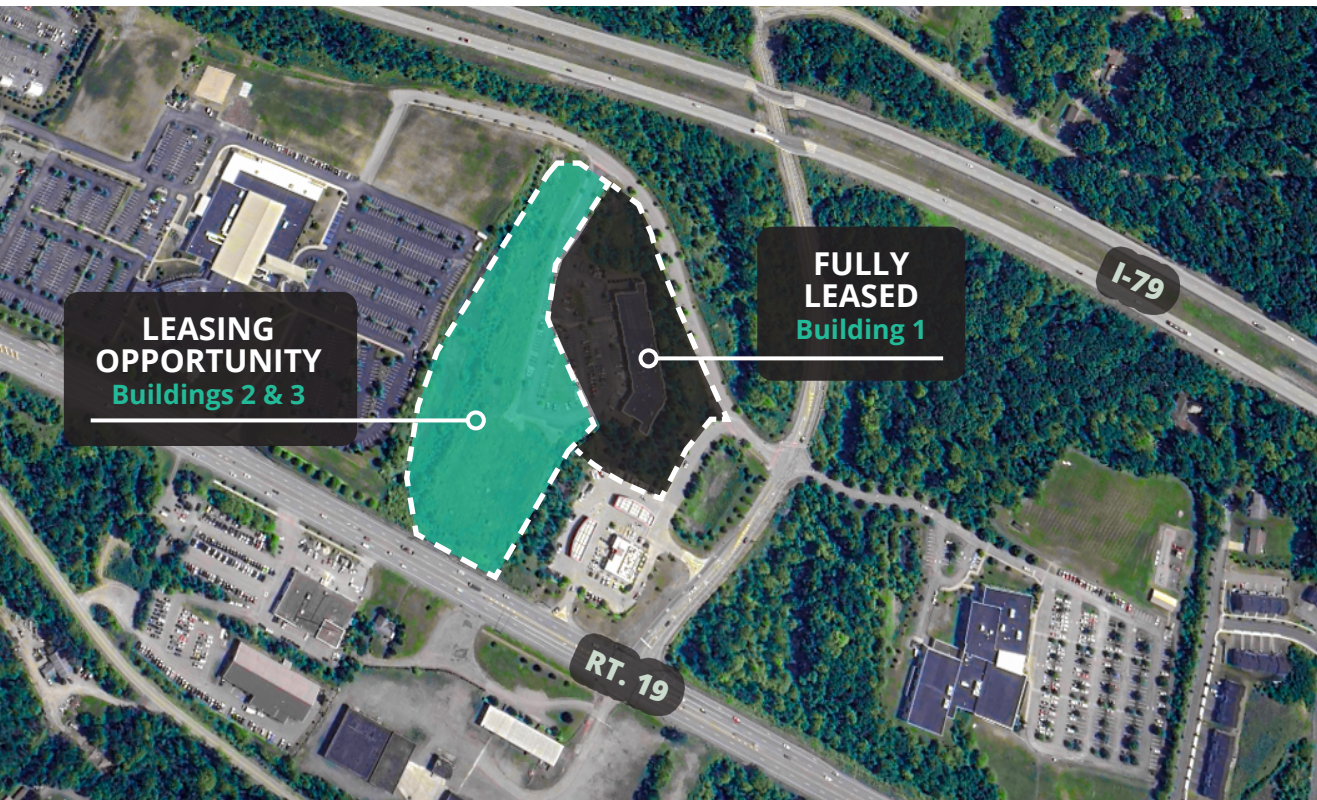


**JOHN BILYAK**

Market Leader, Industrial Brokerage | Pittsburgh

P: +1 412 515 8522 **E:** john.bilyak@colliers.com**CODY HUNT**

Senior Associate, Industrial Brokerage | Pittsburgh

P: +1 412 515 8533 **E:** cody.hunt@colliers.com**Phase 1:
COMPLETE****Phase 2:
UNDERWAY**

