

# WEST HILLS COMMERCE PARK WAREHOUSE/DISTRIBUTION

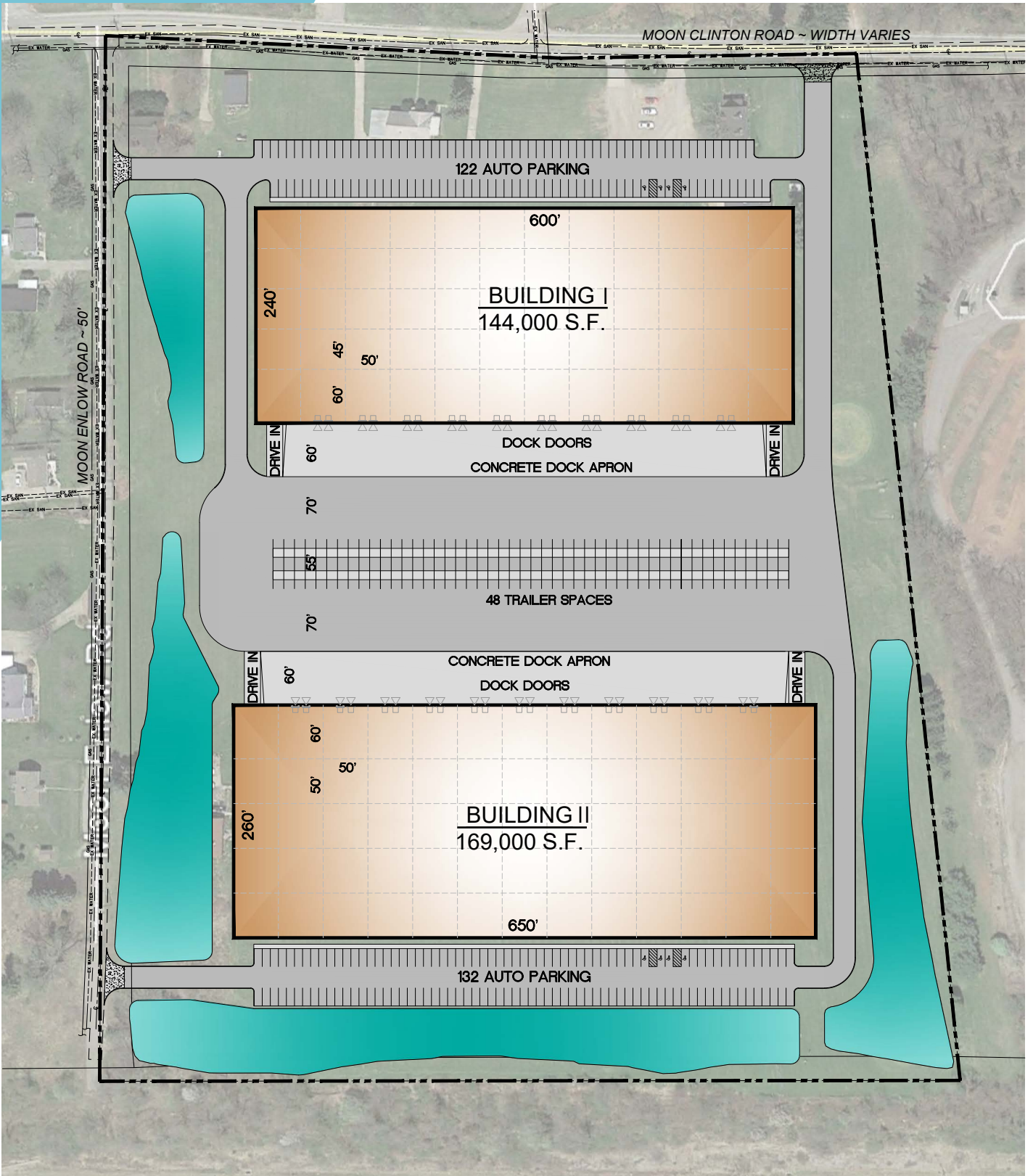
571 MOON CLINTON ROAD, MOON TOWNSHIP,  
PITTSBURGH, PENNSYLVANIA 15108



*\*Photo is of a recently completed project by Scannell that West Hills Commerce Park is expected to resemble*

