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Chapman Properties Greening Industrial Development in Western Pennsylvania

LEETSDALE, PA (July 29, 2008) -- In response to the rising cost of energy, Chapman Properties, owner and developer of the award winning Leetsdale Industrial Park and the new Chapman Commerce Center, is taking significant steps to address energy efficiency in their portfolio of industrial and distribution facilities. In doing so, 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.

Kicking off this initiative, Chapman recently began construction on "Building 900" in Leetsdale Industrial Park, a 54,300 square foot speculative flex building scheduled for occupancy in 2009. 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.

"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's construction will incorporate 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. Building 900 will also include 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. Fronting the Ohio River with access to intermodal transportation options, Building 900's construction "tops out" the development of Leetsdale Industrial Park.

With an eye to the future, Chapman is partnering with the Green Building Alliance and the University of Pittsburgh's Mascaro Center for Sustainable Innovation (an initiative of the Swanson School of Engineering) to research how Class A industrial space can be created in a more sustainable, energy efficient manner. Chapman plans to use the study's recommendations, and their experience constructing and obtaining LEED certification for Building 900, to guide them in the design of their newest Business Park, Chapman Commerce Center.

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. Chapman is best known locally for its redevelopment and expansion of the 126 acre, 2 million square foot Leetsdale Industrial Park, located in Allegheny County. This brownfield industrial site, previously a Bethlehem Steel plant, was renovated and expanded by Chapman over the last decade. Chapman is breaking ground this year on Chapman Commerce Center, a 2.5 million square foot mixed use business park located 5 minutes from Pittsburgh International Airport.