CLASS *A* DEVELOPMENT

±12-MONTH DELIVERY

DEVELOPED BY LANDMARK PROPERTIES

FULLY ENTITLED PAD-READY SITE

Flex910

4431 Gibsonia Road / Route 910, Gibsonia PA 15044

16.42 AC

15,000 - 67,500 SF Flex Opportunity

Flexibility on square footage. Customizable interior details

Build-to-Suit Opportunity for Lease

Get in touch with our listing agents

Colliers

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About the opportunity

Flex910 is a built-to-suit availability centrally located in Gibsonia PA, offering customizable layouts between 15,000 and 67,500 square feet that can accommodate a variety of users with its flexible SU (Special Use) zoning.

Current designs feature a rear loading area with 130’ truck court, up to 24 dock positions and 4 drive-in doors that are customizable in size, 28’ clear height, wide column spacing, and 800+ AMP/480V/3-phase power capacity. The site is fully entitled and development-ready: if you’re seeking brand-new, class A product in a supply-constrained market, consider the Flex910!

Fully permitted and ready for ground-up construction.

16.4AC



INDUSTRIAL NEIGHBORHOOD

This property is located within an established industrial corridor along Gibsonia Road in West Deer Township.

Building specs

Potential to adjust based on tenant requirements

Property Address	4431 Gibsonia Road / Route 910, Gibsonia PA 15044
Property Name	Flex910
Building Size	67,500 SF (divisible to a minimum of 15,000 SF)
Zoning	SU (Special Use)
Clear Height	28’
Column Spacing	50’ x 50’
Dock Positions	Up to 24 (number and size customizable)
Drive-In Doors	Up to 4 (number and size customizable)
Sprinkler System	ESFR
Power Capacity	800+ AMP / 480 Volt / 3-Phase
Floor Slab	7” concrete, 4,000 PSF
Roof	Mechanically fastened TPO, 45mil
On-site Parking	119 striped surface spaces







