

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?

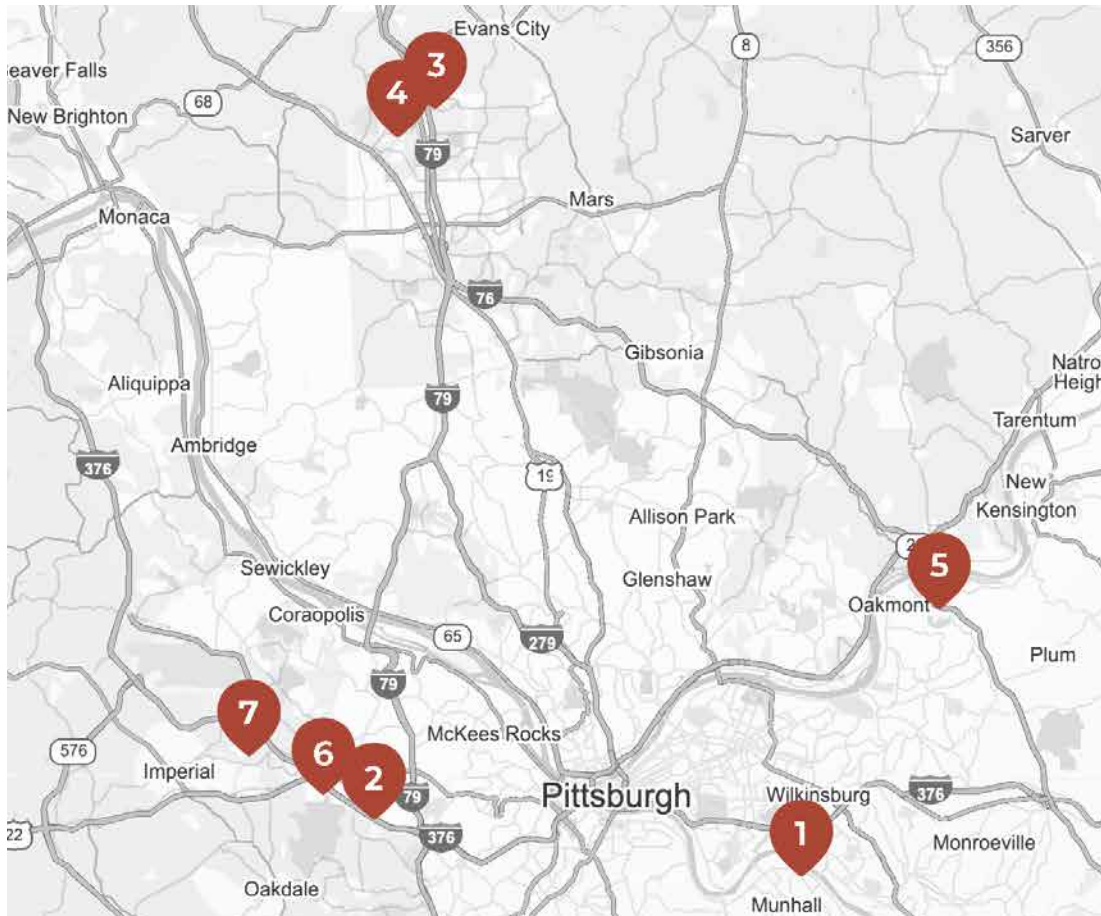
Sampson Morris Group delivers value through ground-up construction, adaptive reuse, turnkey tenant-specific buildouts, and effective property management. We provide affordable, attractive, and functional spaces, allowing our clients to focus on their business while we handle their space needs.

