

Sale or Lease

SOLAR DRIVE

Findlay Industrial Park, Imperial, PA 15697

BUNCHER
COMPANY

Pad Ready Sites Available
Build-to-Suit Opportunities
63+ Acres



PROPERTY HIGHLIGHTS

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 6 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

- Lot 7 - 15.14 acres can accommodate up to 100,000 square foot building
- Lot 10 - 48.46 acres can accommodate up to 450,000 square foot building
- 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

DEMOGRAPHICS 20 Minute Drive Time



Population | 81,190



Households | 33,812



Average Household Income | \$119,225



Total Businesses | 3,225



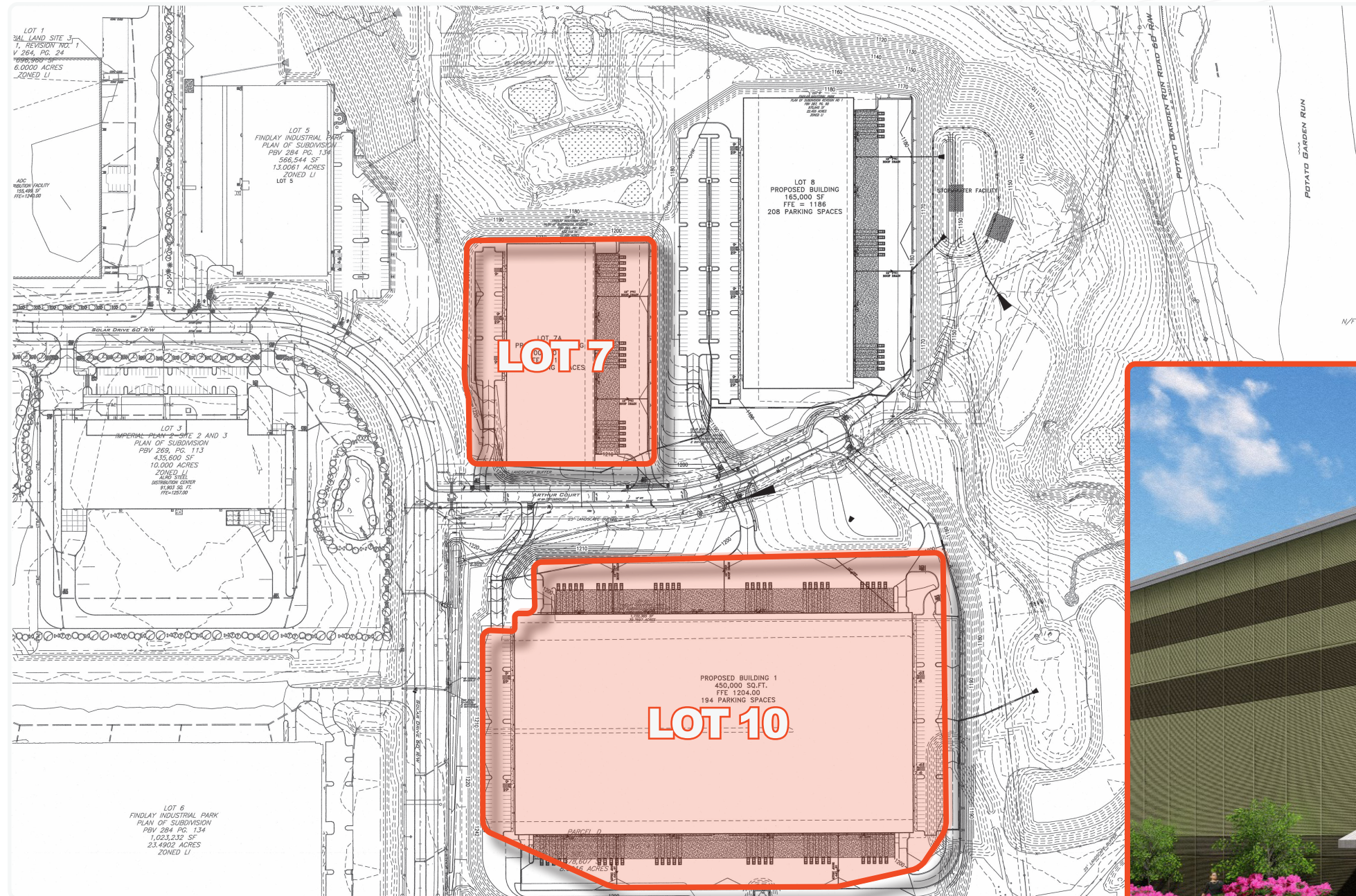
Total Employees | 57,581



Retail Expenditures | \$1.27B

SITE PLAN

Conceptual Drawing & Rendering



**63+ ACRES
PAD-READY SITES**

Able to accommodate 100,000 - 450,000 square feet



Example of Existing Construction

LOCATION OVERVIEW

Findlay Township leaders recognize the opportunity to shape a new urban landscape where streams and open space are integrated with corporate facilities.



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

**Fully
Established**
park with
Gordon Food Service,
Niagra Bottling,
Personalized Skin
Solutions and many
more



SOLAR DRIVE

FINDLAY INDUSTRIAL PARK

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