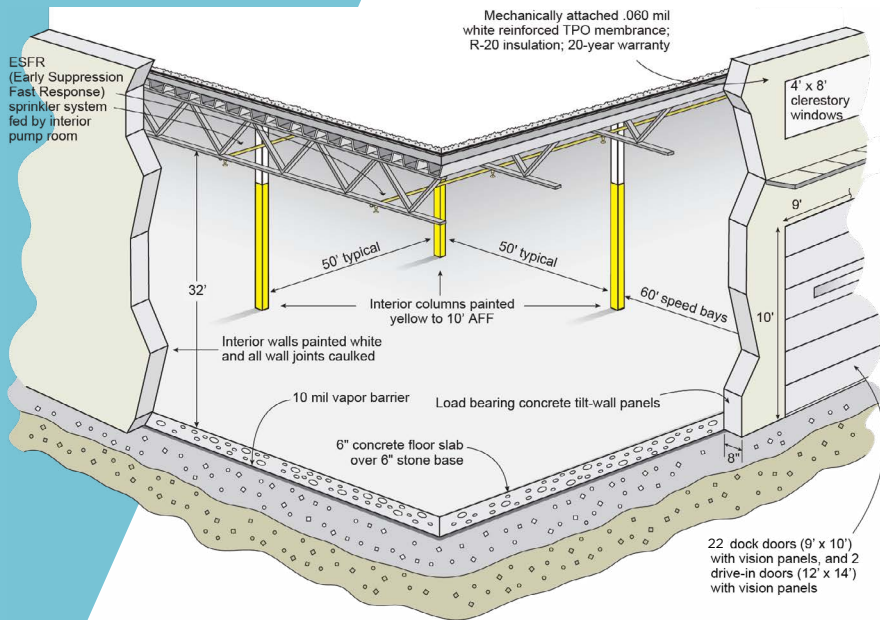
**Building I: Delivering 1st Qtr 2021**  
48,000 to 169,000 SF