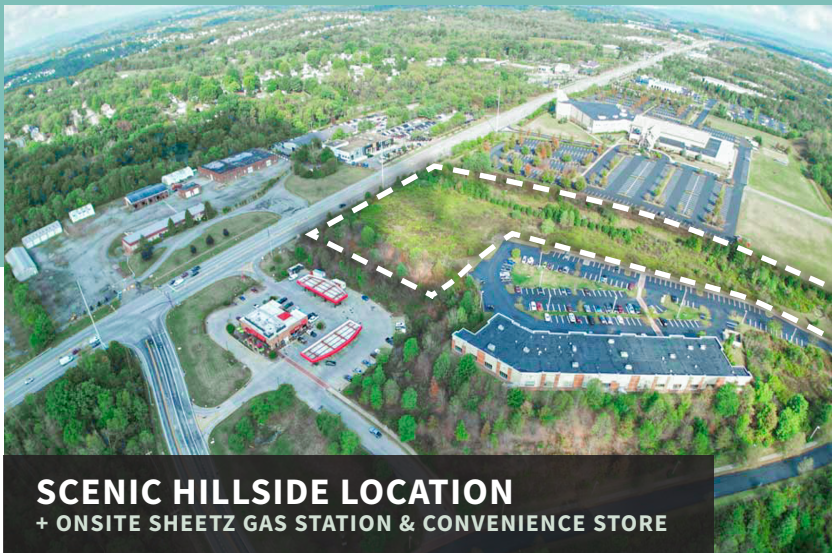
CENTURY BUSINESS PARK

100 CENTURY BLVD., CRANBERRY TOWNSHIP PA 16066

**BTS
SPACE
FOR
LEASE**

DEVELOPED BY

SAMPSON·MORRIS GROUP

**SCENIC HILLSIDE LOCATION**

+ ONSITE SHEETZ GAS STATION & CONVENIENCE STORE

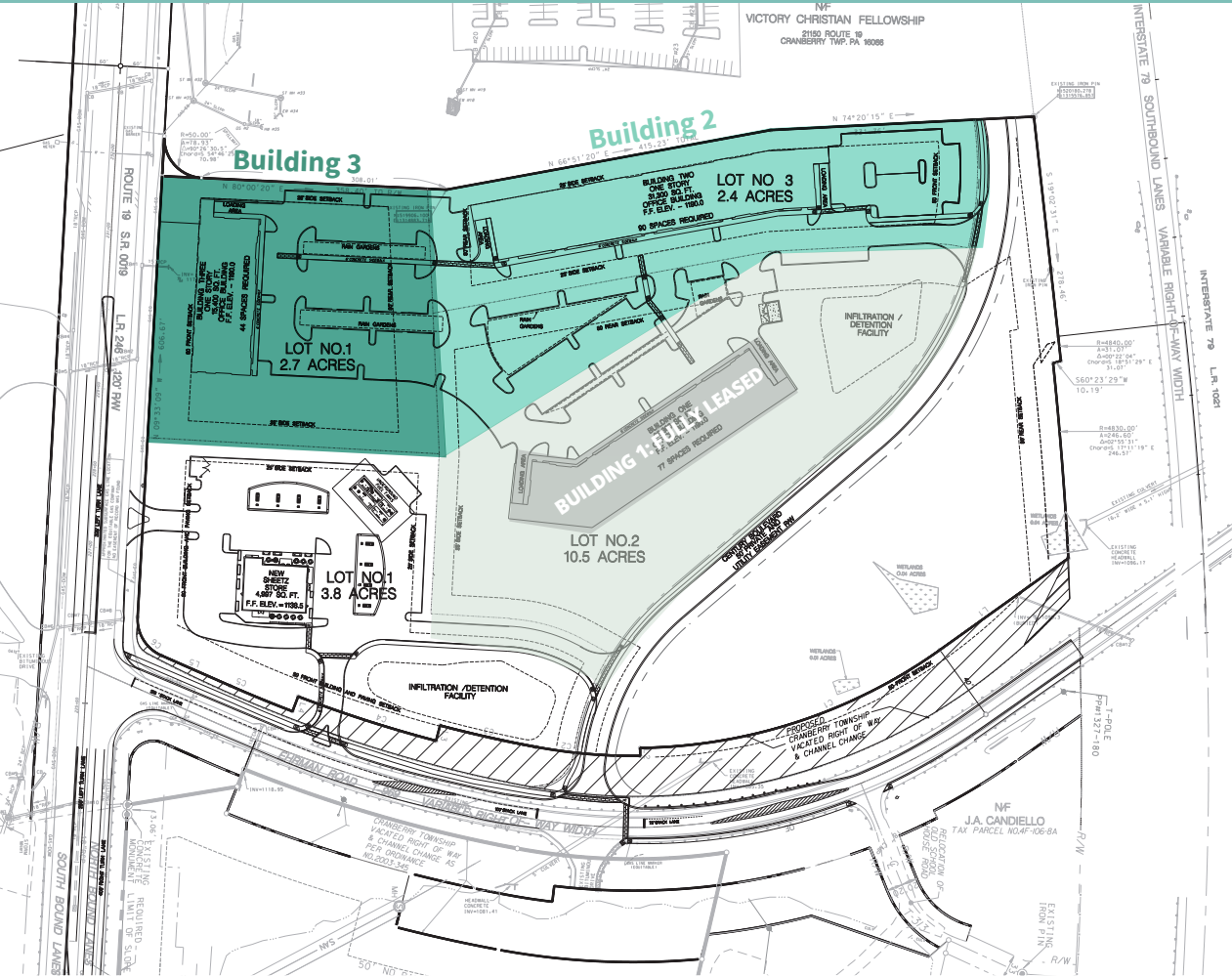
DELIVERY DATE:±12-18 months from
lease execution