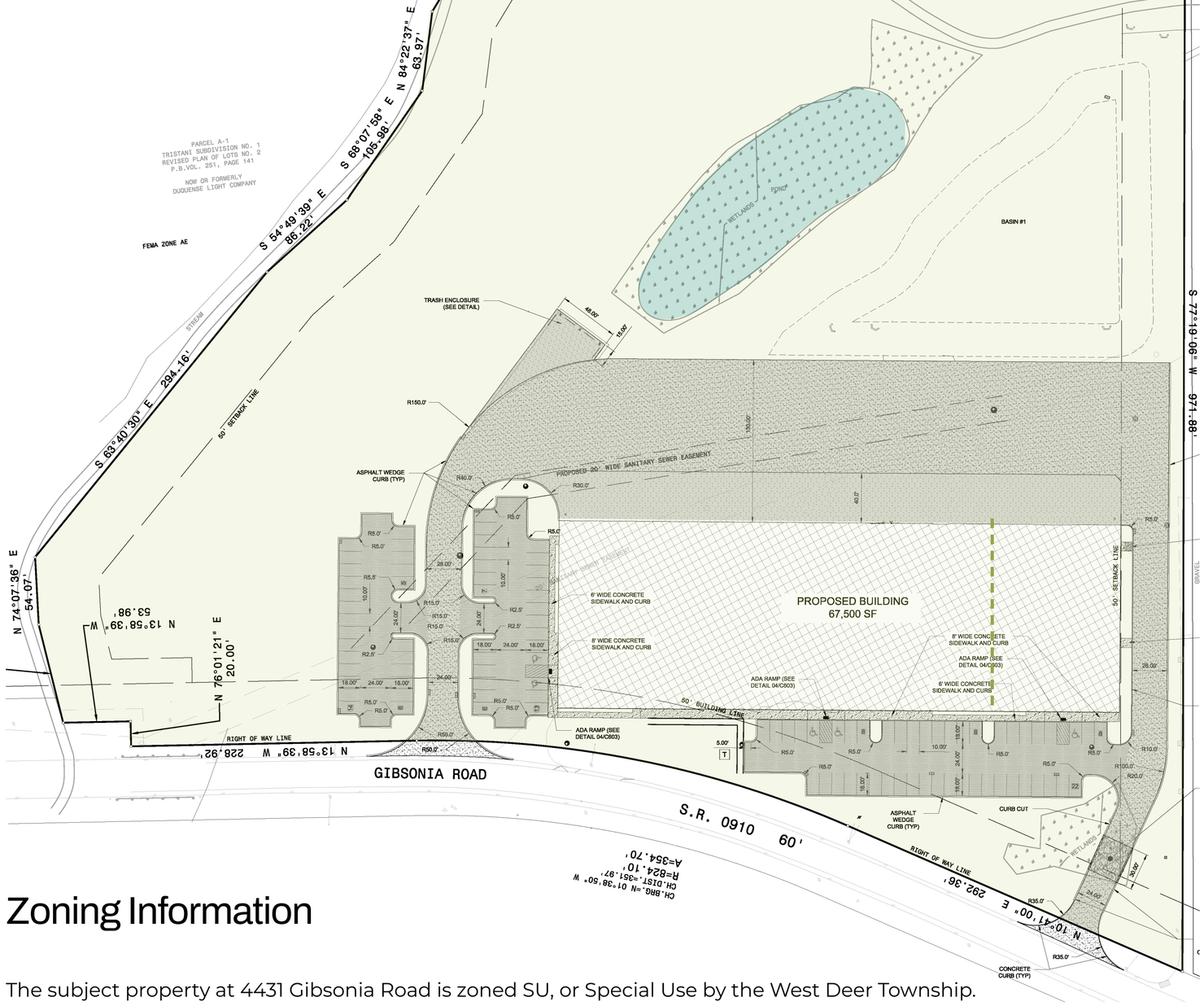
Flex For Lease

Site plan



This build-to-suit is a proposed 67,500 square feet, but final configuration is **flexible based on tenant requirement.**

PUBLIC UTILITIES LOCATED AT SITE. SHOVEL-READY PERMITTED.



Zoning Information

The subject property at 4431 Gibsonia Road is zoned SU, or Special Use by the West Deer Township. This flexible zoning ordinance allows for a wide range of permitted uses, including but not limited to:
Assembly, essential service site, forestry, light manufacturing, oil and gas infrastructure, and wholesale operations.

Site Photos

LAND CLEARING UNDERWAY / OCTOBER 2026











Locational advantages

Centrally located in the Greater Pittsburgh Region, this property provides users with quick access to major area throughways and is within a convenient drivetime of local destination submarkets.

DESTINATION DRIVETIMES

CRANBERRY, PA / 26-MINUTE DRIVE

DOWNTOWN PITTSBURGH / 29-MINUTE DRIVE

ROBINSON TOWNSHIP / 41-MINUTE DRIVE

Drivetime	/ Highway
7 minutes	I-76
7 minutes	Route 8
14 minutes	Route 28
20 minutes	I-79
24 minutes	Route 19
27 minutes	Route 65
28 minutes	I-279
30 minutes	I-376

This development is located along Route 910, offering users **near-immediate access to Route 8 and I-76!**

Amenity access

Minutes from Route 8 retail corridor

Including Sheetz, Dunkin', Chipotle, Home Depot, Starbucks, & more



Area overview

Gibsonia, PA is a Pittsburgh suburb located in West Deer Township, home to approximately 3,000 residents. The area boasts an established construction industry, with 10.3% of Gibsonia's labor force being employed in construction and/or extraction occupations.

3-MILE RADIUS DEMOGRAPHICS (FROM SITE)

22,296	$171,496	753	8,352
Population	Avg. HH Income	Businesses	Employees



Neighboring Industrial Users

1. Kress Tire Company
2. Allison Park Contractors
3. Nordic Company
4. RoadSafe, Bakerstown Service, Reagle Construction, Barnes MD, CDI Pritning Services
5. Blackout Tinting
6. Vrabel Plumbing
7. Adler Tree & Landscaping Service
8. Bon Tool Co.
9. Laird Plastics
10. 3 Rivers Express Cold Storage
11. Ultimate Granite & Stone
12. American Fastener Technologies
13. Window Systems
14. Mike's Truck Service & Sales
15. Automotive Systems Warehouse
16. Deer Creek Self Storage
17. Breyak Tree Nursery



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