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

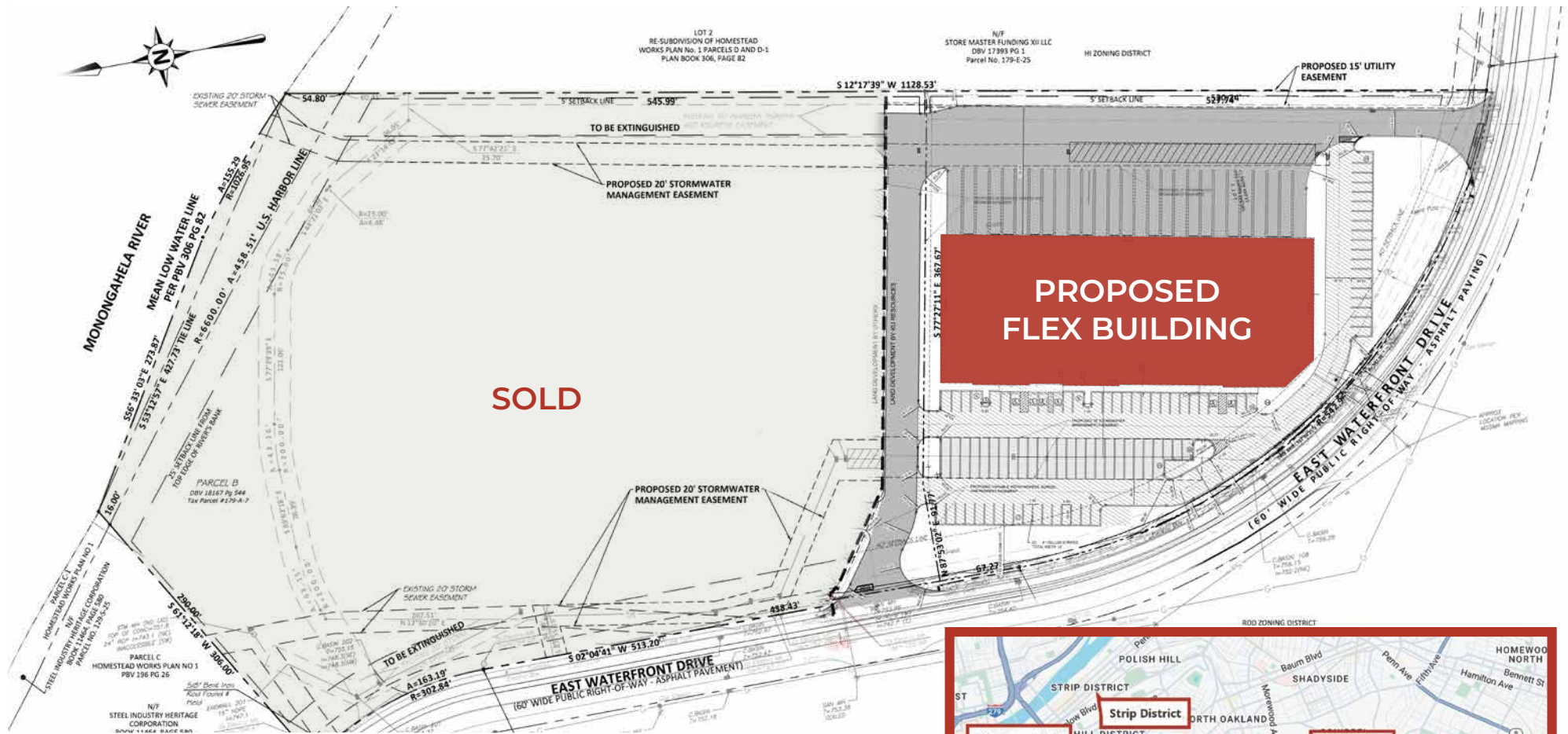
The Platemill is a pad ready site entitled to build 48,125 SF flex development next to The Waterfront in Munhall, PA. It offers adaptable space for office, industrial, and flex users, abundant free parking, and quick access to the CBD, Oakland, and Pittsburgh's East End.



