

SKYVIEW

BUSINESS PARK

1000
BLUE SKY LANE

BUILDING 1
CORAOPOLIS, PA 15108

132,053 SF_±
AVAILABLE

Developed by:



Marketed by:

CBRE

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WAREHOUSE | DISTRIBUTION OPPORTUNITY

ADJACENT TO I-376 | FINDLAY TOWNSHIP | ALLEGHENY COUNTY

SKYVIEW BUSINESS PARK

SITE PLAN



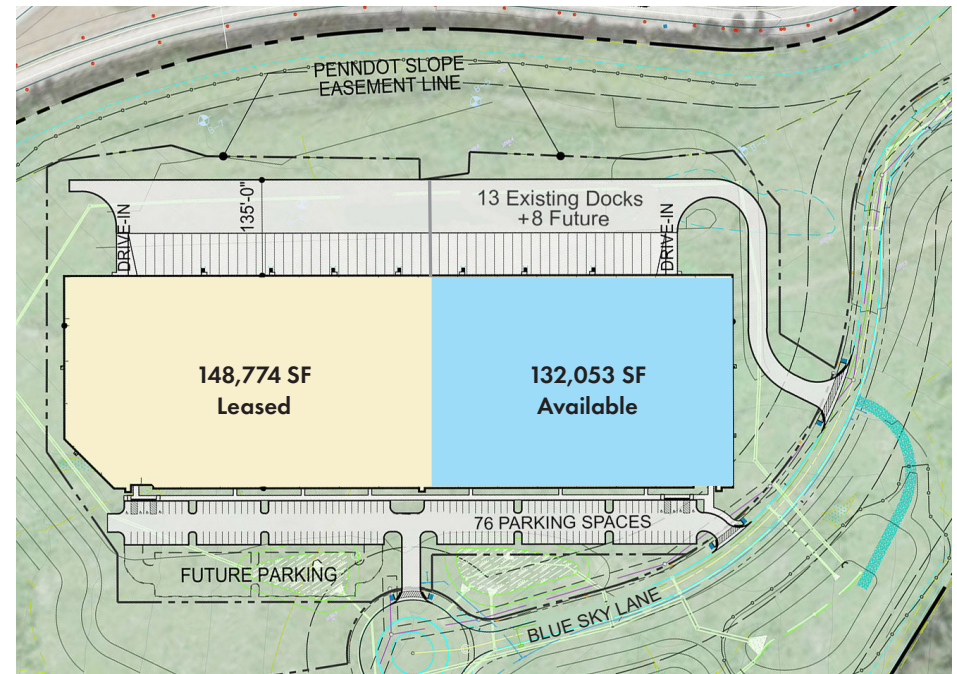
ZONING: MXU - MIXED USE | ADJACENT TO I-376 | HIGHWAY EXPOSURE

BUILDING 1

1000 BLUE SKY LANE

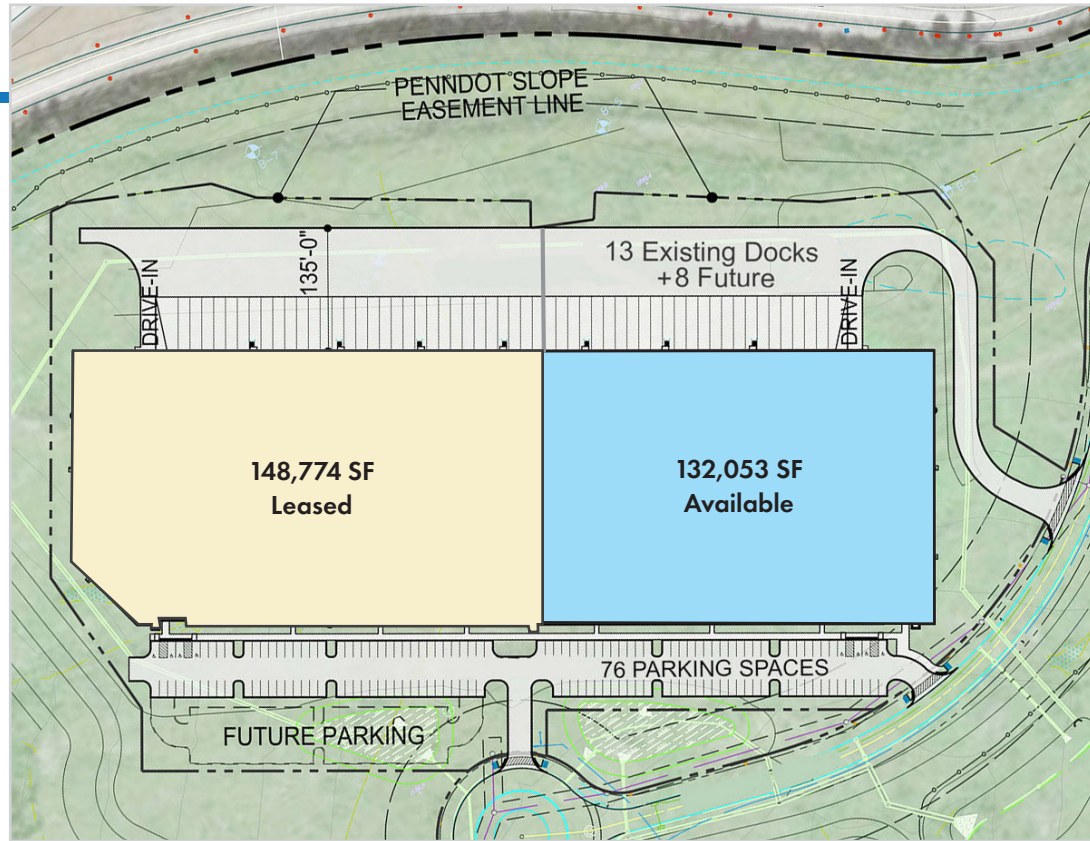


Total Building Size:	280,826 SF±
Space Available:	132,053 SF±
Office Space:	Build to Suit
Clear Height:	32' After Loading Bay
Column Spacing:	Warehouse Bays: 60' x 56'
Truck Court:	135' deep
Fire Protection System:	ESFR K-17 System
Dock Positions:	13 Existing; 8 Knock-out Positions
Drive-In Doors:	1
Walls:	8" Pre-Cast Concrete Wall Panels
Concrete Slab:	6", 4000 PSI
Electrical:	Total Building: 1600 Amps, 480/277V Available Space: 800 Amps, 480/277V
Parking Stalls:	76 Spaces
Roof:	Mechanically fastened, utilizing .045 mil white TPO roof membrane
Zoning:	MXU - Mixed Use



