



WESTPORT
RIDGE

**251 SOLAR DRIVE
FINDLAY TOWNSHIP, PA 15126**

BUILDING 1

BUILDING DELIVERED/READY FOR TENANT IMPROVEMENTS

276,702 SF

OF CLASS A LIGHT INDUSTRIAL/
WAREHOUSE/DISTRIBUTION FACILITY

AVAILABLE SPACE

±57,884 SF

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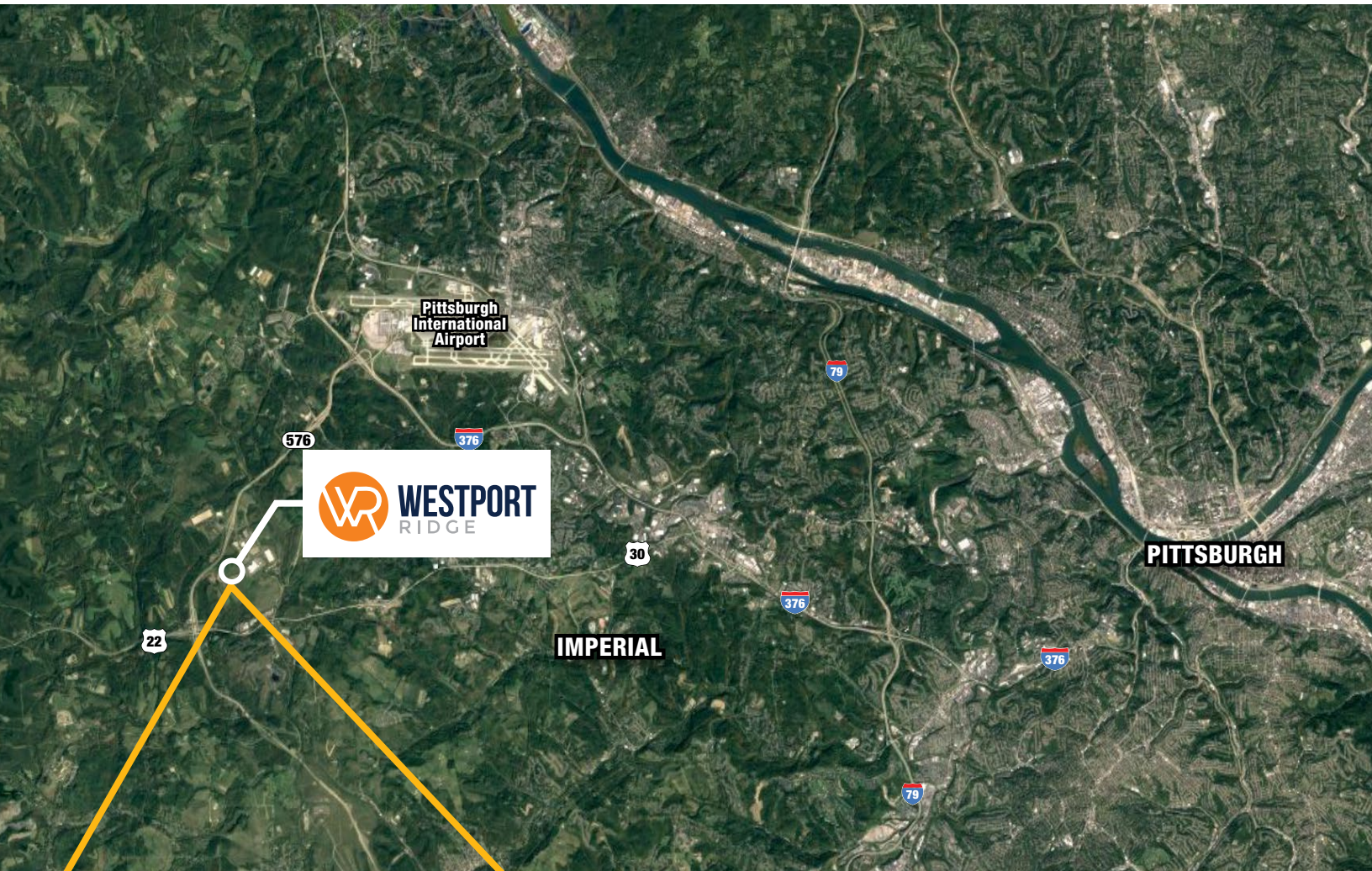
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LOCATION



LABOR

Strong and captive local labor force



POPULATION

165 MM people within a one day drive



ACCESS

Immediate highway access to PA Route 576, I-376, I-22 and I-30. Providing alternative access to Southern Allegheny County, Washington County and West Virginia.