BUILD-TO-SUIT FOR LEASE OR SALE



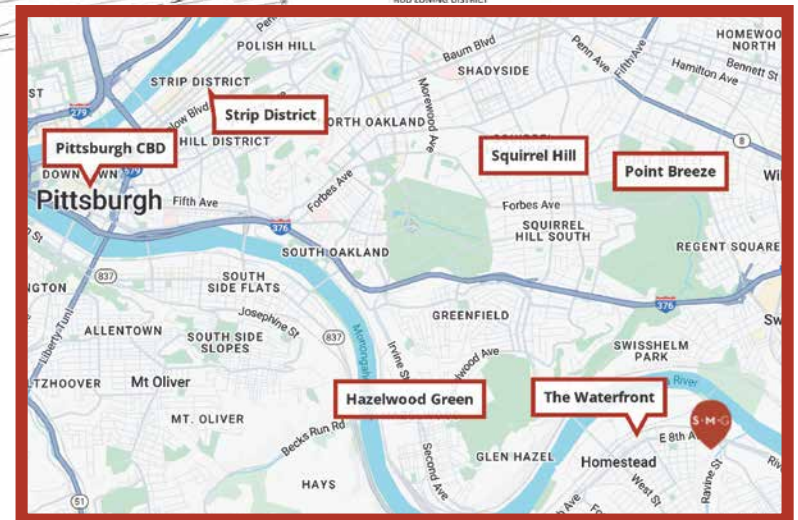
5-Year LERTA Tax Incentive Available
– Significant savings on increased property value



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



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.



