

# 1200 INTERNATIONAL DRIVE

OAKDALE, PA 15071

**FOR LEASE**  
**20,000 SF**



MIDLOCH



# 1200 INTERNATIONAL DRIVE

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# BUILDING SPECS



<b>BUILDING CLASS</b>	A
<b>ACRES</b>	6.8 Acres
<b>OFFICE SF</b>	To-Suit
<b>DIMENSIONS</b>	500' x 200'
<b>CONFIGURATION</b>	Single-Side Load
<b>COLUMN SPACING</b>	50' x 50'
<b>DRIVE-IN DOORS</b>	2 Drive-In Doors (12' x 14')
<b>FLOORS</b>	6" Reinforced Concrete
<b>CONSTRUCTION TYPE</b>	8" Precast Insulated Concrete Panels
<b>ROOF</b>	60 Mil EPDM with 4" Insulation
<b>FIRE PROTECTION</b>	ESFR
<b>ELECTRIC SERVICE</b>	1000 AMP, 277/480V 3-Phase
<b>TRUCK COURT DEPTH</b>	125'
<b>LIGHTING</b>	LED (25 FC at 36" AFF)



**+/- 100,000 SF**  
Total Building  
Industrial Warehouse  
Subdividable to 20,000 SF



**30'**  
Clear  
Height



**10**  
Exterior Dock Doors  
With Levelers & Seals  
(Up to 17)



**97**  
Car Parking  
Spaces



**UP TO 18**  
Trailer Parking  
Spaces (Can be  
created on-site)



# 1200 INTERNATIONAL DRIVE

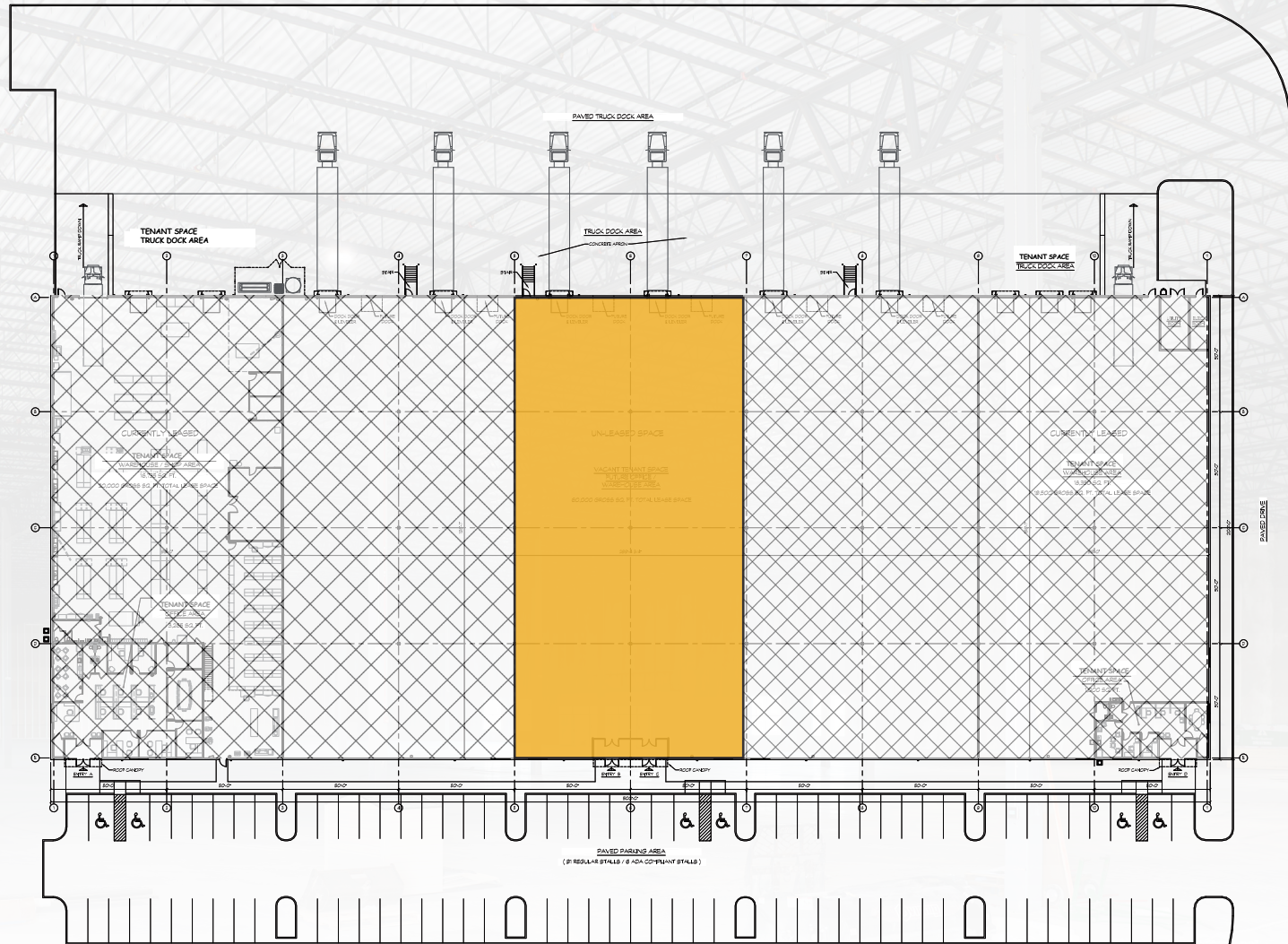
## OAKDALE, PA 15071

# FLOOR Plan

 20,000 SF AVAILABLE

 80,000 SF LEASED

AVAILABLE SPACE:	20,000 SF
AVAILABILITY:	Immediately
OFFICE:	To-suit
DOCK DOORS:	2 (+2 can be added)
DRIVE-INS:	Can be added
COLUMN SPACING:	50' x 50'
FLOOR:	6" Reinforced Concrete
LIGHTING:	LED (25 FC at 36" AFF)