# SITE PLAN





# FLEXIBLE SPACE

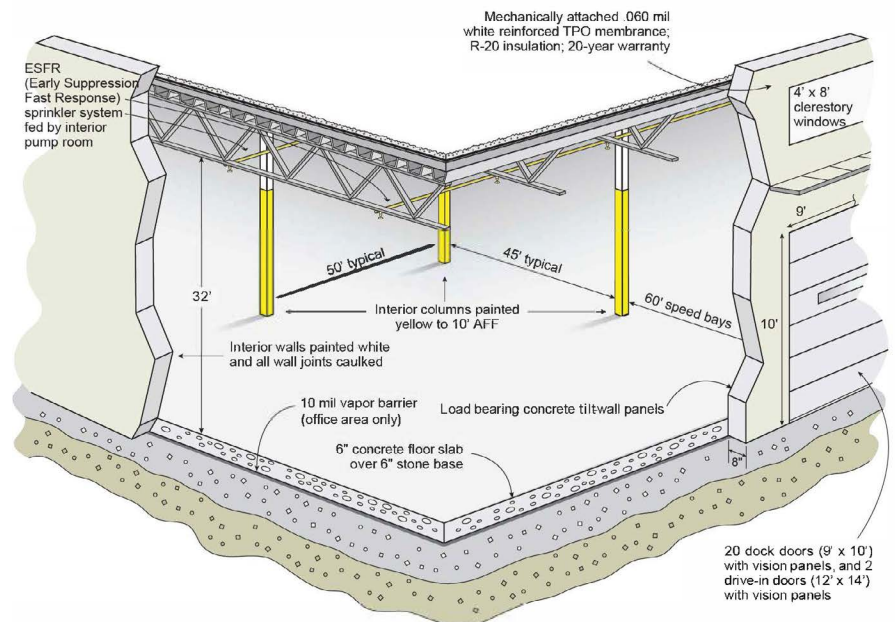


## Building I: Delivery Q1 2021

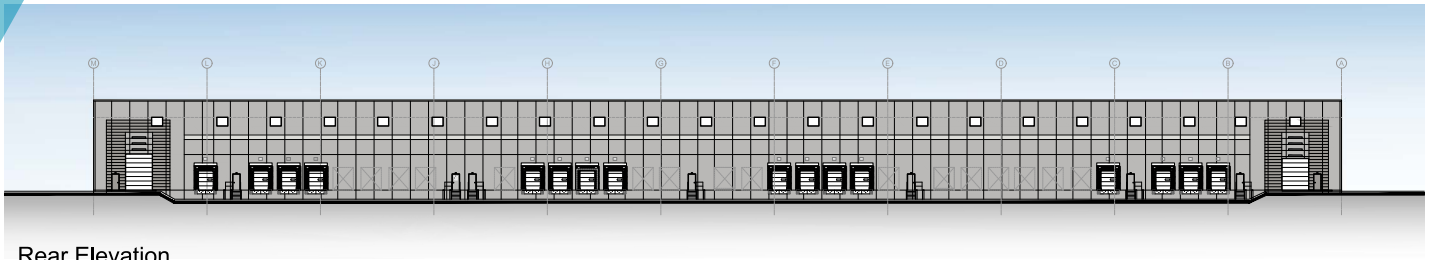
- 169,000 SF Total
- Office Space - Build to Suit
- 32' Clear Height
- 22 Dock Doors (up to 39)
- 2 Drive In Doors
- 50' x 50' Column Spacing
- 132 Auto Parks
- Up to 48 Trailer Parks
- ESFR Sprinkler System
- 2000 AMP 480 Volt 3 Phase Power

## Building II: Delivery 2021

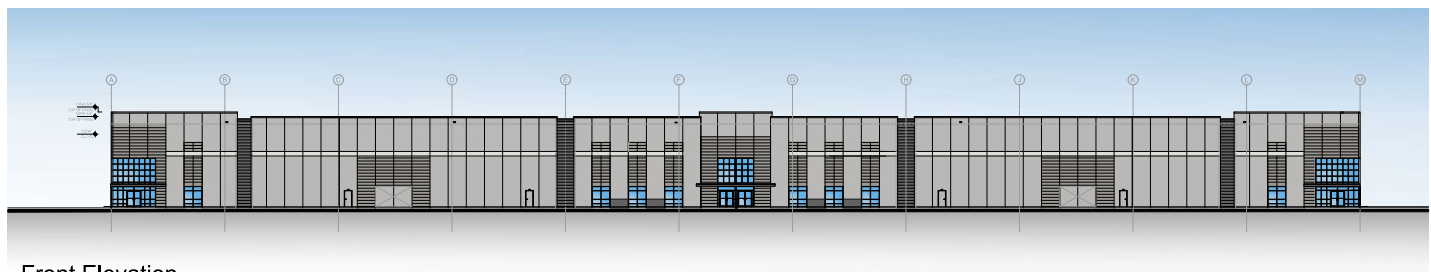
- 144,000 SF Total
- Office Space - Build to Suit
- 32' Clear Height
- 20 Dock Doors (up to 35)
- 2 Drive In Doors
- 50' x 45' Column Spacing
- 122 Auto Parks
- Up to 48 Trailer Parks
- ESFR Sprinkler System
- 2000 AMP 480 Volt 3 Phase Power