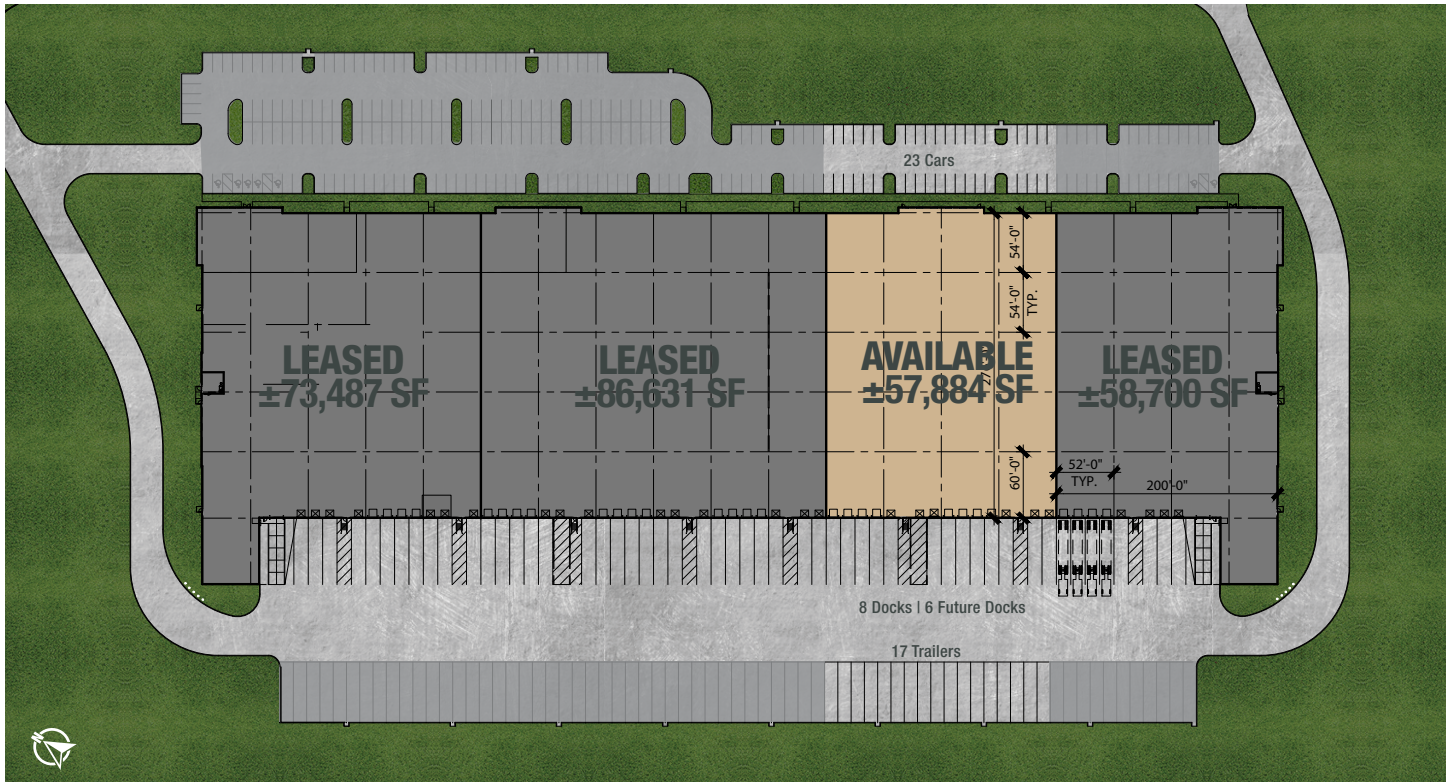


PROXIMITY

Close proximity to Pittsburgh International Airport and Pittsburgh CBD



BUILDING 1



±276,702 TOTAL SF
AVAILABLE - 57,884 SF

Car Parking	23 spaces
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Trailer Parking	17 spaces
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Dock Doors	8 doors
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Future Dock Doors	6 doors
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Drive-Ins	0 door
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Building Dimensions	276' x 780'
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Construction	Tilt-up concrete panels w/ structural steel systems
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Building Configuration	Rear load with circulation
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Speed Bay Spacing	52' x 60'
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Clear Height	36'
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Column Spacing	52' x 54'
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Truck Court	185' includes trailer parking/staging
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Roof	Mechanically fastened TPO
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Fire Protection	ESFR
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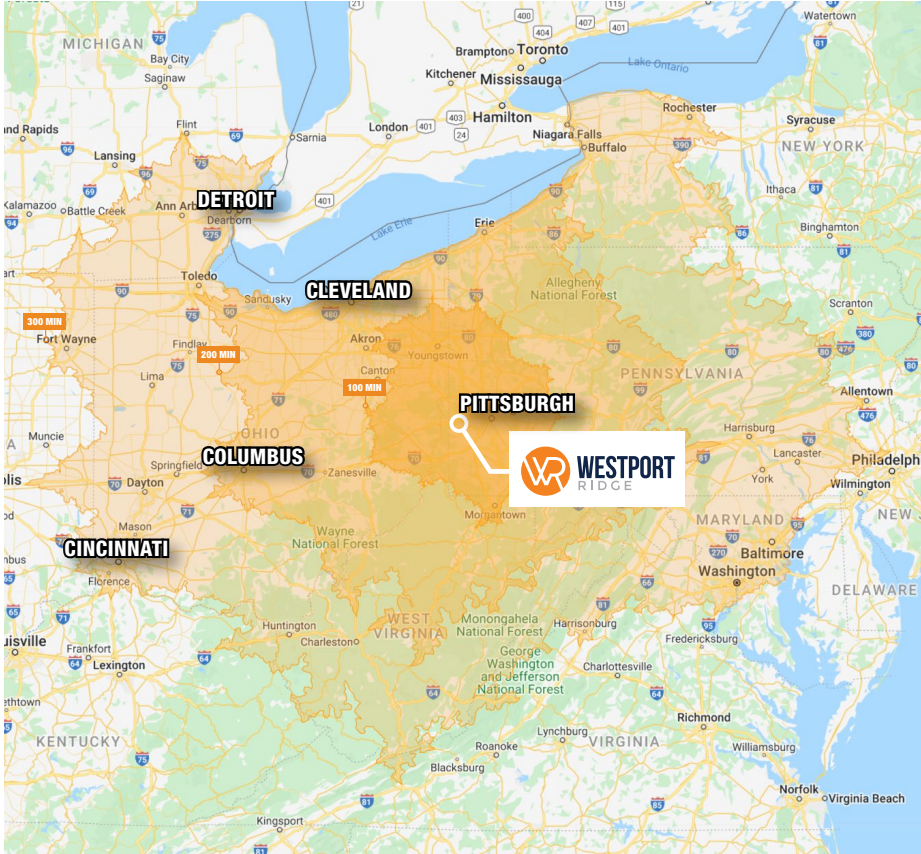
Floor Slab	7" concrete, 4000 PSI
