



SOUTHWESTERN PENNSYLVANIA COMMISSION

Industrial and Office Park Database

Printed: November 18, 2009

Cranberry Township and Adjacent Municipalities

Sorted: Facility Name

<u>FACILITY</u>	Brooktree Office Park	<u>BUILDINGS</u>	<u>Number</u>	<u>Square Feet</u>
Type:	<input type="checkbox"/> Industrial Park <input type="checkbox"/> Industrial District <input checked="" type="checkbox"/> Office/Business Park	Existing/Under Construction:	15	349,481
Location:	Brooktree Road & Route 19	Additional Planned:		
Website:	http://www.brooktreeofficepark.com/	Additional Proposed:		

<u>GEOGRAPHIC INFORMATION</u>	<u>ACREAGE</u>	<u>EMPLOYED IN FACILITY</u>	<u>MISCELLANEOUS</u>
County: Allegheny	Total: 48	Current: 1,000	GIS ID: I22AL02851
Municipality: Pine Township	Developed: 44	At Buildout: 1,000	Record 30 data updated
	Vacant Developable: 4		September 18, 2009

<u>CONTACT FOR INFORMATION</u>	Phone: (724) 935-0330 FAX: (724) 934-4955	Les Hosack
Website:		6200 Brooktree Partnership, LLC
		10521 Perry Highway, Suite 300
Email:		Wexford, PA 15090

NOTES 1. Each of the 15 office building is independently owned and operated.
 2. Information for "Buildings" and "Employed in facility" excludes one building housing The Goddard School For Early Childhood Development and one building housing the Wexford Post Office, neither of which is considered as an office building.

<u>FACILITY</u>	Capital Hill Office Park	<u>BUILDINGS</u>	<u>Number</u>	<u>Square Feet</u>
Type:	<input type="checkbox"/> Industrial Park <input type="checkbox"/> Industrial District <input checked="" type="checkbox"/> Office/Business Park	Existing/Under Construction:	1	19,092
Location:	One Williamsburg Place	Additional Planned:		
Website:		Additional Proposed:		

<u>GEOGRAPHIC INFORMATION</u>	<u>ACREAGE</u>	<u>EMPLOYED IN FACILITY</u>	<u>MISCELLANEOUS</u>
County: Allegheny	Total: 20	Current: 30	GIS ID: I22AL02855
Municipality: Marshall Township	Developed: 2	At Buildout: 30	Record 39 data updated
	Vacant Developable: 18		September 18, 2009

<u>CONTACT FOR INFORMATION</u>	Phone: (412) 261-6500 FAX: (412) 261-0834	David Hanley
Website:	http://www.prudentialrealty.com/cmrl/index.jsp	PRC Commercial
		3700 South Water Street, Suite 100
Email:	david@prudentialrealty.com	Pittsburgh, PA 15203

<u>FACILITY</u>	Copperleaf Corporate Centre	<u>BUILDINGS</u>	<u>Number</u>	<u>Square Feet</u>
Type:	<input type="checkbox"/> Industrial Park <input type="checkbox"/> Industrial District <input checked="" type="checkbox"/> Office/Business Park	Existing/Under Construction:	1	40,000
Location:	Wallace Road Extension	Additional Planned:		
Website:		Additional Proposed:	7	280,000

<u>GEOGRAPHIC INFORMATION</u>	<u>ACREAGE</u>	<u>EMPLOYED IN FACILITY</u>	<u>MISCELLANEOUS</u>
County: Allegheny	Total: 26	Current: 80	GIS ID: I22AL02896
Municipality: Pine Township	Developed: 3	At Buildout: 640	Record 384 data updated
	Vacant Developable: 23		September 18, 2009

<u>CONTACT FOR INFORMATION</u>	Phone: (724) 934-4747 FAX: (724) 934-3376	Gail Beek
Website:	http://www.acresbrokerage.com/	Allegheny Commercial Real Estate Services
		101 Bradford Road, Suite 200
Email:	gail@acresbrokerage.com	Wexford, PA 15090

NOTES 1. There is 1 existing 40,000-square-foot office building and 7 more, each 40,000 square feet, are proposed.