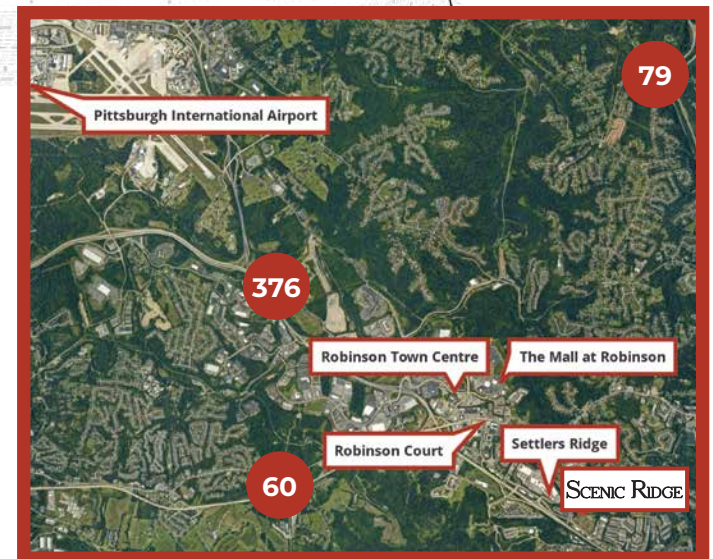
BUILD-TO-SUIT FOR LEASE



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



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

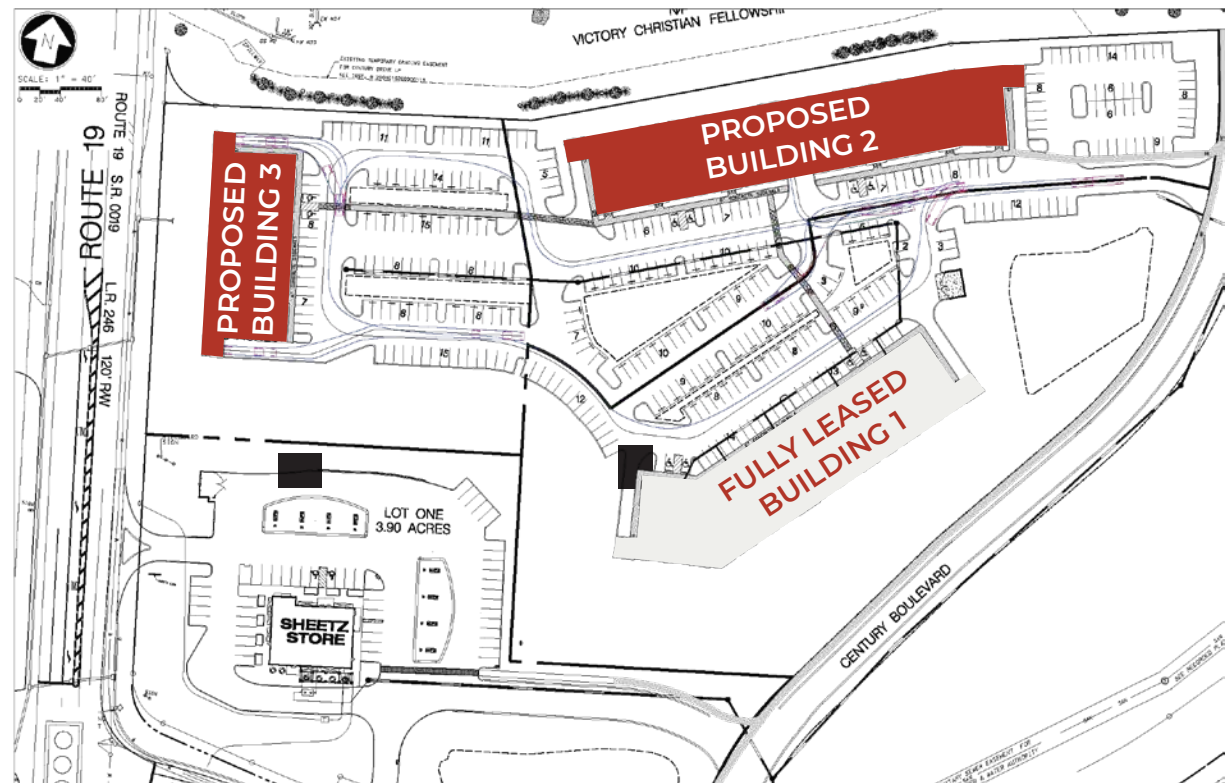
Located on a 2.4-acre lot. One-story
building featuring multiple loading
areas.

