217 BEECHNUT DRIVE

PITTSBURGH, PA 15205

FAIRYWOOD INDUSTRIAL PARK



VISIT WEBSITE

Developer | Design-Build | Contractor

BECKNELL INDUSTRIAL

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

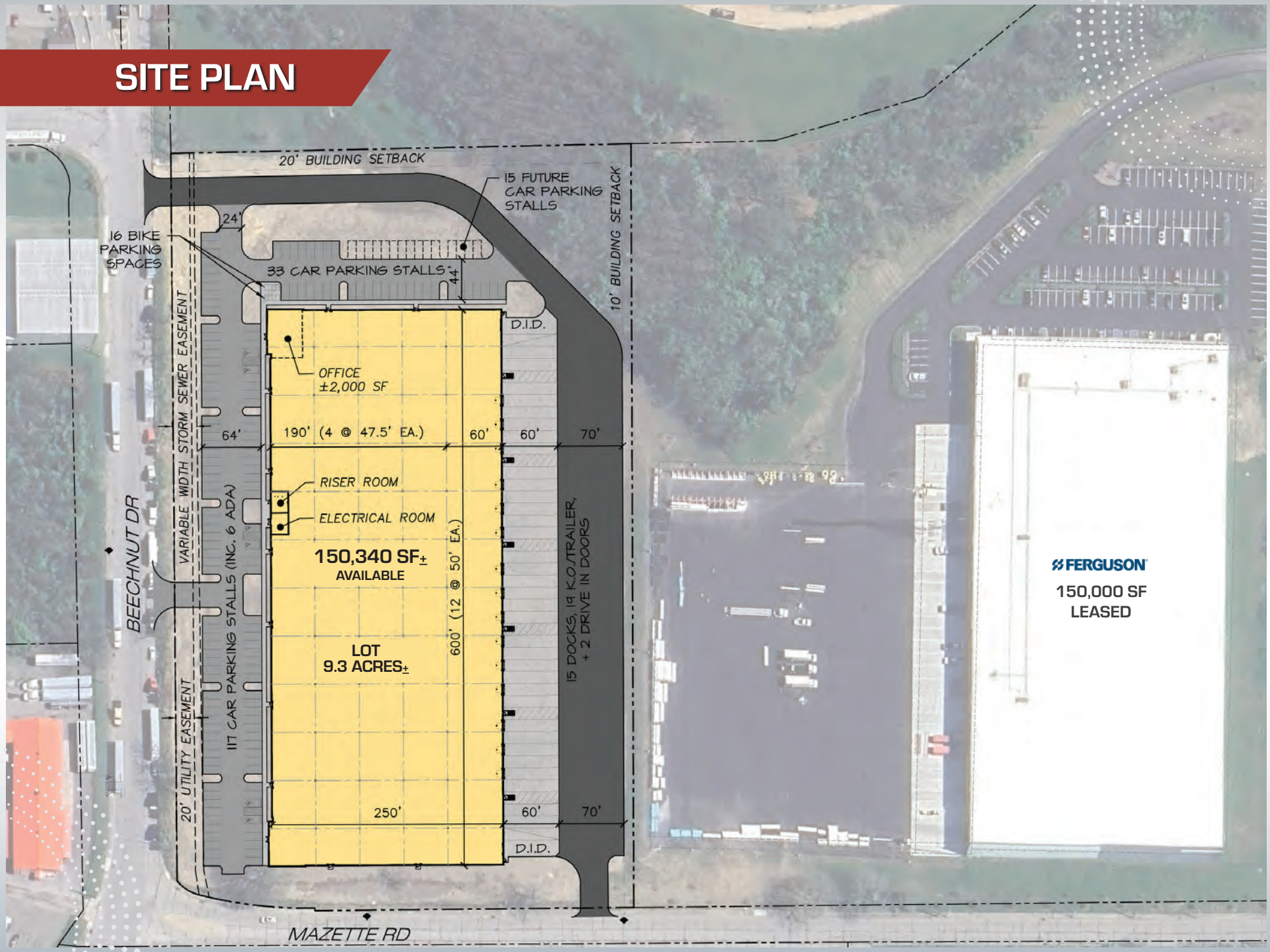
CLEAR HEIGHT:
32'
to bottom of structure
past speed bay