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OAKDALE, PA 15071**

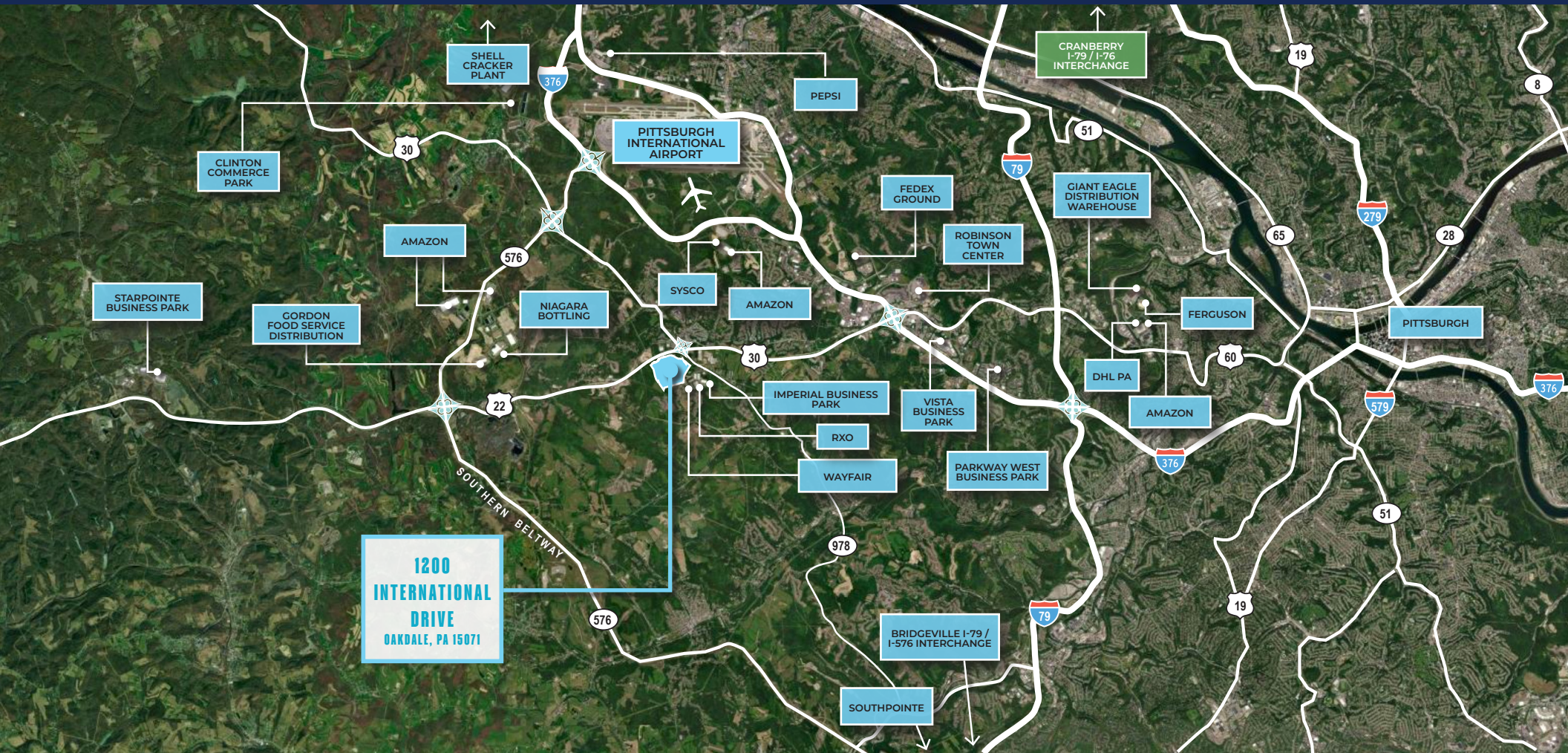


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# CONNECTIVITY

## A HUB



LESS THAN 1 MILE



5 MILES



8.7 MILES



5 MILES TO PA TURNPIKE  
(SOUTHERN BELTWAY)



5.3 MILES TO PITTSBURGH  
INTERNATIONAL AIRPORT

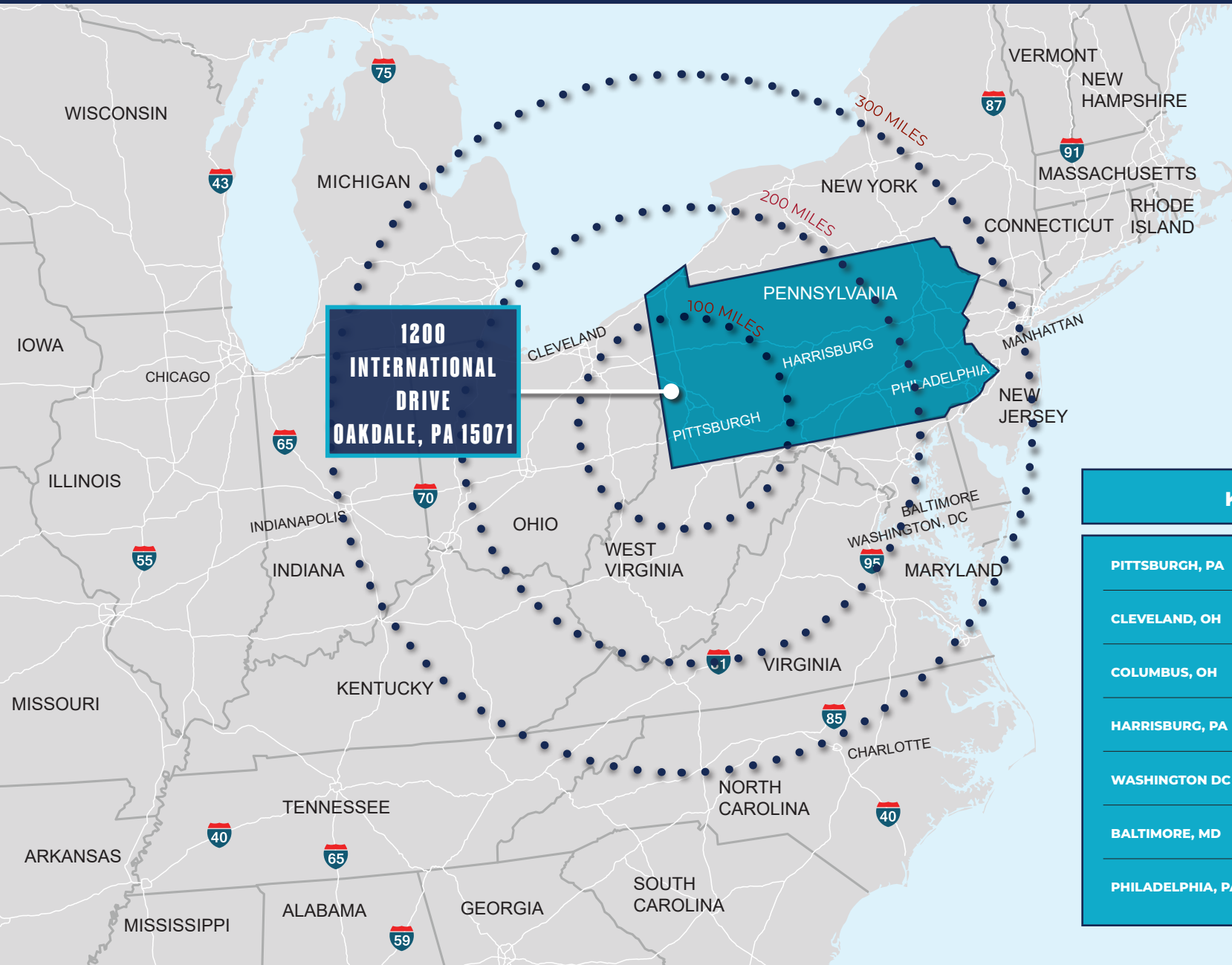


15 MILES TO  
DOWNTOWN PITTSBURGH

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# SEAMLESSLY CONNECTING



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### KEY DISTANCES

<b>PITTSBURGH, PA</b>	15 miles	± 20 min.
<b>CLEVELAND, OH</b>	134 miles	± 2 hrs.
<b>COLUMBUS, OH</b>	179 miles	± 2 hrs. 50 min.
<b>HARRISBURG, PA</b>	218 miles	± 3 hrs. 30 min.
<b>WASHINGTON DC</b>	261 miles	± 4 hrs.
<b>BALTIMORE, MD</b>	263 miles	± 4 hrs.
<b>PHILADELPHIA, PA</b>	319 miles	± 5 hrs.

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**20,000 SF**  
**REMAINING**  
**AVAILABLE**



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### FOR MORE INFORMATION, PLEASE CONTACT:

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