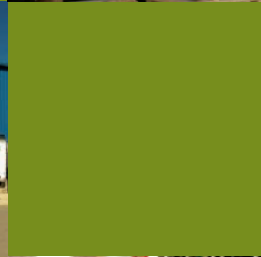
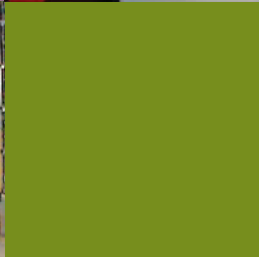
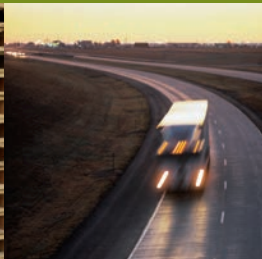


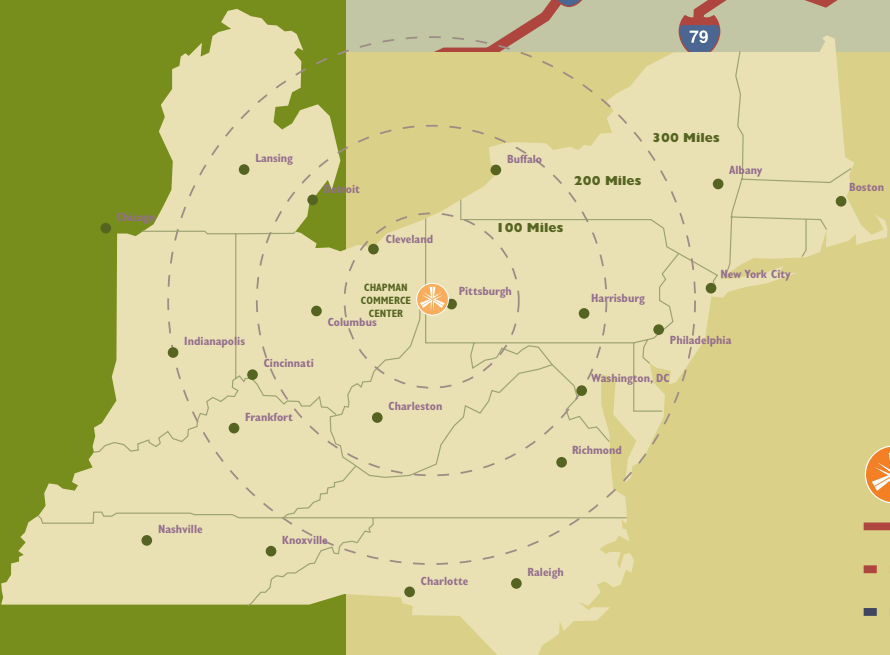


CHAPMAN WESTPORT



PITTSBURGH, PENNSYLVANIA

ACCESSIBLE



PRIME LOCATION

Site fronts on PA Turnpike 576 at the Westport Road interchange


3 minutes from Pittsburgh International Airport and I-376


Within one day's truck haul to all Mid-Atlantic & Midwestern States



Chapman Commerce Center

 Existing Interstate Highway System

 Next Phase Southern Beltway

 Future Connector and Mon-Fayette Expressway

AVAILABLE



SITE FEATURES

- 2.6 million sq. ft. mixed-use master plan (industrial, flex, office and retail)
- “Shovel-ready” development sites (up to 40 acre flat pads)
- Industrial “spec” and build-to-suit
- Class A distribution and light manufacturing buildings (up to 1,000,000 sq. ft.)
- Corporate campus sites

-  Industrial
-  Flex & Office
-  Retail & Hospitality

L I V A B L E



BUILDING FEATURES

- Masonry and concrete construction
- Energy efficient high performance building design (LEED Registered)
- 32' clear height
- Open 54' x 50' column spacing
- Flexible offices built-to-suit
- ESFR sprinkler systems
- Up to 3 docks per 10,000 sq. ft.

PARK AMENITIES

- Class A business park
- Hotel, restaurants, service station planned
- Ample parking
- On-site facility management/maintenance
- Segregated truck and automobile traffic
- Truck trailer drop lots
- Abundant landscaping
- High-speed internet access



VISIBLE



CHAPMAN WESTPORT

HIGH VISIBILITY

1.3 miles of
Pennsylvania Turnpike
highway frontage

Entire site visible
from highway

Chapman Commerce Center is master planned for 2.6 million sq. ft. of industrial, flex, office, retail and hospitality space. Groundbreaking for the first building took place in January 2014: 170 acres of pad-ready sites will accommodate speculative and build to suit construction based on market and use needs.

Located just three miles south of the airport on the Westport Road interchange of PA Turnpike 576, the 300-acre Chapman Commerce Center site provides a unique opportunity for development of a high-end distribution center and corporate campus in a 100% location.

ABOUT CHAPMAN PROPERTIES

Chapman Properties is a diversified commercial property development and management company based in Pittsburgh, Pennsylvania. The company designs, builds and operates Class A business parks with a concentration on regional distribution facilities in Western Pennsylvania. Chapman currently owns and manages over 2.5 million square feet of industrial, office, and retail properties in Pennsylvania, Connecticut and New York.

The Company was founded in 1982 and has grown to a staff of 20 specialists in construction management, finance, marketing and property management. Representative projects include:

- Speculative Industrial Buildings
- Build-to-Suit Industrial and Office Development
- Brownfield Site Redevelopment
- Mixed-use: Industrial, flex, office and retail
- Value-added Rehabilitation Projects

Chapman Properties is a recognized leader in its field, earning the National Association of Industrial and Office Properties' award for "Best New Park", best "Speculative Industrial Building", and best "Green Building Industrial", as well as being honored by both NAIOP and the Society of Industrial and Office Realtors as "Developer of the Year".

Contact Chapman Properties to learn more about how you can locate your business in the exciting new Chapman Commerce Center.



**CHAPMAN
PROPERTIES**

100 Leetsdale Industrial Drive
Leetsdale, PA 15056
Phone: 724-266-2500
Fax: 724-266-3336
info@chapmanprop.com
www.chapmanprop.com