

**70-ACRE** PAD-READY SITE

## NEW STRATEGIC INDUSTRIAL DEVELOPMENT

NICHOL AVE, MCKEES ROCKS/STOWE TWP, PA 15136

URBAN INFILL LOCATION  
WITH DIRECT RAIL SERVICE  
& BARGE ACCESS



MASTER PLANNED SITE  
APPROVED FOR UP TO  
1.2 MILLION SF



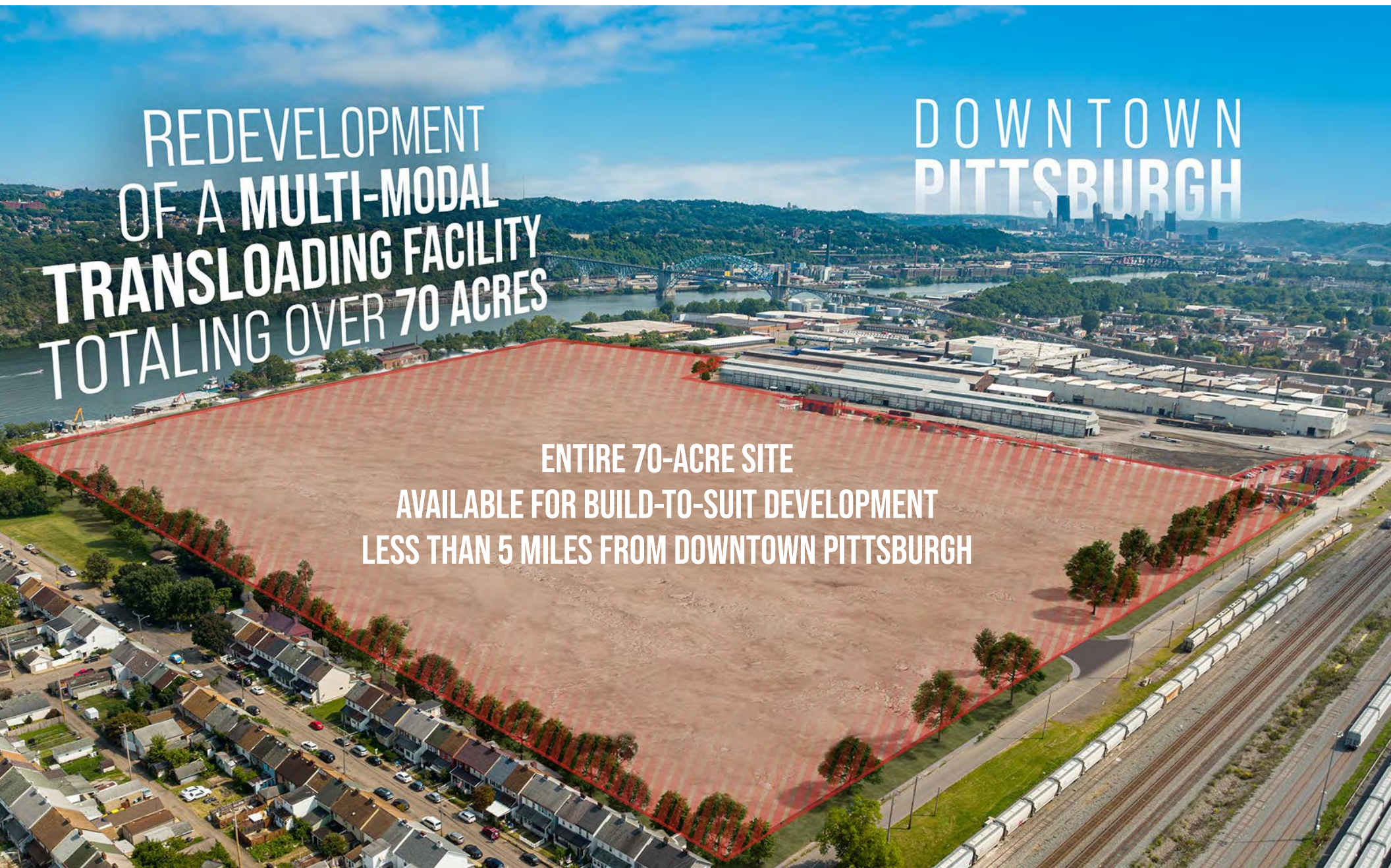
PRIME PROXIMITY  
TO INDUSTRIAL  
USERS & WORKFORCE

DEVELOPED BY:



