

FOR SALE OR LEASE



ROUTE 28 NORTH BUSINESS PARK

ALTER ROAD | NATRONA HEIGHTS, PA 15065

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PROJECT OVERVIEW

AVAILABLE PREMISES

Pad A - 3.50 Usable Acres (6.8 Gross)

Pad B - 2.10 Usable Acres (8.0 Gross)

Pad C - 4.50 Usable Acres (8.7 Gross)

PARCEL ID

2204-C-290 / 2204-A-340

PROPERTY HIGHLIGHTS

- Available immediately for Sale, Build to Suit or Ground Lease
- Pad ready with all public utilities
- Flex, Warehouse, Light Industrial or Office use
- Zoning - M-1; Light Manufacturing (Harrison Twp)
- High visibility location along Route 28 located less than a quarter mile from the Route 908 interchange

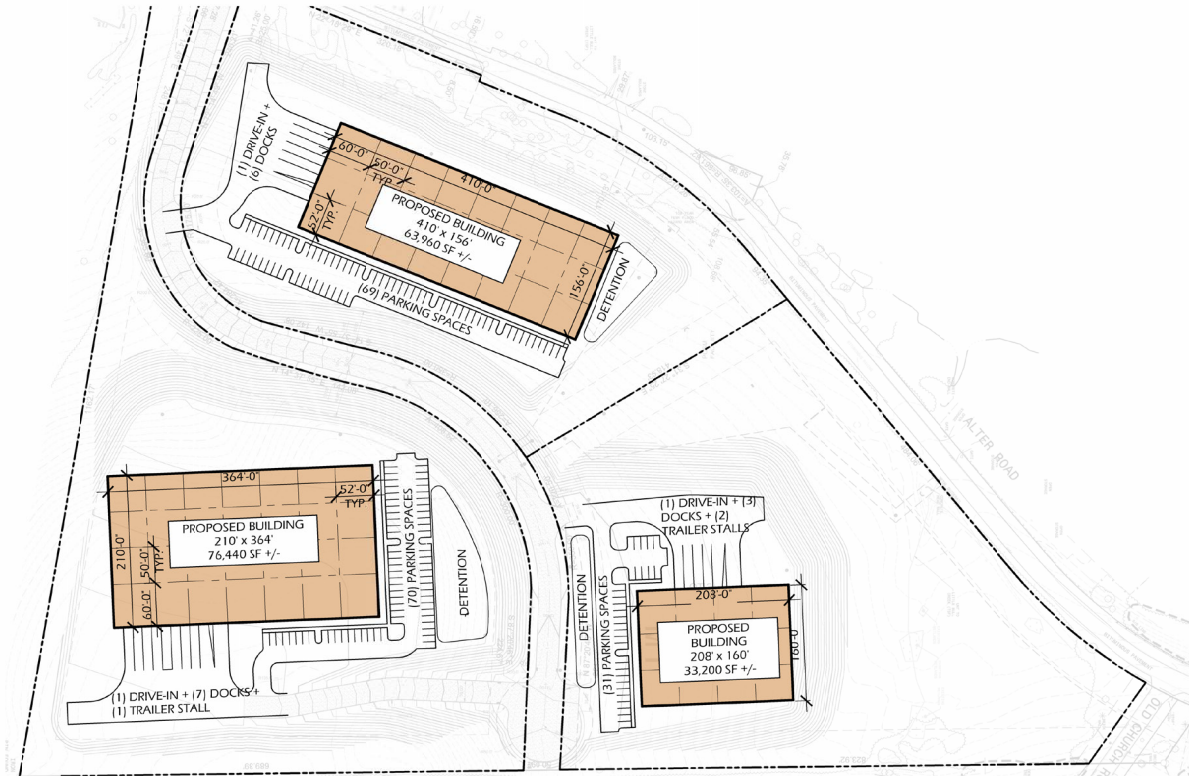


ROUTE 28 NORTH BUSINESS PARK

CONCEPTUAL PLAN

PROPOSED DEVELOPMENT | NATRONA HEIGHTS, PA

GMA JOB NUMBER: GAP0225 | DATE: 02.21.2025 | SCALE: 1" = 120'-0"



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A.1 | PRELIMINARY SITE PLAN - OPTION B

