

109,348 SF_±
AVAILABLE

SKYVIEW
BUSINESS PARK

1001
BLUE SKY LANE

BUILDING 2
CORAOPOLIS, PA 15108

Developed by:



Marketed by:



KIM CLACKSON
Executive Vice President
412.471.3018
kim.clackson@cbre.com

MATT CLACKSON
Senior Vice President
412.471.4069
matt.clackson@cbre.com

JOSH SINGER
Associate
412.496.7255
josh.singer@cbre.com

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

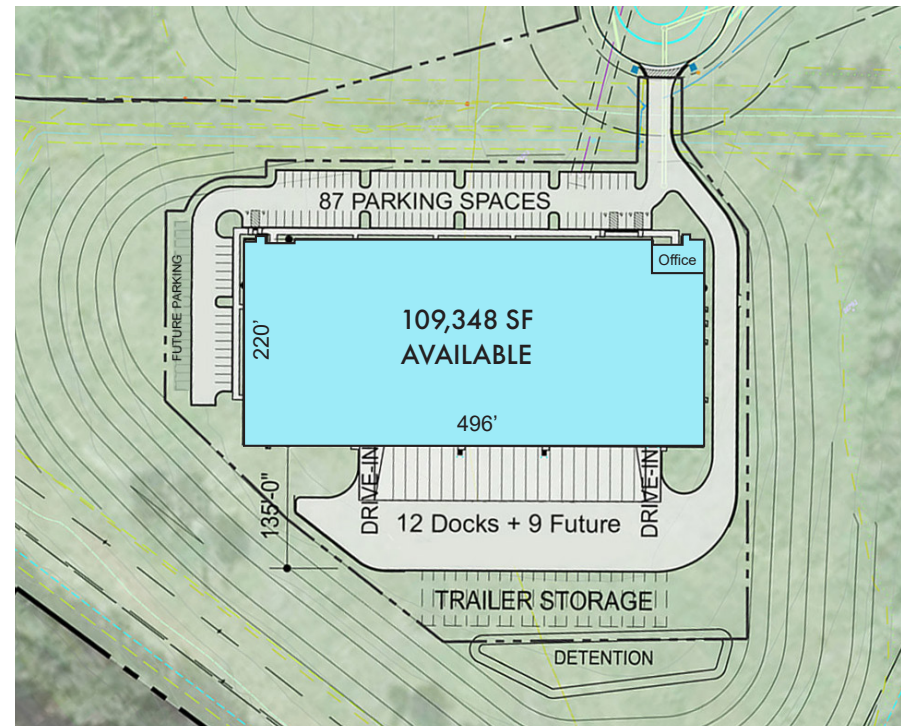
BUILDING 2

1001 BLUE SKY LANE



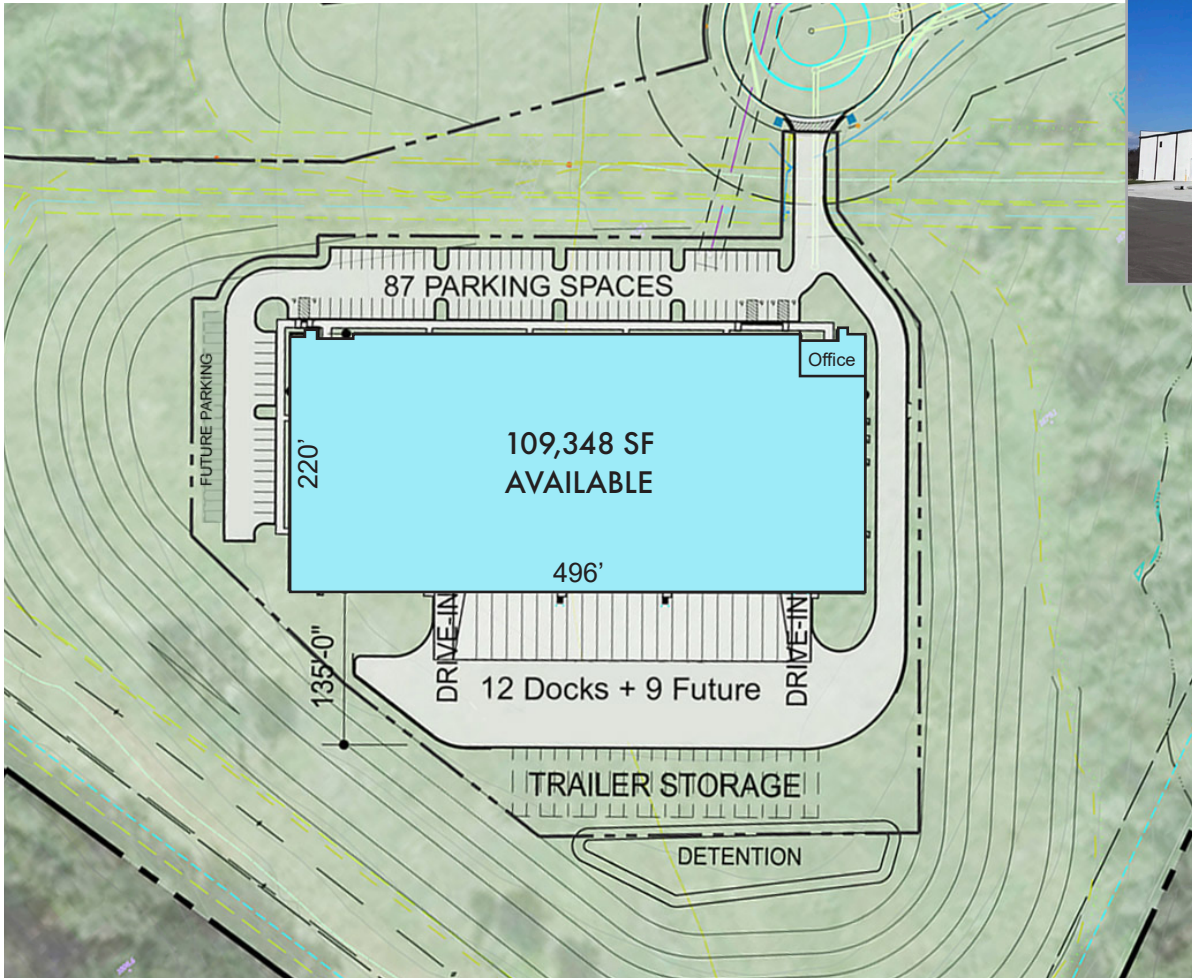
CORE & SHELL COMPLETE

Total Building Size:	109,348 SF± ENTIRE BUILDING AVAILABLE
Office Space:	Build to Suit
Clear Height:	32' After Loading Bay
Column Spacing:	Warehouse Bays: 53'4" x 56'
Truck Court:	130' deep
Fire Protection System:	ESFR K-17 System
Dock Positions:	12 Existing Dock Doors (9 knock-out doors) with 30,000-lb. Mechanical Door Levelers
Drive-In Doors:	2
Walls:	7-1/4" Thick Tilt-wall Panels
Concrete Slab:	6", 4000 PSI
Warehouse Lighting:	LED High Bay Light Fixtures, 25 FC
Electrical:	1600 Amps, 480/277V
Parking Stalls:	117 car spaces (expandable) with future trailer storage
Roof:	Mechanically fastened, utilizing .045 mil white TPO roof membrane
Zoning:	MXU - Mixed Use