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<u>FACILITY</u> Cranberry Professional Park	<u>BUILDINGS</u>	<u>Number</u>	<u>Square Feet</u>
Type: [] Industrial Park [] Industrial District [X] Office/Business Park	Existing/Under Construction:	5	81,100
Location: Smith Drive & Route 19, Cranberry Township, PA 16066	Additional Planned:		
Website:	Additional Proposed:		

<u>GEOGRAPHIC INFORMATION</u>	<u>ACREAGE</u>	<u>EMPLOYED IN FACILITY</u>	<u>MISCELLANEOUS</u>
County: Butler	Total:	20	GIS ID: I22BU03328 ----- Record 59 data updated August 31, 2009
Municipality: Cranberry Township	Developed:	20	
	Vacant Developable:	0	

<u>CONTACT FOR INFORMATION</u>	Phone: (412) 571-2007 FAX:	John Caplan
Website: http://www.westpenncommercial.com		West Penn Commercial Real Estate
		250 Mt Lebanon Blvd, Suite 324
Email: westpenncomm@aol.com		Pittsburgh, PA 15234

<u>FACILITY</u> Cranberry Woods Office Park	<u>BUILDINGS</u>	<u>Number</u>	<u>Square Feet</u>
Type: [] Industrial Park [] Industrial District [X] Office/Business Park	Existing/Under Construction:	13	1,895,808
Location: Southeast quadrant of I-79 & Route 228 (Freedom Road)	Additional Planned:		
Website:	Additional Proposed:		

<u>GEOGRAPHIC INFORMATION</u>	<u>ACREAGE</u>	<u>EMPLOYED IN FACILITY</u>	<u>MISCELLANEOUS</u>
County: Butler	Total:	327	GIS ID: I22BU03329 ----- Record 60 data updated November 12, 2009
Municipality: Cranberry Township	Developed:	260	
	Vacant Developable:	60	

<u>CONTACT FOR INFORMATION</u>	Phone: (412) 471-4062 FAX: (412) 918-5723	Tripp Merchant
Website: http://www.cbre.com/usa/us/pa/pittsburgh		CB Richard Ellis/Pittsburgh
		U.S. Steel Tower, 600 Grant St, Suite 1400
Email: ralston.merchant@cbre.com		Pittsburgh, PA 15219

- NOTES**
1. Except for acreage, all information excludes the following that are located in the park: Pittsburgh Marriott North hotel; 1,500-square-foot restaurant; and 2,100-square-foot Westinghouse storage building.
 2. Included in the existing/under construction buildings are Westinghouse Electric Company buildings 2, 3, and 4 totaling 513,697 square feet and all to be occupied by 2010.

<u>FACILITY</u> Hannibal Industrial Park	<u>BUILDINGS</u>	<u>Number</u>	<u>Square Feet</u>
Type: [X] Industrial Park [] Industrial District [] Office/Business Park	Existing/Under Construction:	4	47,365
Location: Rochester Road & Alps Avenue	Additional Planned:		
Website:	Additional Proposed:		

<u>GEOGRAPHIC INFORMATION</u>	<u>ACREAGE</u>	<u>EMPLOYED IN FACILITY</u>	<u>MISCELLANEOUS</u>
County: Butler	Total:	14	GIS ID: I21BU03317 ----- Record 93 data updated August 31, 2009
Municipality: Cranberry Township	Developed:	11	
	Vacant Developable:	3	

CONTACT FOR INFORMATION

THERE IS NO "CONTACT FOR INFORMATION" FOR THIS FACILITY



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<u>FACILITY</u> Mars Industrial Park	<u>BUILDINGS</u>	<u>Number</u>	<u>Square Feet</u>
Type: <input checked="" type="checkbox"/> Industrial Park <input type="checkbox"/> Industrial District <input type="checkbox"/> Office/Business Park	Existing/Under Construction:	5	80,000
Location: Mars-Valencia Road and Fey Road	Additional Planned:		
Website:	Additional Proposed:		

<u>GEOGRAPHIC INFORMATION</u>	<u>ACREAGE</u>	<u>EMPLOYED IN FACILITY</u>	<u>MISCELLANEOUS</u>
County: Butler	Total:	20	GIS ID: I21BU03321
Municipality: Adams Township	Developed:	20	Record 131 data updated
	Vacant Developable:	0	August 25, 2009

