



400 INDUSTRY DRIVE, PITTSBURGH, PA 15275

UP TO 40,000 SF

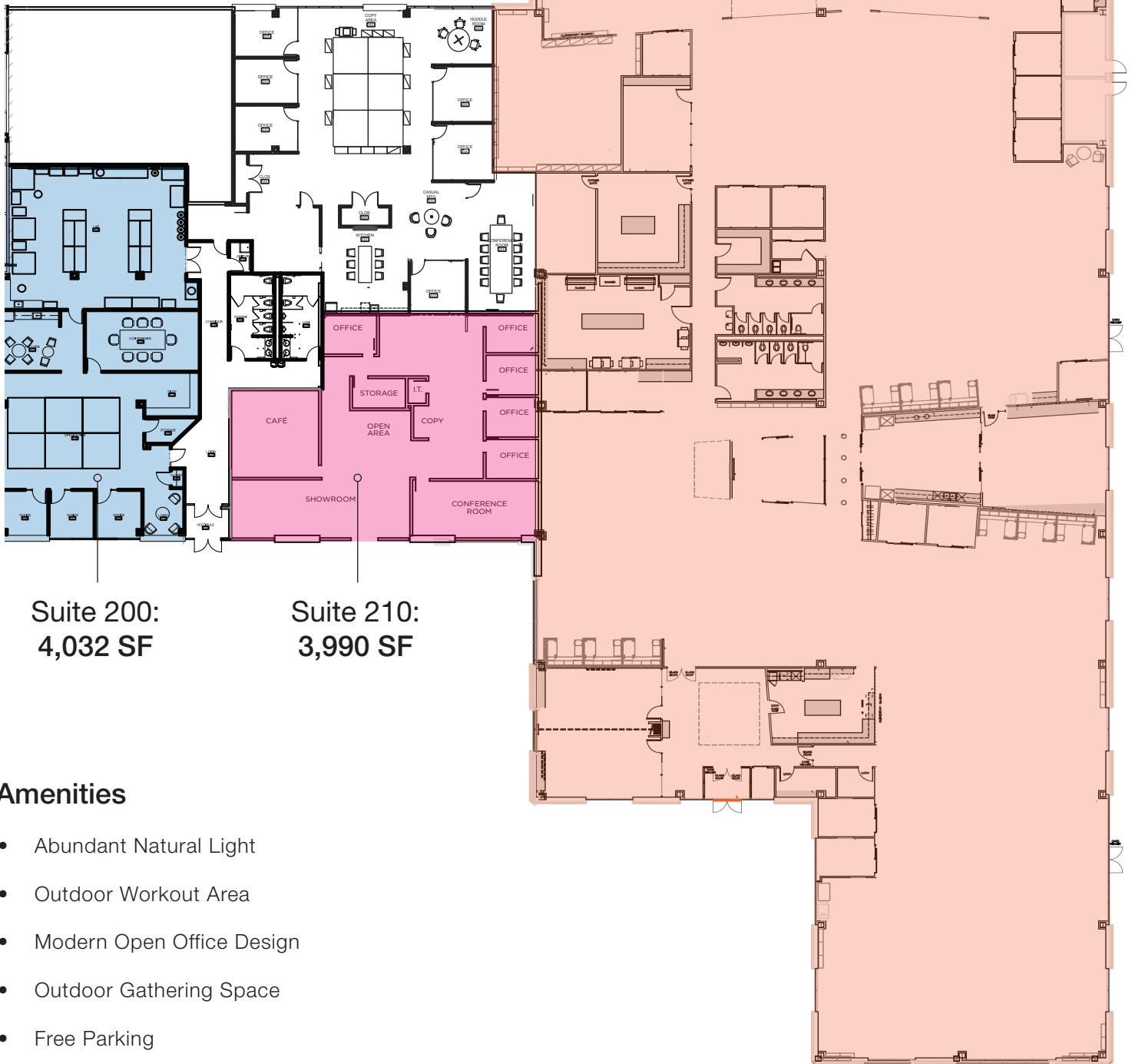
OFFICE / INDUSTRIAL / FLEX / RETAIL



- Single-Floor, Move-In Ready Class A Space
- <5 Minutes To Airport
- High-Visibility Frontage Along I-376
- Signage Opportunities
- Open Layout With Private Offices
- Abundant Natural Light
- Flex Space for Deliveries/Inventory
- 4.5:1000 Free Parking