LEASING/SALES:

**GENFOR**  
REAL ESTATE



REDEVELOPMENT  
OF A MULTI-MODAL  
TRANSLOADING FACILITY  
TOTALING OVER 70 ACRES

DOWNTOWN  
PITTSBURGH

ENTIRE 70-ACRE SITE  
AVAILABLE FOR BUILD-TO-SUIT DEVELOPMENT  
LESS THAN 5 MILES FROM DOWNTOWN PITTSBURGH

# PROJECT OVERVIEW

RockPoint Industrial Park is a new Class A distribution and logistics park, strategically and centrally located in Western Pennsylvania less than five miles from Downtown Pittsburgh. The project leverages the redevelopment of a multi-modal transloading facility to offer future tenants superior highway access and proximity to labor.

Totaling over 70 acres, RockPoint Industrial Park is master-planned and approved for up to 1.2 million SF of distribution space, while maintaining the flexibility to accommodate building configurations ranging from 100,000 SF to 1 million SF +.

The fully entitled site is prepared and pad-ready for vertical construction.



## PROPERTY HIGHLIGHTS

- Strategically located Class A Distribution & Logistics Development
- Excellent access to multiple major highways
- Central location for regional distribution
- Proximity to dense consumer base for last mile delivery
- Direct rail access to the site with connections to multiple Class I rail providers; Barge access
- Plentiful trailer staging and outdoor storage
- Fully entitled site
- General industrial zoning
- Located in a Federal Opportunity Zone



**HISTORICAL BUILDING DEMOLITION COMPLETE**



**SITE PREPPED & READY FOR VERTICAL CONSTRUCTION**

## PRELIMINARY CONCEPTUAL SITE PLAN

The 70-acre master planned project can be modified for multiple site configurations, including one large building or multiple buildings for build-to-suit projects. The concept plan shown here offers a configuration for three warehouse buildings totaling 1.2 million SF.

## SITE SPECIFICATIONS



|                     |                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE SIZE           | 70.29 Acres                                                                                                                                                                                                                                                                                                                                                                        |
| EXISTING CONDITIONS | The site is prepped and pad-ready for vertical construction; historical building demolition complete                                                                                                                                                                                                                                                                               |
| PERMITTING STATUS   | Fully entitled site; Active NPDES Permit<br>Master-planned and approved for up to 1.2 million SF; Building sizes from 100,000 SF - 1,000,000 SF+ can be accommodated                                                                                                                                                                                                               |
| ZONING              | General Industrial                                                                                                                                                                                                                                                                                                                                                                 |
| RAIL                | On-site rail infrastructure offers direct access to both CSX and the Pittsburgh & Ohio Central Railroad, which connects directly to Norfolk Southern 2.5 miles away                                                                                                                                                                                                                |
| ENVIRONMENTAL       | Site has gone through the PA Land Recycling Program ('ACT 2') and has obtained Special Industrial Area (SIA) clearance                                                                                                                                                                                                                                                             |
| FLOOD ZONE          | Site is above Flood Zone X (500 yr. Flood Plan)                                                                                                                                                                                                                                                                                                                                    |
| INCENTIVE           | Site is located in a qualified Federal Opportunity Zone (Census Tract ID #4621)                                                                                                                                                                                                                                                                                                    |
| POWER               | <b>PROVIDER: DUQUESNE LIGHT COMPANY</b> <ul style="list-style-type: none"> <li>Current available service: 12,000 kVa (12 MW)</li> <li>Potential available service: 25,000 kVa (25 MW)</li> </ul>                                                                                                                                                                                   |
| NATURAL GAS         | <b>PROVIDER: COLUMBIA GAS</b> <ul style="list-style-type: none"> <li>Current available service: 35,000,000 BTU available to the site</li> <li>Potential available service: Columbia can potentially provide more with upgrades to the existing infrastructure</li> </ul>                                                                                                           |
| WATER               | <b>PROVIDER: WEST VIEW WATER AUTHORITY</b> <ul style="list-style-type: none"> <li>Current available service: 10" - 5,500 GPM</li> <li>Potential available service: Additional capacity is available but will require upgrades to the existing service</li> </ul>                                                                                                                   |
| SEWAGE              | <b>PROVIDER: ALCOSAN</b> <ul style="list-style-type: none"> <li>Current available capacity: Permitted/approved up to 10,500 GAL/day. This is based on employee count of our intended development</li> <li>Potential available capacity: There is more available capacity available but we would need to give them a capacity number to determine if upgrades as needed.</li> </ul> |