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

SITE PLAN


20' BUILDING SETBACK
15 FUTURE CAR PARKING STALLS
10' BUILDING SETBACK
16 BIKE PARKING SPACES
24'
33 CAR PARKING STALLS
44'
D.I.D.
OFFICE ±2,000 SF
64'
190' (4 @ 47.5' EA.)
60'
60'
70'
RISER ROOM
ELECTRICAL ROOM
150,340 SF± AVAILABLE
LOT 9.3 ACRES±
600' (12 @ 50' EA.)
15 DOCKS, 19 K.O./TRAILER, + 2 DRIVE IN DOORS
VARIABLE WIDTH STORM SEWER EASEMENT
117 CAR PARKING STALLS (INC. 6 ADA)
BEECHNUT DR
20' UTILITY EASEMENT
250'
60'
70'
D.I.D.
MAZETTE RD
FERGUSON
150,000 SF LEASED

AERIAL

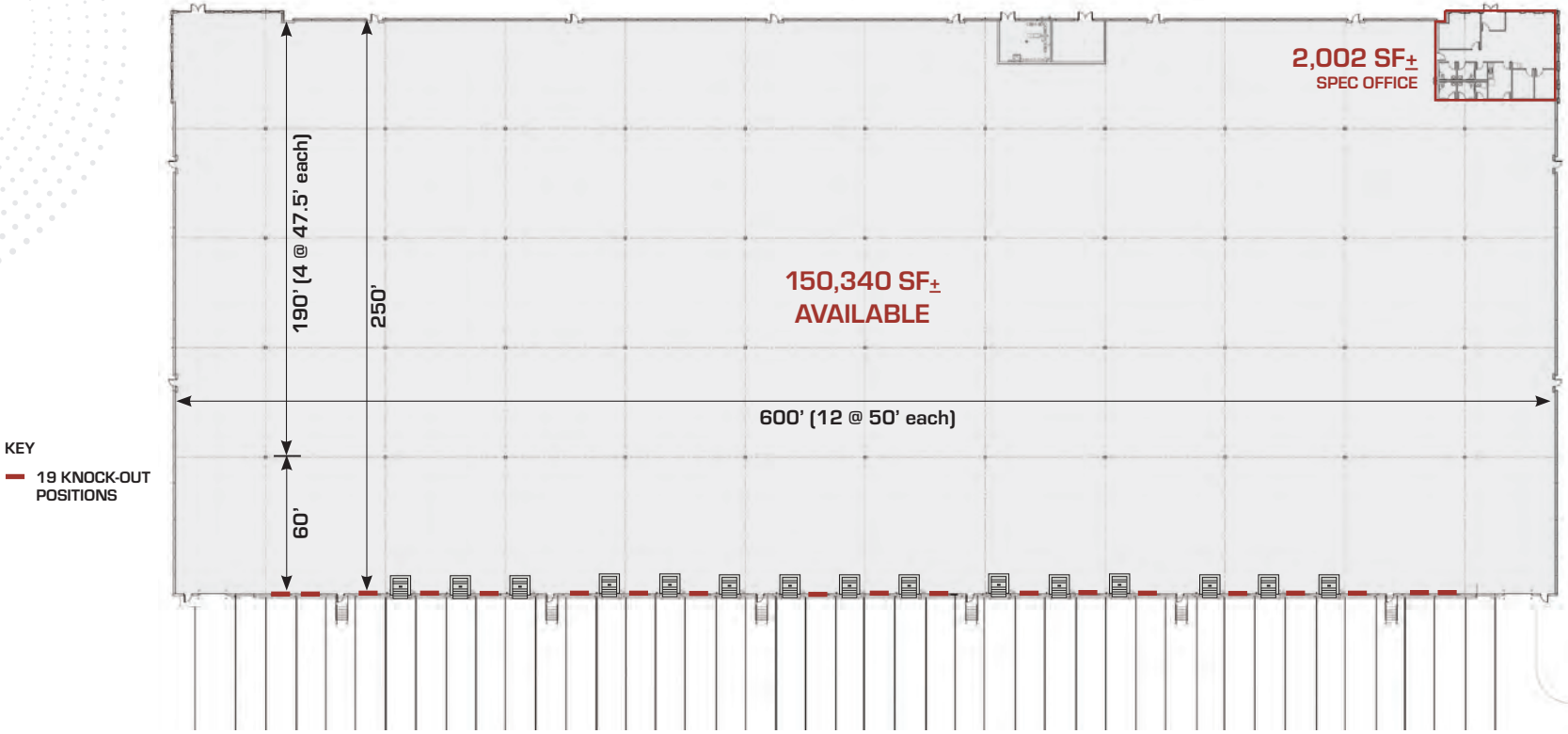

FAIRYWOOD INDUSTRIAL PARK
giant eagle Distribution
giant eagle Storage
ABF Freight An ArcBest Company
FERGUSON
BEECHNUT DRIVE
ups
INDUSTRIAL HIGHWAY

AERIAL



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FLOOR PLAN / ELEVATIONS





FRONT ELEVATION



REAR ELEVATION

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

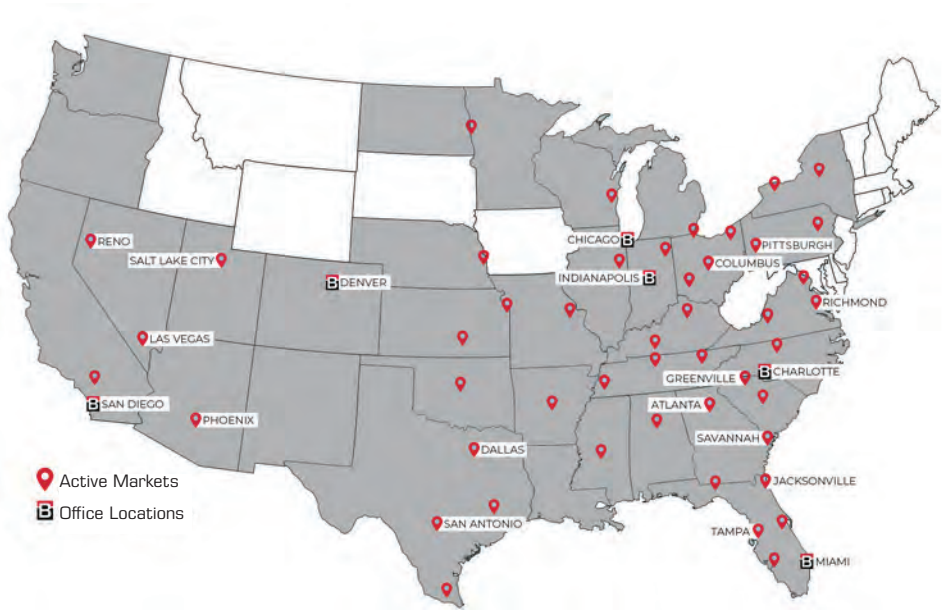
BECKNELL INDUSTRIAL

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.

