

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?

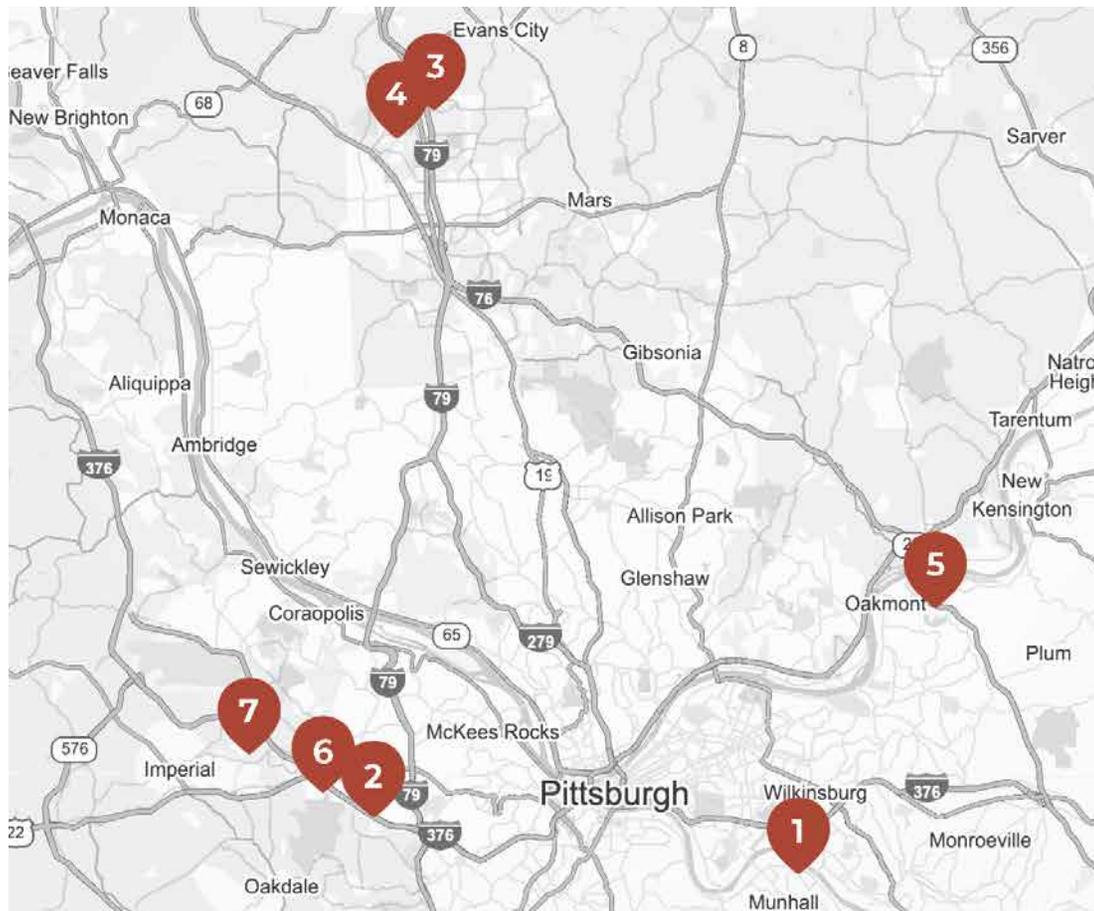
Sampson Morris Group delivers value through ground-up construction, adaptive reuse, turnkey tenant-specific buildouts, and effective property management. We provide affordable, attractive, and functional spaces, allowing our clients to focus on their business while we handle their space needs.

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.