CONTACT FOR INFORMATION

THERE IS NO "CONTACT FOR INFORMATION" FOR THIS FACILITY

<u>FACILITY</u> Mashuda Industrial Park	<u>BUILDINGS</u>	<u>Number</u>	<u>Square Feet</u>
Type: <input checked="" type="checkbox"/> Industrial Park <input type="checkbox"/> Industrial District <input type="checkbox"/> Office/Business Park	Existing/Under Construction:	9	188,500
Location: Leonberg Road	Additional Planned:		
Website:	Additional Proposed:		

<u>GEOGRAPHIC INFORMATION</u>	<u>ACREAGE</u>	<u>EMPLOYED IN FACILITY</u>	<u>MISCELLANEOUS</u>
County: Butler	Total:	40	GIS ID: I21BU03322
Municipality: Cranberry Township	Developed:	30	Record 132 data updated
	Vacant Developable:	0	August 31, 2009

<u>CONTACT FOR INFORMATION</u>	Phone: (724) 452-8330 FAX: (724) 452-5272	Victor Mashuda
Website:		Mashuda Corporation
		21101 Route 119
Email:		Cranberry Township, PA 16066

<u>FACILITY</u> Northpointe Center	<u>BUILDINGS</u>	<u>Number</u>	<u>Square Feet</u>
Type: <input type="checkbox"/> Industrial Park <input type="checkbox"/> Industrial District <input checked="" type="checkbox"/> Office/Business Park	Existing/Under Construction:	5	173,800
Location: Southeast quadrant of Rte 228 & Castle Creek Drive Extension	Additional Planned:		
Website:	Additional Proposed:	1	30,000

<u>GEOGRAPHIC INFORMATION</u>	<u>ACREAGE</u>	<u>EMPLOYED IN FACILITY</u>	<u>MISCELLANEOUS</u>
County: Butler	Total:	18	GIS ID: I22BU03331
Municipality: Seven Fields Borough	Developed:	9	Record 159 data updated
	Vacant Developable:	9	August 25, 2009

<u>CONTACT FOR INFORMATION</u>	Phone: (724) 776-9101 FAX: (724) 776-4604	Deno Emilie
Website:		Benchmark Realty Services
		300 Northpointe Center, Suite 11
Email: demilie@brs.bz		Seven Fields, PA 16046



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<u>FACILITY</u>	RIDC Thorn Hill Industrial Park	<u>BUILDINGS</u>	<u>Number</u>	<u>Square Feet</u>
Type:	<input checked="" type="checkbox"/> Industrial Park <input type="checkbox"/> Industrial District <input type="checkbox"/> Office/Business Park	Existing/Under Construction:	60	1,775,000
Location:	Near Interchange of I-79 & Pennsylvania Turnpike (I-76)	Additional Planned:		
Website:		Additional Proposed:		

<u>GEOGRAPHIC INFORMATION</u>	<u>ACREAGE</u>	<u>EMPLOYED IN FACILITY</u>	<u>MISCELLANEOUS</u>
County: Allegheny	Total: 727	Current: 5,400	GIS ID: I21AL02827
Municipality: Marshall Township	Developed: 727	At Buildout: 6,000	Record 194 data updated
	Vacant Developable: 0		October 5, 2009

CONTACT FOR INFORMATION Phone: (412) 471-3939 FAX: (412) 471-1740 Leon Gevaudan, Director of Development
 Website: <http://www.ridc.org> RIDC
 425 Sixth Avenue, Suite 500
 Email: LGevaudan@RIDCSWPA.com Pittsburgh, PA 15219

NOTES 1. RIDC Thorn Hill Industrial Park is also located in Cranberry Township in Butler County (about 45% of the acreage).
 2. There is a second GIS ID, which is I21BU03323.
 3. The Tech 21 Office & Research Park was formerly part of the RIDC Thorn Hill Industrial Park and has been excluded from THIS park.

