

STEFANIK INDUSTRIAL PARK



NEW CLASS A INDUSTRIAL/ FLEX SPACE FOR LEASE

2267 TODD ROAD, BUILDING II
ALIQUIPPA, PA 15001



PROJECT OVERVIEW



BUILDING II
PROPOSED - 65,000 SF



LOADING DOCKS AND
DRIVE-IN DOORS TO SUIT



WILL BUILD
TO SUIT



EXCELLENT
HIGHWAY ACCESS

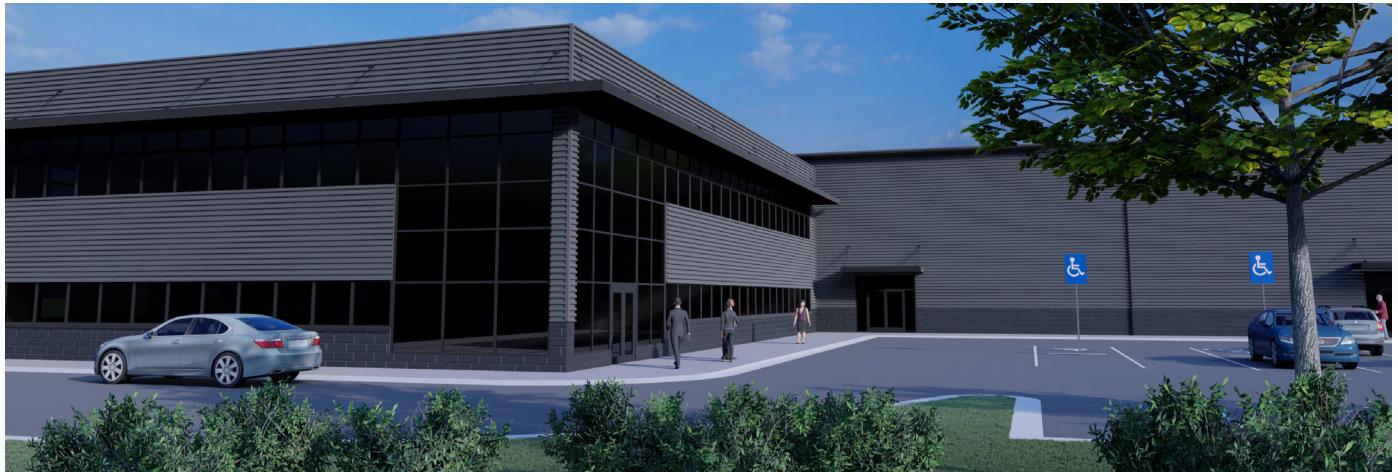


IDEAL FOR WAREHOUSE,
MANUFACTURING,
RECREATION AND MORE