THE PLATEMILL



881 E WATERFRONT DR. | HOMESTEAD, PA 15120



48,125 SF of scalable, customizable flex space for lease or sale



Over 1+ MW of power



24' + clear ceiling heights



Capability for 17+ drive-ins and docks designed for seamless logistics and flow



100+ dedicated parking spaces for effortless access

Opportunity Starts at The Platemill

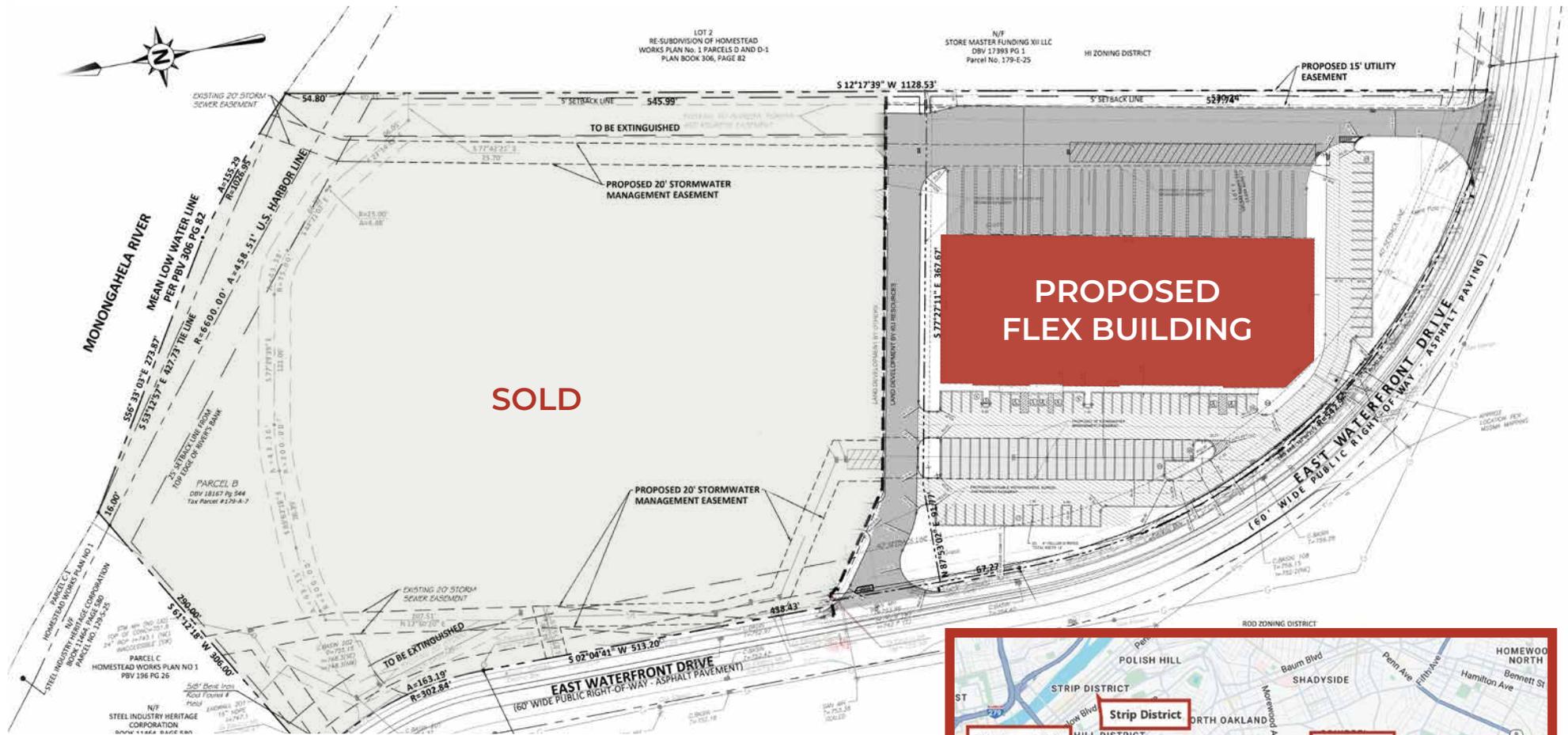
The Platemill is a pad ready site entitled to build 48,125 SF flex development next to The Waterfront in Munhall, PA. It offers adaptable space for office, industrial, and flex users, abundant free parking, and quick access to the CBD, Oakland, and Pittsburgh's East End.



BUILD-TO-SUIT FOR LEASE OR SALE



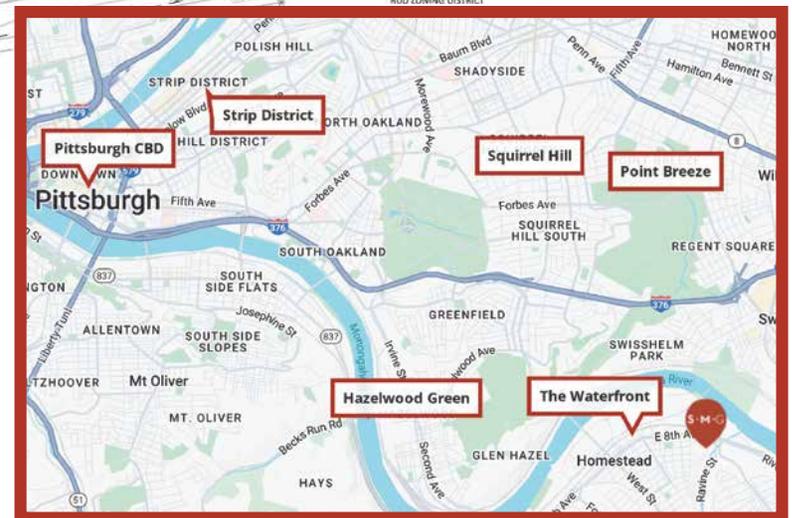
5-Year LERTA Tax Incentive Available
– Significant savings on increased property value



Industrial Land Built for What's Next

A development-ready industrial opportunity at
The Platemill, built for speed, scale, and flexibility

- Prime, retail-adjacent industrial location
- 4.3-acre flat site with Heavy Industrial zoning
- Broad use flexibility and efficient site planning
- Fully entitled with an accelerated delivery timeline



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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