

BUILDINGS

225-227

OPPORTUNITY ZONE AT NEW KENSINGTON

INDUSTRIAL BLVD, NEW KENSINGTON, PENNSYLVANIA 15068

141,697 SF CRANE-SERVED INDUSTRIAL SPACE | AVAILABLE FOR LEASE



FOR MORE INFORMATION, PLEASE CONTACT:

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CBRE

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BUILDING SPECS

BUILDING 225 <i>Crane-Served with Direct Rail</i>	92,560 SF
	<ul style="list-style-type: none"> • 86,508 first floor industrial space • 3,881 SF first floor office space • 2,171 SF second floor office space • 30' & 46' clear heights • Three (3) drive-in doors (16' x 16' 16' x 22' 22' x 16') • Two (2) dock high doors (12' x 13' 16' x 10') • Direct Rail Service • One (1) 65-ton crane and One (1) 10-ton crane
BUILDING 226	35,665 SF
	<ul style="list-style-type: none"> • 33,227 first floor industrial space • 2,438 SF first floor office space • 16' clear height • Two (2) drive-in doors (14' x 16' 8' x 10') • Two (2) dock high doors (8' x 10') with interior dock well
BUILDING 227 <i>Crane-Served</i>	13,472 SF
	<ul style="list-style-type: none"> • 11,610 first floor industrial space • 1,862 SF first floor office space • 17' & 30' clear heights • One (1) 8' x 10' drive-in door • One (1) 7.5-ton overhead crane
OTHER	<ul style="list-style-type: none"> • Gas-fired radiant heat • Heavy 3-phase power

PARK OVERVIEW

- **RAIL SERVICE** Allegheny Valley Railroad
- **ZONING** Industrial
- **USES** Industrial, Manufacturing, Warehousing, R&D
- **COUNTY** Westmoreland
- **INCENTIVES** The park is a designated Opportunity Zone
- **LOCATION** 2.5 miles to Route 28, 5 miles to I-76/PA Turnpike



Buildings 225, 226 and 227 offer a variety of crane-served, rail-served, heavy and light industrial spaces. The total square footage is 141,697 SF. The buildings can be leased as one contiguous space or can be subdivided and are available for lease immediately.

