

STRATEGIC LOCATION

Findlay Industrial Park is a 400 acre development located at the Westport Interchange of PA Route 576, also known as the "Findlay Connector." Findlay Industrial Park is conveniently accessible, only 3 miles from The Pittsburgh International Airport and Interstate 376 with access to State Route 22 and I-79 to the south and Route 30 to the north.

Concept plan to accommodate 3 separate parcels:

- ☑ Lot 7 – 100,000 square feet
- ☑ Lot 8 – 165,000 square feet
- ☑ Lot 10 – up to 450,000 square feet



[For More Information or to Schedule a Tour](#)

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Disclaimer:

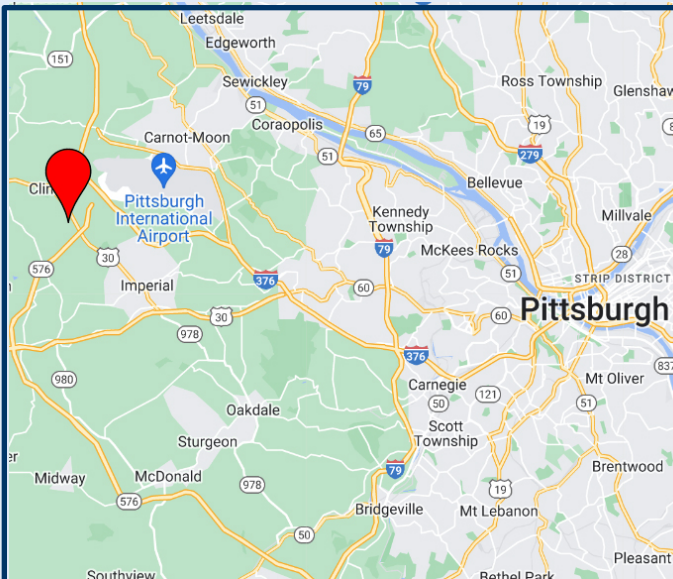
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PROPERTY HIGHLIGHTS

- ✓ Pad ready sites available for build to suit opportunities with turn-key packages
- ✓ Long term land leases available
- ✓ Zoned - LI Light Industrial
- ✓ Premier business park that is home to Gordon Food Service, Niagara Bottling, Alro Steel and many more companies



Example of Existing Construction



LOCATION HIGHLIGHTS

- ✓ 6 miles from Pittsburgh International Airport
- ✓ Immediate access to PA Rt.576, leading to Rt.30 and I-376 to the north and PA Rt.22 and I-79 to the south
- ✓ The township leaders recognize the opportunity to shape a new urban landscape where streams and open space are integrated with corporate facilities.

BUNCHER
COMPANY

Developing with a Purpose

NAIOP

SIOR

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