



**NORTH FAYETTE  
INDUSTRIAL PARK**

# **NEW CLASS-A INDUSTRIAL DEVELOPMENT**



## **BUILDING 1 READY FOR TENANT FIT-OUT**

BUILDING 1: 100,000 SF



60,000 SF AVAILABLE



SUBDIVIDABLE TO 20,000 SF

**1200 INTERNATIONAL DRIVE | OAKDALE, PA 15071**





# BUILDING SPECS



**NORTH FAYETTE  
INDUSTRIAL PARK**



<b>BUILDING CLASS</b>	A
<b>ACRES</b>	6.8 Acres
<b>OFFICE SF</b>	To-Suit
<b>DIMENSIONS</b>	500' x 200'
<b>CONFIGURATION</b>	Single-Side Load
<b>COLUMN SPACING</b>	50' x 50'
<b>DRIVE-IN DOORS</b>	2 Drive-In Doors (12' x 14')
<b>FLOORS</b>	6" Reinforced Concrete
<b>CONSTRUCTION TYPE</b>	8" Precast Insulated Concrete Panels
<b>ROOF</b>	60 Mil EPDM with 4" Insulation
<b>FIRE PROTECTION</b>	ESFR
<b>ELECTRIC SERVICE</b>	1000 AMP, 277/480V 3-Phase
<b>TRUCK COURT DEPTH</b>	125'
<b>LIGHTING</b>	LED (25 FC at 36" AFF)