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Electric Service	400 AMP, 277/480 V three phase
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Lighting	LED w/ motion sensors. 30FC avg at 30" AFF
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KEY DISTANCES



Key Distances	Distance	Time
Pittsburgh, PA	22 mi	26 min
Cleveland, OH	127 miles	2 hr 7 min
Columbus, OH	168 miles	2 hr 58 min
Buffalo, NY	247 miles	3 hr 18 min
Detroit, MI	279 miles	4 hr 16 min
Philadelphia, PA	304 miles	4 hr 50 min
New York, NY	369 miles	6 hr 5 min

Key Distances	Distance
I-376	4 miles
I-79	16 miles
HWY 18	11 miles
HWY 51	23 miles
I-76	32 miles
I-80	60 miles
Pittsburgh Int. Airport	4 Miles

THE NORTHPOINT DEVELOPMENT ADVANTAGE

HIGHLY EXPERIENCE LANDLORD & DEVELOPER

Established in 2012, NorthPoint Development has grown to a family of ten companies with an emphasis on a factory-to-front door model. Our firm differentiates itself through a strong engineering and technical focus. We employ numerous civil, geotech, electrical, and industrial engineers, as well as logistics, labor, and incentives professionals. "Beyond the Contract" embodies the concept that no contract can be written to reflect everything that will occur in a complex real estate transaction. Their approach in all business relationships is to be fair and to operate by the "Golden Rule."

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