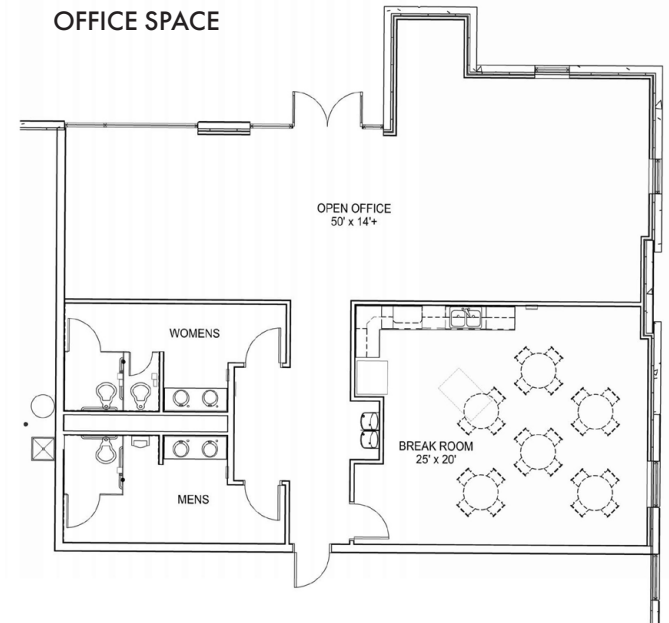


BUILDING 2 - 1001 BLUE SKY LANE

SITE PLAN

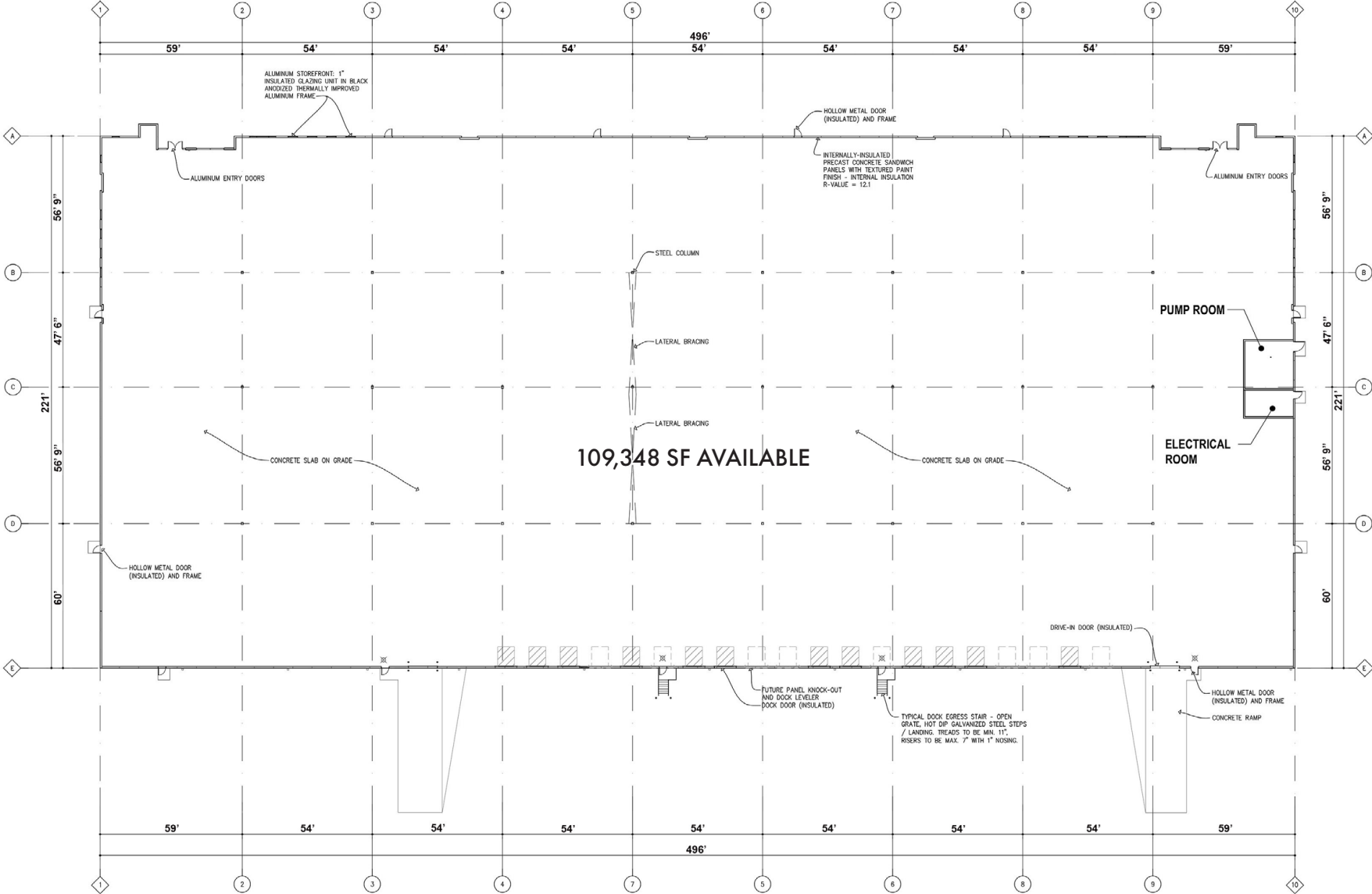


OFFICE SPACE



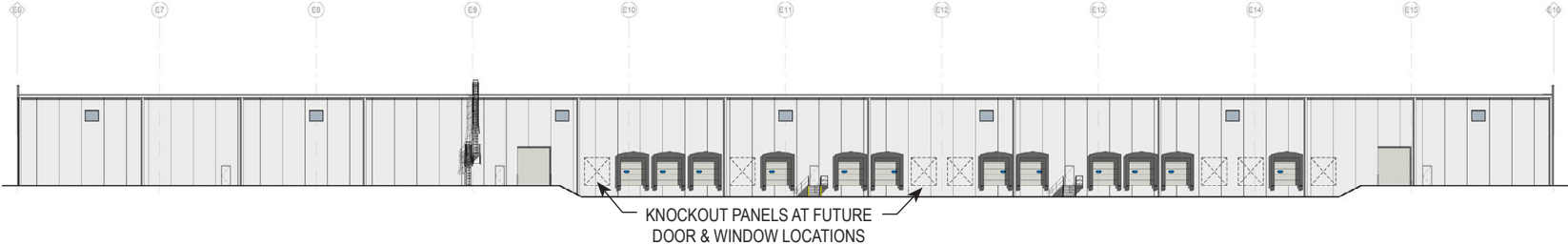
BUILDING 2 - 1001 BLUE SKY LANE

FLOOR PLAN

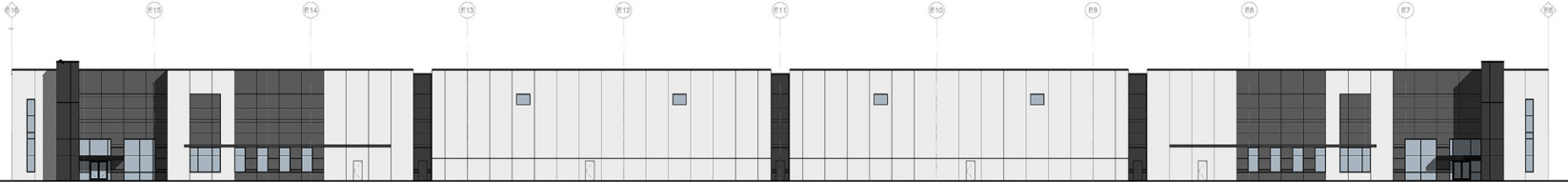


BUILDING 2 - 1001 BLUE SKY LANE

BUILDING ELEVATIONS



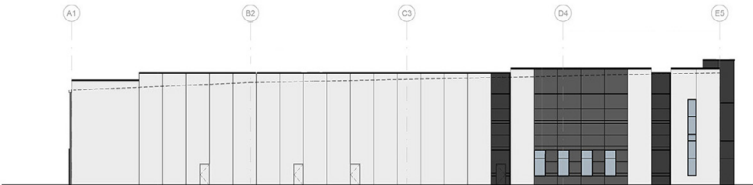
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