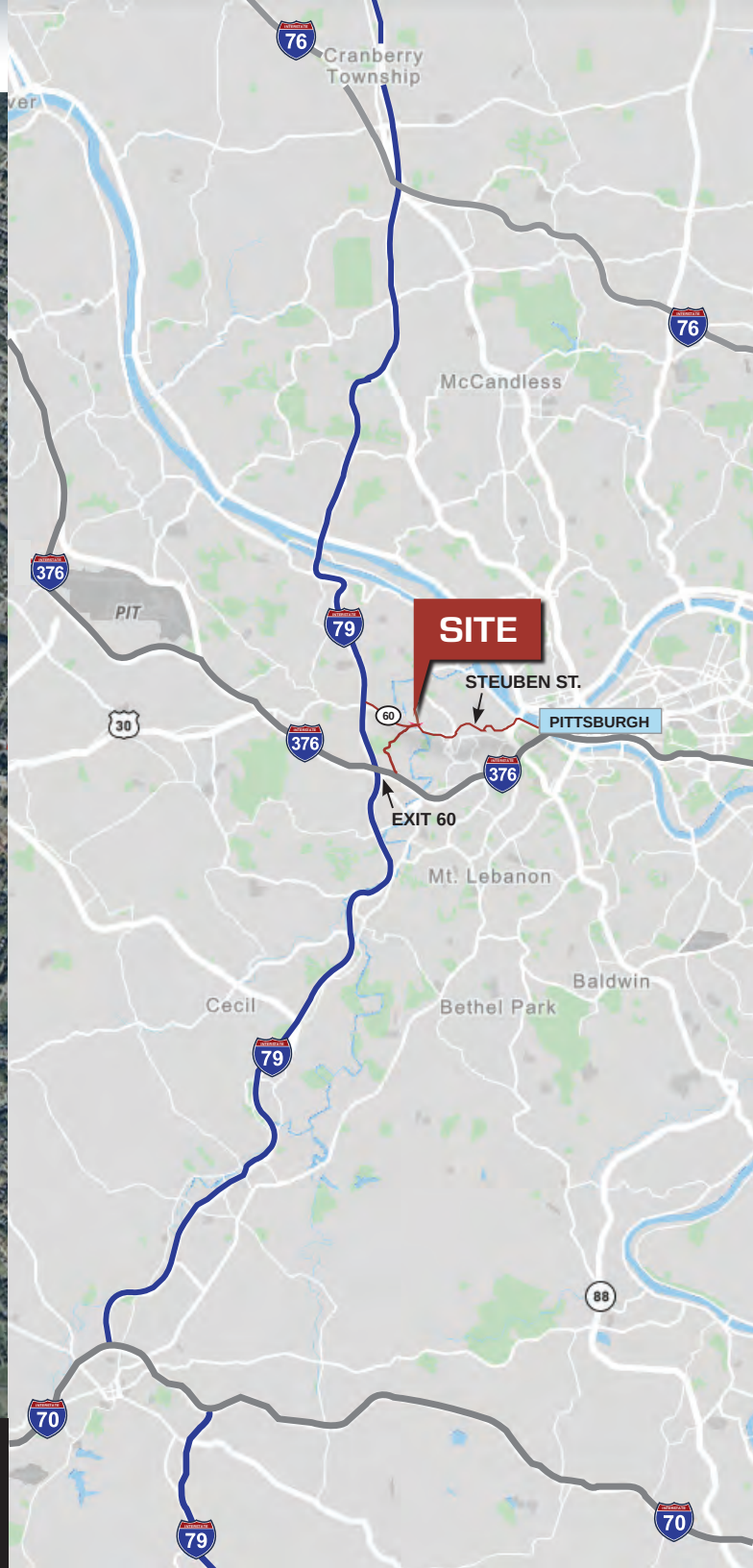


AERIAL / ROAD MAP



79	6 min. / 2.3 mi.
376	10 min. / 4 mi.
70	31 min. / 28.4 mi.
76	40 min. / 22.9 mi.
	Downtown Pittsburgh: 5 min. / 8.7 mi.
	Pittsburgh International Aiport: Via I-376 E: 18 min. / 15 miles

Drive times/distances are approximate.



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