

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?

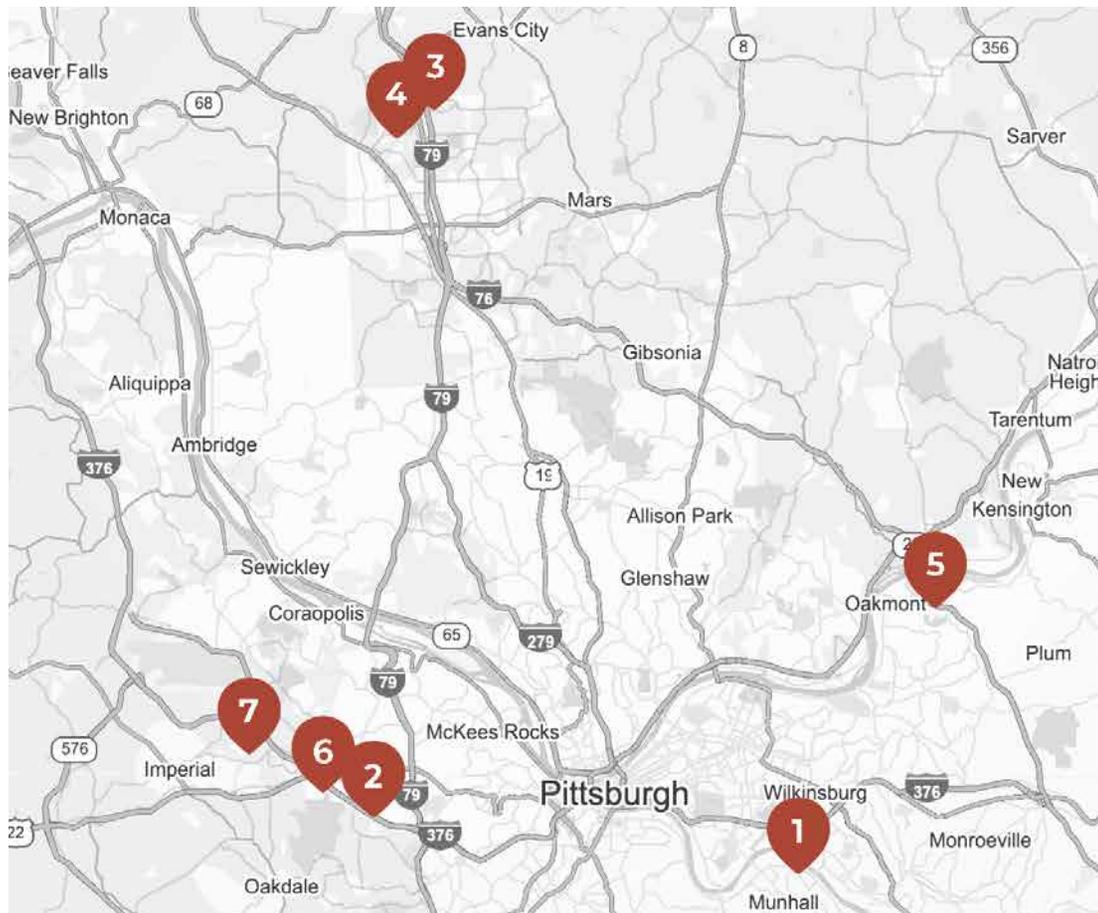
Sampson Morris Group delivers value through ground-up construction, adaptive reuse, turnkey tenant-specific buildouts, and effective property management. We provide affordable, attractive, and functional spaces, allowing our clients to focus on their business while we handle their space needs.

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.

EHRMAN SQUARE



21101 ROUTE 19 | CRANBERRY TWP, PA 16066

Designed for You. Delivered by Us.

Ehrman Square features a thoughtfully designed site layout offering multi-use flex buildings, ideal for a variety of commercial, retail, office, and industrial needs with the ability to add additional buildings.

Located at a signalized intersection on Route 19 and only 22 miles from Downtown Pittsburgh, it's perfect for businesses seeking prime exposure and convenience.



