

SAMPSON·MORRIS GROUP

# 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?

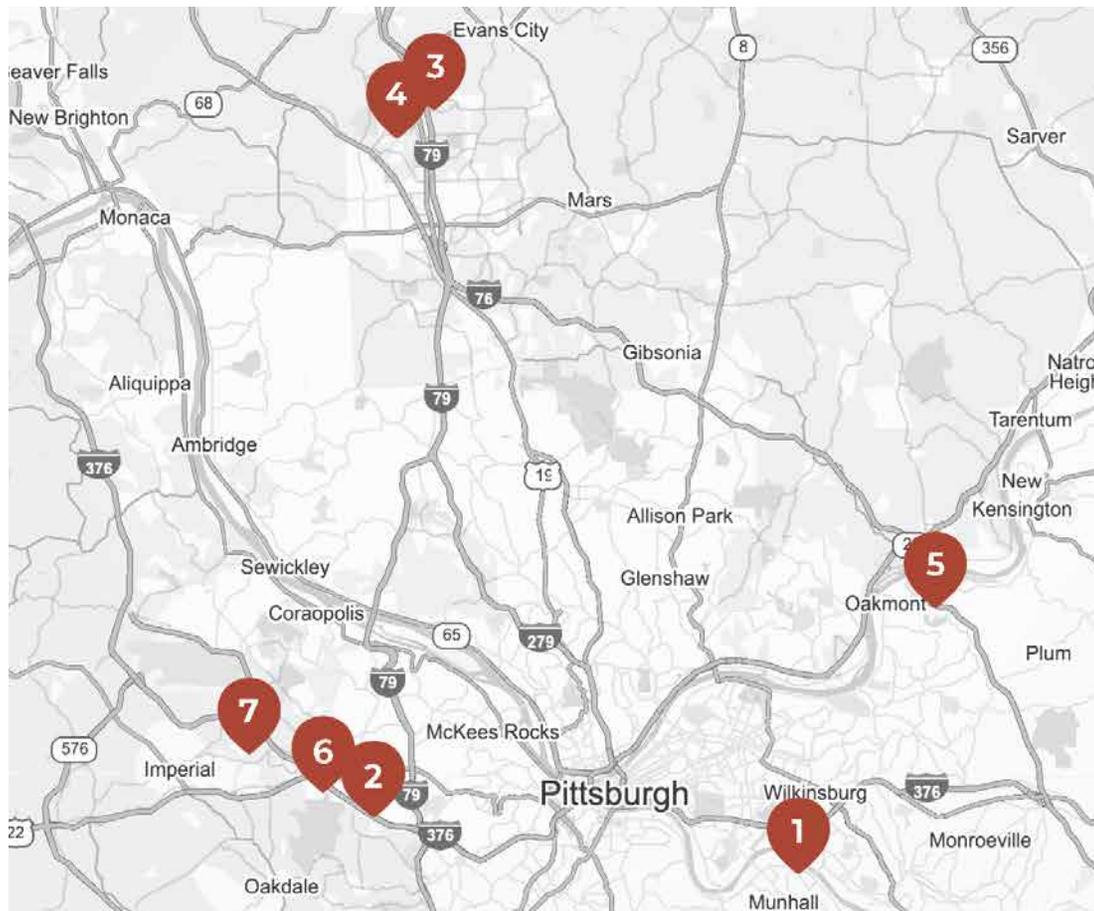
Sampson Morris Group delivers value through ground-up construction, adaptive reuse, turnkey tenant-specific buildouts, and effective property management. We provide affordable, attractive, and functional spaces, allowing our clients to focus on their business while we handle their space needs.

