AVAILABLE FOR LEASE



2000 ENERGY DRIVE | ALPINE POINT

CLASS "A" LIGHT INDUSTRIAL BUILDING | 20,000 SF AVAILABLE | I-79 SOUTH CORRIDOR

ALPINE POINT

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PROJECT **OVERVIEW**

PREMISES **SPECS**

Site Size:	3.68 Acres; 2000 Energy Drive, Bridgeville, PA 15017
Parcel ID:	482-G-5
Building Size:	40,000 SF Total
Available Premises:	20,000 SF (Warehouse & Office)
Year Built:	2023
Construction Type:	Tilt-up concrete panels
Ceiling Height:	26'4" - 28'7" clear
Column Spacing:	50' x 44'
Loading Docks:	Two (2) loading docks
Drive-In Door:	One (1) 12'w x14'h ramped grade door
Parking:	31 parking spaces
Sprinkler:	ESFR
Lighting:	LED Fixtures
Electric Service:	800 AMP, 277/480 3-Phase
Signage:	Building and Site Signage opportunities available
Visibility/Access:	+/- 87,000 vehicles per day on I-79; 2.5 miles to I-79/I-576
Zoning:	B-1 Business (South Fayette Township)



PROPERTY **HIGHLIGHTS**

- Approximately 20,000 SF of Class A light industrial space available for lease, ideally suited for distribution, warehousing, and light industrial operations.
- Join established corporate users within the Alpine Pointe Business Park, including Columbia Gas and Hennecke Inc.
- Strategically located in South Fayette Township between the Bridgeville and Southpointe exits on I-79, offering easy access to Washington, PA, and the greater Pittsburgh region
- Approximately 2.5 miles from I-79 and I-576 on-ramps, providing excellent regional connectivity
- Strategically located in a modern business park, just minutes from South Fayette and Bridgeville's established retail, dining, and amenity-rich corridor
- Outstanding visibility and signage opportunities along the I-79 corridor with exposure to over 87,000 vehicles per day traveling past the site

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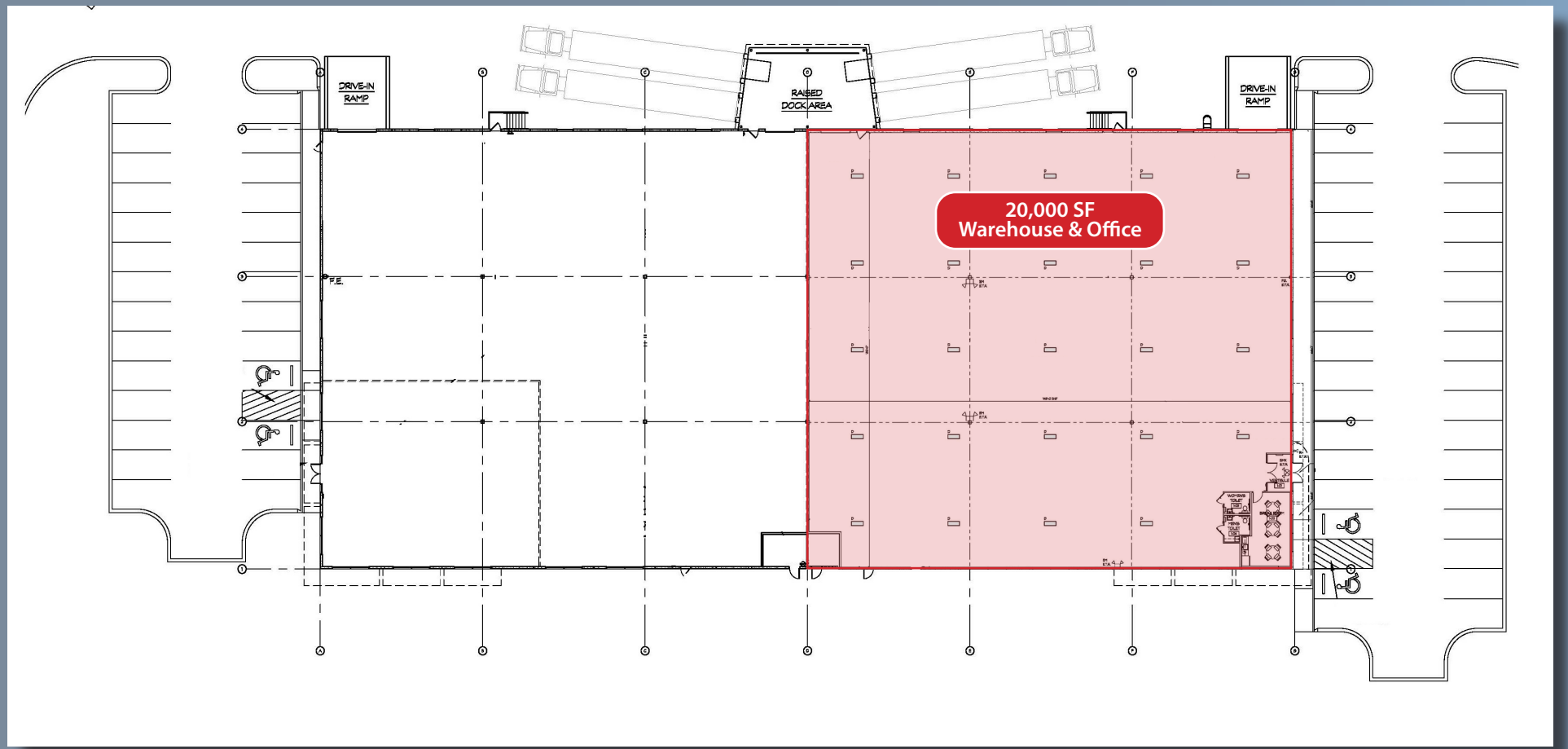
EXISTING **FLOOR PLAN**