MASTER FLOOR PLAN

Suite 100:
30,496 SF



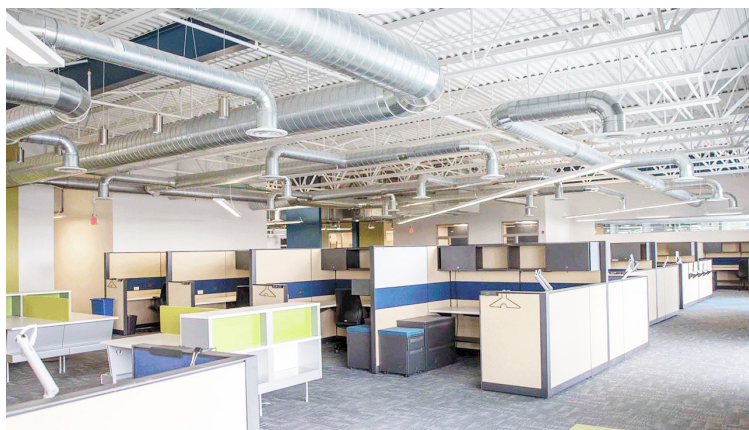
Suite 200:
4,032 SF

Suite 210:
3,990 SF

Amenities

- Abundant Natural Light
- Outdoor Workout Area
- Modern Open Office Design
- Outdoor Gathering Space
- Free Parking

PROPERTY PHOTOGRAPHY



BE THE FIRST NAME SEEN IN PITTSBURGH



**HIGH IMPACT EXTERIOR
SIGNAGE OPPORTUNITY**

+200,000 daily impressions
+73,000,000 annual impressions

PARTNER PERKS PROGRAM

We understand the importance of your team's productivity, wellbeing, and daily experience. That's why the NAI Burns Scalco Property Management team provides all our clients with 24/7 unmatched care. We take pride in serving your team as you grow and exceed goals.

Online maintenance submissions through the Online Client Portal are promptly directed to the field technician and managed by the client concierge team and facilities manager, then tracked by the facilities team to ensure service within 24 hours.