Customizable Flex
Buildings from
10,000 SF - 30,850 SF



Over 1+ MW of power



Flat, flexible site
supporting smart
development planning

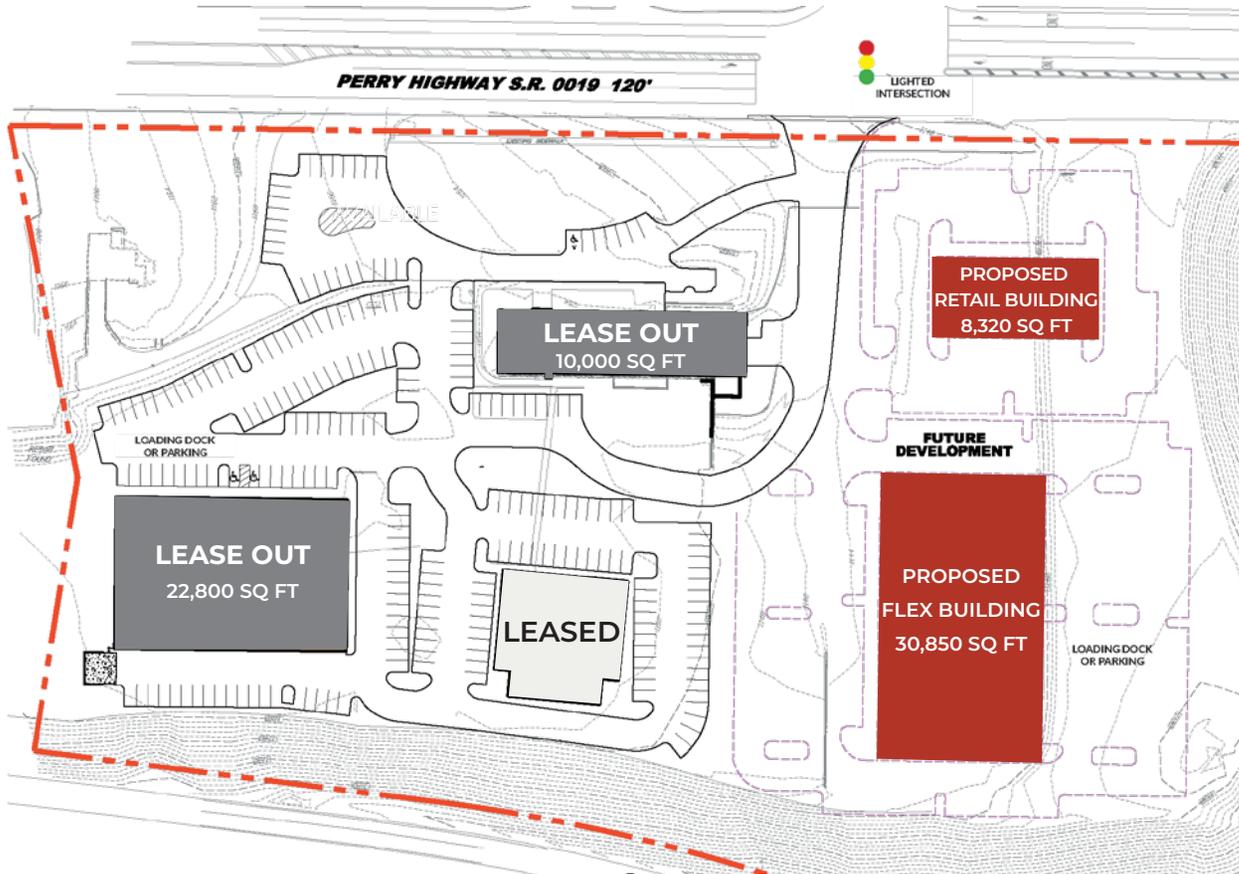


Ample, Efficient
Parking & Access



BUILD-TO-SUIT FOR LEASE

Position your brand along Route 19
– with exceptional visibility that captures commuter, shopper, and neighborhood traffic alike.



Your vision. Our Space. Built to suit.

Proposed buildings thoughtfully sized and positioned to accommodate a range of users, with efficient layouts that support future growth and adaptability.

- Build-to-suit flex buildings designed around your business
- Scalable building program supporting a range of uses
- Efficient parking and site circulation for daily operations
- Highly connected Cranberry Township location in a proven business corridor

**PRIME LOCATION,
UNBEATABLE
CONVENIENCE.**

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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price/rental terms, or withdrawal
without notice.*