

# FOR LEASE



\*Rendering for design purposes only—subject to change

**BUILD TO SUIT | FLEX BUILDING  
STARPOINTE BUSINESS PARK**

10,000 - 200,000 SF Available | Burgettstown, PA

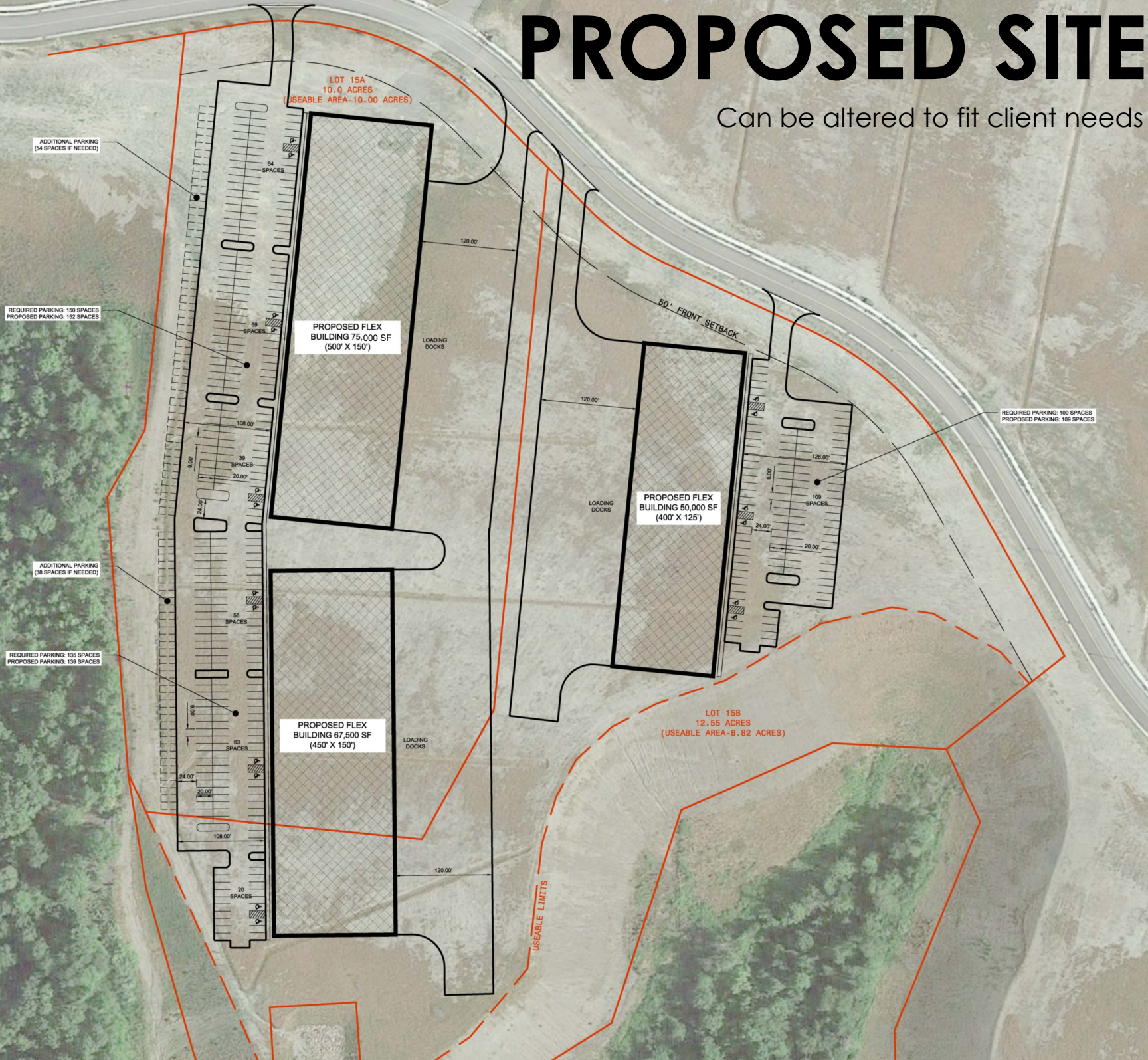


Harvest Commercial  
Real Estate Services



# PROPOSED SITE

Can be altered to fit client needs



#### GENERAL NOTES:

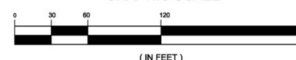
1. 50' FRONT SETBACK
2. NO PARKING IN FRONT IF A SINGLE USER TENANT
3. MIN PARKING: 4 PER 1,000 SF FOR OFFICE, 2 PER 1,000 SF FOR FLEX
4. CONCRETE CURBS REQUIRED
5. 25% OPEN SPACE REQUIRED FREE FROM BUILDING OR SITE DEVELOPMENT
- 5.1. LOT 15A AND LOT 15B = 22.55 ACRES REQUIRES 5.64 ACRES OF OPEN SPACE  
PROPOSED IMPROVEMENT IMPERVIOUS: 12.25 ACRES  
OPEN SPACE: 10.3 ACRES

