



## ± 100 acres

**Industrial zoned land for Sale** 

Build to Suit, Design Build, Pad Sale opportunity

## **Turnpike Distribution Center 2**

Big Beaver, PA 16141



#### 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

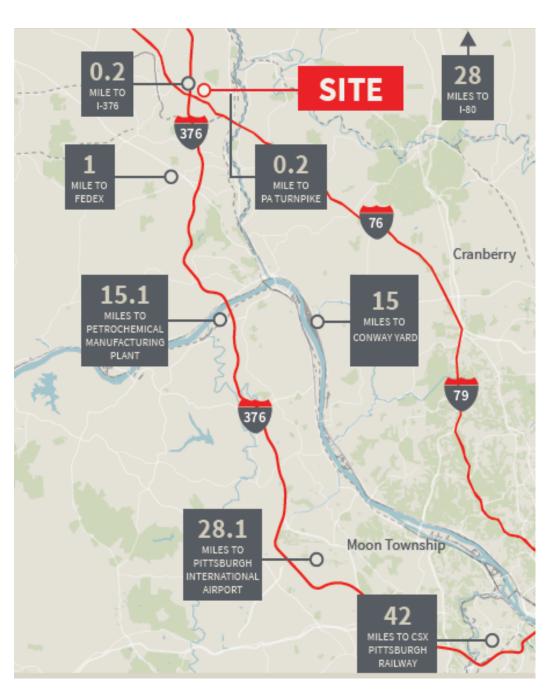
#### **Labor Statistics**

 210,000 employees within a 30 minute drive

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## 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

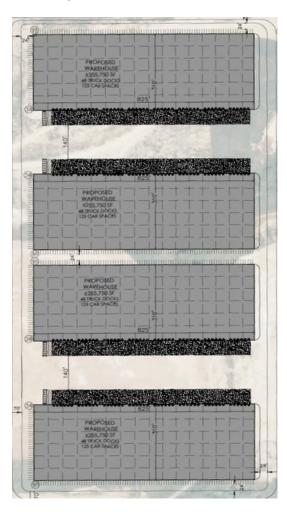
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## Turnpike Distribution Center 2 (())JLL



## 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

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