<u>FACILITY</u>	Stonewood Commons	<u>BUILDINGS</u>	<u>Number</u>	<u>Square Feet</u>
Type:	<input type="checkbox"/> Industrial Park <input type="checkbox"/> Industrial District <input checked="" type="checkbox"/> Office/Business Park	Existing/Under Construction:	3	54,896
Location:	101-105 Bradford Road	Additional Planned:		
Website:		Additional Proposed:		

<u>GEOGRAPHIC INFORMATION</u>	<u>ACREAGE</u>	<u>EMPLOYED IN FACILITY</u>	<u>MISCELLANEOUS</u>
County: Allegheny	Total: 5	Current: 170	GIS ID: I23AL02908
Municipality: Pine Township	Developed: 5	At Buildout: 170	Record 218 data updated
	Vacant Developable: 0		October 18, 2009

CONTACT FOR INFORMATION Phone: (724) 934-4747 FAX: (724) 934-3376 Gail Beek
 Website: <http://www.acresbrokerage.com/> Allegheny Commercial Real Estate Services
 101 Bradford Road, Suite 200
 Email: gail@acresbrokerage.com Wexford, PA 15090

<u>FACILITY</u>	Stonewood East	<u>BUILDINGS</u>	<u>Number</u>	<u>Square Feet</u>
Type:	<input type="checkbox"/> Industrial Park <input type="checkbox"/> Industrial District <input checked="" type="checkbox"/> Office/Business Park	Existing/Under Construction:	5	144,384
Location:	1000-7000 Stonewood Drive	Additional Planned:		
Website:		Additional Proposed:		

<u>GEOGRAPHIC INFORMATION</u>	<u>ACREAGE</u>	<u>EMPLOYED IN FACILITY</u>	<u>MISCELLANEOUS</u>
County: Allegheny	Total: 13	Current: 370	GIS ID: I22AL02896
Municipality: Pine Township	Developed: 13	At Buildout: 370	Record 273 data updated
	Vacant Developable: 0		September 18, 2009

CONTACT FOR INFORMATION Phone: (724) 934-4747 FAX: (724) 934-3376 Gail Beek
 Website: <http://www.acresbrokerage.com/> Allegheny Commercial Real Estate Services
 101 Bradford Road, Suite 200
 Email: gail@acresbrokerage.com Wexford, PA 15090

NOTES 1. Stonewood East also has an Atria's restaurant and a surgery center which are excluded from the "buildings" and "employment" data.



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<u>FACILITY</u>	Tech 21 Office & Research Park	<u>BUILDINGS</u>	<u>Number</u>	<u>Square Feet</u>
Type:	<input type="checkbox"/> Industrial Park <input type="checkbox"/> Industrial District <input checked="" type="checkbox"/> Office/Business Park	Existing/Under Construction:	1	125,000
Location:	Brush Creek & Warrendale-Bayne Roads	Additional Planned:		
Website:		Additional Proposed:	9	1,167,260

<u>GEOGRAPHIC INFORMATION</u>	<u>ACREAGE</u>	<u>EMPLOYED IN FACILITY</u>	<u>MISCELLANEOUS</u>
County: Allegheny	Total: 223	Current: 382	GIS ID: I22AL09150
Municipality: Marshall Township	Developed: 46	At Buildout: 4,267	Record 363 data updated
	Vacant Developable: 125		September 21, 2009

CONTACT FOR INFORMATION Phone: (412) 471-4067 FAX: (412) 918-5723 Dan Sliger, Executive Vice President
 Website: <http://www.cbre.com/usa/us/pa/pittsburgh> CB Richard Ellis/Pittsburgh
 U.S. Steel Tower, 600 Grant St, Suite 1400
 Email: dan.sliger@cbre.com Pittsburgh, PA 15219

- NOTES**
- Besides the office buildings, Tech 21 Business Park will have a hotel, two restaurants, and a 120-unit multi-family residential development.
 - The park site is just outside Thorn Hill Industrial Park on mostly county-owned property.
 - The total square footage EXCLUDES the hotel, restaurants, and residential development.
 - The developments and staging of the park is demand driven, therefore, the number and size of the proposed office buildings is not definite; likewise for the residential portion, which is anticipated to be completed by 2012.

