

OPPORTUNITY ZONE AT NEW KENSINGTON

INDUSTRIAL BLVD, NEW KENSINGTON, PENNSYLVANIA 15068

- Heavy and Light Industrial Space Available For Lease
- Rail-Served Park with Direct Rail Access and Loading into Various Buildings
- Functional Crane-Served Buildings with Loading Under Hook (10-ton to 50-ton cranes)
- The Park is a Designated Opportunity Zone with Significant Tax Benefits
- Located 2.5 miles from Route 28 and 5 miles to I-76 (PA Turnpike)
- Excellent Access to the City of Pittsburgh



FOR MORE INFORMATION, PLEASE CONTACT:

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CBRE

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FOR LEASE



AVAILABLE SF

- ▶ Over 700,000 SF of Available Space

SPACE TYPES

- ▶ Heavy and Light Industrial
- ▶ Various Crane and Rail Served Spaces
- ▶ Flex, Shop, R&D, Tech, Office

ZONING

- ▶ Industrial

RAIL PROVIDER

- ▶ Allegheny Valley Rail Road

INCENTIVES

- ▶ The park is a designated Opportunity Zone

COUNTY

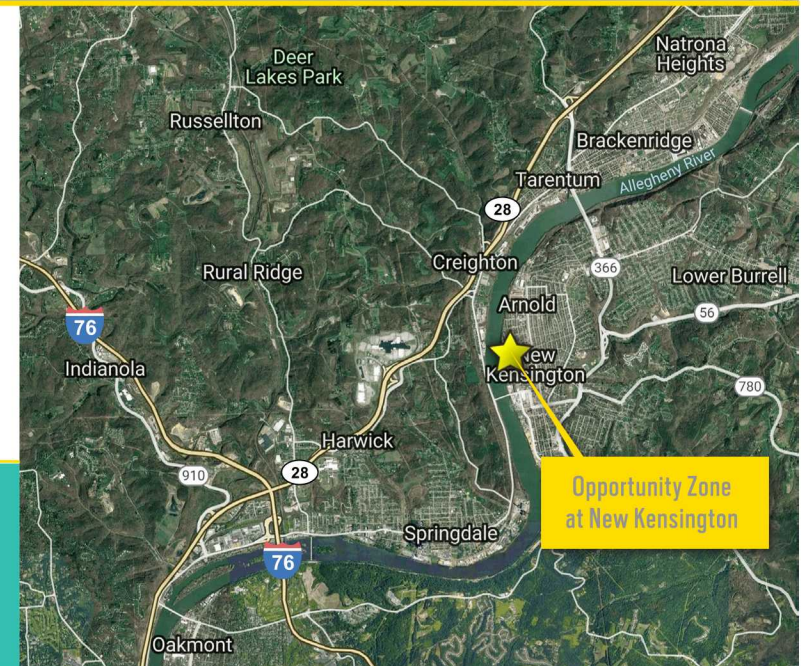
- ▶ Westmoreland

LOCATION

- ▶ 2.5 miles to Route 28
- ▶ 5.3 miles to I-76 (PA Turnpike)
- ▶ 16 miles to Lawrenceville, 18.5 miles to the Strip District and 20 miles to Downtown Pittsburgh
- ▶ Excellent access to the City of Pittsburgh and surrounding neighborhoods

Opportunity Zone at New Kensington, formally Schreiber Industrial Park, was purchased by the Redevelopment Authority of the City of New Kensington in 2018. The park was originally the site of Alcoa's New Kensington Works Aluminum Plant in the early 1900s. The new owner is currently working to leverage the city's long history of innovation to become a new center of manufacturing and advanced technology.

Space is available immediately for lease.



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FOR LEASE



AVAILABLE FOR LEASE

- Buildings 37/38	132,739 SF	Crane-Served with Direct Rail Service	- Building 225	92,560 SF	Crane-Served with Direct Rail Service
- Building 44	53,946 SF	Multi-Story Office/Shop/Flex Space	- Building 226	35,665 SF	Light Industrial Space
- Building 202	118,220 SF	Crane-Served	- Building 227	13,472 SF	Light Industrial Space
- Building 204A	132,138 SF	Direct Rail Service	- Building 239	7,904 SF	Light Industrial Space
- Building 210	140,068 SF	Crane-Served			



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