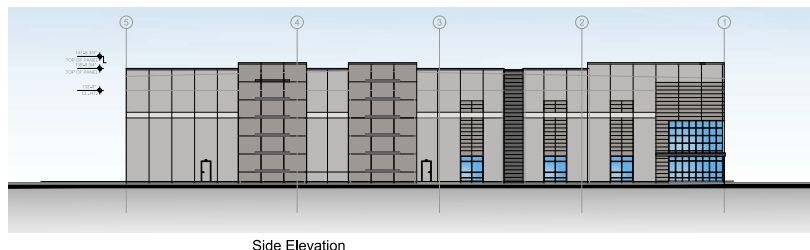
# DESIGN



Rear Elevation



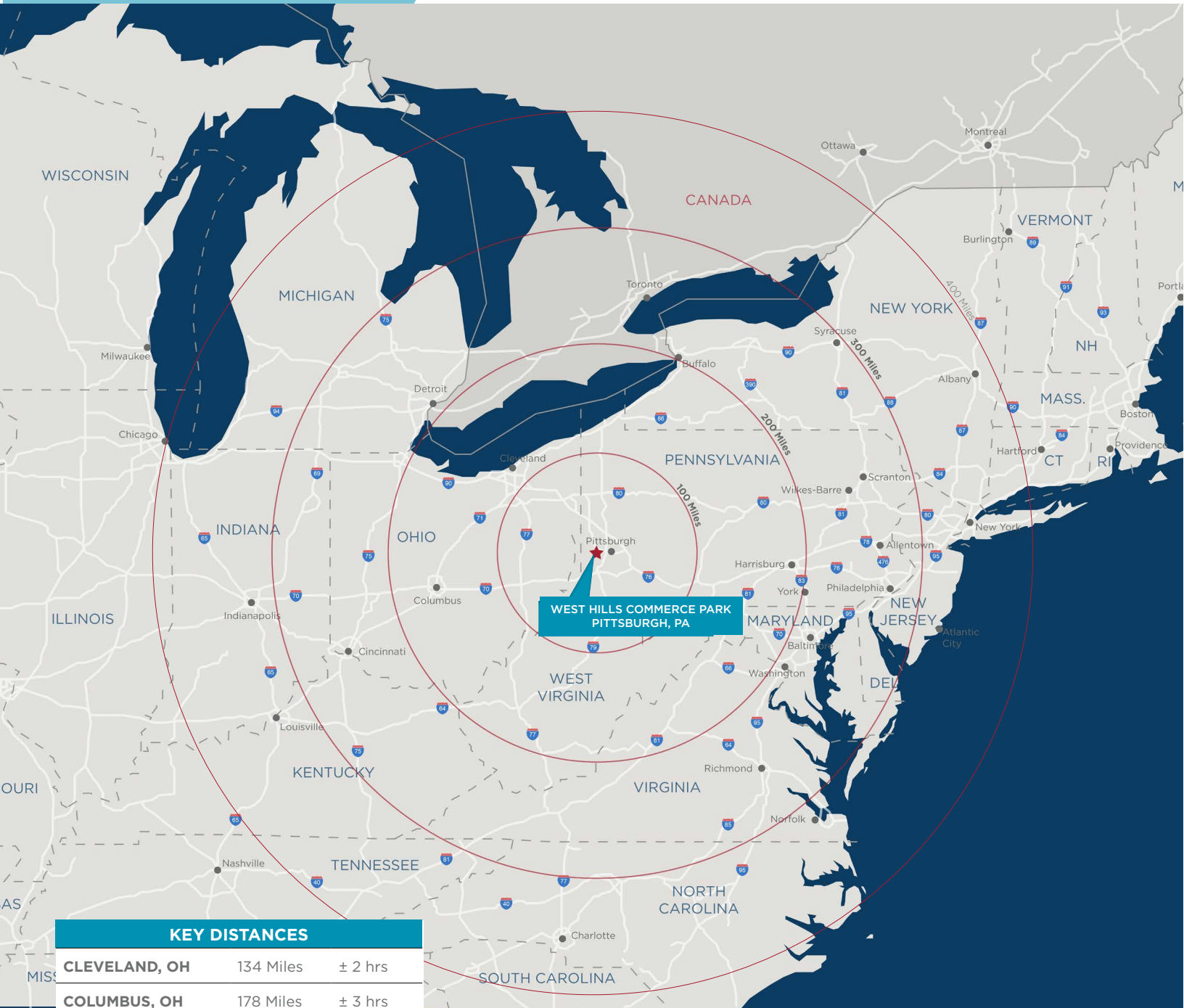
Front Elevation



Side Elevation

\*Elevations are of a recently completed project by Scannell that West Hills Commerce Park is expected to resemble.