PROPERTY MANAGEMENT TEAM



Bob Fittipaldo

VP of Property Management

412.297.3535

Bfittipaldo@naiburnsscalo.com



Lori Beretta

VP of Property Management

412.779.6181

Msocol@naiburnsscalo.com

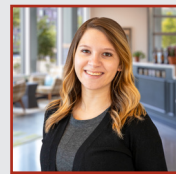


Kelly Mihalik

Property Manager

724.809.6999

Kmihalik@naiburnsscalo.com



Megan Socol

Tenant Services Administrator

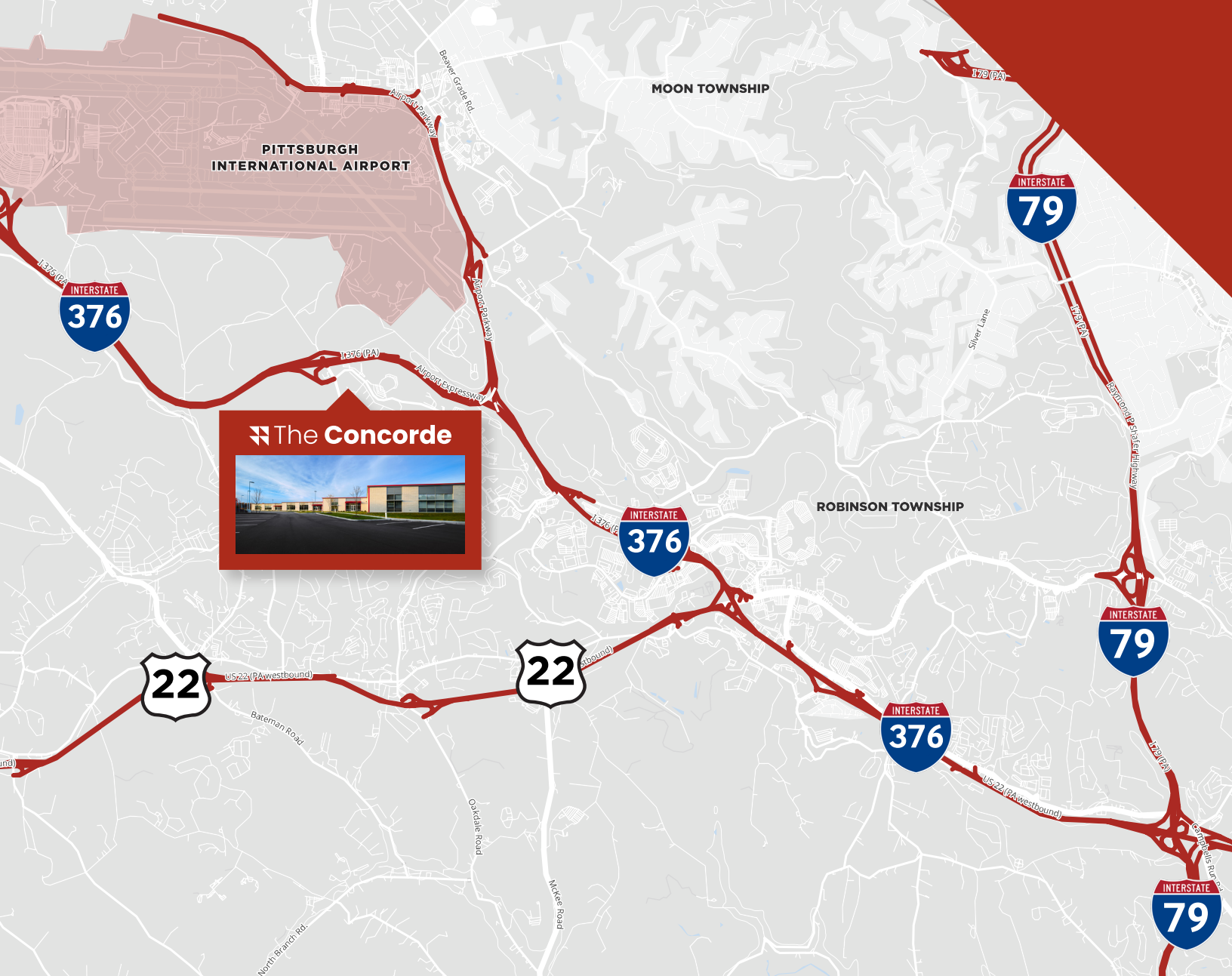
412.779.6181

Msocol@naiburnsscalo.com

OUR PARTNERS

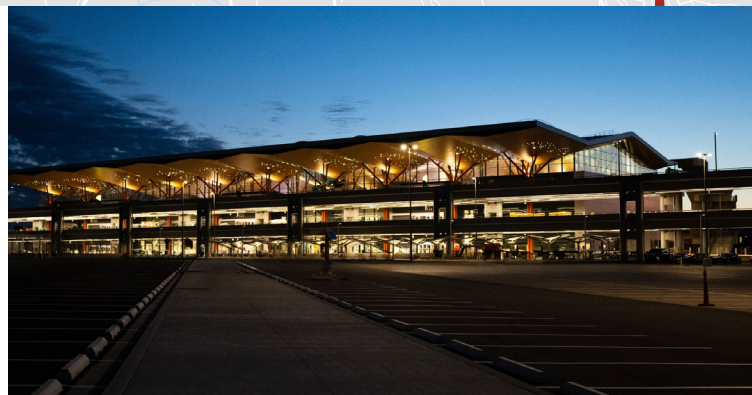


For more information, visit partner-perks.naiburnsscalo.com



PITTSBURGH AIRPORT TRANSFORMED

Pittsburgh International Airport has undergone a large transformation, enhancing the airport and the surrounding neighborhood, making the passenger experience more efficient, and delivering opportunity for the region.





ROBINSON TOWN CENTER

Fairfield
Hilton Garden Inn
HomeGoods
IHop
TJ-maxx
PNC BANK

ALDI
IKEA
Costco Wholesale
Marshall's
OfficeMax

THE MALL AT ROBINSON

VENTANA HILLS
Westpointe
DICK'S
golden corral
RED LOBSTER

LONGHORN
Olive Garden
FRIDAYS
SMOKEY BONES

macy's

THE POINTE

STAYBRIDGE
TRELLIS
orange theory
BED BATH & BEYOND
BEST BUY
LOWE'S
PLAZA

BRAYO!
WILD WINGS
sams club
BURGATORY
Chick-fil-A
QUAKER STEAK & LUBE
Starbucks
target
YARD

CAPPO
UrbanAir
Citizens
FIVE GUYS
THE HOME DEPOT
Walmart
YARD

**STEUBENVILLE PIKE/
CAMPBELLS RUN ROAD**

Hyatt Place
ANYTIME FITNESS
Applebee's
Mission BBQ
Dibella's Subs

Bob Evans
KOHLS
MAD MEX
Staples

MOES
SHEETZ

SETTLER'S RIDGE

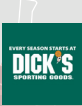
CHESTNUT RIDGE
COURTYARD
DRURY HOTELS
EGA
Red Robin

Hampton
RIDGE AT ROBINSON
Anthony's
BARNES & NOBLE
ROSS
DRESS FOR LESS

BLAZE PIZZA
CINEMARK
five BELOW
MARKET DISTRICT
Starbucks

LAIFITNESS
JJ
Panera
QDOBA
PF CHANG'S

AMENITIES MAP



McKESSON

**Michael Baker
INTERNATIONAL**

**PITTSBURGH
INTERNATIONAL AIRPORT**

NOVA Chemicals

EATON

ServiceLink

MOON TOWNSHIP

**ThermoFisher
SCIENTIFIC**

**FedEx
Ground**

amazon



The Concorde

ECHELON

Cabot Oil & Gas Corporation

verizon

ConnectiveRx

**INDUSTRIAL
SCIENTIFIC**

Williams

**FedEx
Ground**

alorica



**MATRIX PDM
ENGINEERING**

ms consultants, inc.
engineers, architects, planners

**NOTABLE
NEIGHBORS**



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CONTACT



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