



# 100 TECHNICAL DRIVE

LARGE CORPORATE R&D CAMPUS | 1,350 ACRES  
NEW KENSINGTON, PA





# PROPERTY OVERVIEW



## **BUILDING C**

267,700 SF  
LAB | OFFICE BUILDING

## **BUILDING D**

154,500 SF  
OFFICE | FLEX BUILDING

## **BUILDING F**

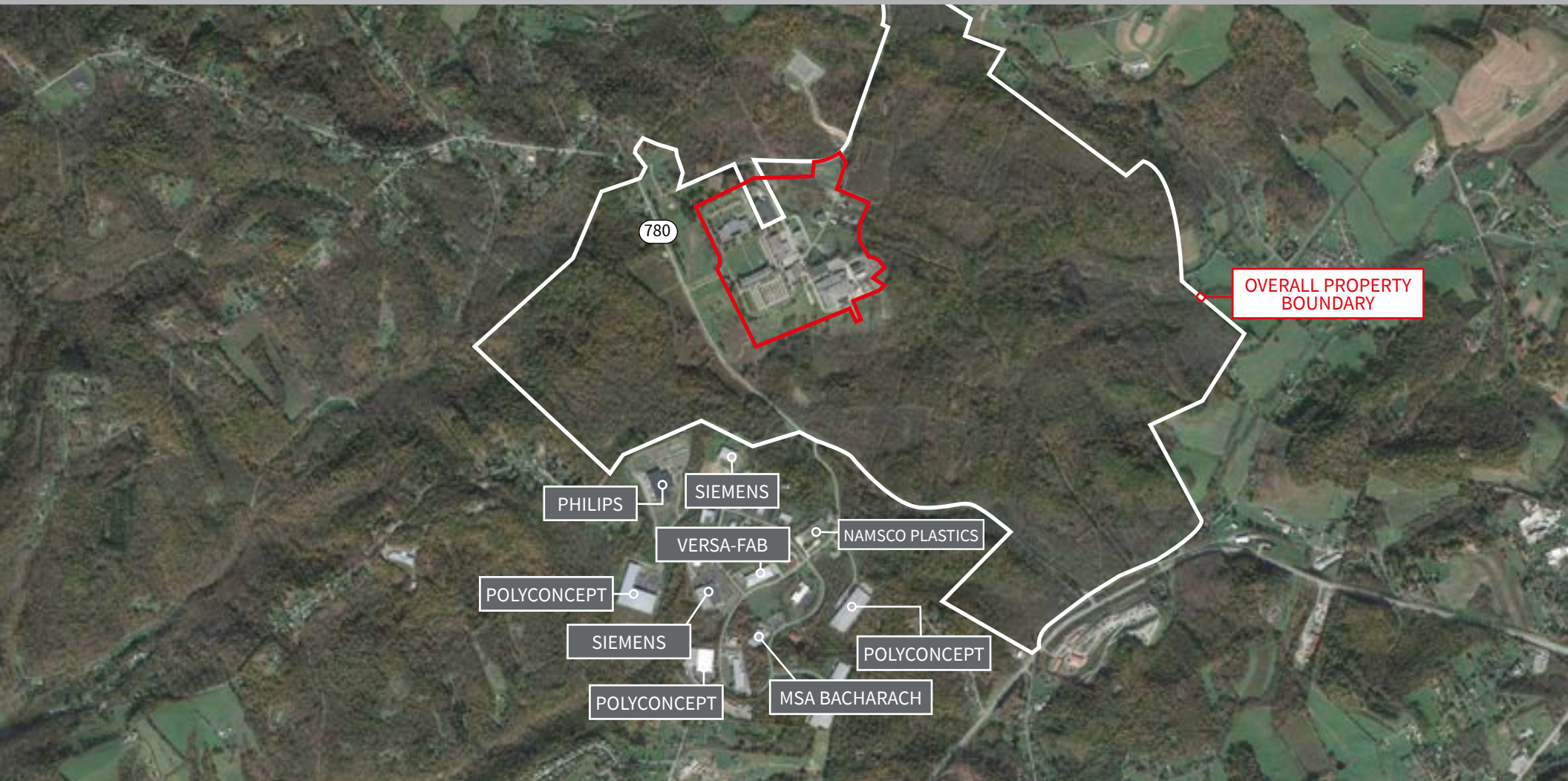
19,200 SF  
POWDER ATOMIZATION BUILDING

## **BUILDING J**

58,000 SF  
DATA CENTER | OFFICE BUILDING



# PROPERTY OVERVIEW



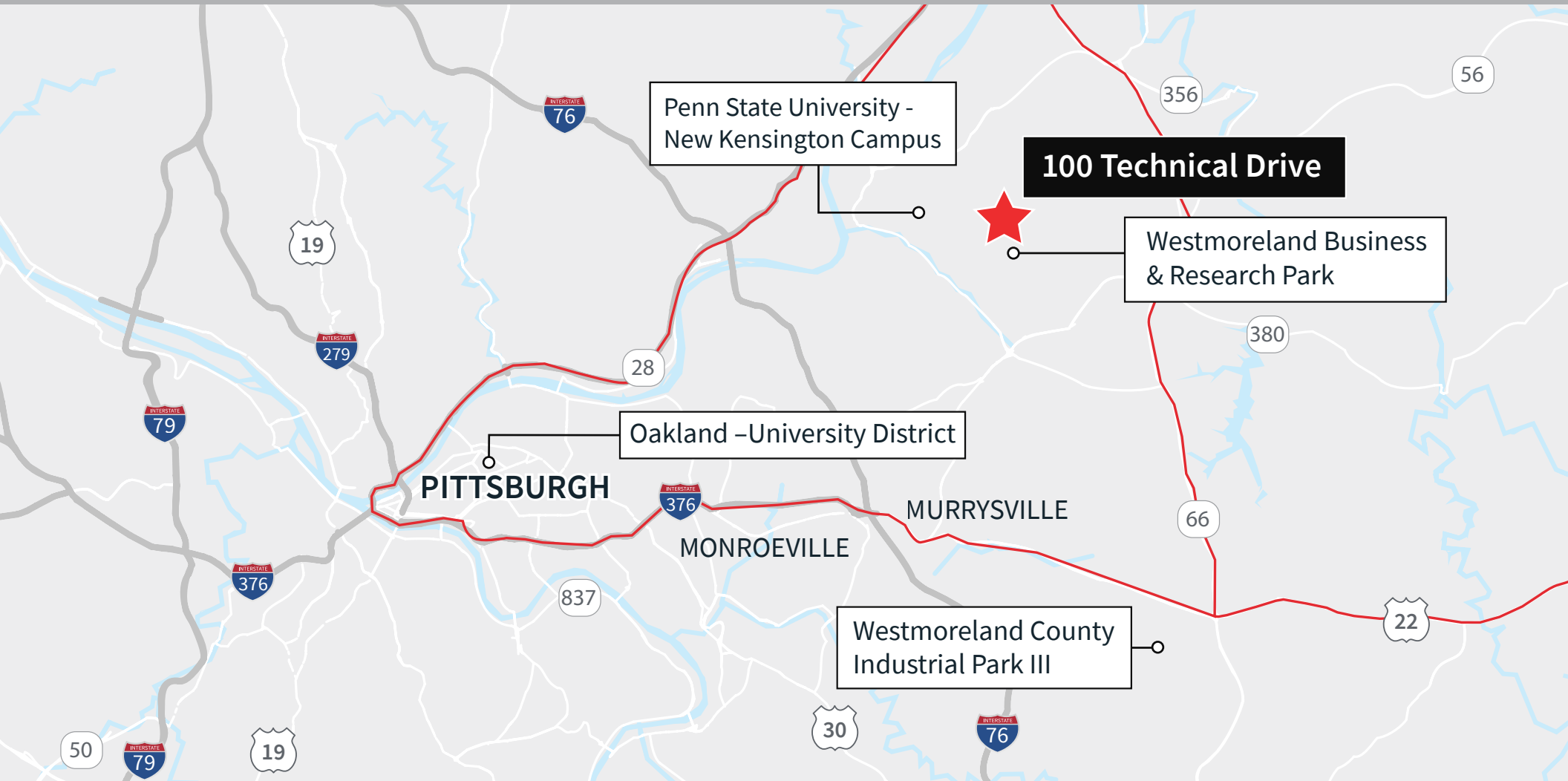
**4 BUILDINGS**

**1,350 ACRES**

**Proven Industrial  
Location**



# LOCATION OVERVIEW



**28 MILES**

DOWNTOWN PITTSBURGH

**26 MILES**

OAKLAND UNIVERSITY DISTRICT

**45 MILES**

PITTSBURGH AIRPORT



# BUILDING C SPECIFICATIONS



## LAB | OFFICE BUILDING



## BUILDING SUMMARY

Building C is the primary research lab building on the campus. This four-story building houses mostly industrial lab space in the basement while the upper floors are a combination of scientific labs and offices.

