



± 100 acres

Industrial zoned land for Sale

Build to Suit, Design Build,
Pad Sale opportunity

Turnpike Distribution Center 2

Big Beaver, PA 16141



Development Site

Location

- Immediate access to I-76 (Exit 10) and SR 60 and 351

Utility Providers

- Electric - First Energy
- Gas - Columbia Gas
- Water & Sewer - Beaver Falls Municipal Authority

Labor Statistics

- 210,000 employees within a 30 minute drive

Turnpike Distribution Center 2



Big Beaver, PA 16141



Regional Travel Times

17 miles
to Cranberry Township, PA

40 miles
to Pittsburgh, PA

95 miles
to Cleveland, OH

195 miles
to Columbus, OH

200 miles
to Buffalo, NY

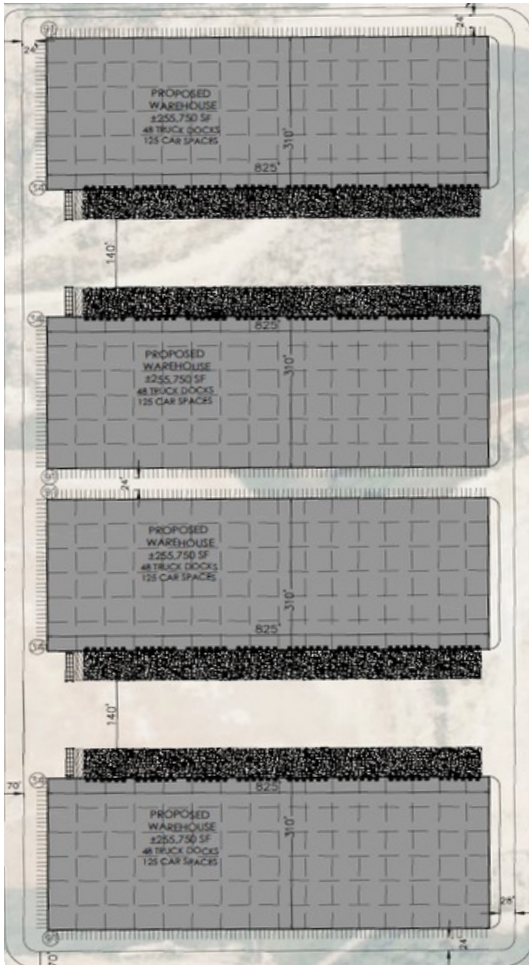
250 miles
to Detroit, MI

Turnpike Distribution Center 2



Big Beaver, PA 16141

Concept Plan 1



Concept Plan 2



Potential for up to 1M SF of building space

Build to Suit | Design Build | Pad Sale Opportunity

JLL

Rick O'Brien, SIOR

Managing Director
Pittsburgh, PA

+1 412 208 1400
rick.obrien@jll.com

Greg Hopkins

Senior Vice President
Pittsburgh, PA

+1 412 208 1400
greg.hopkins@jll.com