

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?

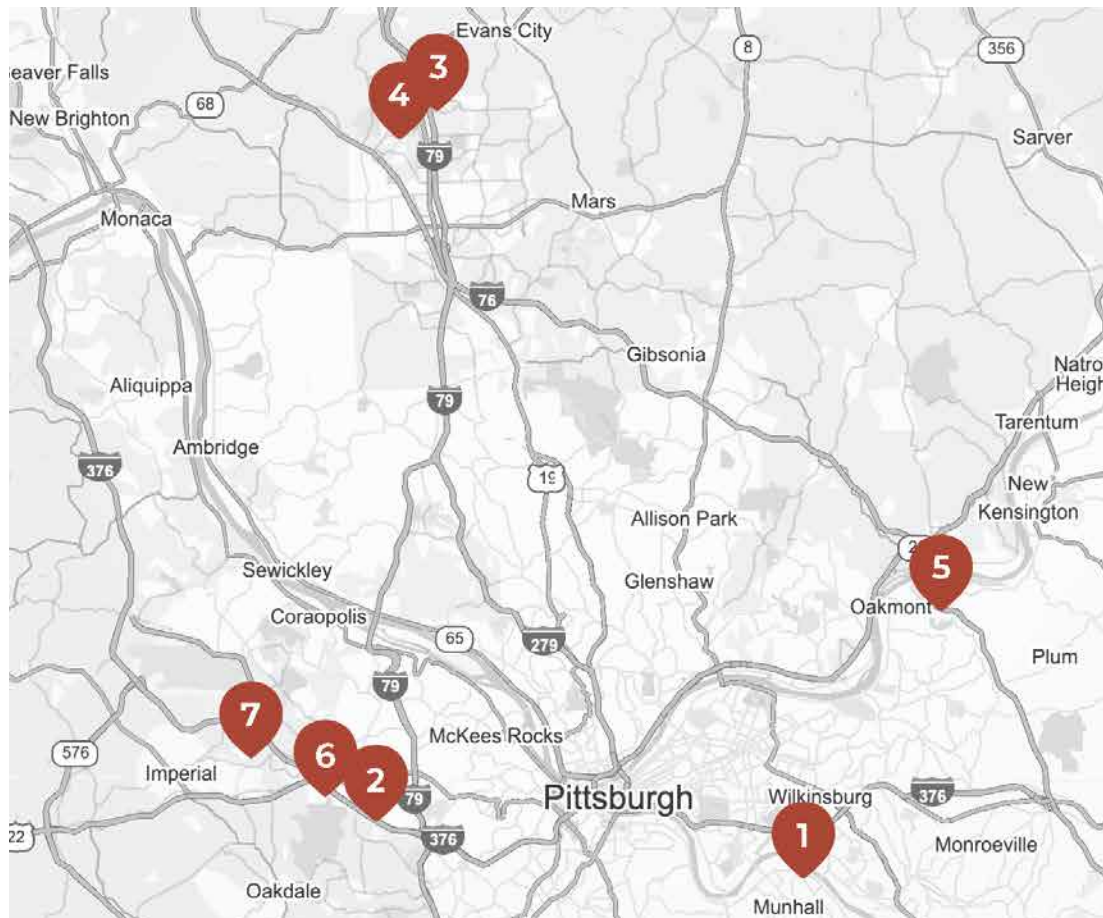
Sampson Morris Group delivers value through ground-up construction, adaptive reuse, turnkey tenant-specific buildouts, and effective property management. We provide affordable, attractive, and functional spaces, allowing our clients to focus on their business while we handle their space needs.

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.

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



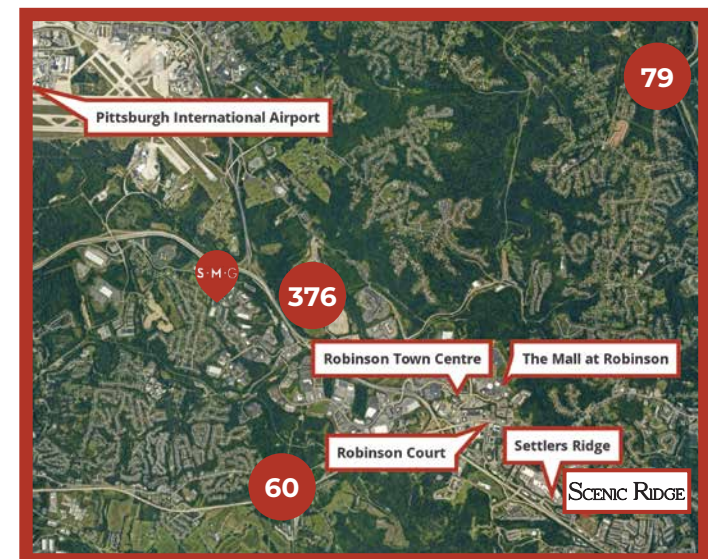
BUILD-TO-SUIT FOR LEASE OR SALE



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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