

STEFANIK INDUSTRIAL PARK



2267 TODD ROAD | ALIQUIPPA, PA 15001

**NEW CLASS A INDUSTRIAL/
FLEX SPACE FOR LEASE**



PROJECT OVERVIEW



**BUILDING I
DELIVERED - 53,190 SF**



**BUILDING II
PROPOSED - 68,400 SF**



**WILL BUILD
TO SUIT**



**EXCELLENT
HIGHWAY ACCESS**

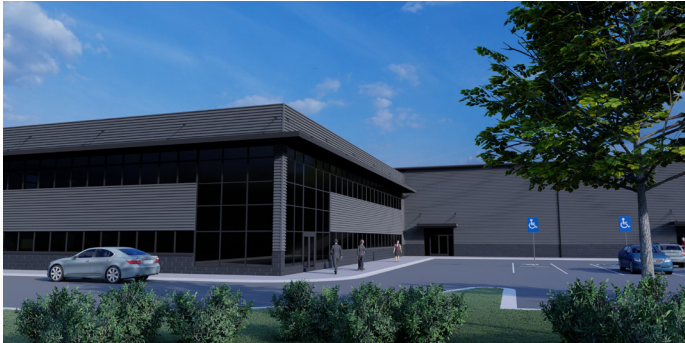


**IDEAL FOR WAREHOUSE,
MANUFACTURING,
RECREATION AND MORE**



**JUST MINUTES FROM
ROYAL DUTCH SHELL'S
PETROCHEMICALS COMPLEX**

BUILDING I SPECIFICATIONS