BUILDING 2	BUILDING 3
31,300 SF	18,400 SF
SUBDIVIDABLE	SUBDIVIDABLE

Opportunity Overview

CENTURY BUSINESS PARK: BUILDINGS 2 & 3

- Ample onsite parking
- Potential to add docks
- No add-on factor
- Prominent visibility from I-79 and Rt. 19
- Exterior signage potential
- Both BTS buildings are subdividable
- Immediate access to Rt. 19
- Within minutes of Cranberry amenities
- Within 7-minute drivetime of I-79, I-76, Rt. 228, and Rt. 68 access



Building 1

COMPLETED & FULLY LEASED



Building 2

31,300 SQUARE FEET
SUBDIVIDABLE

Built-to-suit (BTS) opportunity located on a 2.4-acre lot. One-story building featuring multiple loading areas.

Building 3

18,400 SQUARE FEET
SUBDIVIDABLE

High-visibility built-to-suit (BTS) retail opportunity on Route 19 featuring prime main signage, flexible subdividable space, strong customer access, ample parking potential, and two loading areas to support retail operations.

ACCESS & AMENITIES

100 CENTURY BLVD., CRANBERRY TOWNSHIP PA 16066

Century Business Park is a well-located flex development within minutes of Cranberry Township's retail corridor. Benefit from immediate and close proximity to multiple major thoroughways, as well as dozens of restaurants, retailers, services, and entertainment options!

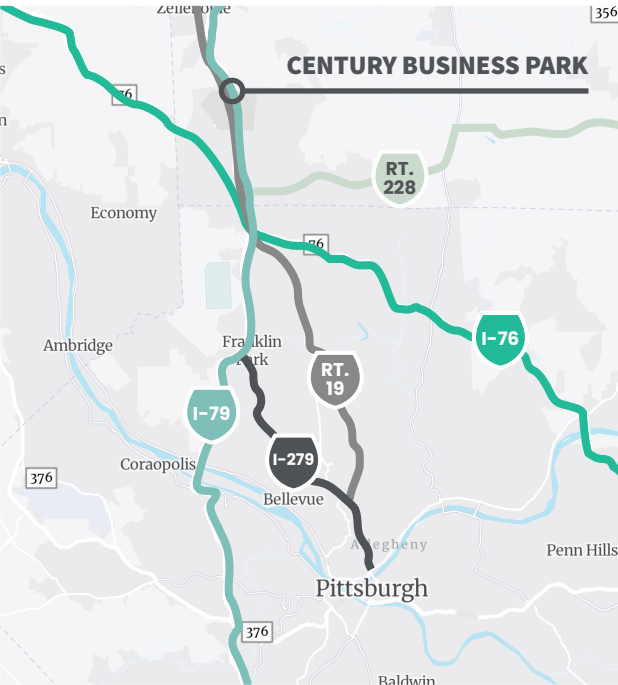
ADDITIONAL RETAILERS & RESTAURANTS WITHIN A 5-MILE RADIUS



EXCEPTIONAL THROUGHWAY PROXIMITY

Destination Drivetimes

- ➔ Cranberry Township
2.8 miles | 7-minute drivetime
- ➔ Downtown Pittsburgh
27 miles | 35-minute drivetime
- ➔ Pittsburgh International Airport
37 miles | 40-minute drivetime





SAMPSON • MORRIS GROUP

BTS SPACE FOR LEASE

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CALL OUR LISTING TEAM FOR MORE INFO.

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