SKYVIEW BUSINESS PARK

PRIME LOCATION

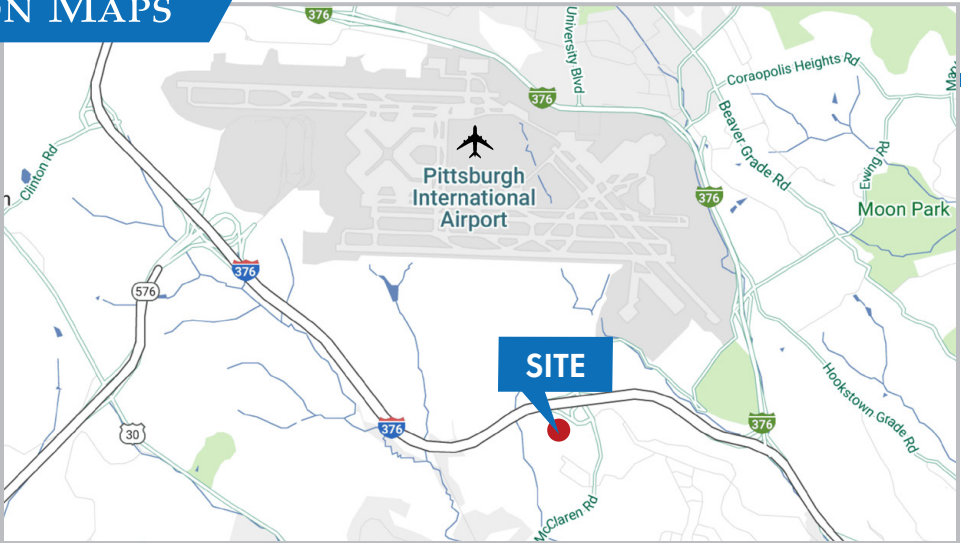


- Easy access and within close proximity to Interstate 376
- 2.5 miles / 5 minutes from Rt. 30
- 6 miles / 10 minutes from the Pittsburgh International Airport
- 7 miles / 11 minutes from Interstate 79

- 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



©2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.

