

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?

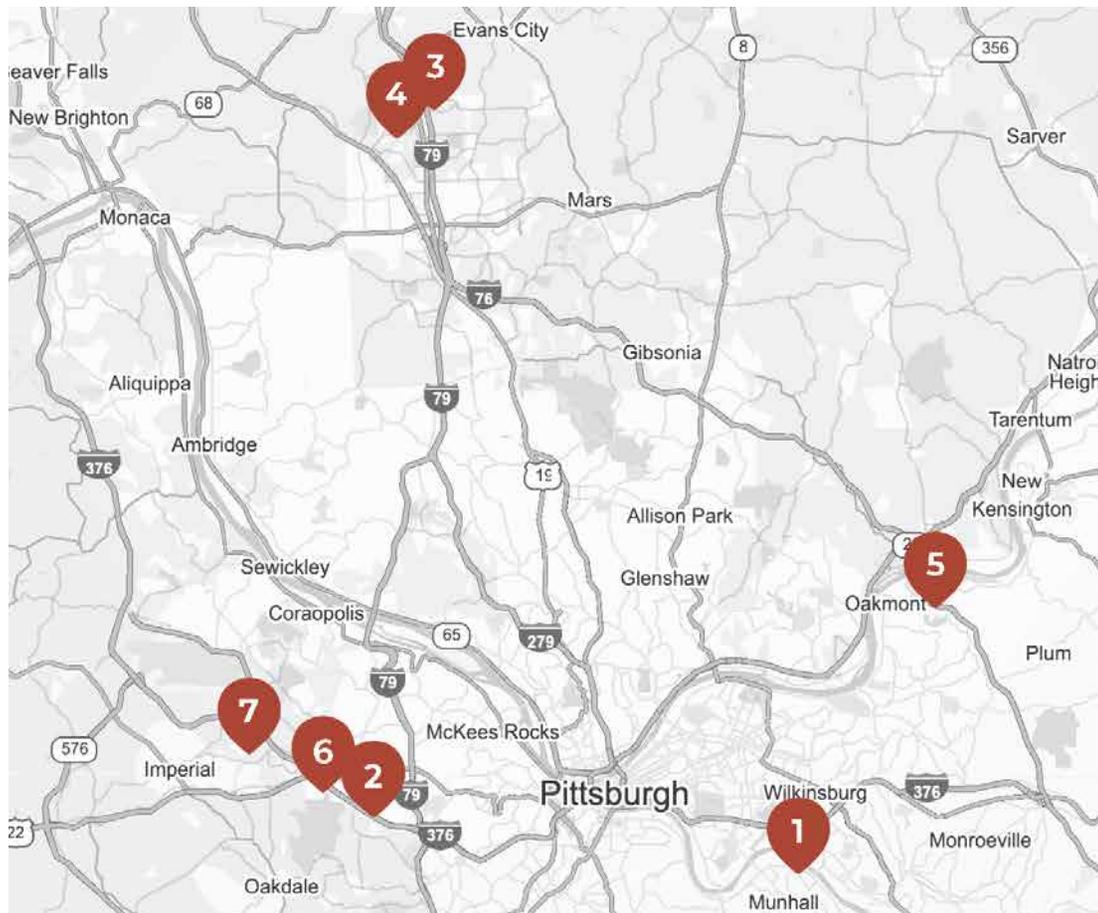
Sampson Morris Group delivers value through ground-up construction, adaptive reuse, turnkey tenant-specific buildouts, and effective property management. We provide affordable, attractive, and functional spaces, allowing our clients to focus on their business while we handle their space needs.

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.



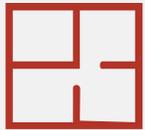
- 1 The Platemill
- 2 Scenic Ridge
- 3 Century Business Park
- 4 Ehrman Square
- 5 Hulton Road Business Park
- 6 Campbells Run Road Campus
- 7 173 Industry Drive

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

SCENIC RIDGE



100 MCMORRIS ROAD | ROBINSON TWP, PA 15205



61,770 SF of scalable, customizable flex space for lease



Over 1+ MW of power



28'+ clear ceiling heights



Fully Entitled & Ready to Build



100+ dedicated parking spaces for effortless access

Shovel-Ready Flex Development Opportunity

Entitled flex development site with anticipated delivery approximately ± 12 months from lease execution.

The property is zoned C-4 Planned Office / Limited Industrial, allowing a range of office, light industrial, and service-oriented uses in a well-planned, business-friendly environment.



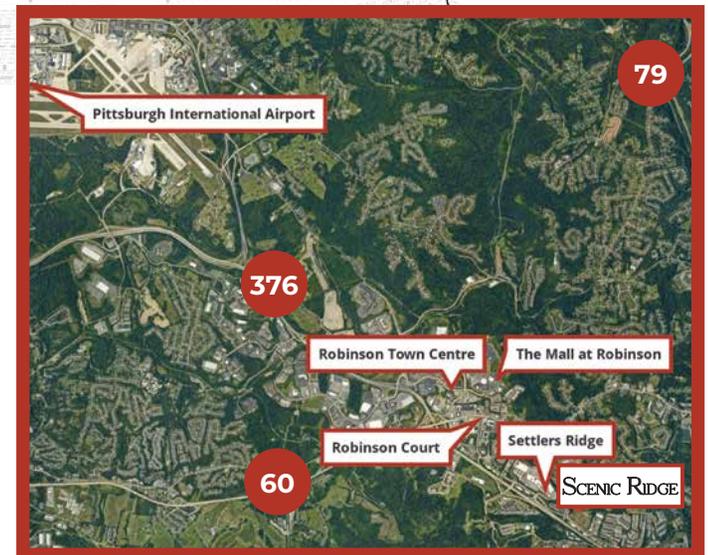
BUILD-TO-SUIT FOR LEASE



Build in the Heart of Robinson

A rare 9.3-acre development opportunity in one of Western Pennsylvania's most active commercial markets.

- Direct access to Routes 22 & 60, I-79 & I-376
- C-4 Planned Office / Limited Industrial zoning
- Ideal for commercial, flex, or light industrial development
- Flat, flexible, and fully entitled
- Shovel-ready site with approvals in place



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!*

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