# 70- ACRE PAD-READY SITE

Historical Building Demolition & Sitework Complete

*Site is prepared and ready for vertical construction*

**ROCKPOINT**  
INDUSTRIAL

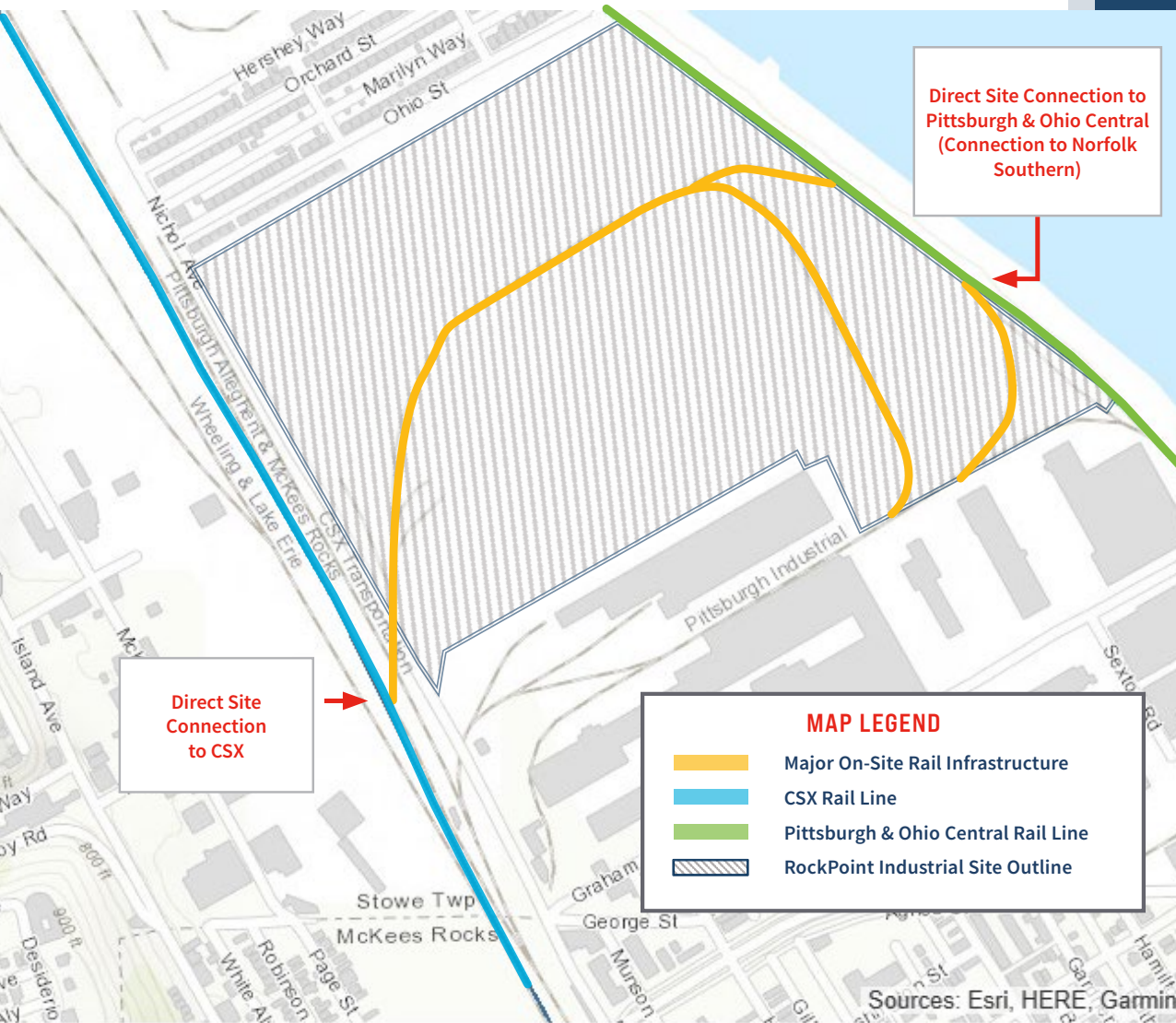


OCTOBER 2024



JUNE 2023

# RAIL OVERVIEW



## HIGHLIGHTS

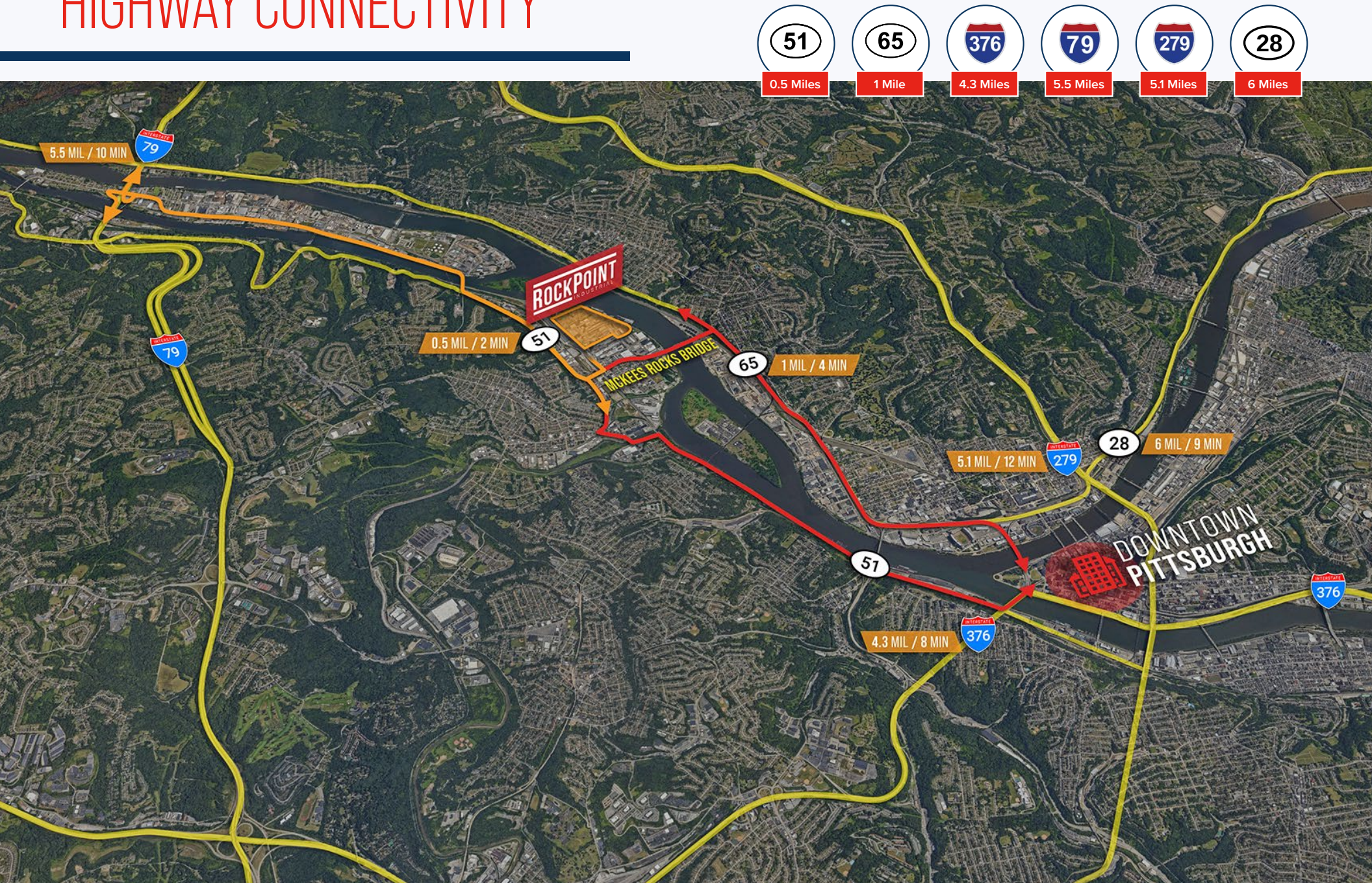
- The site provides access to two Class I railroads.
- There is direct access to both CSX and Pittsburgh & Ohio Central Railroad (owned by Genesee & Wyoming).
- The Pittsburgh & Ohio Central Railroad connects directly to Norfolk Southern at Duff's Junction at Windgap (approximately 2.5 miles from the site).
- Historical capacity: approximately 6,000 – 7,000 railcars were moved through the site annually between 2014 – 2016. Most recently approximately 600 – 700 railcars per month moved through the site in June – August of 2022.
- The site has previously accommodated unit trains via the Pittsburgh & Ohio Central Railroad.



