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NAIOP Awards Leetsdale Industrial Park's Building 900 "Best Green Industrial Building"

PITTSBURGH, PA (April 14, 2010) – The National Association of Industrial and Office Properties selected Leetsdale Industrial Park's Building 900 as the 2010 Best Green Industrial Building of the Year. Believed to be the first speculatively constructed green industrial building in Western Pennsylvania, the 53,400 square foot "Flex" facility, developed and managed by Chapman Properties, was completed in late 2009.

Prominently fronting the Ohio River, Building 900 highlights Chapman Properties' commitment to environmentally responsible development focusing on energy and resource efficiency that financially benefits tenants' businesses and the community. Anticipating LEED Core and Shell certification, the building incorporates a number of green strategies, including increased envelope insulation, specialty glazing, skylights for natural lighting, resource conserving T5 lighting and low-flow water fixtures, locally sourced recycled steel and paving, and indigenous landscaping. Lowering tenants' cost of operation is a Chapman priority, and Building 900 exceeds ASHRAE energy standards by 30%. It additionally features premium industrial specifications such as 50x50 column spacing, 24' clear ceilings, ESFR sprinkler systems, Fibercon reinforced concrete flooring, abundant docks, a 3 spaces per 1,000 SF parking ratio, and flexible build-to-suit interior office and specialty warehouse space.

"The Green Building Industrial award is the first ever bestowed by NAIOP Pittsburgh," says chapter President Leo Castagnari. "We are excited to see how Chapman Properties' commitment to undertake green initiatives such as Building 900 will manifest in future projects in our region. They are an excellent example of dedication to green building design."

The project is the last major building to be constructed in Leetsdale Industrial Park, a 126- acre, 2 million square foot mixed-use business park. A brownfield redevelopment of a former Bethlehem Steel facility, the park features a mix of Class A distribution / light manufacturing, flex, office and heavy industrial crane space. Tenants include local and regional companies along with major international and Fortune 500 corporations such as Shell Oil Group, Air Products and Chemicals, ArcelorMittal, Qwest Communications, Shaw Industries (Berkshire Hathaway), and Almatris, Inc. (Alcoa). Chapman intends to further its commitment to green building development in its new Chapman Commerce Center, a 2.6 million square foot mixed-use business park development in Findlay Township, Allegheny County breaking ground this summer.

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. For more information on Chapman Properties and Building 900, visit www.chapmanprop.com.