

FRANKLIN CROSSROADS PARK

1500 W CHESTNUT STREET | WASHINGTON, PA 15301 | NORTH FRANKLIN TOWNSHIP



OVER 335,000 SF OF REPOSITIONED INDUSTRIAL SPACE AVAILABLE



WWW.FRANKLINCROSSROADSPARK.COM



INDUSTRIAL UNITS RANGING FROM 25,000 SF - 93,000+ SF



EXCELLENT HIGHWAY ACCESS TO I-70 AND I-79



SIGNIFICANT BASE BUILDING IMPROVEMENTS

OWNED & MANAGED BY:



FOR LEASING INFORMATION:



RICH GASPERINI
rgasperini@genforrealestate.com
D 412.564.0752 | C 412.651.6888

PROJECT OVERVIEW



Adaptive Reuse Project Transforming Former Mall to Modern Mixed-Use Industrial, Retail & Business Hub...

Industrial Realty Group, LLC ("IRG"), one of the country's largest owners of commercial and industrial properties, and PREP Funds, a dedicated real estate fund management and advisory firm, in partnership have acquired Washington Crown Center, a mall located in North Franklin Township/Washington County, Pennsylvania. The 450,000 SF project has been rebranded Franklin Crossroads Park.

The ownership team will be redeveloping the property through a conversion of the former mall and department store space to create a mixed-use hub and multi-tenant business park campus. The development will expand the property's retail and commercial use to offer light industrial, warehousing, advanced manufacturing, research and development and flex spaces tailored to meet the evolving needs of today's businesses.

Strategically located within the greater Pittsburgh market with direct access to I-70, this redevelopment project is set to create a dynamic and thriving center of industry and commerce and drive long-term growth for the Washington, PA area.

Renovated and improved industrial units will be available for lease in late Spring / early Summer of 2026.

PROPERTY HIGHLIGHTS

- ▶ 335,000+ SF of repositioned industrial space available on the western side of the project
- ▶ Flexible tenant unit sizes ranging from 25,000 SF – 93,000+ SF
- ▶ Potential to combine units (up to 150,000 SF) to accommodate larger tenant footprints
- ▶ Robust base building improvements
- ▶ Visibility from I-70
- ▶ Immediate highway access to the I-70 interchange
- ▶ 4 minutes / 2.5 miles to I-79
- ▶ Economical lease opportunity for a wide variety of light industrial uses
- ▶ Tenant customization: build-to-suit office, loading (docks and drive-in doors), and buildout packages
- ▶ Light Industrial Redevelopment Overlay District Zoning
- ▶ Established multi-tenant business location with great amenities nearby



MASTER PLAN - RENDERING



INDUSTRIAL AVAILABILITY SPECIFICATIONS

Available Industrial SF	336,554 SF Total
Unit Size Ranges	25,000 SF - 93,000+ SF
Office Space	To-Suit
Loading	To-Suit (Dock High and Drive-In Loading)
Clear Height	13' - 32'






Sprinkler	ESFR or Wet System
HVAC	Fully conditioned space
Lighting	LED
Power	Heavy 3-Phase Power In-Place
Column Spacing	Varies
Zoning	L1 - Light Industrial (N Franklin Township)