# REGIONAL MAP



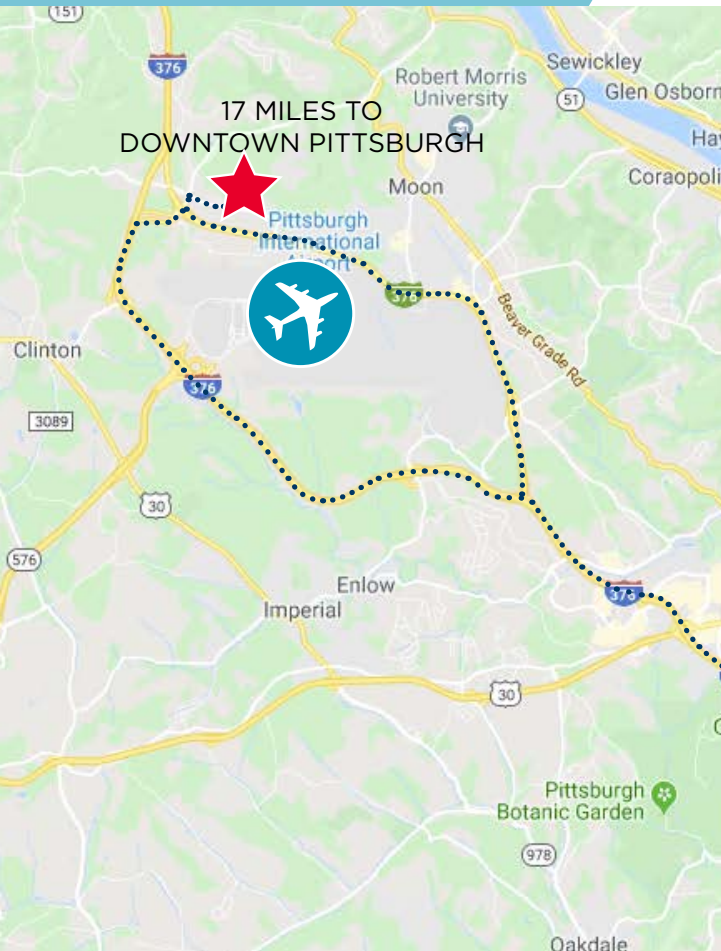
## KEY DISTANCES

CLEVELAND, OH	134 Miles	± 2 hrs
COLUMBUS, OH	178 Miles	± 3 hrs
HARRISBURG, PA	218 Miles	± 3 hrs
WASHINGTON, DC	261 Miles	± 4 hrs
BALTIMORE, MD	263 Miles	± 4 hrs
PHILADELPHIA, PA	319 Miles	± 5 hrs
NEW YORK, NY	387 Miles	± 6 hrs
CHICAGO, IL	450 Miles	± 7 hrs

**39% of the total North American population is within a 500 mile radius of West Hills Commerce Park.**



# LOCATION



## CONTACT

### JACK O'DONOGHUE, SIOR

Executive Vice President  
(412) 391-2621  
jodonoghue@gsa-cw.com  
Lic. # RS143557A

### JOHN LISOWSKI

Vice President  
(412) 391-1745  
jlisowski@gsa-cw.com  
Lic. # RS223178L

### EVAN CICIRELLO

Vice President  
412 697 6558  
ecicirello@gsa-cw.com  
Lic. # RS319106

## CONVENIENT LOCATION

- Immediate access to I-376 & I-576
- Adjacent to Pittsburgh International Airport
- Less than 20 miles to Downtown Pittsburgh
- Less than 15 miles to Shell Ethane Cracker Plant