# PREMIER INFILL LOCATION

## HIGHWAY CONNECTIVITY

**RockPoint**  
INDUSTRIAL



# STRATEGICALLY LOCATED INDUSTRIAL DEVELOPMENT

Strong Regional Logistics Location with  
Excellent Highway Access in Western Pennsylvania



# PROJECT SITE PLANS

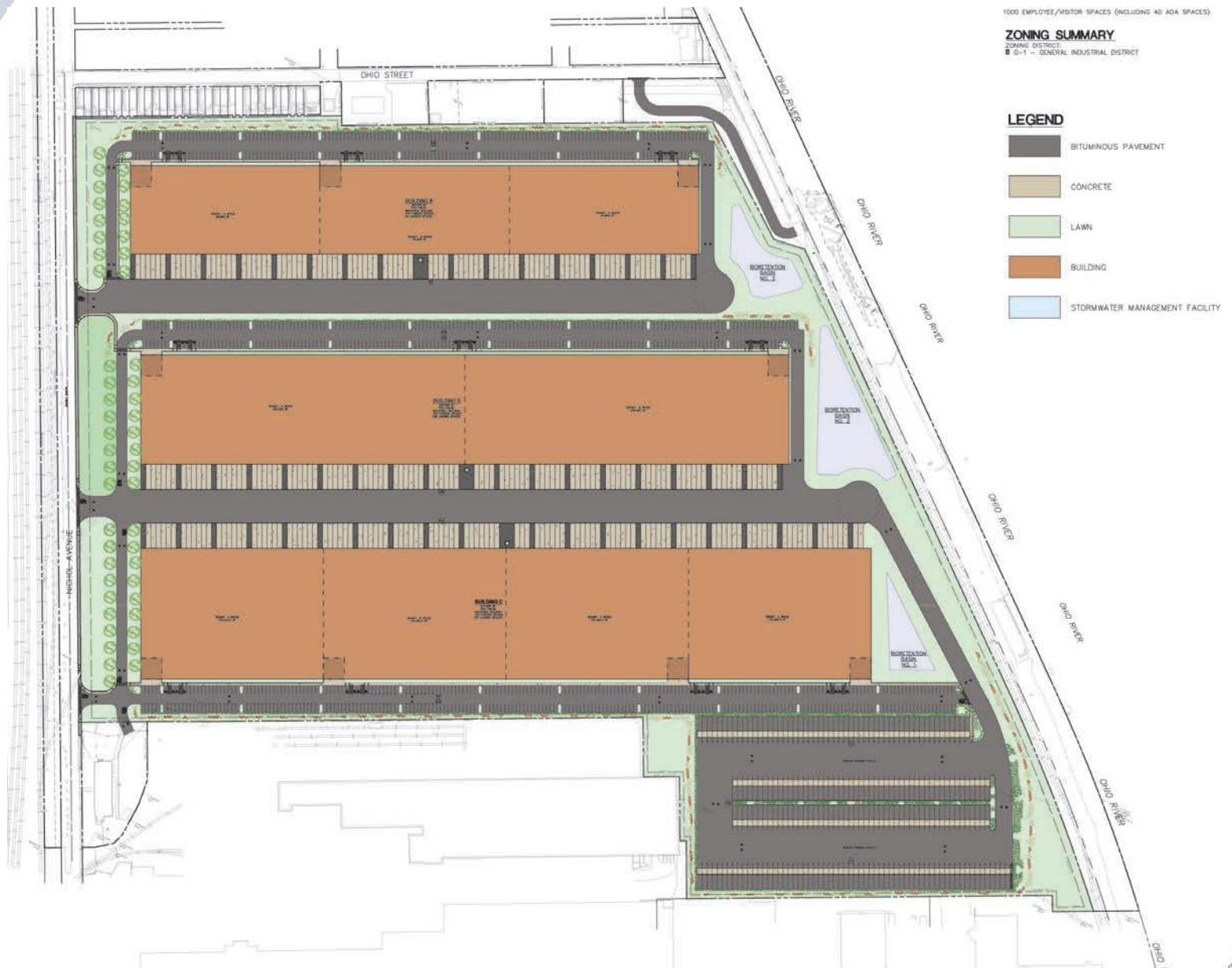
---

Totaling over 70 acres, the project is master planned and approved for up to 1.2 million SF of state of the art distribution space, while maintaining the flexibility to accommodate building configurations ranging from 100,000 SF to 1 million SF+.

# PERMITTED CONCEPTUAL SITE PLAN



\*SUBJECT TO MODIFICATION FOR BUILD-TO-SUIT PROJECTS





283,815 SF

400,400 SF

537,850 SF

BUILDING B&C

FUTURE DEVELOPMENT  
BUILT-TO-SUIT OPPORTUNITY

# CONCEPTUAL BUILDING A

---

The site is prepared and ready for vertical construction.

# BUILDING A DELIVERY SPECS



## BUILDING SIZE

283,815 SF (1,351' x 210')

## OFFICE SPACE

Per tenant allowance

## DOCK DOORS

Forty-Six (46) 9' x 10' dock high doors;  
Up to 93 doors total

## DRIVE-IN DOORS

Two (2) 12' x 14' Drive-in doors

## CLEAR HEIGHT

32'