<u>FACILITY</u>	Thomson Business Park	<u>BUILDINGS</u>	<u>Number</u>	<u>Square Feet</u>
Type:	<input type="checkbox"/> Industrial Park <input type="checkbox"/> Industrial District <input checked="" type="checkbox"/> Office/Business Park	Existing/Under Construction:	6	252,000
Location:	Rochester Road & Thomson Park Drive	Additional Planned:		
Website:		Additional Proposed:		

<u>GEOGRAPHIC INFORMATION</u>	<u>ACREAGE</u>	<u>EMPLOYED IN FACILITY</u>	<u>MISCELLANEOUS</u>
County: Butler	Total: 37	Current: 470	GIS ID: I22BU03333
Municipality: Cranberry Township	Developed: 14	At Buildout: 470	Record 225 data updated
	Vacant Developable: 23		August 31, 2009

CONTACT FOR INFORMATION Phone: (412) 364-1146 FAX: Robert Braund
 Website: Thomson Properties Inc
 9400 McKnight Road, Suite 207
 Email: Pittsburgh, PA 15237

- NOTES** 1. There are 6 existing buildings totaling at least 252,000 square feet.

<u>FACILITY</u>	Tri-County Commerce Park	<u>BUILDINGS</u>	<u>Number</u>	<u>Square Feet</u>
Type:	<input checked="" type="checkbox"/> Industrial Park <input type="checkbox"/> Industrial District <input type="checkbox"/> Office/Business Park	Existing/Under Construction:	8	708,000
Location:	Freedom-Crider & Lovi Roads	Additional Planned:		
Website:	http://www.buncher.com/fpdreal1.htm	Additional Proposed:		

<u>GEOGRAPHIC INFORMATION</u>	<u>ACREAGE</u>	<u>EMPLOYED IN FACILITY</u>	<u>MISCELLANEOUS</u>
County: Beaver	Total: 104	Current: 860	GIS ID: I21BE03227
Municipality: New Sewickley Township	Developed: 104	At Buildout: 860	Record 227 data updated
	Vacant Developable: 0		September 18, 2009

CONTACT FOR INFORMATION Phone: (412) 422-9900 FAX: (412) 422-1298 Ted Ackmann, President
 Website: <http://www.buncher.com/fReal.htm> The Buncher Company Real Estate Group
 P. O. Box 81930, 5600 Forward Avenue
 Email: RealEstateGroup@Buncher.com Pittsburgh, PA 15217



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<u>FACILITY</u> Wexford Professional Buildings	<u>BUILDINGS</u>	<u>Number</u>	<u>Square Feet</u>
Type: <input type="checkbox"/> Industrial Park <input type="checkbox"/> Industrial District <input checked="" type="checkbox"/> Office/Business Park	Existing/Under Construction:	3	38,000
Location: 11676 Perry Highway	Additional Planned:		
Website:	Additional Proposed:		

<u>GEOGRAPHIC INFORMATION</u>	<u>ACREAGE</u>	<u>EMPLOYED IN FACILITY</u>	<u>MISCELLANEOUS</u>
County: Allegheny	Total: 5	Current: 480	GIS ID: I22AL02905
Municipality: Pine Township	Developed: 5	At Buildout: 480	Record 252 data updated
	Vacant Developable: 0		September 18, 2009

<u>CONTACT FOR INFORMATION</u>	Phone: (724) 935-9399	FAX: (724) 935-9550	Jay Heurich
Website: http://northernleasingassociates.com			Northern Leasing Associates
			11676 Perry Highway, Suite 1100
Email: heuhomes@nauticom.net			Wexford, PA 15090



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Number of records: 24

NOTES

Some facilities may be located in more than one municipality, or even in more than one county. The county and municipality shown is where the majority of the park is located. SPC identifies the City of Pittsburgh neighborhood cluster for facilities located in the City. There are 36 neighborhood clusters in the City.

GIS ID is the identification code assigned to the facility for mapping purposes.

Data for buildings have the number of buildings and the combined square footage of these buildings, by development stage:

1. Existing and under construction.
2. Planned (definitely will be built but not yet under construction).
3. Proposed (more tentative than the "planned" stage).

Data for acreage are by type:

1. Total is the total number of existing acres for the entire park.
2. Developed is the number of existing acres of land occupied by buildings, roads, parking lots, permanent signs, etc.
3. Vacant developable is the number of acres of unoccupied land that is accessible to existing or planned infrastructure such as roads or water/sewer service, and which may be developed.

Note: developed and vacant developable need NOT sum to total since there may be some vacant land such as steep slope or reserved land for a buffer zone which will not be developed.

Data on employed in facility pertain to companies located there and are for the current period (either when the record was updated or as noted otherwise) and at buildout (at completion of the facility).