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



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

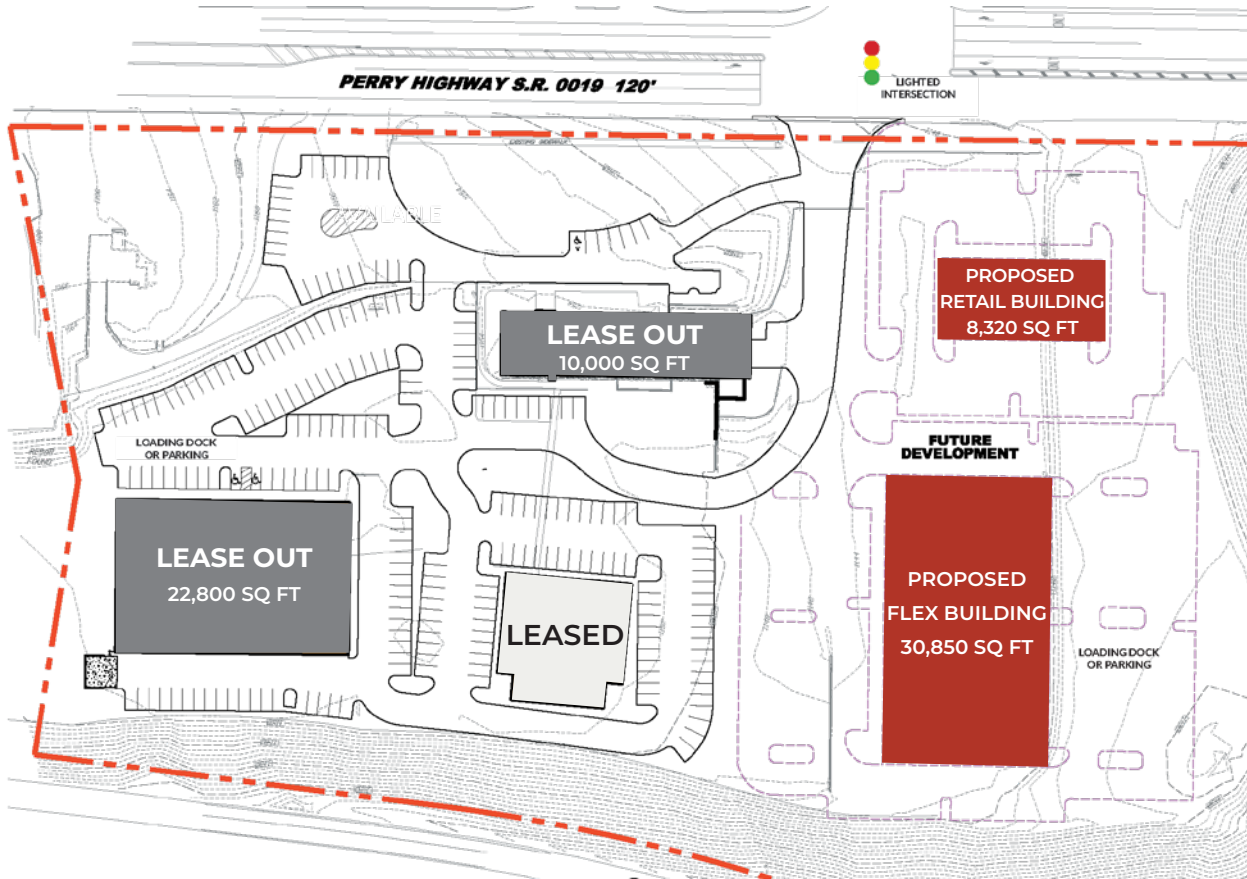


Ample, Efficient
Parking & Access



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.**

HULTON BUSINESS CENTER

 1967 EASTERN AVE | VERONA, PA 15147

Scale Today. Expand Tomorrow.

Hulton Business Center features a 253,000± SF industrial-flex building on 12.1± acres, with an additional 13± acres available for future expansion, offering built-in scalability within an established campus.

The property provides a flexible layout, multiple dock-high and drive-in doors, ample parking, and strong clear heights, supporting a wide range of industrial and manufacturing users.