# 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.

# CENTURY BUSINESS PARK



100 CENTURY BLVD. | CRANBERRY TWP, PA 16066



**DELIVERY DATE:**  
±12-18 months from  
lease execution

**Building 2**  
31,300 SQUARE FEET  
SUBDIVIDABLE

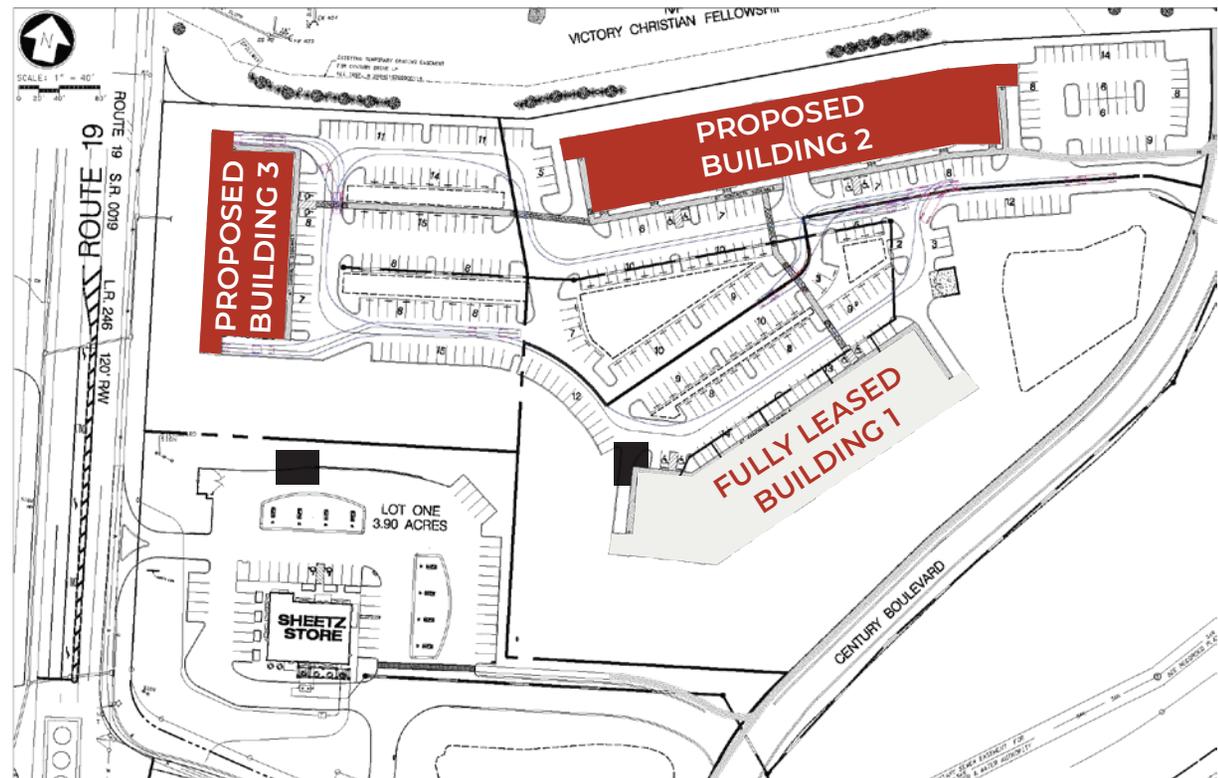
Located on a 2.4-acre lot. One-story  
building featuring multiple loading  
areas.

**Building 3**  
18,400 SQUARE FEET  
SUBDIVIDABLE

High-visibility retail opportunity on  
Route 19 featuring prime main signage,  
flexible subdividable space, strong  
customer access, ample parking  
potential, and two loading areas to  
support retail operations.

## Designed for Access. Built for Flex.

Century Business Park features an existing office flex building and is entitled to build two one-story, subdividable flex buildings with I-79 visibility, immediate Route 19 access, 5/1,000 SF parking, exterior signage, expansion potential, and proximity to Cranberry Township amenities.



# BUILD-TO-SUIT FOR LEASE



## Right Where Cranberry Comes to Shop, Work & Live!

Located in one of Cranberry Township's busiest corridors, with easy access from I-79 and thousands of daily customers nearby.

## Visibility. Access. Flexibility.

*A premier development opportunity offering scale, flexibility, and zoning versatility in Cranberry Township.*

- 5.6 acres of flat, developable land
- Flexible PIC zoning for industrial & commercial uses
- Located in Cranberry Township's established business corridor



# 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!**

**412-374-1060**

**[cmorris@sampsonmorrisgroup.com](mailto:cmorris@sampsonmorrisgroup.com)**

**2500 Eldo Road, Monroeville PA, 15146**



*Looking for something  
different? View our Portfolio!*

*All information is subject to errors,  
omissions, prior lease, change of  
price/rental terms, or withdrawal  
without notice.*