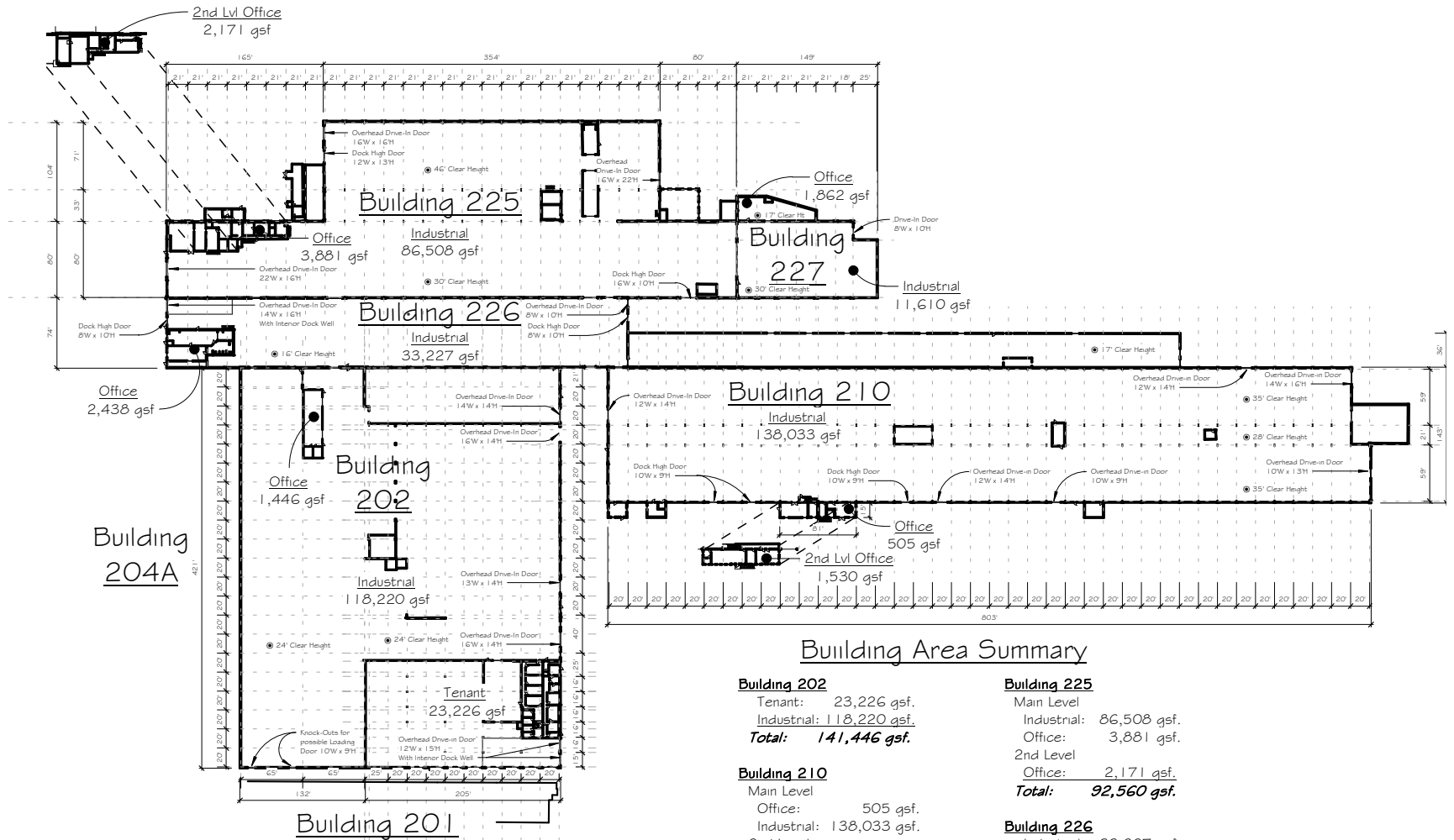
Opportunity Zone at New Kensington, formally Schreiber Industrial Park, was purchased by the Redevelopment Authority of the City of New Kensington in 2018. The park was originally the site of Alcoa's New Kensington Works Aluminum Plant in the early 1900s. The new owner is currently working to leverage the city's long history of innovation to become a new center of manufacturing and advanced technology.