253,000± SF facility with
13± acres reserved for
future growth



Up to 25 MW
of scalable power
potential available



Flat, flexible site
supporting multiple high
energy users



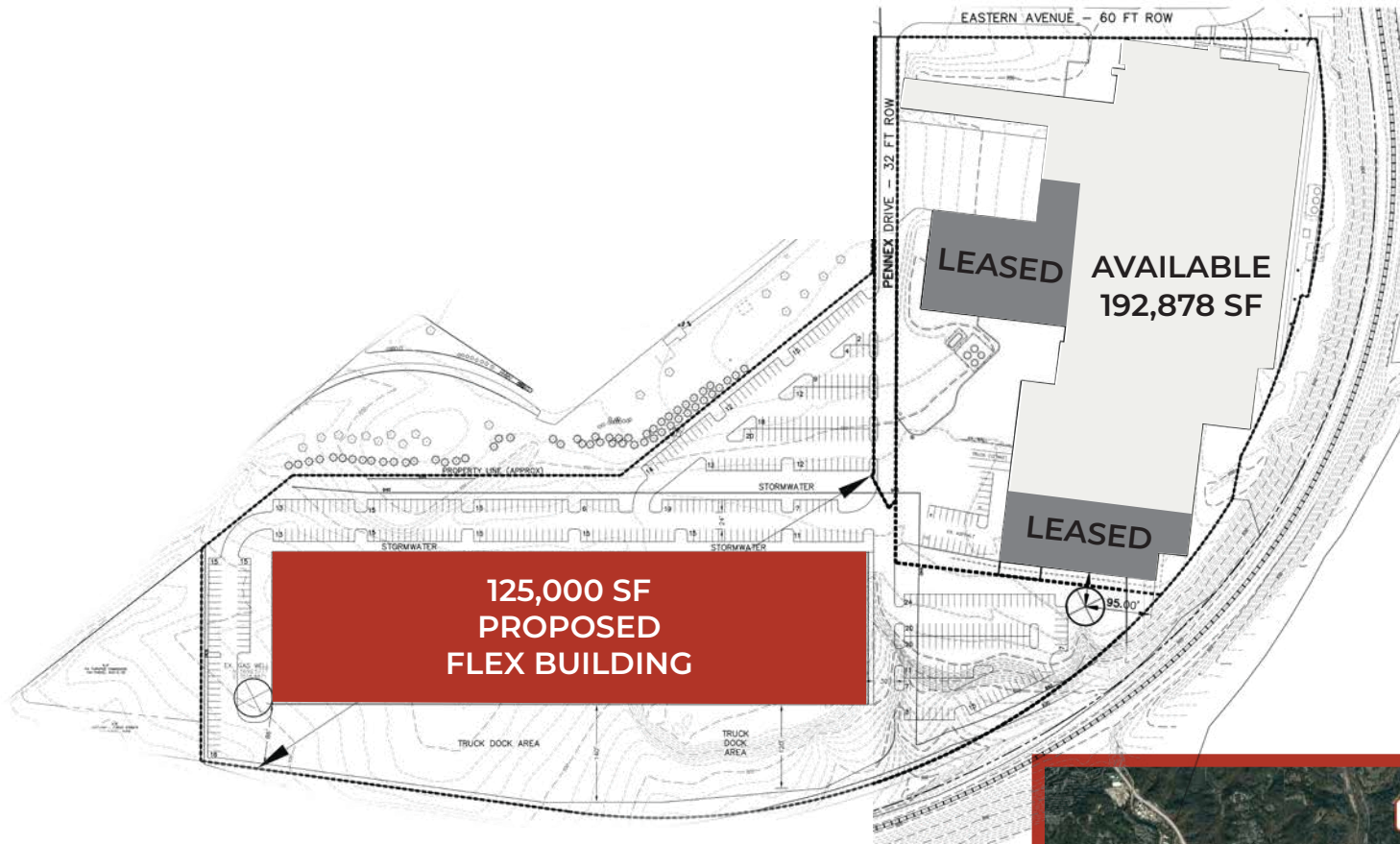
Ample, Efficient
Parking & Access



BUILD-TO-SUIT FOR LEASE OR SALE

Built to Flex

– This build-to-suit site offers up to 125,000 SF of customizable space tailored to your business



An Industrial Campus Built for Flexibility

A scalable industrial-flex opportunity offering flexible space, expansion land, and strategic regional access

- Minutes to the PA Turnpike and 25 minutes to Downtown Pittsburgh
- M1 (Manufacturing) zoning supporting a wide range of industrial and flex uses
- Established industrial campus with ample parking, truck access, and room to grow



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



173 INDUSTRY DRIVE

 173 INDUSTRY DRIVE | PITTSBURGH, PA 15275

A High-Bay Tech & Flex Opportunity in the Parkway West Corridor

Located in Robinson Township's Parkway West submarket, 173 Industry Drive offers exceptional highway access, proximity to Pittsburgh International Airport, and a strong surrounding amenity base. With flexible building design, expansion capability, and substantial parking, the site is ideal for tech, robotics, advanced manufacturing, and flex users.



