



Industrial Acreage Build to suit - 12.3 AC

Intermodal Way | McKees Rocks, PA 15136

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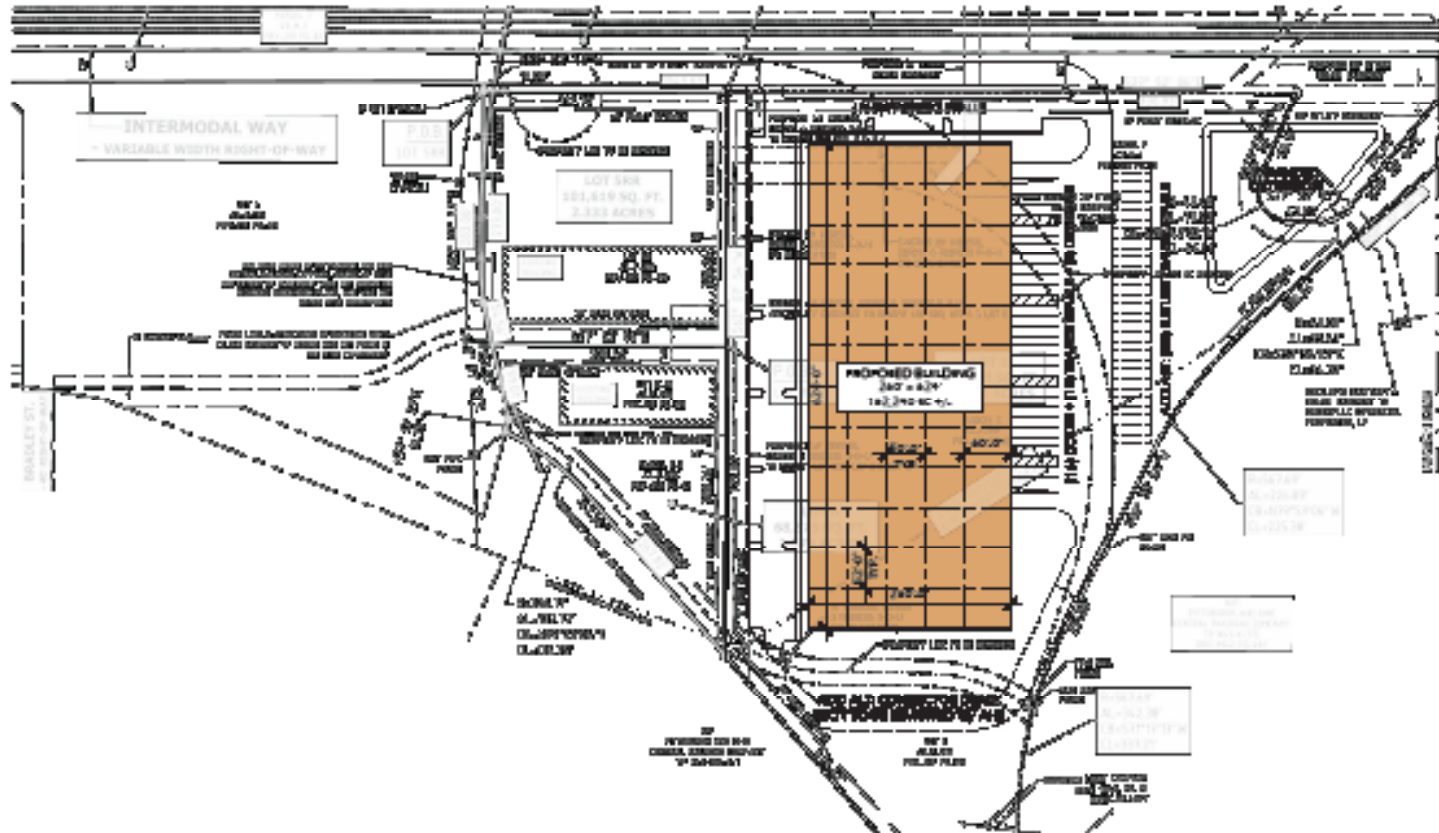
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 **JLL** SEE A BRIGHTER WAY