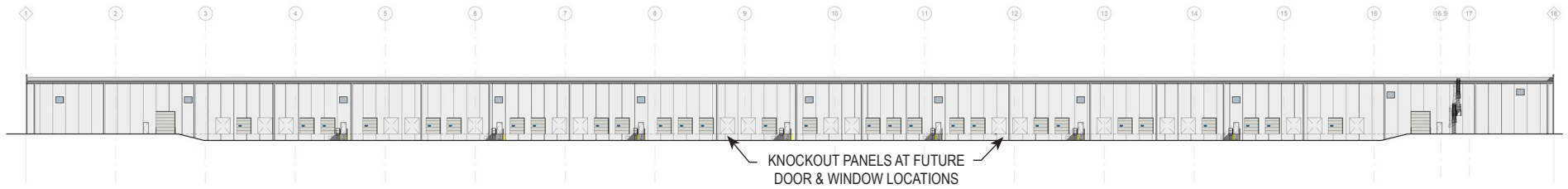
BUILDING 1 - 1000 BLUE SKY LANE

SITE PLAN

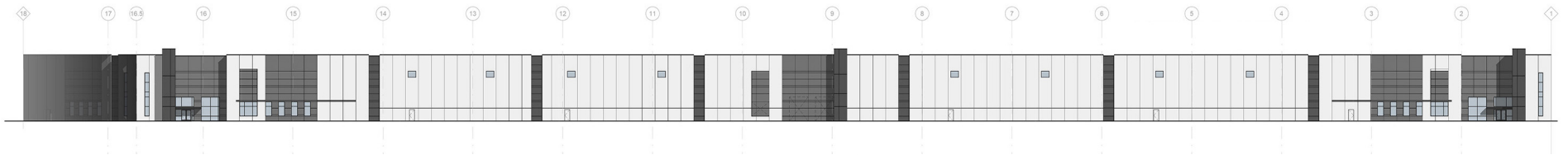


BUILDING 1 - 1000 BLUE SKY LANE

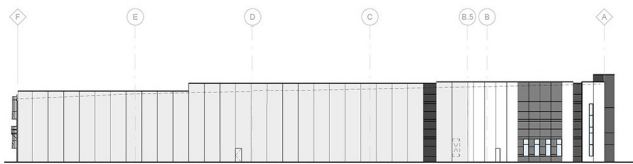
BUILDING ELEVATIONS



NORTH ELEVATION



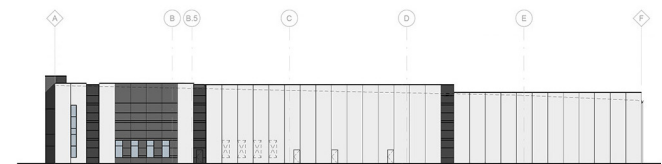
SOUTH ELEVATION



WEST ELEVATION



SOUTHWEST ELEVATION



EAST ELEVATION

SKYVIEW BUSINESS PARK

PRIME LOCATION

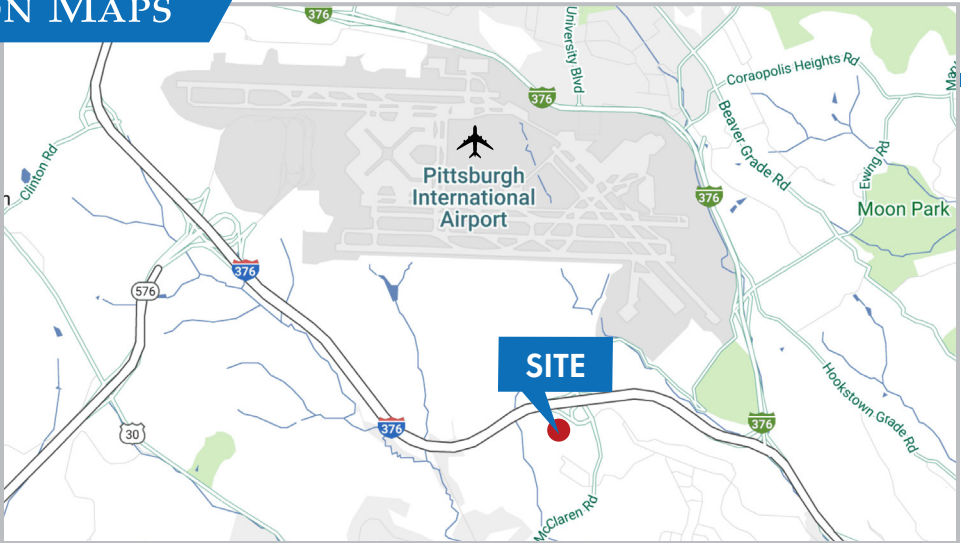
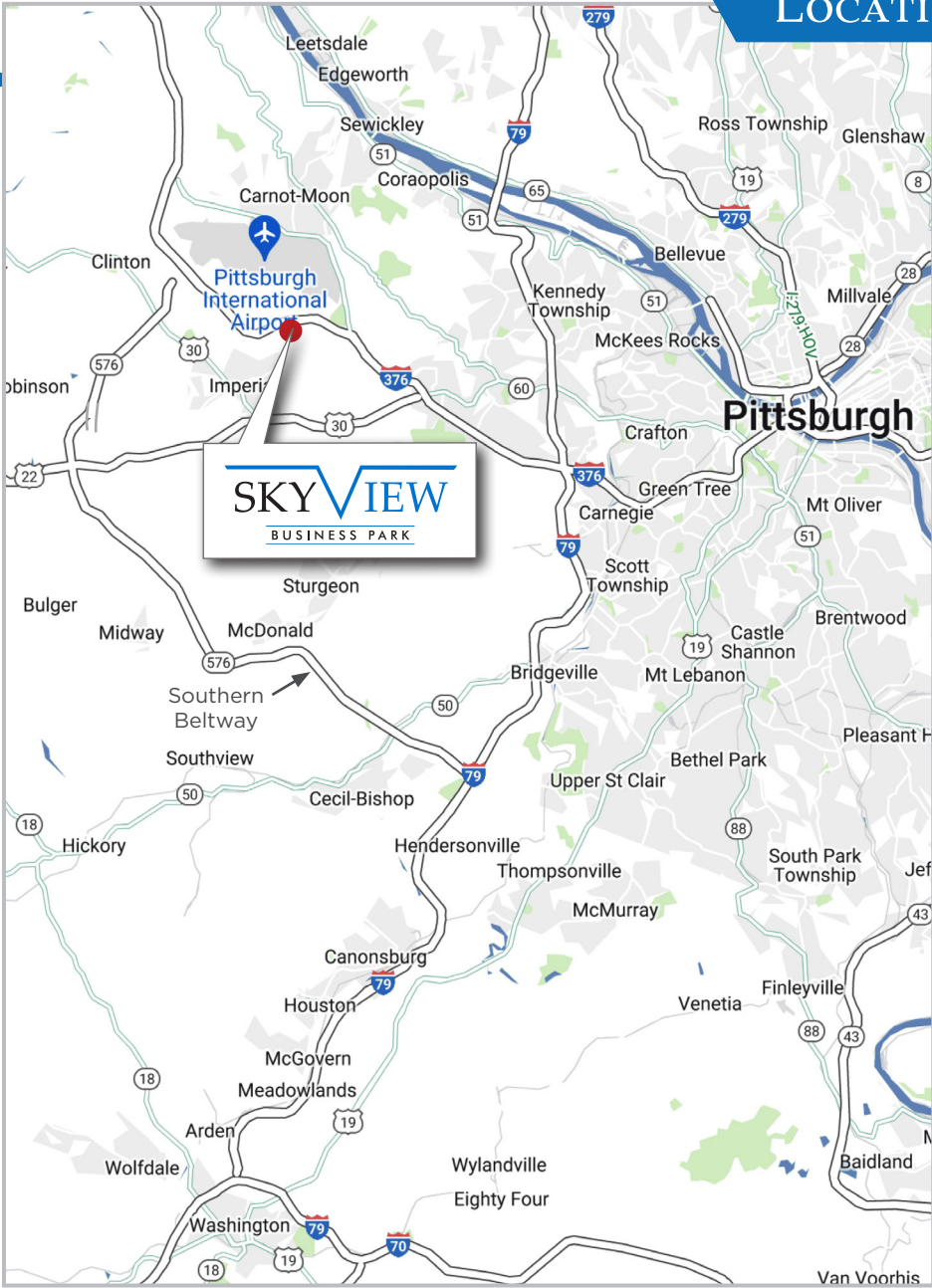


- Easy access and within close proximity to Interstate 376
- 2.5 miles / 5 minutes from Rt. 30
- 6 miles / 10 minutes from the Pittsburgh International Airport
- 7 miles / 11 minutes from Interstate 79

- 14 miles / 24 minutes from downtown Pittsburgh
- 20 miles from the Shell Ethylene Cracker Plant in Monaca
- 218 miles from Harrisburg / 319 miles from Philadelphia

SKYVIEW BUSINESS PARK

LOCATION MAPS



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