**+/- 100,000 SF**  
Total Building  
Industrial Warehouse  
Subdividable to 20,000 SF



**30'**  
Clear  
Height



**10**  
Exterior Dock Doors  
With Levelers & Seals  
(Up to 17)



**97**  
Car Parking  
Spaces



**UP TO 18**  
Trailer Parking  
Spaces (Can be  
created on-site)



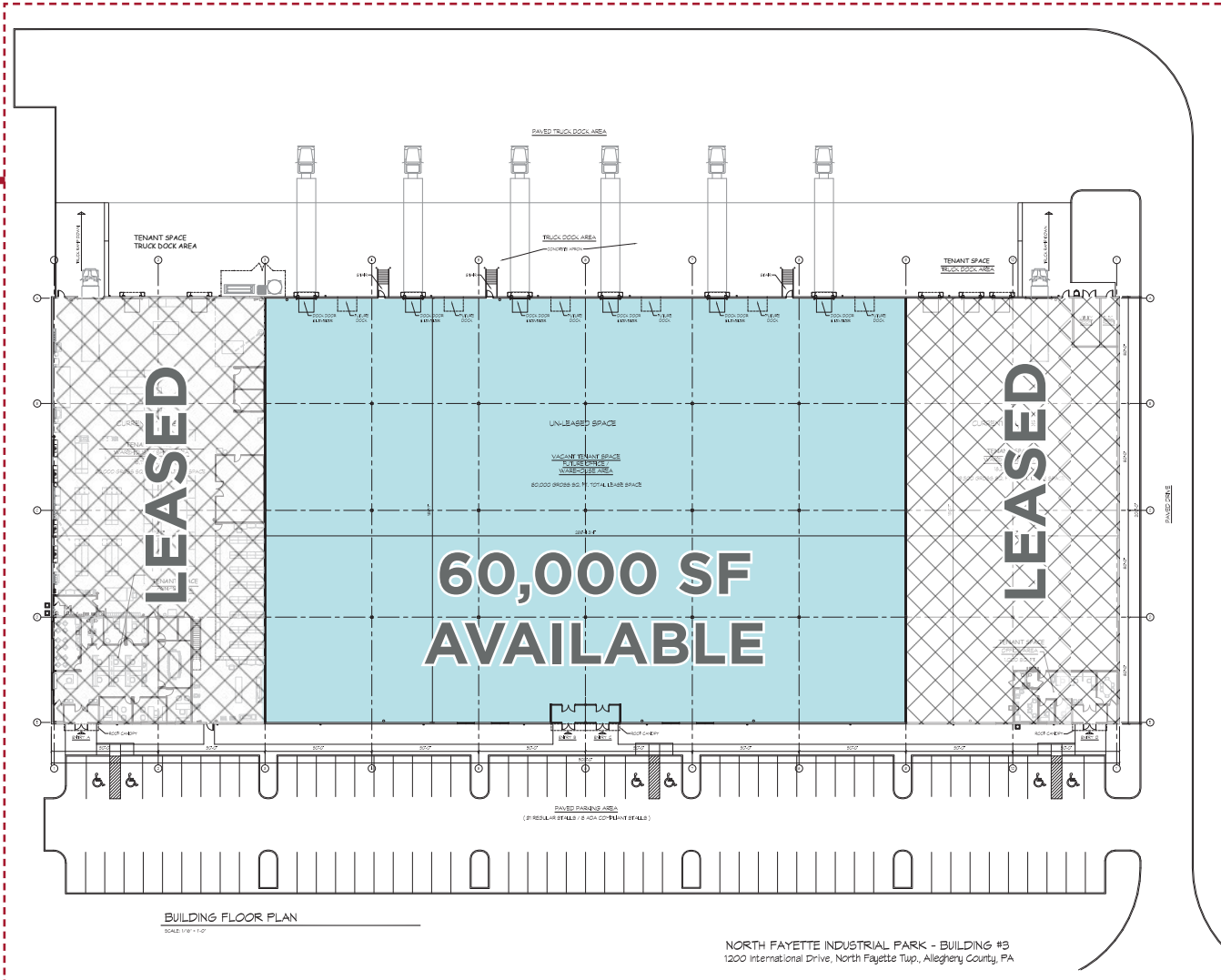
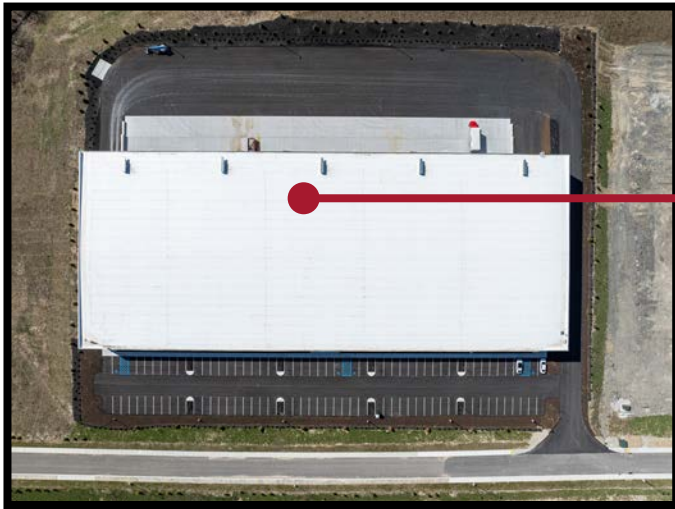
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# FLOOR PLAN



NORTH FAYETTE  
INDUSTRIAL PARK



**BUILDING 1 - 100,000 SF  
CONSTRUCTION COMPLETE**

- Subdividable to 20,000 SF
- 60,000 SF Available
- Additional Pad-Ready Sites Available: Up to 500,000 SF in One (1) Building