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SITE PLAN



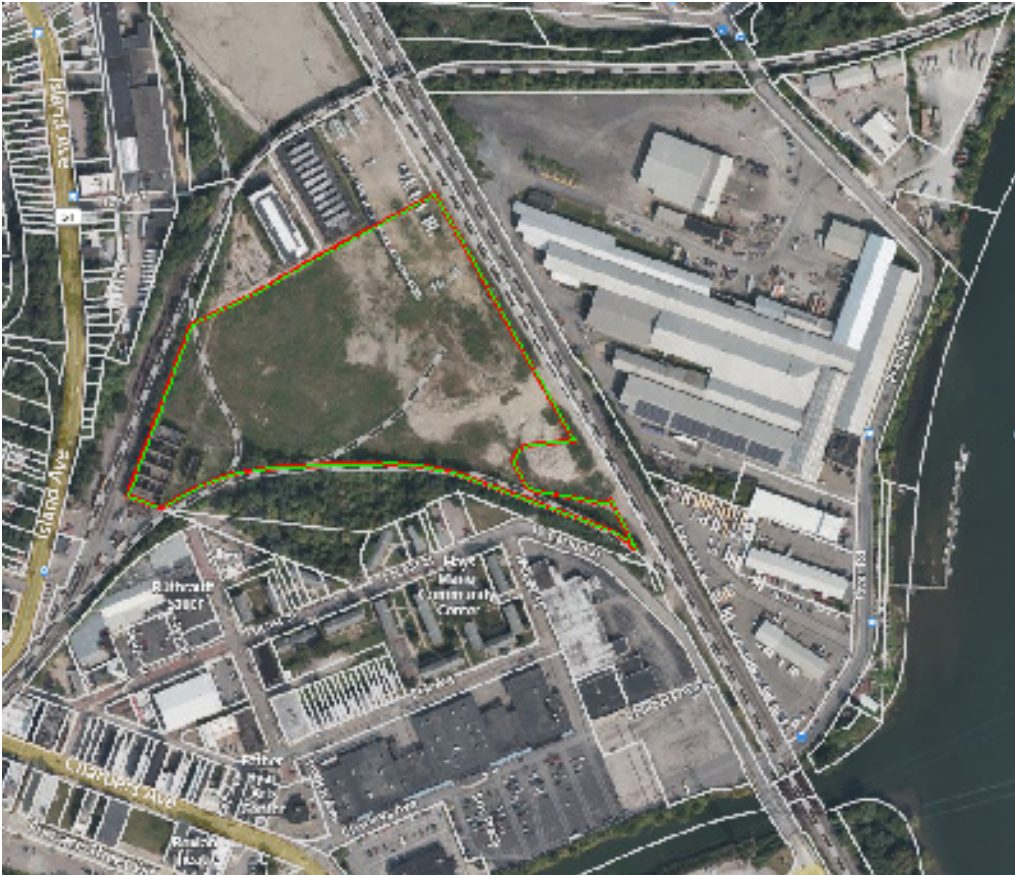
HIGHLIGHTS

- Central location, excellent access to regional highway system
- Strategic distribution point
- Federal Opportunity Zone
- Single tenant BTS
- Industrial outdoor storage
- Potential rail access with Genesee & Wyoming

BUILDING SPECS (REPRESENTATIVE)

Site Size	12.3 Acres
Available SF	up to 162,240 SF
Office Space	To suit
Floor Slab	6" concrete, 4,500 psi
Column Spacing	60' x 52'
Clear Height	32'
Dock Doors	16' x 9' x 10'
Drive in Doors	2 x 12 x 14
Warehouse HVAC	Gas fired
Lighting	LED
Electric	Duquesne Light to suit (1,500 amp/480 v/3 phase)
Fire Protection	ESFR (k-17 heads)

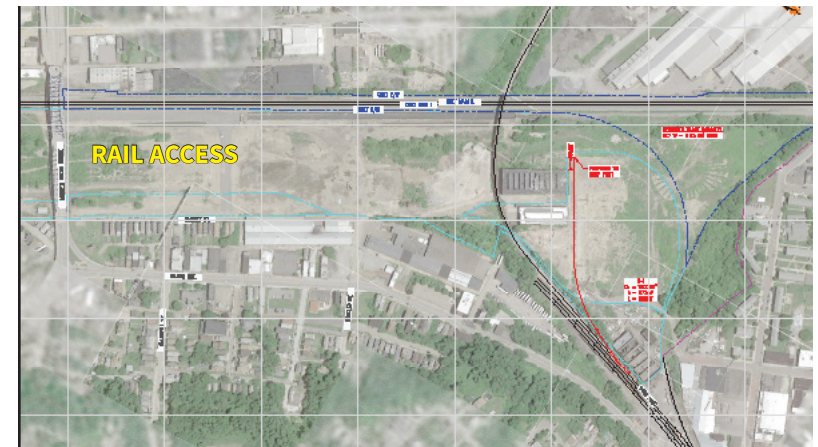




Site Address	Intermodal St, McKees Rocks, PA 15136
Parcel No. (APN)	43-F-300
Land Use	Vacant Land, Commercial