## COLUMN SPACING

50' x 54' with 60' Speedbay

## SPRINKLER

ESFR with K24 Sprinkler Heads

## WAREHOUSE HVAC

Gas-fired Heating Units

## LIGHTING

LED Warehouse Lighting

## POWER

Heavy 3-Phase Power In-Place

## FLOOR SLAB

6" reinforced slab on grade, 4,000 PSI

## PARKING

279 Spots

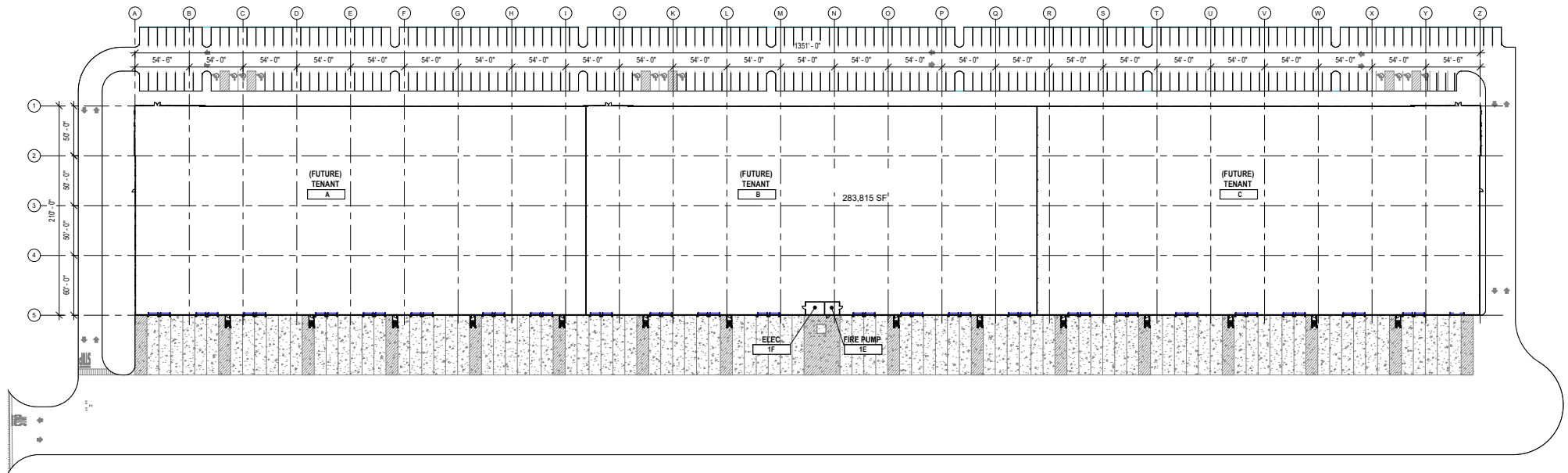
## ROOF

.045 mil mechanically fastened TPO system

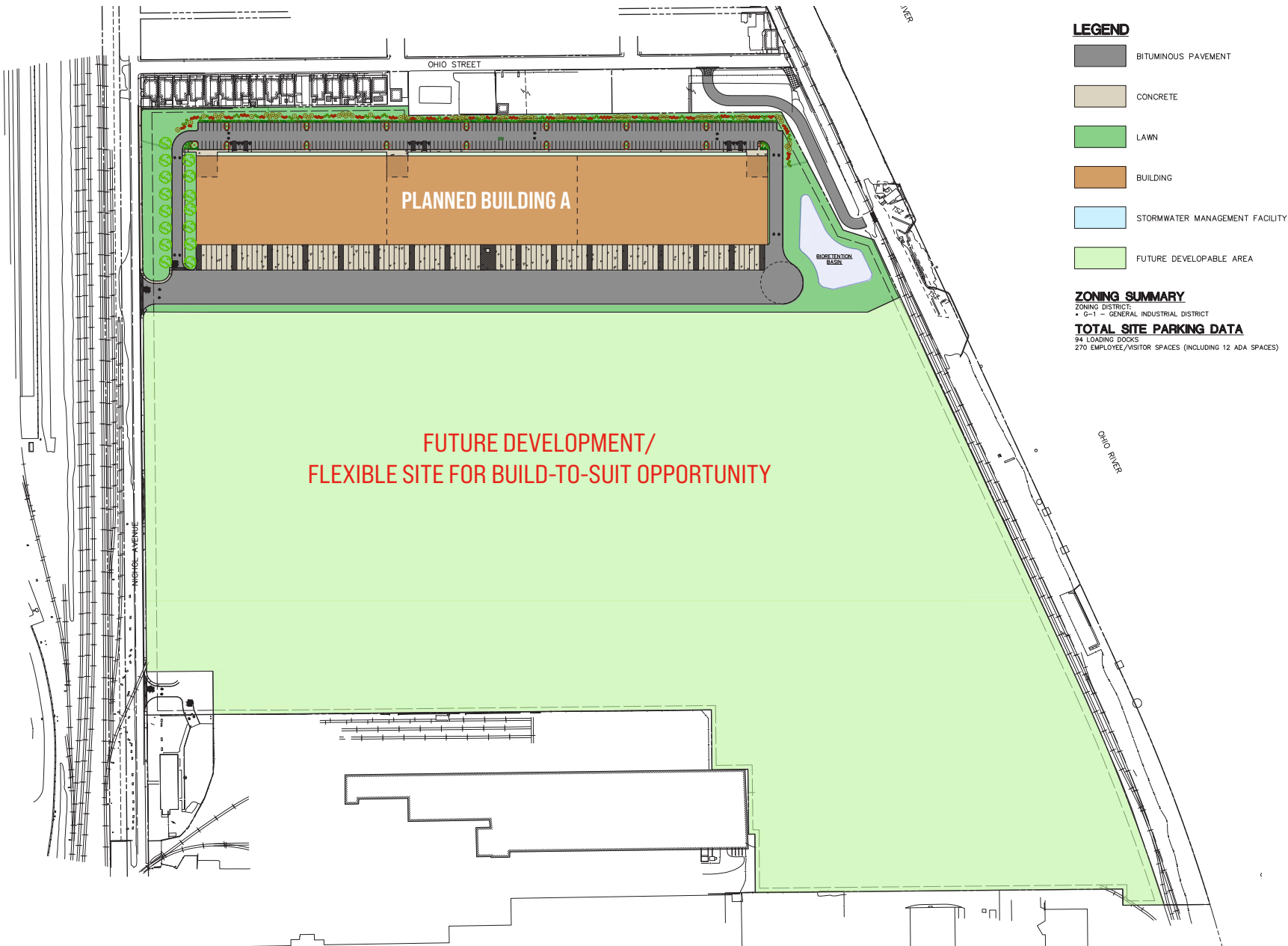
# BUILDING A FLOOR PLAN



283,815 SF BUILDING | 93 LOADING SPACES



# BUILDING A SITE PLAN



# BUILDING A SITE RENDERING

PLANNED BUILDING A

283,815 SF

AVAILABLE

**DIRECT RAIL ACCESS TO THE SITE**  
WITH CONNECTIONS TO MULTIPLE CLASS I RAIL PROVIDERS

**FUTURE DEVELOPMENT AREA  
OFFERS OPPORTUNITY TO  
CUSTOMIZE BUILDING AND  
PARKING CONFIGURATIONS**

# ROCKPOINT

## INDUSTRIAL



RICH GASPERINI  
[rgasperini@genforrealestate.com](mailto:rgasperini@genforrealestate.com)  
D 412.564.0752 | C 412.651.6888

CONNOR JANGRO  
[cjangro@genforrealestate.com](mailto:cjangro@genforrealestate.com)  
D 412.564.0776 | C 412.805.7064

MATEO VILLA  
[mvilla@genforrealestate.com](mailto:mvilla@genforrealestate.com)  
D 412.564.0754 | C 412.715.3454

GENFOR REAL ESTATE  
One Altoona Place, Suite 2A  
Pittsburgh, PA 15228  
[www.genforrealestate.com](http://www.genforrealestate.com)

MATTHEW VIRGIN  
SunCap Property Group  
[mvirgin@suncappg.com](mailto:mvirgin@suncappg.com)  
D 412-745-4748 | C 412-600-2304

DEVELOPED BY:



LEASING/SALES:

**GENFOR**  
REAL ESTATE

All information contained herein has been obtained from sources deemed reliable and Genfor, LLC does not doubt its accuracy; however, Genfor, LLC makes no guarantee, representation or warranty of any kind or nature, either express or limited, with respect to the accuracy or completeness of all or any portion of the information contained herein. Terms of availability of this property are subject to change and this property may be withdrawn without notice.