PRIME PAD-READY DEVELOPMENT SITES

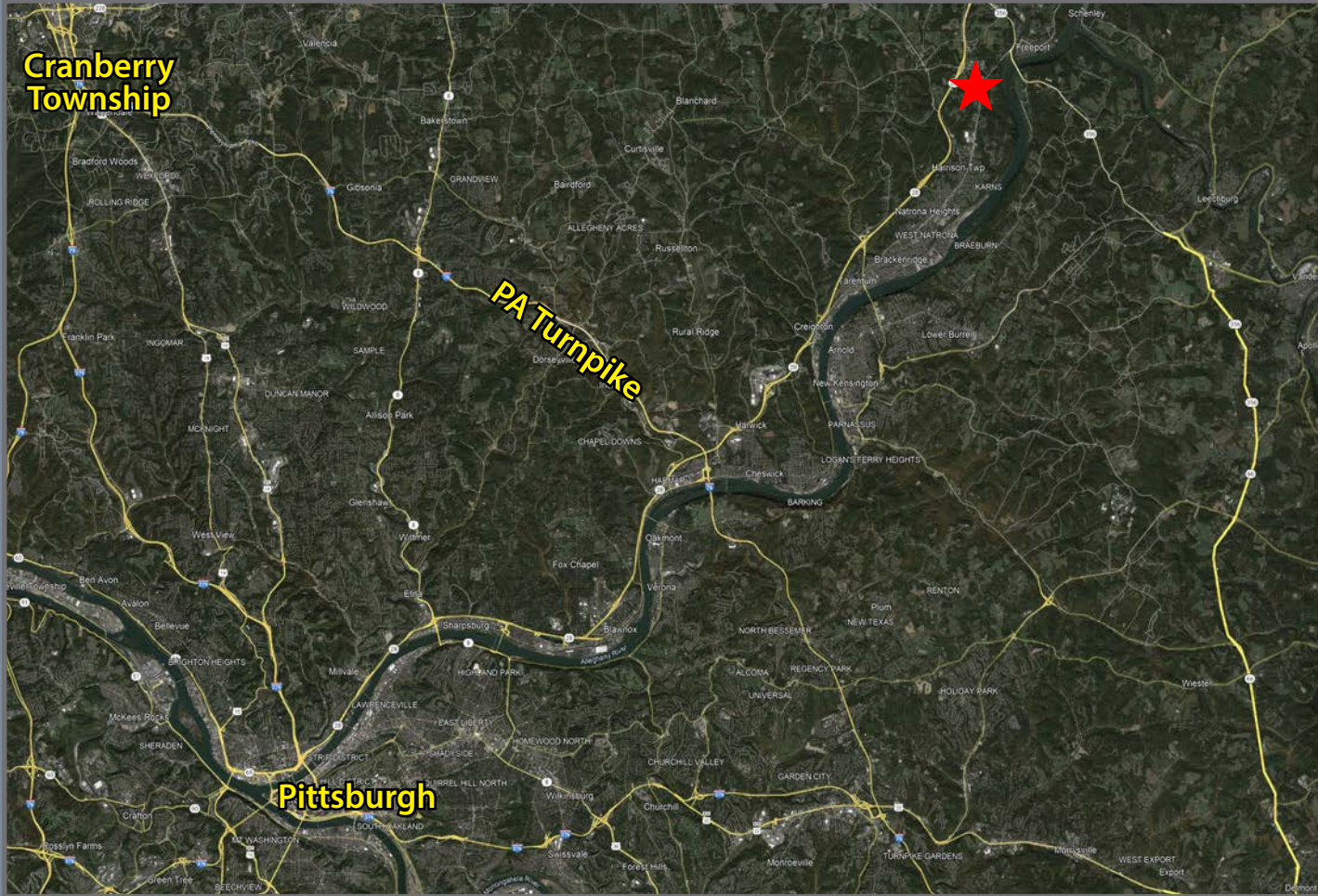
- **Fully Improved & Ready-to-Build** – Each pad is equipped with full utility access along the newly constructed connector road. Ready for entitlements and final design confirmation, these sites minimize upfront costs and streamline the development process for a faster project launch.
- **Flexible & Customizable Layouts** – building size and configurations can be modified and developed to meet specific business needs, ensuring maximum efficiency and usability.
- **Versatile Development Potential** – M-1 Zoning for Light Industrial in Harrison Twp. Provides for flexibility on uses and development opportunities.
- **Conceptual Plans** – The proposed conceptual plans are provided as reference examples, and layouts can be adjusted to suit specific project requirements.

Disclaimer:

This conceptual design has been provided by ARCO Pittsburgh ("ARCO") for illustrative purposes only and represents potential development scenarios. It is not a final design, construction document, or guarantee of what will be built. All dimensions, layouts, and features are subject to change based on site conditions, engineering requirements, permitting, and other factors. Buyers should seek advice from its own design and engineering consultants on any potential development scenario. The Oxford Realty Services, Inc. makes no representations or warranties, express or implied, regarding the accuracy, feasibility, or suitability of this design. Final plans and specifications will be determined through the formal design and construction process. Unless engaged by the buyer or tenant, ARCO assumes no liability for the accuracy of the design. Reproduction or distribution of this drawing, in whole or in part, is prohibited without prior written consent from ARCO.

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PROJECT LOCATION



AMENITIES (within 4-mile radius)

Food & Retail

- Highlands Mall
- Walmart
- Sheetz
- CVS
- BP Gas
- Wendy's
- Eat n' Park
- McDonald's
- UPMC Natrona Heights
- Allegheny Valley Hospital

Lifestyle

- Harrison Hills Park
- Butler Community Trail
- River Forest Country Club
- Buffalo Creek Boat Ramp

Fitness

- Planet Fitness
- Aim Yoga
- Body Revolution
- Crossfit B2B
- Allegheny Valley YMCA

DEMOGRAPHICS

	3-MILES	5-MILES
Population	16,325	42,023
Average HH Income	\$87,542	\$83,935

PROXIMITY

- Distance to PA Turnpike - 10 Miles
- Distance to Downtown Pittsburgh - 25 Miles
- Distance to Route 28 - Immediate Access
- Distance to Route 356 - 1 Mile

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For more information or to schedule a tour, please contact:



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