

NOW LEASING

AIRFIELD GATES COMMERCE PARK

571 MOON CLINTON ROAD
MOON TOWNSHIP, PA 15108



AIRFIELD GATES
COMMERCE PARK
BY ARMSTRONG DEVELOPMENT



BUILDING 1 - DELIVERING Q2 2024
CLASS A INDUSTRIAL PARK

BUILDING 1 150,000 SF
BUILDING 2 150,000 SF



HIGHLIGHTS

INDUSTRIAL DEVELOPMENT



SITE:	23.76 acres
SIZE:	Building 1: 150,000 SF Building 2: 150,000 SF
CONSTRUCTION TYPE:	Precast or tilt up concrete panel construction
CLEAR HEIGHT:	32'
SLAB:	7" reinforced concrete
COLUMN SPACING:	50' x 50'
LOADING DOCKS:	Building 1: 15 dock doors (up to 37) Building 2: 15 dock doors (up to 37)
DRIVE-IN DOORS:	Two (2) drive-in doors (12' x 14')

FIRE PROTECTION:	ESFR Sprinklers w/ K-17 Heads
LIGHTING:	LED fixtures (30 FC at 36" AFF)
ROOF:	TPO/EPDM Membrane
HEATING:	To maintain 50 degrees when 0 degrees outside (Reznor or Cambridge style units)
ELECTRIC SERVICE:	2000 amps, 480/277V
TRAILER PARKING:	48 trailer spaces
OFFICE:	BTS



SITE PLAN



BUILDING 1
150,000 SF

BUILDING 2
150,000 SF



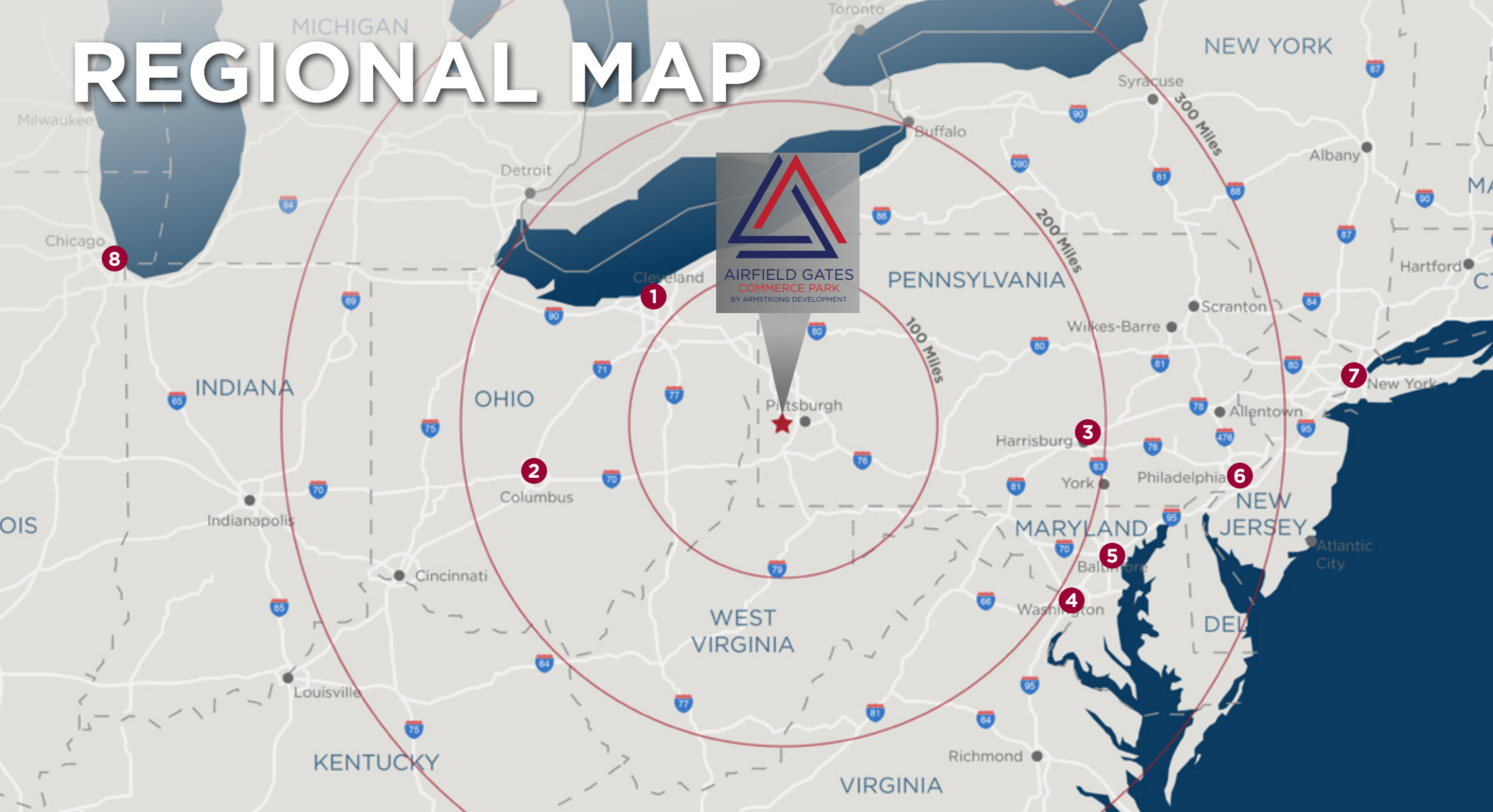
LOCAL MAP



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PITTSBURGH

REGIONAL MAP



KEY DISTANCES

1	CLEVELAND, OH	134 Miles	± 2 hrs
2	COLUMBUS, OH	178 Miles	± 3 hrs
3	HARRISBURG, PA	218 Miles	± 3 hrs
4	WASHINGTON, DC	261 Miles	± 4 hrs
5	BALTIMORE, MD	263 Miles	± 4 hrs
6	PHILADELPHIA, PA	319 Miles	± 5 hrs
7	NEW YORK, NY	387 Miles	± 6 hrs
8	CHICAGO, IL	450 Miles	± 7 hrs

- Convenient location adjacent to Pittsburgh International Airport
- Immediate access to major highways
- Located in the Airport Corridor, the epicenter of Class A industrial development in Pittsburgh
- Less than 20 miles to Downtown Pittsburgh
- Less than 15 miles to Shell Ethane Cracker Plant

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FOR MORE INFORMATION, PLEASE CONTACT:

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