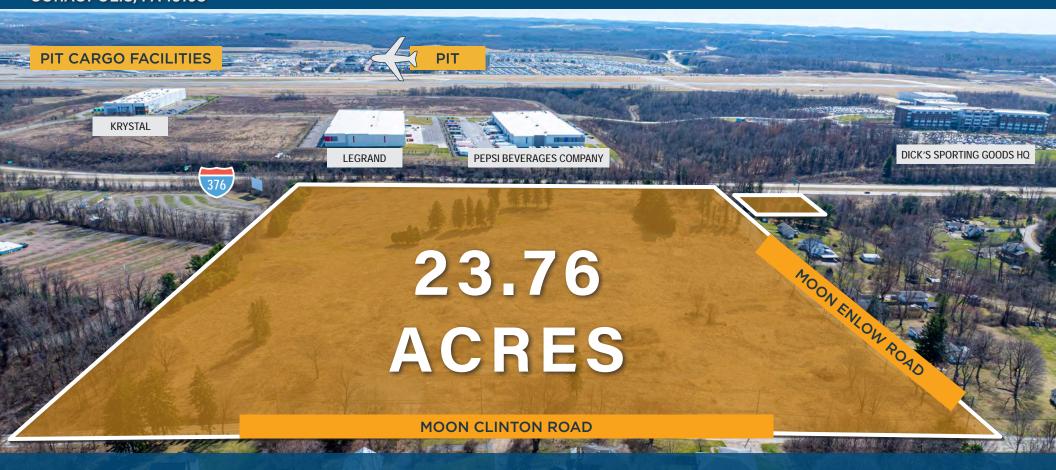
FOR SALE



Opportunity to acquire fee simple ownership of a prime development site adjacent to the Pittsburgh International Airport.

FOR MORE INFORMATION, CONTACT:

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LOCAL MAP

Callery New Brighton GLADE MILLS ERICKTOWN Seven Fields Ohioville Valencia Immediate access to major highways Economy Georgetown WEXFORD Aliquippa North Park Hookstown Ambridge Franklin Park (65) Glenwillard (18) Harshaville [30] West View Raccoon Creek State Pk Township of Hanover Frankfort Springs McKees Rocks Hillman Robinson Imperial State Park Pittsburgh Carnegie Homestead Munhall Sturgeon Burgettstown Bulger Brentwood Presto 1/2 mile McDonald Midway Colliers Langeloth West Mifflin Whitehall Bridgeville Eldersville McKeesport 3.5 miles to PA Turnpike Baldwin White Oak (Southern Beltway) Bethel Park Southview Cecil-Bishop Boston Lawrence 7 miles Hickory Southpointe Clairton Jefferson Hills Woodrow SO Rea Westland 11 miles Elizabeth Canonsburg Cross Creek Independence. Finleyville County Park Houston' 17 miles to downtown Bunola Sutersville McGovern Pittsburgh

Meadowlands

PREMIER SITE

Location

Adjacent to Pittsburgh International Airport

Less than 1.5 miles away from the Pittsburgh International Airport's cargo warehouse facilities

Immediate access to major highways

Located in the Airport Corridor, Pittsburgh's fastest growing industrial submarket

Less than 15 miles to The Shell Pennsylvania Petrochemicals Complex in Beaver County

Zoning (Moon Twp)