JUST MINUTES FROM
SHELL PETROCHEMICAL
COMPLEX

BUILDING II PROPOSED SPECIFICATIONS

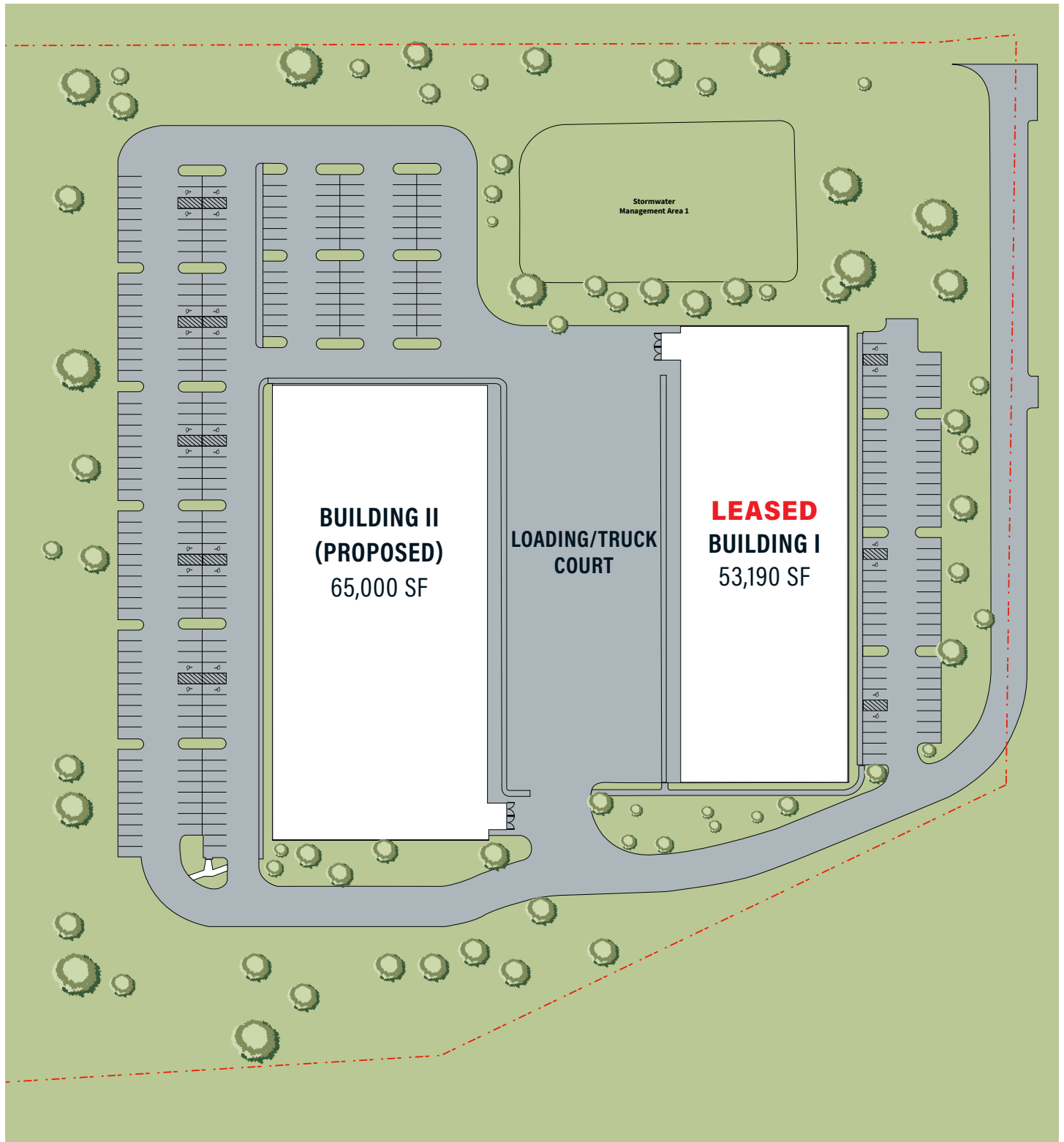


PROPOSED BUILDING SIZE:	65,000 SF
SPACE AVAILABLE:	65,000 SF
CLEAR HEIGHT:	28' – 30'
LOADING DOCKS:	To suit
DRIVE-IN DOORS:	To suit
ELECTRIC SERVICE:	3 Phase; 480V
FIRE SUPPRESSION:	Ordinary Hazard Wet System
ZONING:	I-1 Industrial