CONCEPT OPTION 3  
03/10/2021

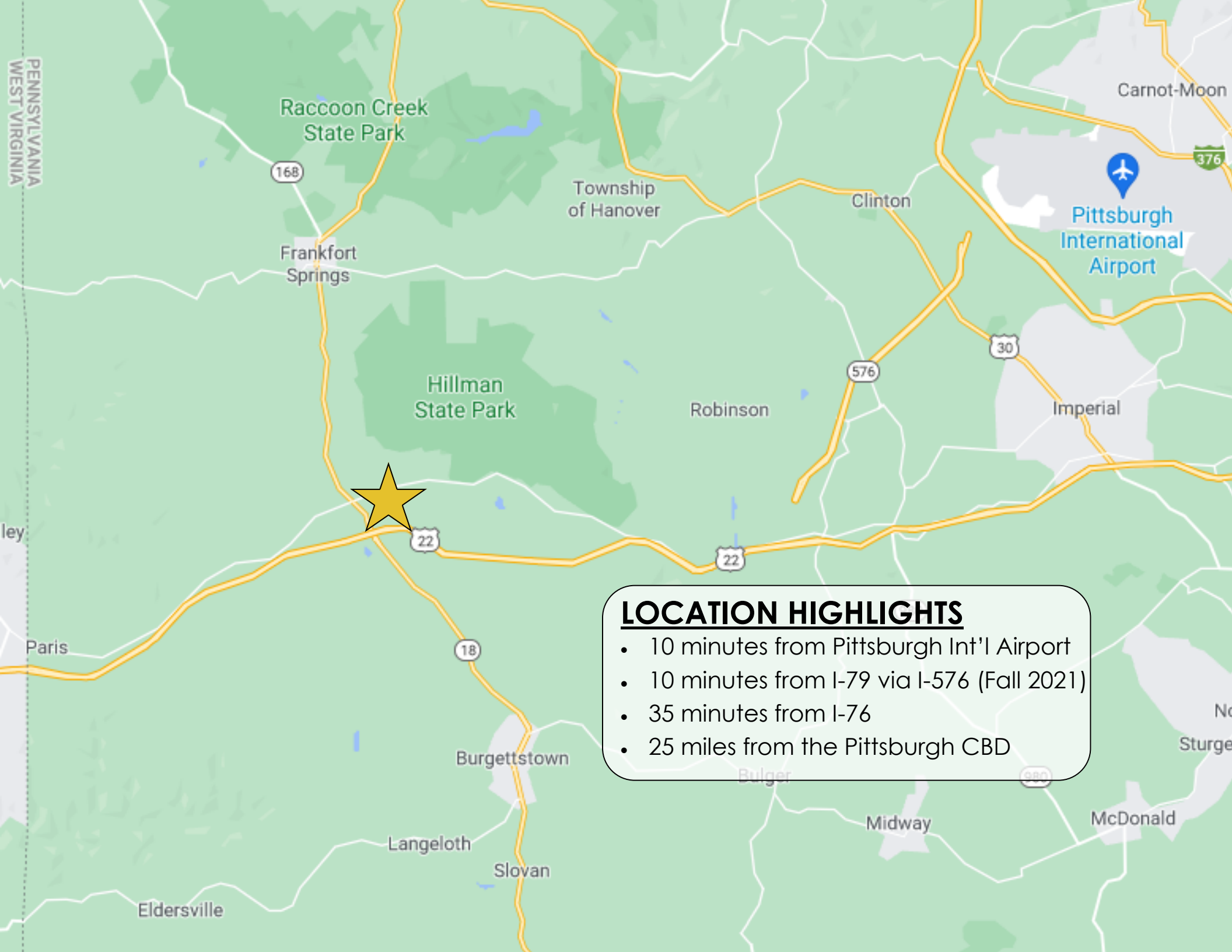


NORTH

GRAPHIC SCALE







### **LOCATION HIGHLIGHTS**

- 10 minutes from Pittsburgh Int'l Airport
- 10 minutes from I-79 via I-576 (Fall 2021)
- 35 minutes from I-76
- 25 miles from the Pittsburgh CBD



## **BUILDING SPECS | BUILD TO SUIT**

<b>ADDRESS</b>	Starpointe Boulevard Burgettstown, PA 15044
<b>LOT SIZE</b>	18 Acres
<b>ZONING</b>	Industrial
<b>BUILDING SIZE</b>	200,000 SF   10,000 SF minimum
<b>OFFICE</b>	10%
<b>PARKING</b>	Ample Parking
<b>DELIVERY DATE</b>	2022

<b>DRIVE IN DOORS</b>	14'X14' Drive in Doors
<b>DOCK DOORS</b>	9'X10' Dock Doors
<b>CEILING HEIGHT</b>	24'
<b>POWER</b>	800 Amp, 480volt, 3 phase
<b>SPRINKLER</b>	Wet System
<b>HVAC</b>	Reznor
<b>UTILITIES</b>	All standard public utilities
<b>LIGHTING</b>	LED High bay lights

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