RT - Research Technology

Permitted Uses

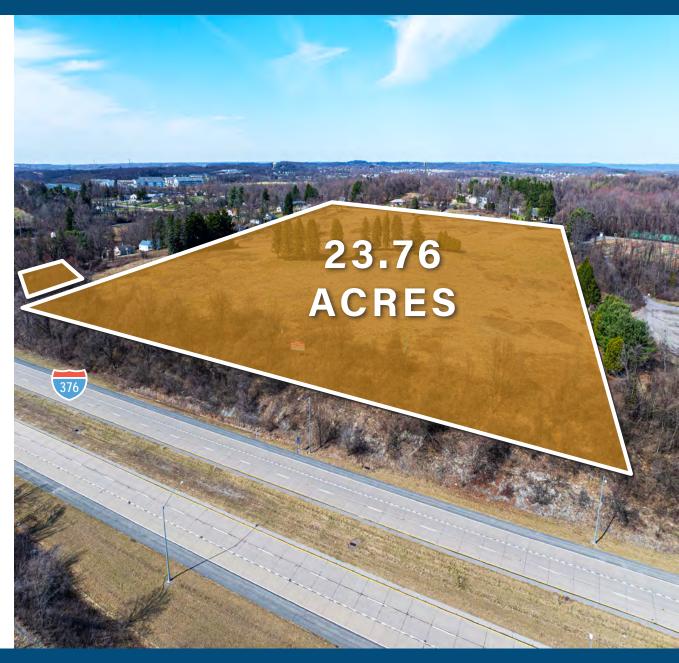
Assembly / Fabrication Light Distribution Light Manufacturing Flex Space And Many Others

Utilities

Water: Moon Twp Municipal Authority Sewer: Moon Twp Municipal Authority

Electric: Duquesne Light Gas: Columbia Gas

Internet: Xfinity, Verizon Fios



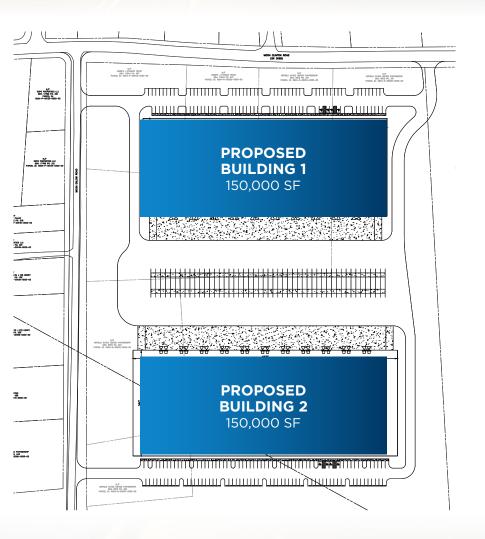
FOR SALE



DISTANCES

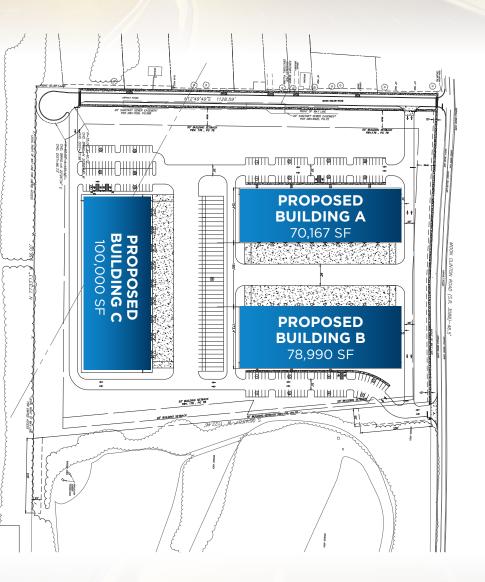
	1 MORGANTOWN, WV	80 mils	± 1 hr 30 min
	2 CLEVELAND, OH	134 Miles	± 2 hrs
	3 COLUMBUS, OH	178 Miles	± 3 hrs
	4 HARRISBURG, PA	218 Miles	± 3 hrs
	5 WASHINGTON, DC	261 Miles	± 4 hrs
	6 BUFFALO, NY	220 Miles	± 3 hrs 20 min
	7 BALTIMORE, MD	263 Miles	± 4 hrs
	8 CINCINNATI, OH	280 Miles	± 4 hrs 20 min
	9 PHILADELPHIA, PA	319 Miles	± 5 hrs
	10 INDIANAPOLIS, IN	351 Miles	± 5 hrs 30 min
	11 NEW YORK, NY	387 Miles	± 6 hrs
	12 CHICAGO, IL	450 Miles	± 7 hrs

PROPOSED SITE PLAN





ALTERNATIVE SITE PLANS





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