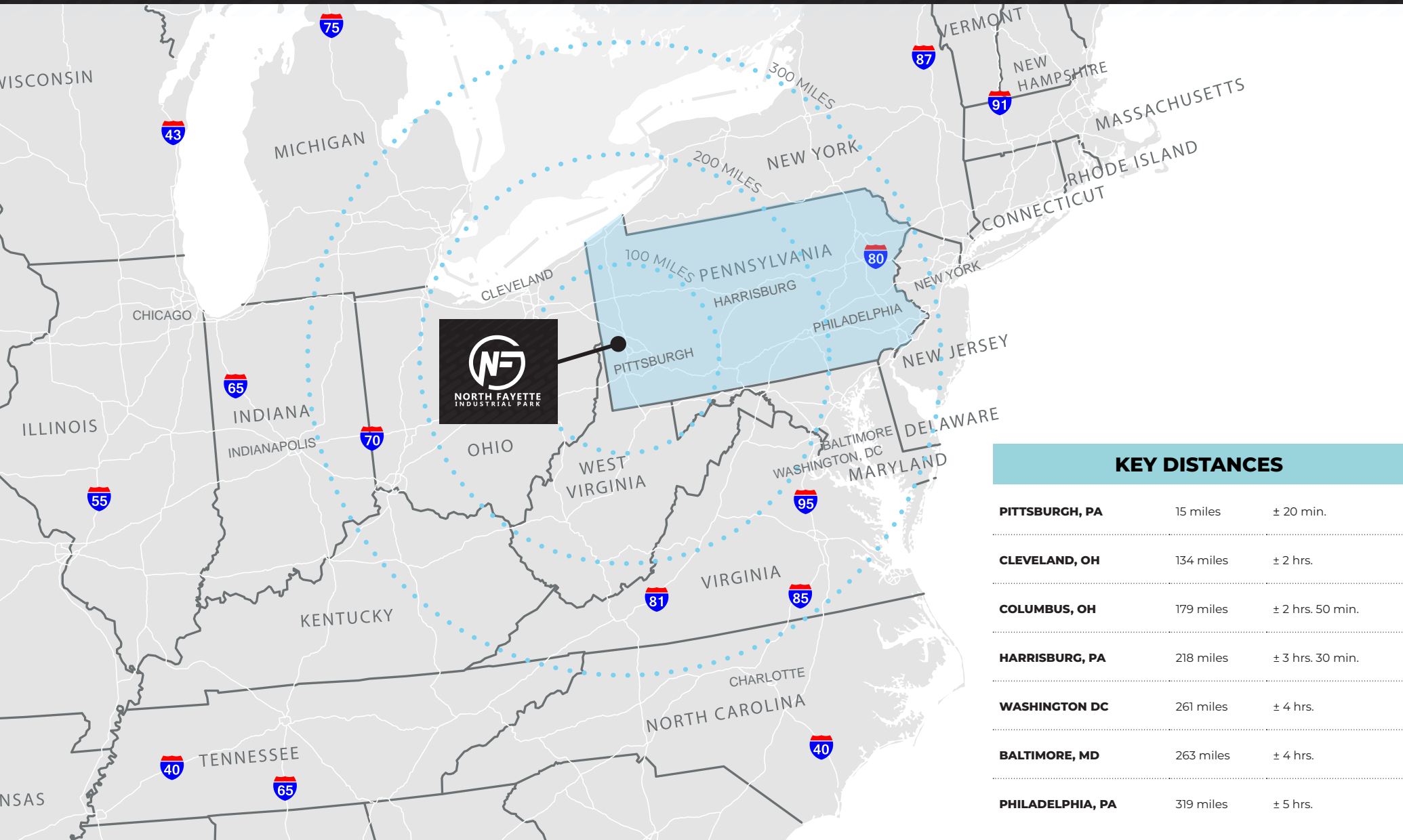




# SEAMLESSLY CONNECTING



**NORTH FAYETTE  
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**NORTH FAYETTE  
INDUSTRIAL PARK**

**North Fayette Industrial Park** offers industrial space in an area surrounded by a prestigious roster of storage, industrial and distribution companies. Planned to comprise 8-9 100,000 SF buildings, this Class A industrial park will eventually have nearly 1 million SF of brand-new move-in ready space.

Just minutes from major highways and transportation hubs, this prime location ensures easy access to customers and suppliers. Along with ample parking, high ceilings and modern amenities, the Park offers a variety of options to suit specific space requirements. No other project in the area can scale-to-fit like the modular design of North Fayette Industrial Park's flexibility and functionality of space quantity.



**SCALING TO FIT.  
ONE SQUARE FOOT AT A TIME.**

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**FOR MORE INFORMATION, PLEASE CONTACT:**

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