MASTER PLAN - AERIAL

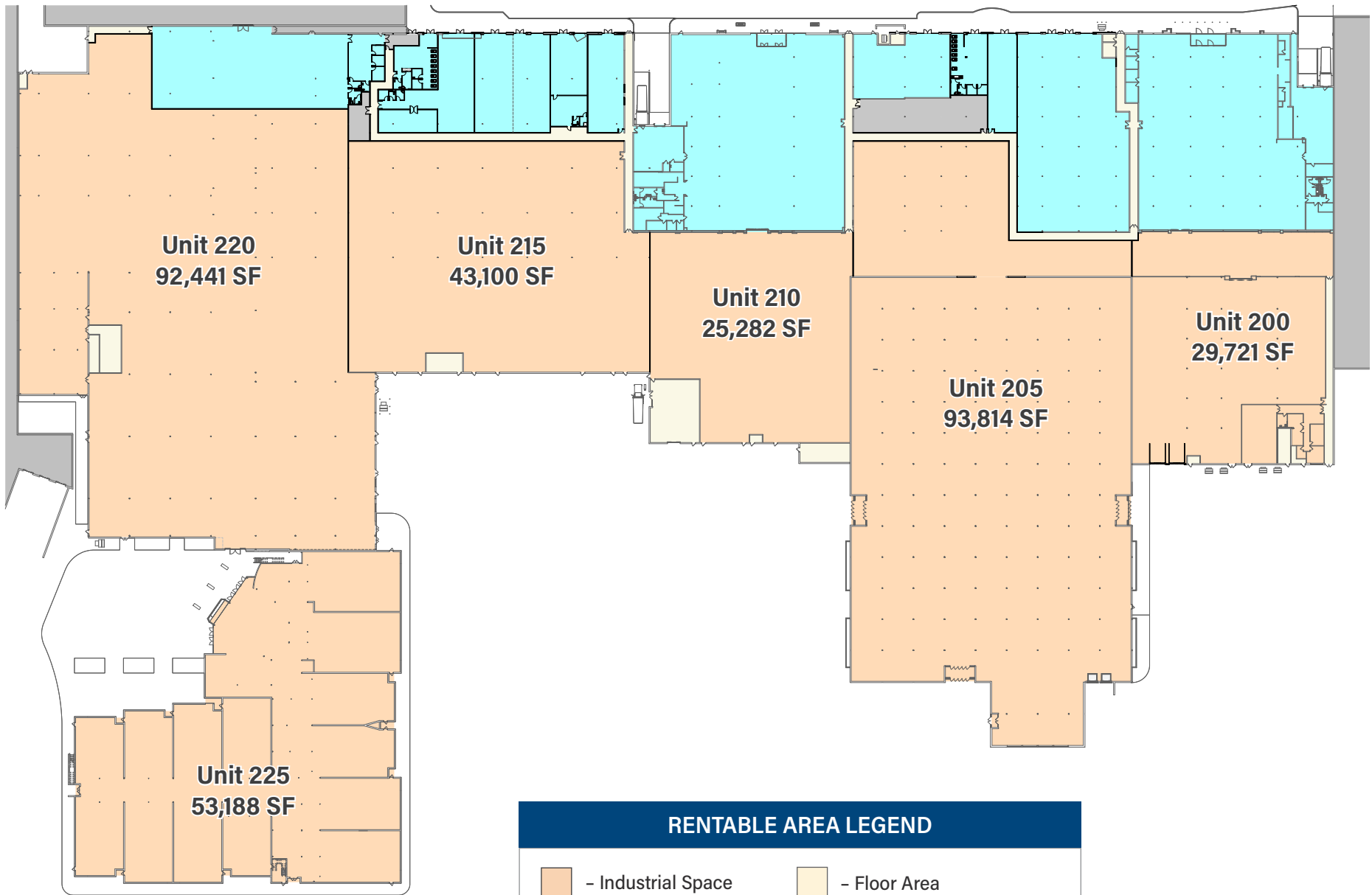


LEGEND





-  - Industrial Space (available)
-  - Retail Space (leased)
-  - Property Boundary
-  - Occupied Space (alternate owner)
-  - Retail Space (available)