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FOR LEASE

BUILDING PLANS
202, 210, 225, 226, 227



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FOR LEASE

AERIAL VIEW

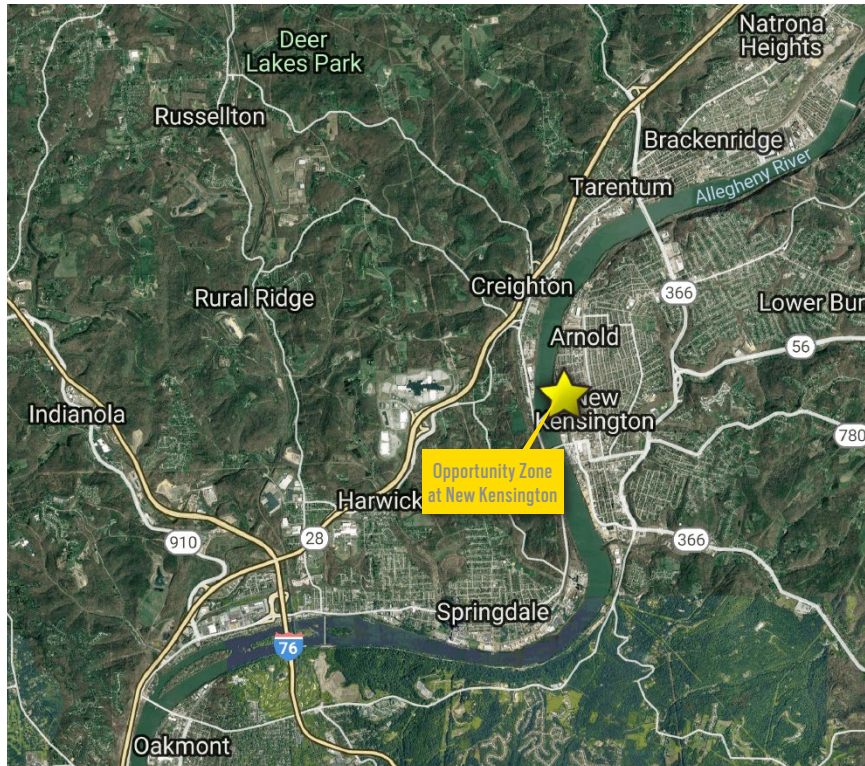
202, 204A, 210, 225, 226, 227



OPPORTUNITY ZONE AT NEW KENSINGTON

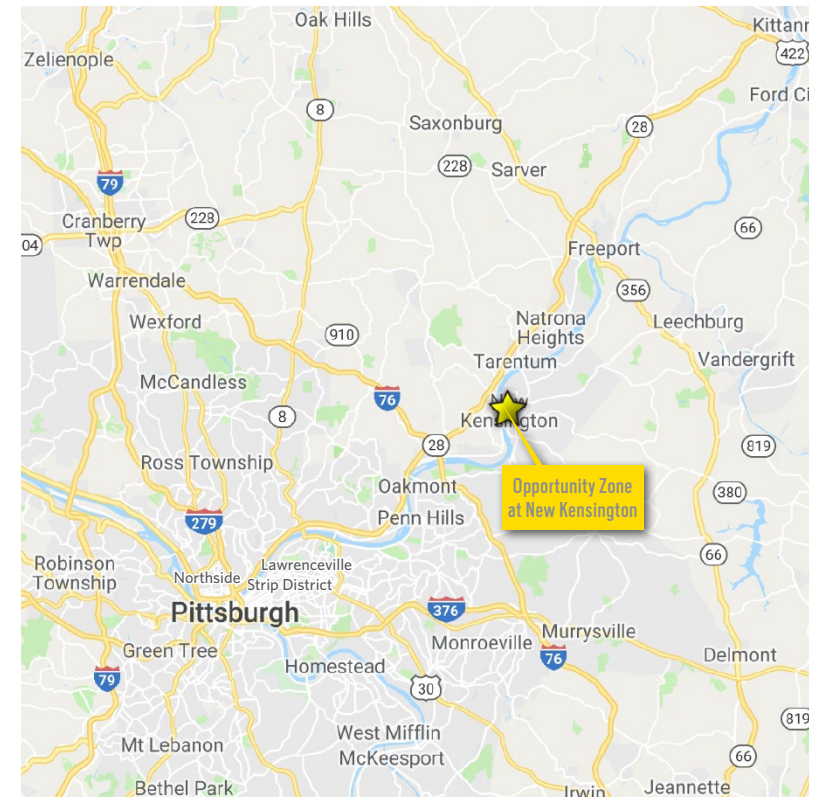
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LOCATION &
HIGHWAY ACCESS



LOCATION HIGHLIGHTS

- 2.5 miles to Route 28
- 4 miles to Galleria at Pittsburgh Mills
- 5 miles to Penn State New Kensington
- 5.3 miles to I-76 (PA Turnpike)
- 16 miles to Lawrenceville
- 18 miles to the Strip District
- 20 miles to Downtown Pittsburgh
- 25 miles to Cranberry Township
- Excellent access to the City of Pittsburgh and surrounding north and east neighborhoods



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PARK OVERVIEW
MAP



- AVAILABLE FOR LEASE
- LEASED
- RAIL

AVAILABLE FOR LEASE

- Building 44	53,946 SF	Multi-Story Office/Shop/Flex Space
- Building 202	118,220 SF	Crane-Served
- Building 204A	132,138 SF	Direct Rail Service
- Building 225	92,560 SF	Crane-Served with Direct Rail Service

- Building 226	35,665 SF	Light Industrial Space
- Building 227	13,472 SF	Light Industrial Space
- Building 239	7,904 SF	Light Industrial Space

* Buildings 210, 37 & 38 were recently leased



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***Designated Federal
Opportunity Zone***