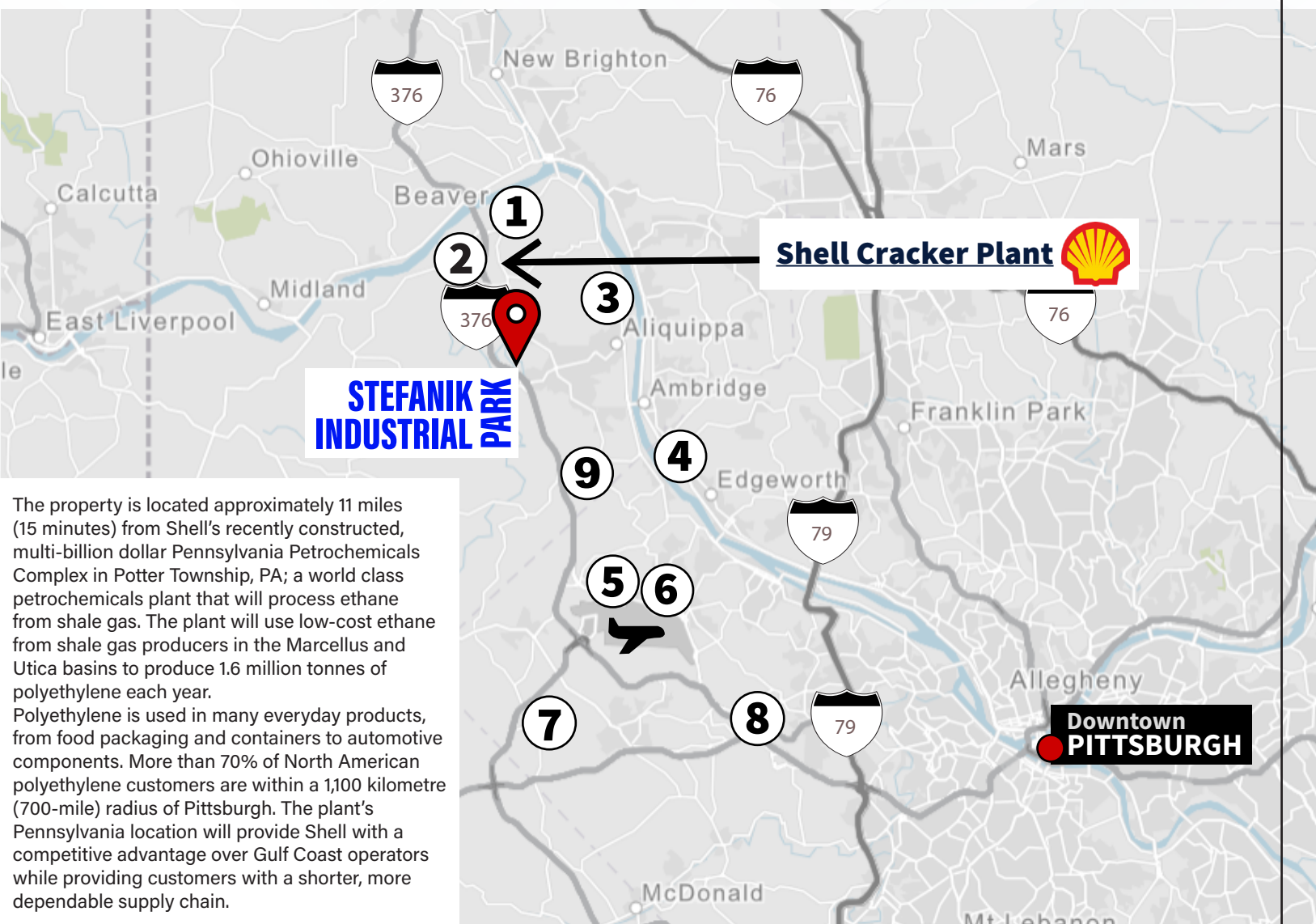


CONCEPTUAL RENDERINGS

SITE PLAN



CONVENIENT ACCESS TO ALL OF PITTSBURGH



The property is located approximately 11 miles (15 minutes) from Shell's recently constructed, multi-billion dollar Pennsylvania Petrochemicals Complex in Potter Township, PA; a world class petrochemicals plant that will process ethane from shale gas. The plant will use low-cost ethane from shale gas producers in the Marcellus and Utica basins to produce 1.6 million tonnes of polyethylene each year. Polyethylene is used in many everyday products, from food packaging and containers to automotive components. More than 70% of North American polyethylene customers are within a 1,100 kilometre (700-mile) radius of Pittsburgh. The plant's Pennsylvania location will provide Shell with a competitive advantage over Gulf Coast operators while providing customers with a shorter, more dependable supply chain.

CORPORATE NEIGHBORS

- 1- BEAVER VALLEY MALL
- 2- SHELL CRACKER PLANT
- 3- ALIQUIPPA INDUSTRIAL PARK
- 4- LEETSDALE INDUSTRIAL PARK
- 5- DICK'S SPORTING GOODS - HQ
- 6- CHERRINGTON CORPORATE CENTER
- 7- FINDLAY INDUSTRIAL PARK
- 8- ROBINSON TOWN CENTER MALL
- 9- HOPEWELL BUSINESS & INDUSTRIAL PARK

DRIVE TIMES

Pittsburgh Int Airport	8 minute drive
Shell Cracker Plant	10 minute drive
Pittsburgh CBD	25 minute drive

STEFANIK INDUSTRIAL PARK



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