MASTER PLAN - FLOOR PLAN



RENTABLE AREA LEGEND

 - Industrial Space	 - Floor Area
 - Retail Space	 - Building Common Area

UNIT 200 - 29,721 SF



CONCEPTUAL RENDERING

UNIT 205 - 93,814 SF



CONCEPTUAL RENDERING



EXISTING



UNIT 210 - 25,282 SF



CONCEPTUAL RENDERING



UNIT 210
25,282 SF

EXISTING

UNIT 215 - 43,100 SF



CONCEPTUAL RENDERING



EXISTING

UNIT 220 - 92,441 SF



CONCEPTUAL RENDERING



EXISTING

UNIT 225 - 53,188 SF

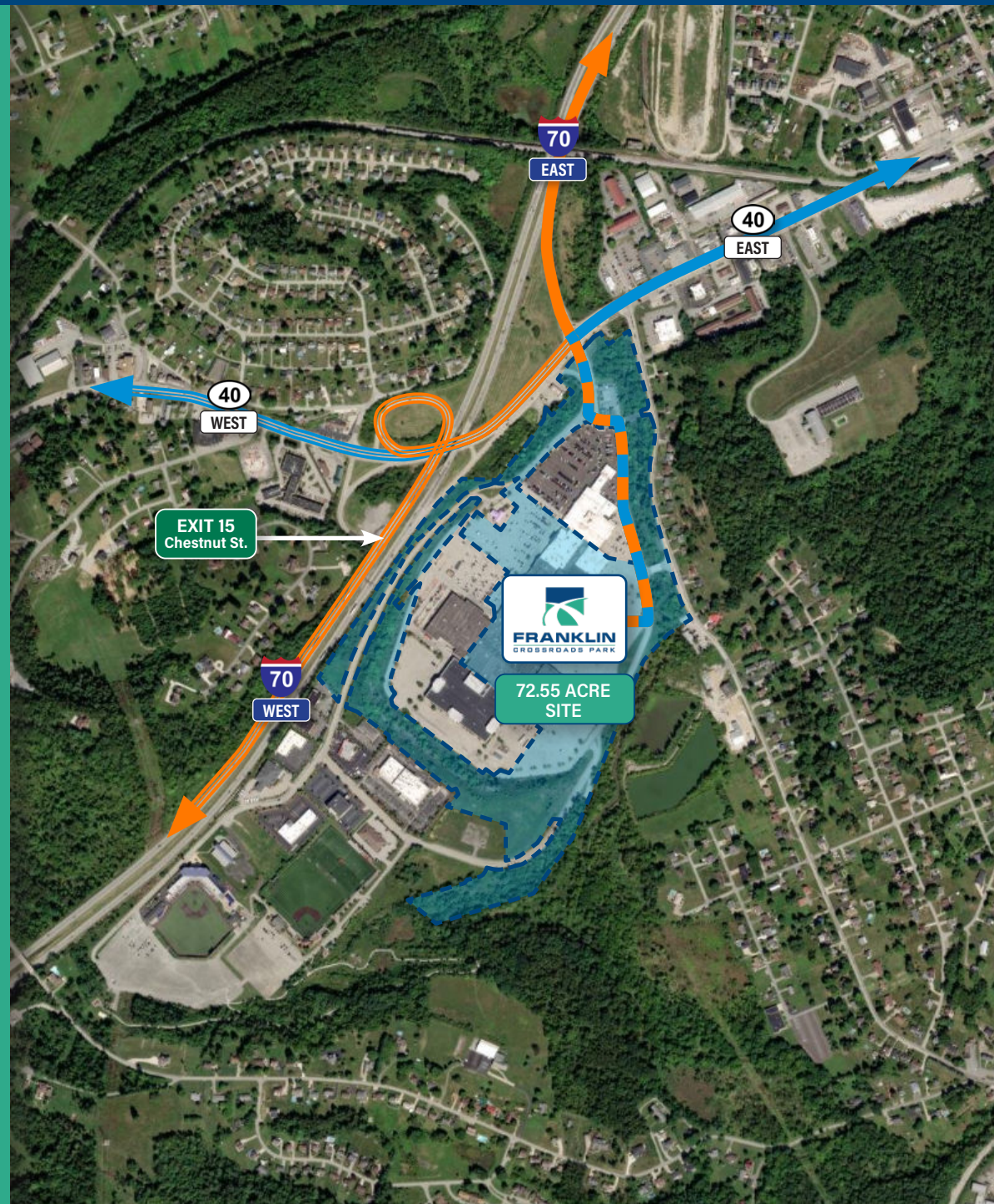


CONCEPTUAL RENDERING



EXISTING

PREMIER LOCATION



EXCELLENT
HIGHWAY ACCESS
TO I-70 AND I-79



GREAT AMENITIES
NEARBY



ESTABLISHED
MULTI-TENANT
BUSINESS LOCATION



PREMIER REGIONAL
DISTRIBUTION
LOCATION



72.55 ACRE
SITE

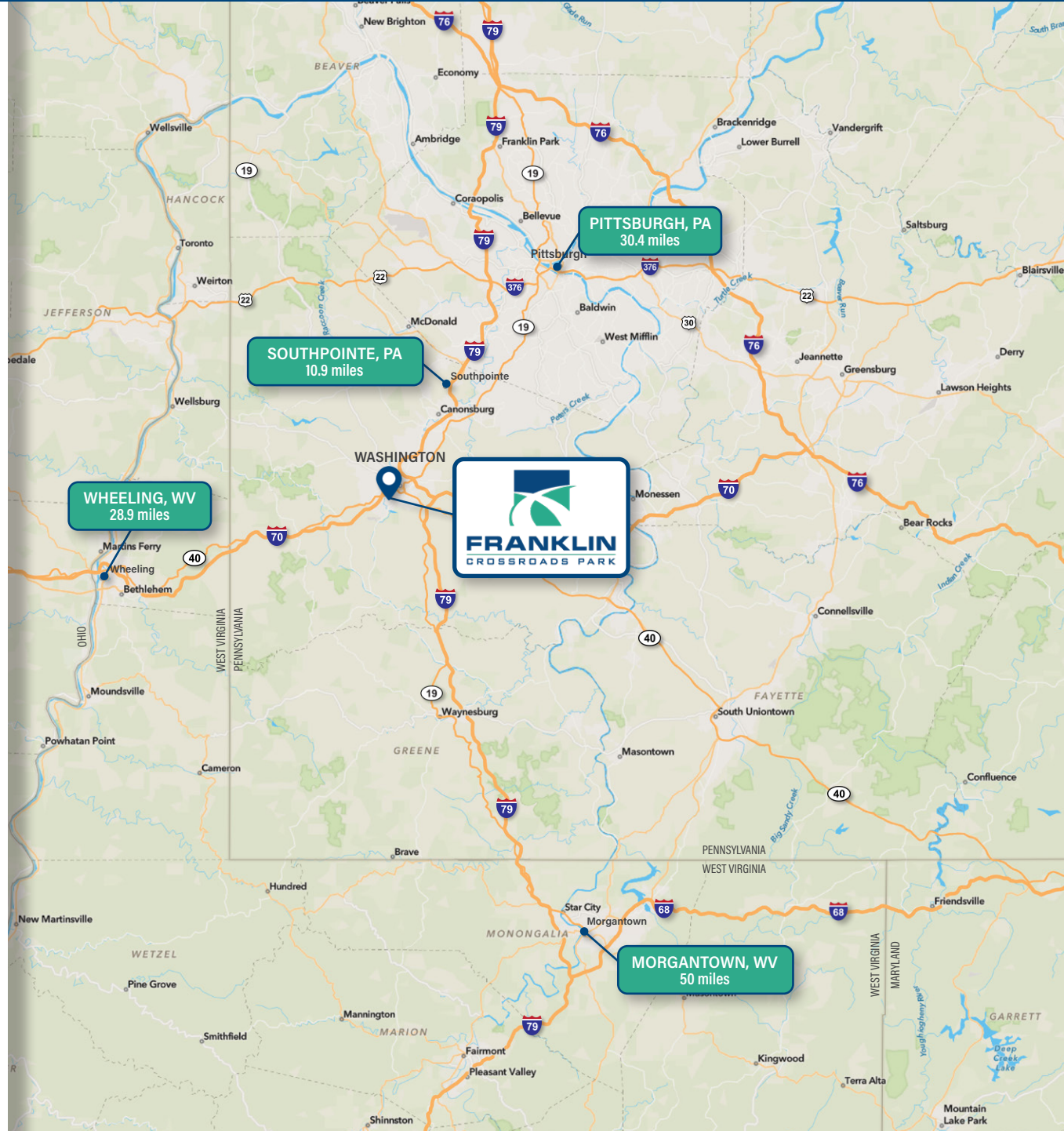
PREMIER LOCATION

FRANKLIN CROSSROADS PARK

1500 W Chestnut Street | Washington, PA 15301
North Franklin Township | Washington County
Greater Pittsburgh Market

KEY DISTANCES

- ▶ Direct access to I-70 Interchange
- ▶ 4 minutes / 2.5 miles to I-79
- ▶ Southpointe, PA (15 min)
- ▶ Wheeling, WV (30 min)
- ▶ Pittsburgh, PA (35 min)
- ▶ Morgantown, WV (54 min)



OWNER PROFILES



PREP Funds is a commercial real estate fund management and advisory firm. Founded in 2020, PREP Funds focuses on acquisition and development strategies across healthcare, industrial, and retail. PREP Funds is a manager and sponsor of real estate investment funds across sectors with durable fundamental tailwinds. This includes a \$100MM value-add opportunities fund that invests in industrial and retail redevelopment projects that meet desired criteria allowing for a transformation of existing properties to enhance value and functionality.



IRG
Industrial Realty Group, LLC

IRG is a nationwide real estate development and investment firm specializing in the acquisition, development and management of commercial and industrial real estate throughout the United States. IRG, through its affiliated partnerships and limited liability companies, operates a portfolio containing over 150 properties in 31 states with over 100 million square feet of rentable space. IRG is nationally recognized as a leading force behind the adaptive reuse of commercial and industrial real estate, solving some of America's most difficult real estate challenges.



Please contact the leasing team for more information:

RICH GASPERINI
rgasperini@genforrealestate.com
D 412.564.0752 | C 412.651.6888

GENFOR REAL ESTATE
One Altoona Place, Suite 2A
Pittsburgh, PA 15228
Office: 412.564.0750
www.genforrealestate.com

MATEO VILLA
mvilla@genforrealestate.com
D 412.564.0754 | C 412.715.3454

CONNOR JANGRO
cjangro@genforrealestate.com
D 412.564.0776 | C 412.805.7064



WWW.FRANKLINCROSSROADSPARK.COM

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FOR LEASING INFORMATION:



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