



FOR IMMEDIATE RELEASE

CONTACT:

Steve Thomas, President, Chapman Properties
(724) 266-2500 x155
sthomas@chapmanprop.com

54,300 Sq. Ft. Energy Efficient “Flex” Building to Top Leetsdale Industrial Park

PITTSBURGH, PA (October 20, 2008) -- Chapman Properties, owner and developer of the award winning Leetsdale Industrial Park and the new Chapman Commerce Center, is constructing “Building 900”, a 54,300 square foot speculative flex building scheduled for occupancy in 2009. Fronting the Ohio River with access to intermodal transportation options, Building 900’s construction “tops out” the development of Leetsdale Industrial Park.

Building 900 will feature premium industrial specifications such as 50x50 column spacing, 24’ ceilings, ESFR sprinkler systems, Fibercon reinforced concrete flooring, abundant docks and parking, and built-to-suit interior office and specialty warehouse space. Additionally, Building 900 will highlight Chapman Properties approach to addressing energy efficiency in their portfolio of industrial and distribution facilities, incorporating a series of green design features including a reground concrete base, higher efficiency roofing, increased building insulation, specialty glazing on windows, skylights for natural lighting, high-efficiency T5 and/or T9 interior lighting with motion detectors and low-flow plumbing fixtures.

“As energy costs have risen, companies are increasingly focused on efficiency,” stated Steve Thomas, Chapman’s managing partner. “Building 900 is designed to considerably reduce utility costs, and offers tenants an opportunity to curb facility operating costs while meeting corporate goals to decrease their carbon footprint. Environmentally friendly buildings make sense because they enhance health and productivity, preserve our natural resources and ultimately create a better product for our tenants.”

Building 900 is registered for the LEED (Leadership in Energy and Environmental Design) Core and Shell program, a nationally accepted benchmark for high performance buildings, and will pursue a “Silver” certification. When awarded, Building 900 will be the first LEED certified Class A flex building in Western Pennsylvania, and one of only a few select LEED certified industrial buildings across the United States. By building green, Chapman hopes to ultimately pass significant operation and utility savings on to their tenants, provide a healthier work environment for employees and mitigate the negative impact of industrial buildings on the environment.

Building 900 is the final major construction within Leetsdale Industrial Park, a 126- acre, 2 million square foot mixed-use business park located 20 minutes from downtown Pittsburgh, Pennsylvania and 15 minutes from Pittsburgh International Airport. The park features a mix of Class A distribution / light manufacturing, flex, office and heavy industrial crane space, and serves a local and regional companies to major international and Fortune 500 corporations FedEx, Shell Oil Group, Air Products and Chemicals, ArcelorMittal, Qwest Communications, Shaw Industries (Berkshire Hathaway), and Almatris, Inc. (Alcoa).

Chapman Properties is a diversified commercial property development and management company based in Pittsburgh. The company owns and manages industrial, office, retail and apartment properties in Pennsylvania, Connecticut, and New York. In addition to developing and managing Leetsdale Industrial Park, Chapman is breaking ground on Chapman Commerce Center, a 2.5 million square foot mixed use business park located 5 minutes from Pittsburgh International Airport.