

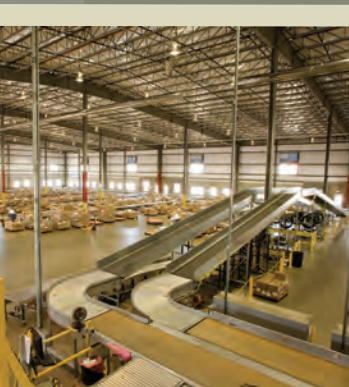
LEETSDALE

INDUSTRIAL PARK

THE PORT OF LEETSDALE



PITTSBURGH, PENNSYLVANIA



NEW CLASS A DISTRIBUTION & LIGHT MANUFACTURING

- Energy efficient HVAC systems
- 1 space / 1,000 SF parking ratio
- Up to 3 truck docks / 10,000 SF
- Offices built-to-suit



HEAVY INDUSTRIAL

- Renovated heavy industrial, manufacturing and warehousing spaces
- Tenant improvements built-to-suit



OFFICE

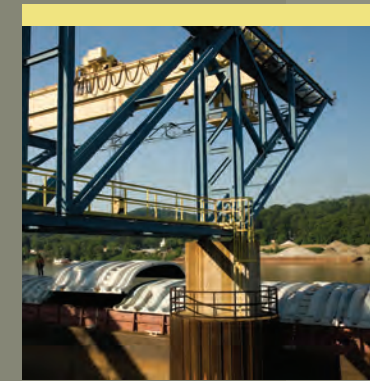
- Freestanding and in-warehouse build-to-suits
- Flexible floor plans
- 3 spaces / 1,000 SF parking ratio
- High-speed internet access

LEETSDALE INDUSTRIAL PARK SITE PLAN



INTERMODAL TERMINAL

- Barge berthing facility with full intermodal logistics services capabilities
- Cargo transfer (truck, rail, barge)
- Public warehousing and interim storage



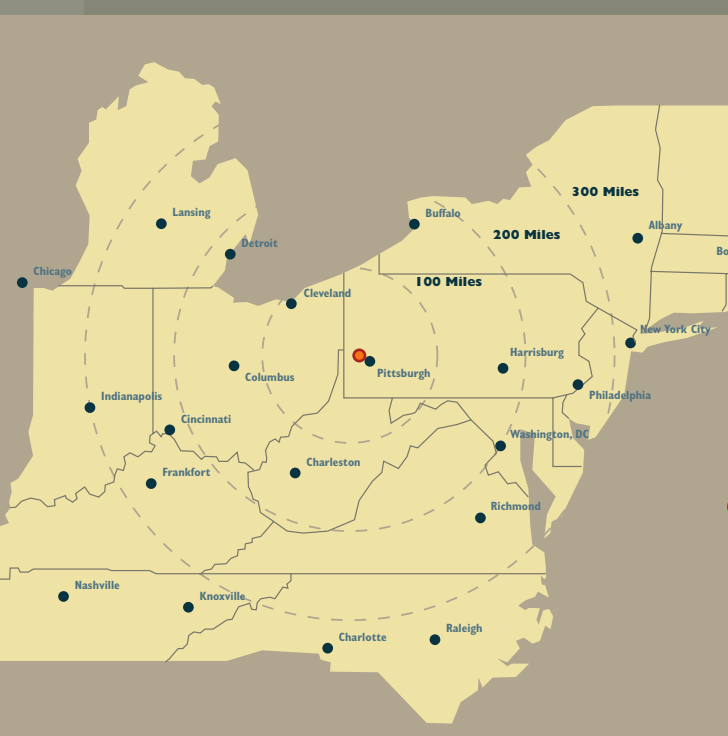
DAILY RAIL ACCESS

- Norfolk Southern rail service twice-daily
- In park rail car shuttle service



MAJOR HIGHWAY ACCESS

- Direct overpass to PA Route 65
- Within 5 minutes of I-79
- 15 minutes to Pittsburgh Intl. Airport
- 20 minutes to Downtown Pittsburgh



PROPERTY OVERVIEW

Leetsdale Industrial Park is a 2 million SF mixed-use business park located on the Ohio River in Leetsdale, PA. A brownfield redevelopment of a former Bethlehem Steel facility, this 126 acre park includes Class A distribution / light manufacturing, flex, office, and heavy industrial crane space.

Also known as the Port of Leetsdale, the Park offers a premier riverfront business environment to a range of industries from major international and Fortune 500 corporations to local and regional companies. Anchor tenants include Shell Oil, Air Products and Chemicals, Arcelor Mittal, Weatherford International, Qwest Communications, Shaw Industries (Berkshire Hathaway), and Almatris, Inc. (Alcoa).

Leetsdale Industrial Park provides on-site management and direct highway overpass access to Pennsylvania State Route 65 in close proximity to downtown Pittsburgh, Pittsburgh International Airport, and Sewickley Village.

CLASS A BUSINESS PARK

- On-site management
- Foreign Trade Zone
- LERTA Tax Abatement available on new construction
- Ample car and truck parking
- Truck trailer drop lots
- Abundant landscaping
- Direct access to public transportation
- Within 5 minutes of many restaurants and other amenities

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 & Office Development
- Brownfield Site Redevelopment
- Mixed-use: Industrial, Flex, Office & 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 company in Pittsburgh's premier riverfront business center - Leetsdale Industrial Park.



**CHAPMAN
PROPERTIES**

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