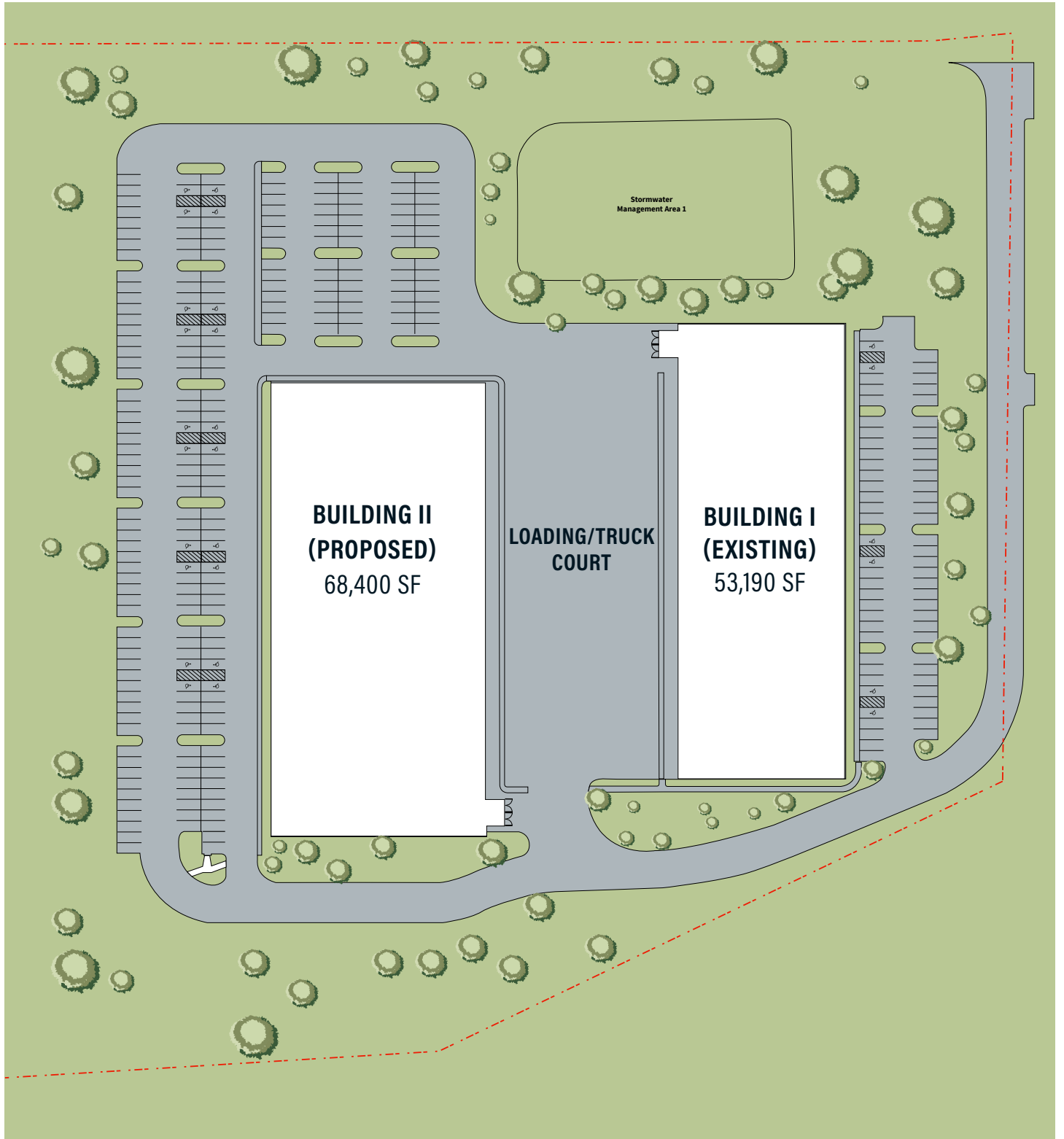


TOTAL BUILDING SIZE:	53,190 SF
SPACE AVAILABLE:	+/- 38,500 SF
CLEAR HEIGHT:	28' - 30'
LOADING DOCKS:	5 (8' x 10') with levelers
DRIVE-IN DOORS:	2 (14' x 14')
ELECTRIC SERVICE:	3 Phase; 480V
FIRE SUPPRESSION:	Ordinary Hazard Wet System
PARKING:	1.2 spaces per 1,000 SF (expandable)
ZONING:	I-1 Industrial

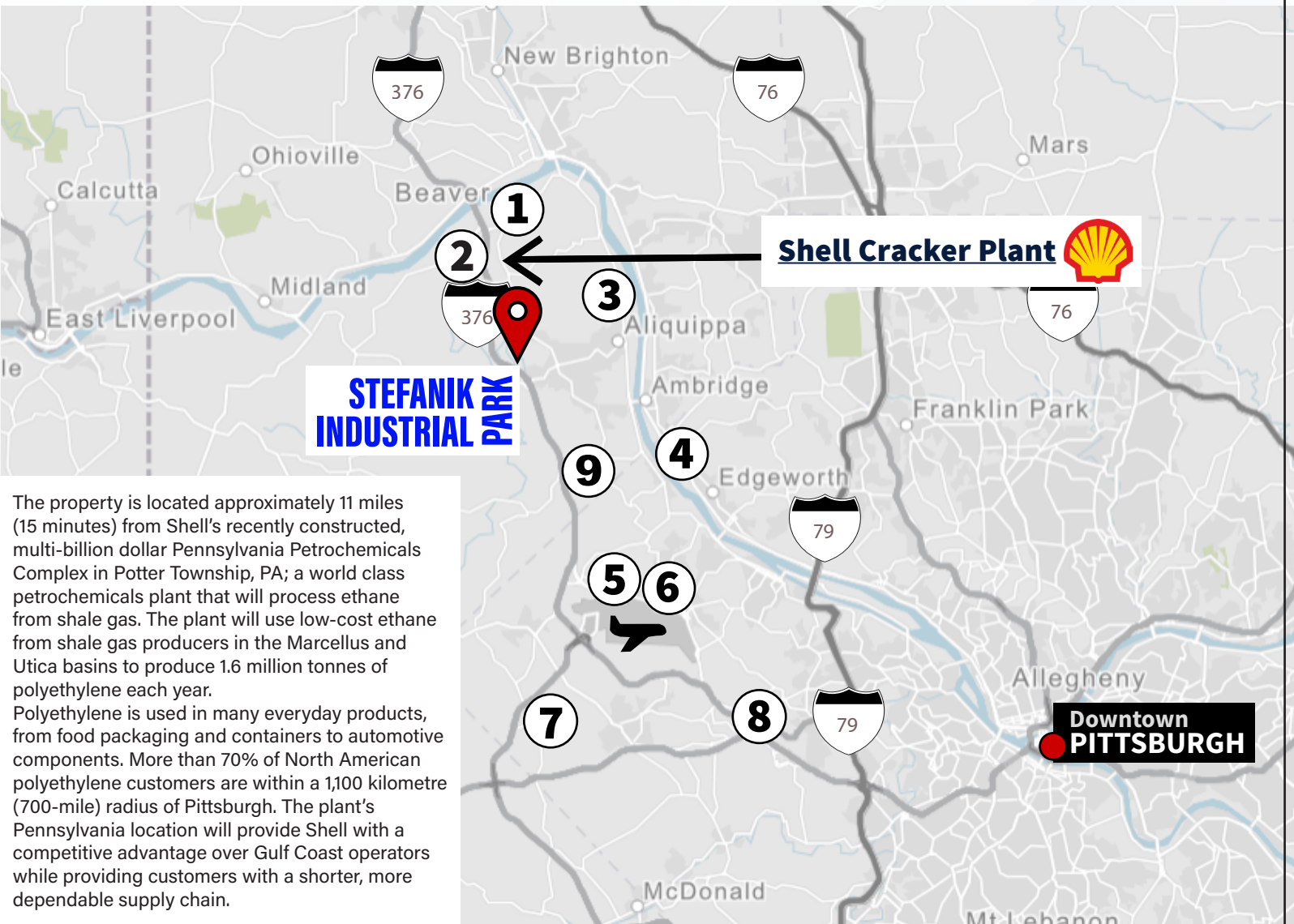
FLOOR PLAN



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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