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BUILDING **PHOTOS**













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PROJECT **LOCATION**



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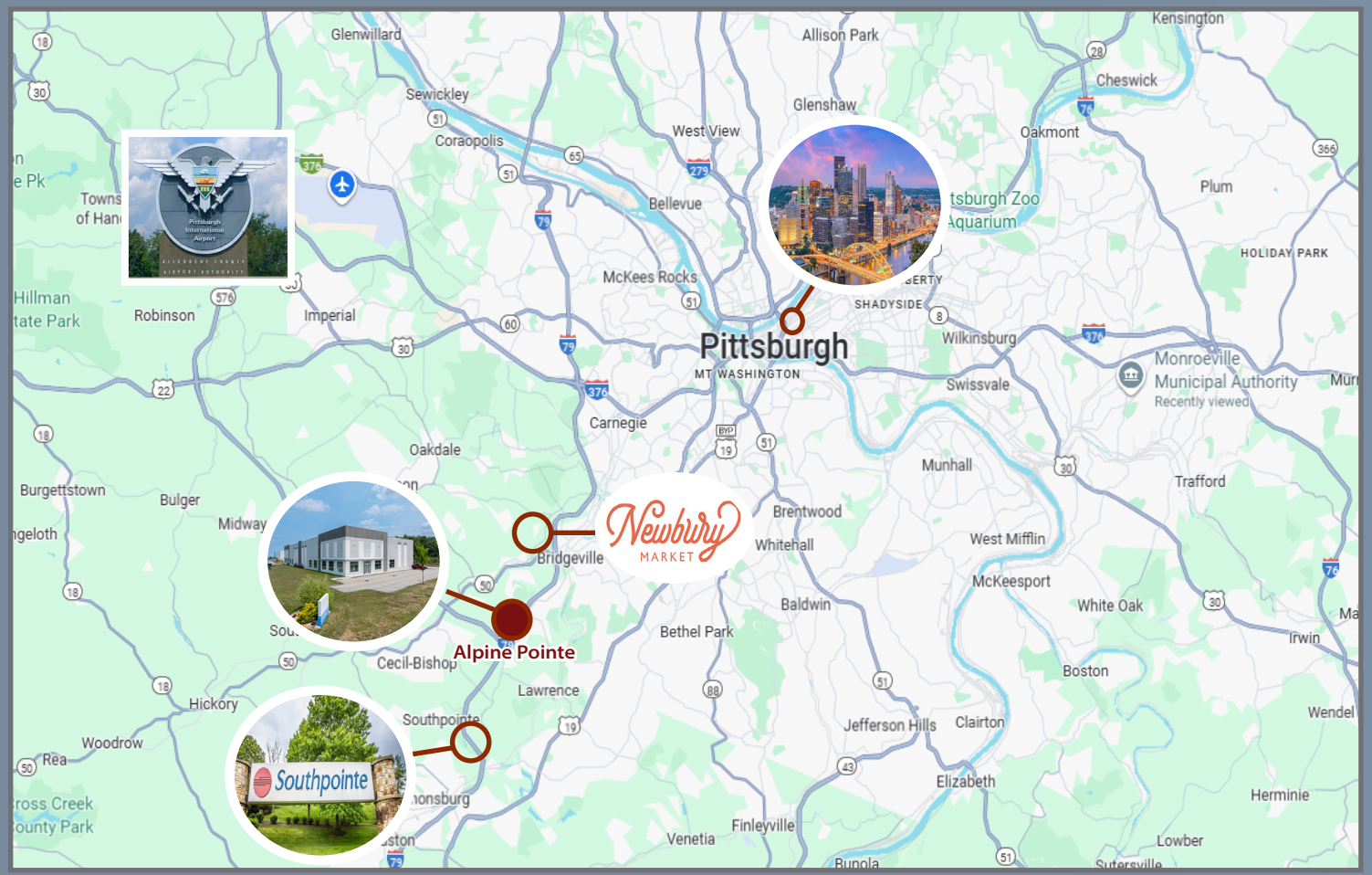

PROXIMITY

- Immediate access to I-79 and I-576 (Southern Beltway)
- 2 miles to Bridgeville
- 6 miles to Southpointe
- 8 miles to I-376 (Parkway West)
- 15 miles to Downtown Pittsburgh
- 19 miles to Pittsburgh International Airport
- Convenient access to abundant retail, dining and amenities

For more information please contact:

Joseph F. Tosi, SIOR
Executive Vice President

412.261.0200, ext 3471
jtosi@oxfordrealtyservices.com

Taylor N. Iaboni
Vice President

412.261.0200, ext 3493
tiaboni@oxfordrealtyservices.com

Oxford Realty Services, Inc.
2865 Railroad Street, Suite 202
Pittsburgh, PA 15222
www.oxfordrealtyservices.com

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