PROPERTY SUMMARY TABLE

- Zoning – Zoned both C-M for Commercial / Manufacturing and I-1 for Industrial
- Utilities_ WVWA lines
- Gas – Columbia/Peoples
- Electric – Duquesne Light
- Sanitary Sewer – West View Water Authority
- Telecom – Verizon & Comcast
- Fiber – Qwest
- Rail Access - Pittsburgh & Ohio Central proximate



KEY DISTANCES

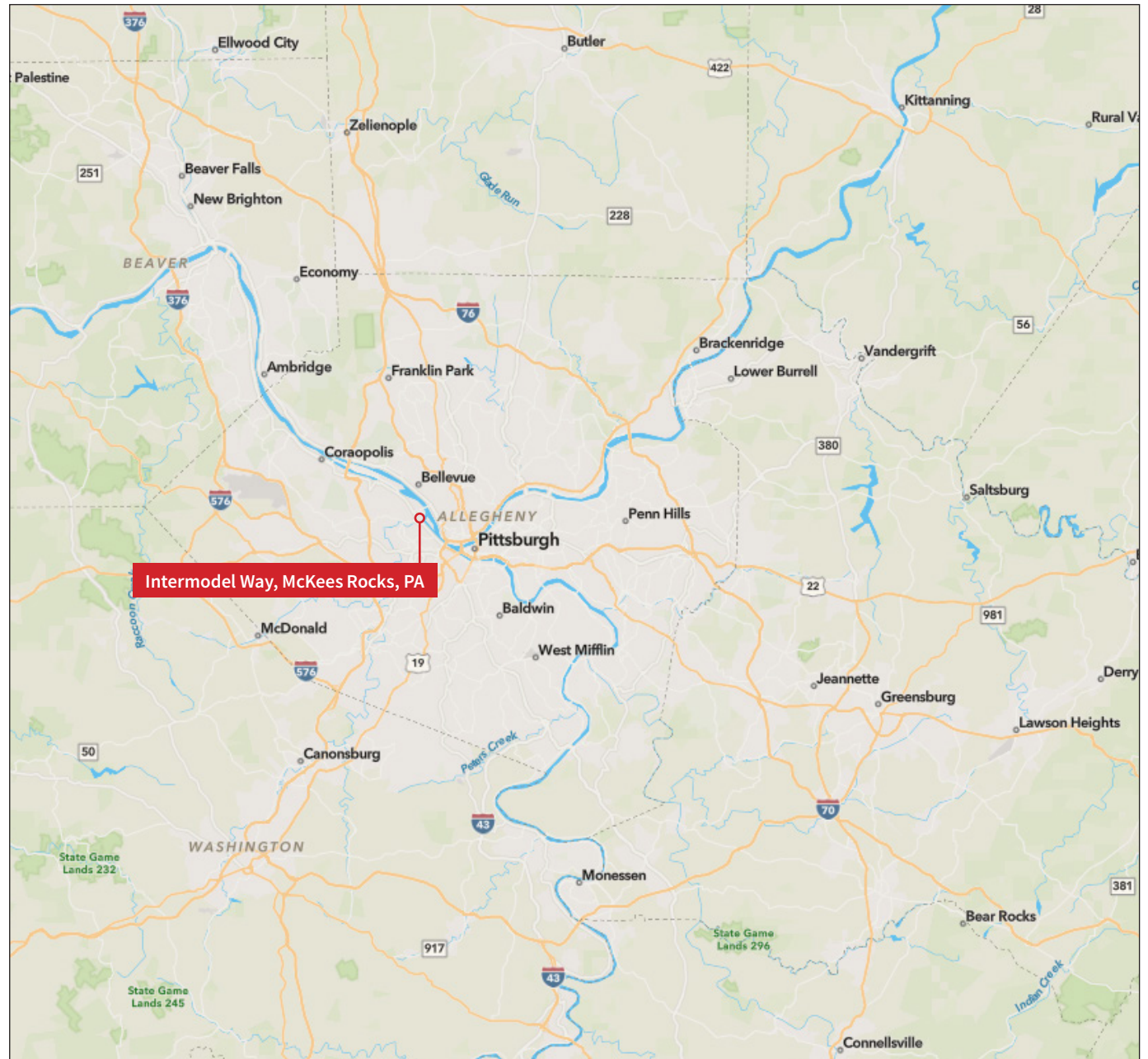
0.3 miles (2 min) to SR 51

2.3 miles (10 min) to SR 65

4.5 miles (18 min) to I-79

8.4 miles (25 min) to I-736

19 miles (40 min) to I-76





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