

7 OPPORTUNITIES. ENDLESS POSSIBILITIES. FLEXIBLE BUILD-TO-SUIT SOLUTIONS.

Discover our built-to-suit opportunities; premium sites ready to be tailored to your exact needs. Bring your vision, and we'll create the perfect space for your business to thrive. Several properties are also available for sale or lease, offering flexibility to match your long-term goals.

Take a look at
our website!



WHAT WE DO?

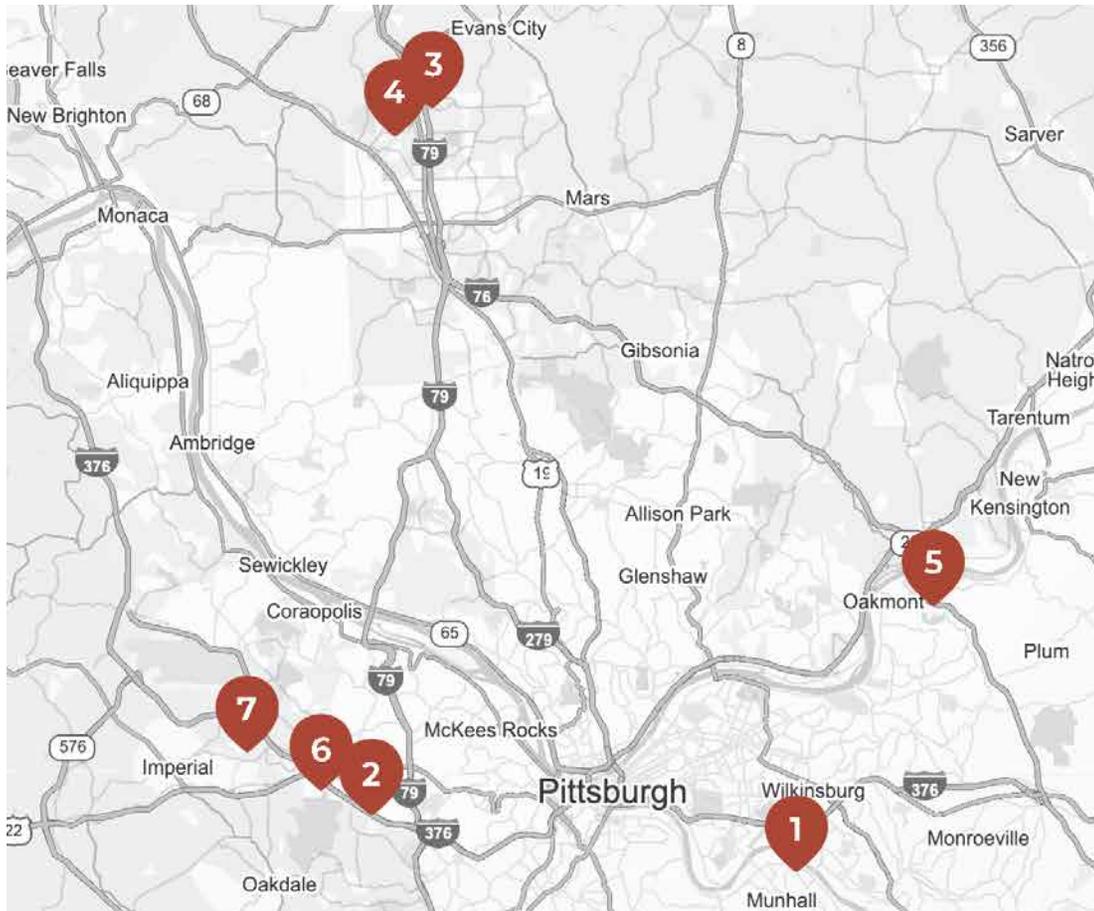
Sampson Morris Group delivers value through ground-up construction, adaptive reuse, turnkey tenant-specific buildouts, and effective property management. We provide affordable, attractive, and functional spaces, allowing our clients to focus on their business while we handle their space needs.

7 PRIME LOCATIONS

Regional Access. Industrial Advantage.

Strategically positioned throughout the Greater Pittsburgh market with immediate access to I-79, I-376, I-279, and the PA Turnpike (I-76). Sites offer efficient connectivity to Downtown Pittsburgh, regional distribution corridors, and Pittsburgh International Airport.

Ideal for manufacturing, logistics, and industrial users seeking strong regional and interstate access.



- 1 The Platemill
- 2 Scenic Ridge
- 3 Century Business Park
- 4 Ehrman Square
- 5 Hulton Road Business Park
- 6 Campbells Run Road Campus
- 7 173 Industry Drive

▶ Click any map location or location name to explore more information.

CAMPBELLS RUN ROAD CAMPUS

 5400 CAMPBELLS RUN ROAD | PITTSBURGH, PA 15205

Power-Ready Site with Ultimate Build-to-Suit Flexibility

Located at 5400 Campbells Run Road, this highly accessible site offers immediate functionality for power-intensive users while also serving as a true build-to-suit opportunity. The existing building can be fully removed, or renovated allowing a user to develop a custom, purpose-built facility tailored to exact operational needs. With scalable power, flexible zoning, and proximity to major routes and amenities, the site delivers both near-term capability and long-term redevelopment potential.



±130,000 SF subdividable building on ±10 acres, with the ability to redevelop or fully reposition the site



Up to 35 MW of scalable power potential with 2 MW already onsite



True build-to-suit site with full redevelopment flexibility



Ample, Efficient Parking & Access



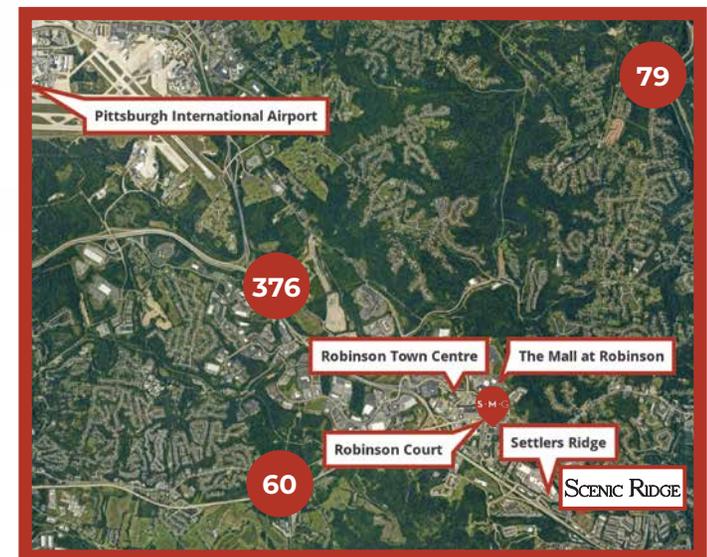
BUILD-TO-SUIT FOR LEASE OR SALE



The Intersection of Power and Connectivity

An infrastructure-rich property offering immediate functionality and full redevelopment potential

- Direct access to Route 22, Route 60, and I-376
- Flexible zoning supporting advanced manufacturing, R&D, tech, and office uses
- Amenity-surrounded, highly visible location with abundant parking and signage opportunity



SAMPSON·MORRIS GROUP



CLAYTON MORRIS
VICE PRESIDENT OF DEVELOPMENT AND LEASING

PA LICENSE RS336536
PA BROKERAGE RB065210

**Stop Compromising.
Build What You Want.**



Call Us Now!

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*Looking for something
different? View our Portfolio!*

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