



VISIT WEBSITE



**FAIRYWOOD
INDUSTRIAL
PARK**

217 BEECHNUT DRIVE
PITTSBURGH, PA 15205



Developer | Design-Build | Contractor



150,340 SF_±

FOR LEASE

Q1 2027 OCCUPANCY

CBRE

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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

PHOTOS - SEPTEMBER 2026



SITE PLAN

20' BUILDING SETBACK

15 FUTURE CAR PARKING STALLS

33 CAR PARKING STALLS

16 BIKE PARKING SPACES

20' UTILITY EASEMENT

VARIABLE WIDTH STORM SEWER EASEMENT

BEECHNUT DR

117 CAR PARKING STALLS (INC. 6 ADA)

OFFICE ±2,000 SF

RISER ROOM

ELECTRICAL ROOM

150,340 SF± AVAILABLE

LOT 9.3 ACRES±

600' (12 @ 50' EA.)

250'

10' BUILDING SETBACK

15 DOCKS, 14 K.O./TRAILER, + 2 DRIVE IN DOORS

MAZETTE RD

FERGUSON 150,000 SF LEASED

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MAZETTE RD

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FAIRYWOOD
INDUSTRIAL
PARK

AERIAL

giant eagle
Distribution

giant eagle
Storage

ABF
Freight
An Ardent Company

FERGUSON

ups

BEECHNUT DRIVE

INDUSTRIAL HIGHWAY



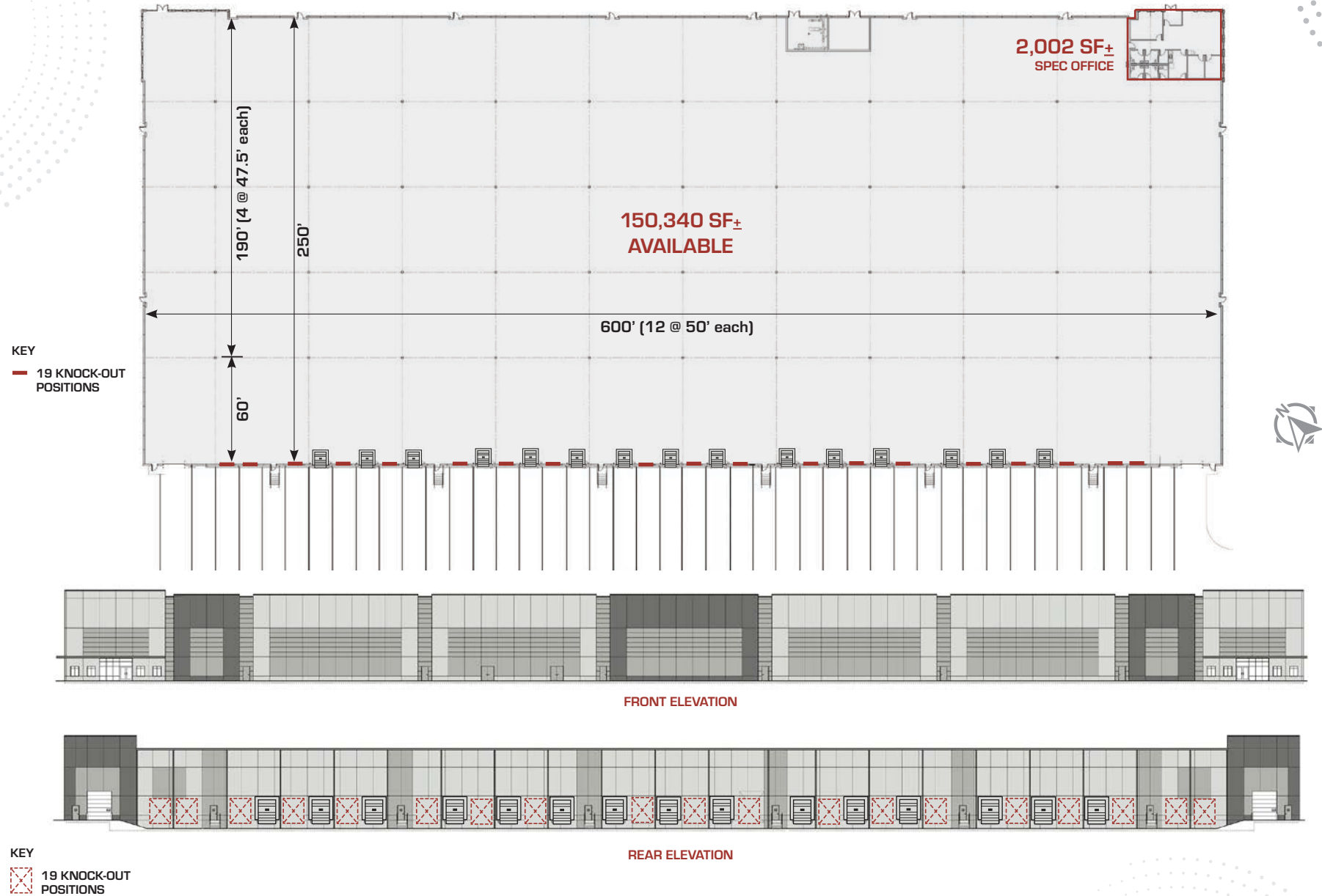


FAIRYWOOD
INDUSTRIAL
PARK

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.

