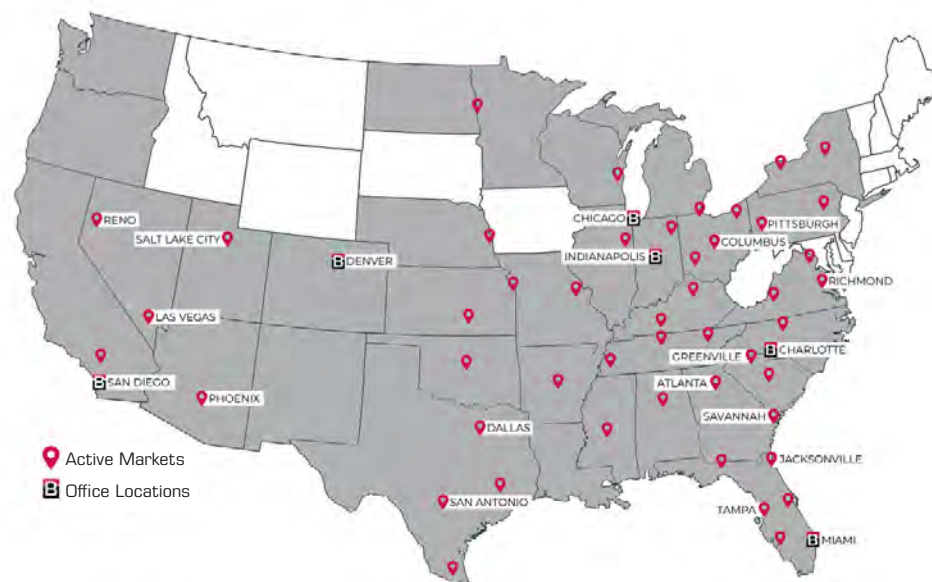


BUILT TO LEAD. DESIGNED TO DELIVER.

Becknell Industrial is a vertically integrated real estate investment company specializing in the development, acquisition and management of industrial assets across the United States. What sets Becknell apart is its unique customer-centric focus and full-service delivery system that puts the firm in a class of its own. Becknell specializes in multiple industrial property types, including warehouse, distribution, light manufacturing and auto manufacturing, and a wide range of sizes, from 50,000 to 1,000,000+ square feet, investing in core, secondary and tertiary markets.

NATIONAL MARKET COVERAGE

The company was founded in 1990 and is headquartered in suburban Chicago with five additional offices located throughout the country. Over its 36-year history, Becknell has acquired or developed more than 248 industrial properties occupying in excess of 41 million square feet.



AERIAL / ROAD MAP



	6 min. / 2.3 mi.
	10 min. / 4 mi.
	31 min. / 28.4 mi.
	40 min. / 22.9 mi.
	Downtown Pittsburgh: 5 min. / 8.7 mi.
	Pittsburgh International Airport: Via I-376 E: 18 min. / 15 miles

Drive times/distances are approximate.