BUILDING BREAKDOWN		BUILDING SIZE		BUILDING POWER	
98,200 SF LAB	9,700 SF CONFERENCE/BREAK	YEAR CONSTRUCTED	267,700 SF	BUILDING EMERGENCY GENERATOR	4.2 MW
43,100 SF OFFICE	116,700 SF COMMON	FLOORS (INCLUDING BASEMENT)	1971	PARKING SPACES	250 kW
		DRIVE-IN DOORS	4	LOADING DOCKS	435 SPACES
			0		0

# BUILDING D SPECIFICATIONS

## OFFICE | FLEX BUILDING



## BUILDING SUMMARY

Building D is the primary administrative office building on the campus. This three-story building houses a mix of scientific lab space and high-bay industrial space on the basement floor. The upper floors are primarily configured with administrative offices and cafeteria space.

BUILDING BREAKDOWN		BUILDING SIZE		BUILDING POWER	
30,500 SF LAB	15,900 SF CONFERENCE/BREAK	YEAR CONSTRUCTED	1974	BUILDING EMERGENCY GENERATOR	250 kW
27,500 SF OFFICE	10,500 SF KITCHEN/DINING	FLOORS (INCLUDING BASEMENT)	3	PARKING SPACES	170 SPACES
46,600 SF COMMON		DRIVE-IN DOORS	5	LOADING DOCKS	0



# BUILDING F SPECIFICATIONS

## POWDER ATOMIZATION BUILDING



## BUILDING SUMMARY

Building F is the newest building on the campus being constructed in 2015. It is mostly comprised of industrial space as it was constructed to house a specialized manufacturing process.

BUILDING BREAKDOWN		BUILDING SIZE	19,200 SF	BUILDING POWER	2.5 MW
2,400 SF LAB	520 SF CONFERENCE/BREAK	YEAR CONSTRUCTED	2015	BUILDING EMERGENCY GENERATOR	250 kW
600 SF OFFICE	8,280 SF COMMON	FLOORS (INCLUDING BASEMENT)	2	PARKING SPACES	16 SPACES
		DRIVE-IN DOORS	1	LOADING DOCKS	0

# BUILDING J SPECIFICATIONS

## DATA CENTER | OFFICE BUILDING



## BUILDING SUMMARY

Building J is primarily a data center building. It has numerous design features that are intended to specifically accommodate data center usage. The upper floor was converted into an “innovation center” and used as a showroom.

BUILDING BREAKDOWN		BUILDING SIZE		BUILDING POWER	
32,000 SF LAB	920 SF CONFERENCE/BREAK	YEAR CONSTRUCTED	2002	BUILDING EMERGENCY GENERATOR	250 kW
	24,550 SF COMMON	FLOORS (INCLUDING BASEMENT)	2	PARKING SPACES	50 SPACES
		DRIVE-IN DOORS	1	LOADING DOCKS	1





# OFFERING SUMMARY

100 Technical Drive is a well maintained corporate research and development campus located in the Greater Pittsburgh market. Included within the offering are over 1,350 acres of land with four buildings configured with a space mix including lab, office, data center, industrial, and more. Four buildings are excluded from the offering; two of which are occupied by Arconic, and one of which is owned by Alcoa. 100 Technical Drive represents a tremendous value opportunity for owner/users who can benefit from the existing infrastructure or for value-add investors and developers with a vision.





# INTERIOR PHOTOS





# INTERIOR PHOTOS







# 100 TECHNICAL DRIVE | NEW KENSINGTON

## **GREG HOPKINS**

Vice President

+1 412 208 8245

[greg.hopkins@am.jll.com](mailto:greg.hopkins@am.jll.com)

## **CORBIN BLOSAT**

Senior Associate

+1 412 208 8268

[corbin.blosat@am.jll.com](mailto:corbin.blosat@am.jll.com)

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.