71,500± SF on 6.8 acres with expansion capability



Robust power — 2,000 amps, 3-phase with 350 KW backup and 1 MW growth potential



True build-to-suit site with full redevelopment flexibility

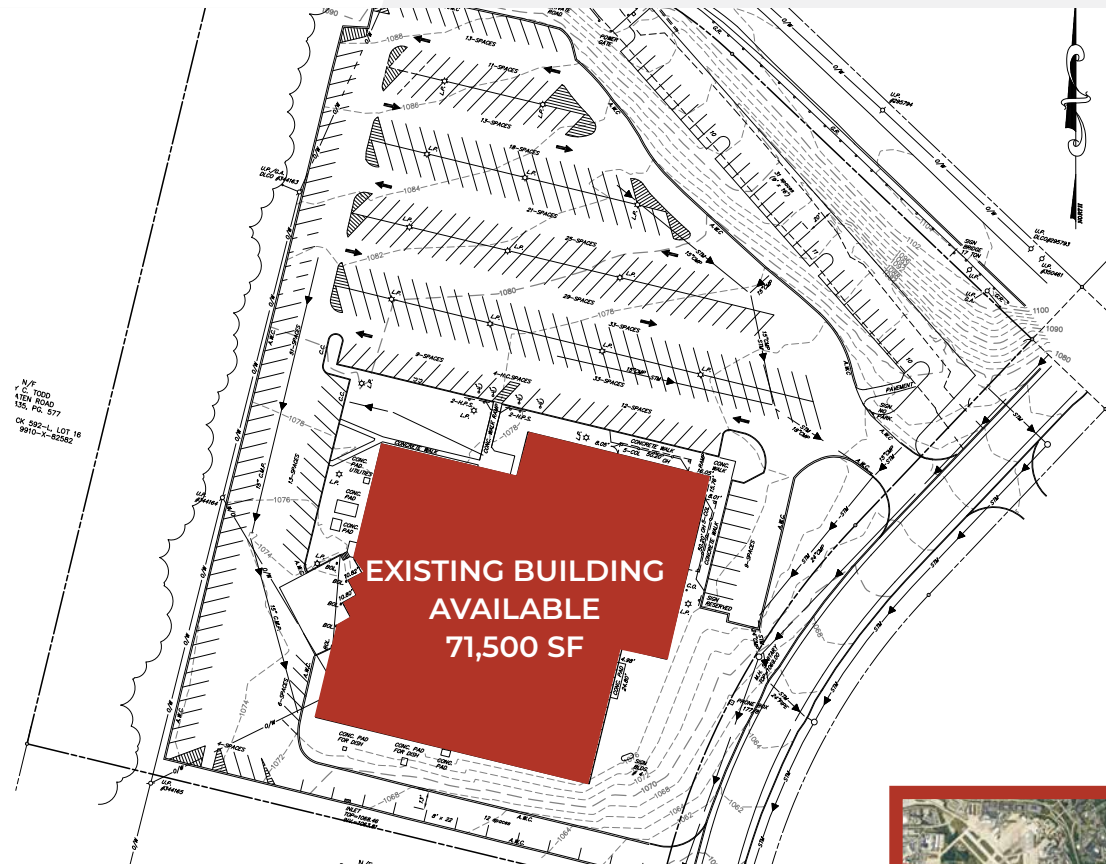


Ample, Efficient Parking & Access

Proposed Expansion



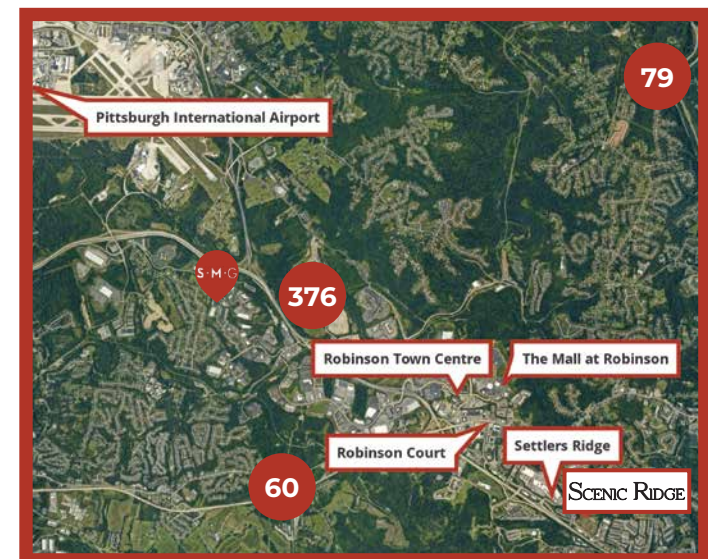
BUILD-TO-SUIT FOR LEASE OR SALE



A Connected Industrial Site with Room to Grow

Flexible industrial space with expansion potential in one of Pittsburgh's most connected business hubs

- Immediate access to I-376, I-79, Route 30 & 60
- Flexible BPK zoning for tech and industrial uses
- Parkway West location near airport and retail
- Expandable site with room to grow



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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