



# New Kensington

## ADVANCED MANUFACTURING PARK

Industrial Blvd, New Kensington, PA 15068 | Westmoreland County

BUILDINGS

# 225-227

PA Federal  
Opportunity Zone 



**141,697 SF CRANE-SERVED INDUSTRIAL SPACE WITH DIRECT RAIL SERVICE / AVAILABLE FOR LEASE**

FOR MORE INFORMATION, PLEASE CONTACT:

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**CBRE**



# New Kensington

ADVANCED MANUFACTURING PARK

BUILDINGS

# 225-227

RAIL & CRANE-SERVED  
QUALITY INDUSTRIAL SPACE

## BUILDING SPECS - 141,697 SF TOTAL

<b>BUILDING 225</b> <i>Crane-Served with Direct Rail</i>	<p>92,560 SF Total</p> <ul style="list-style-type: none"> <li>• 86,508 SF first floor industrial space</li> <li>• 3,881 SF first floor office space</li> <li>• 2,171 SF second floor office space</li> <li>• 30' &amp; 46' clear heights</li> <li>• Three (3) drive-in doors (16' x 16', 16' x 22', 22' x 16')</li> <li>• One (1) dock high door (12' x 13')</li> <li>• T5 Lighting</li> <li>• One (1) 65-ton crane and two (2) 10-ton cranes</li> <li>• Paint booth with exterior vents in-place</li> <li>• Direct rail service to the premises</li> </ul>
<b>BUILDING 226</b>	<p>35,665 SF Total</p> <ul style="list-style-type: none"> <li>• 33,227 SF first floor industrial space</li> <li>• 2,438 SF first floor office space</li> <li>• 16' clear height</li> <li>• Two (2) drive-in doors (14' x 16', 8' x 10')</li> <li>• Two (2) dock high doors (8' x 10') with interior dock well</li> </ul>
<b>BUILDING 227</b> <i>Crane-Served</i>	<p>13,472 SF Total</p> <ul style="list-style-type: none"> <li>• 11,610 SF first floor industrial space</li> <li>• 1,862 SF first floor office space</li> <li>• 17' &amp; 30' clear heights</li> <li>• One (1) 8' x 10' drive-in door</li> <li>• One (1) 7.5-ton overhead crane</li> </ul>
<b>BLDGS 225-227</b>	<ul style="list-style-type: none"> <li>• Gas-fired radiant heat</li> <li>• Heavy 3-phase power</li> </ul>

## PARK OVERVIEW

- **RAIL SERVICE** Allegheny Valley Railroad
- **ZONING** Industrial
- **USES** Industrial, Manufacturing, Warehousing, R&D
- **COUNTY** Westmoreland
- **INCENTIVES** The park is a designated Opportunity Zone
- **LOCATION** 2.5 miles to Route 28, 5 miles to I-76/PA Turnpike



Buildings 225 and 227 offer excellent crane-served industrial space with direct rail service. The contiguous space of Buildings 225-227 is 141,697. The buildings can be leased as one contiguous space or can be subdivided and are available for lease immediately.

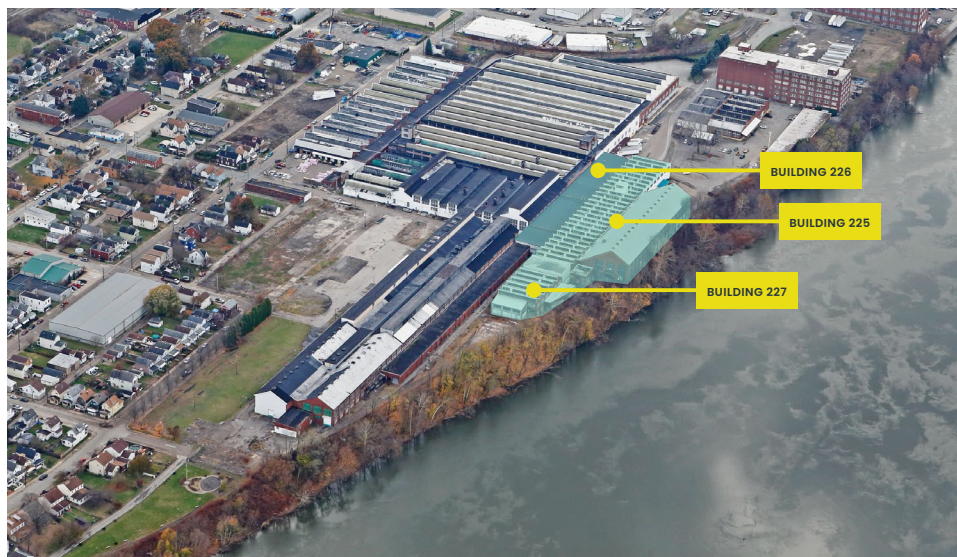
*New Kensington Advanced Manufacturing Park, formally Schreiber Industrial Park, was purchased by the Redevelopment Authority of the City of New Kensington in 2018. The park was originally the site of Alcoa's New Kensington Works Aluminum Plant in the early 1900s. The new owner is currently working to leverage the city's long history of innovation to become a new center of manufacturing and advanced technology.*



# New Kensington

ADVANCED MANUFACTURING PARK

PHOTOS  
225, 226, 227





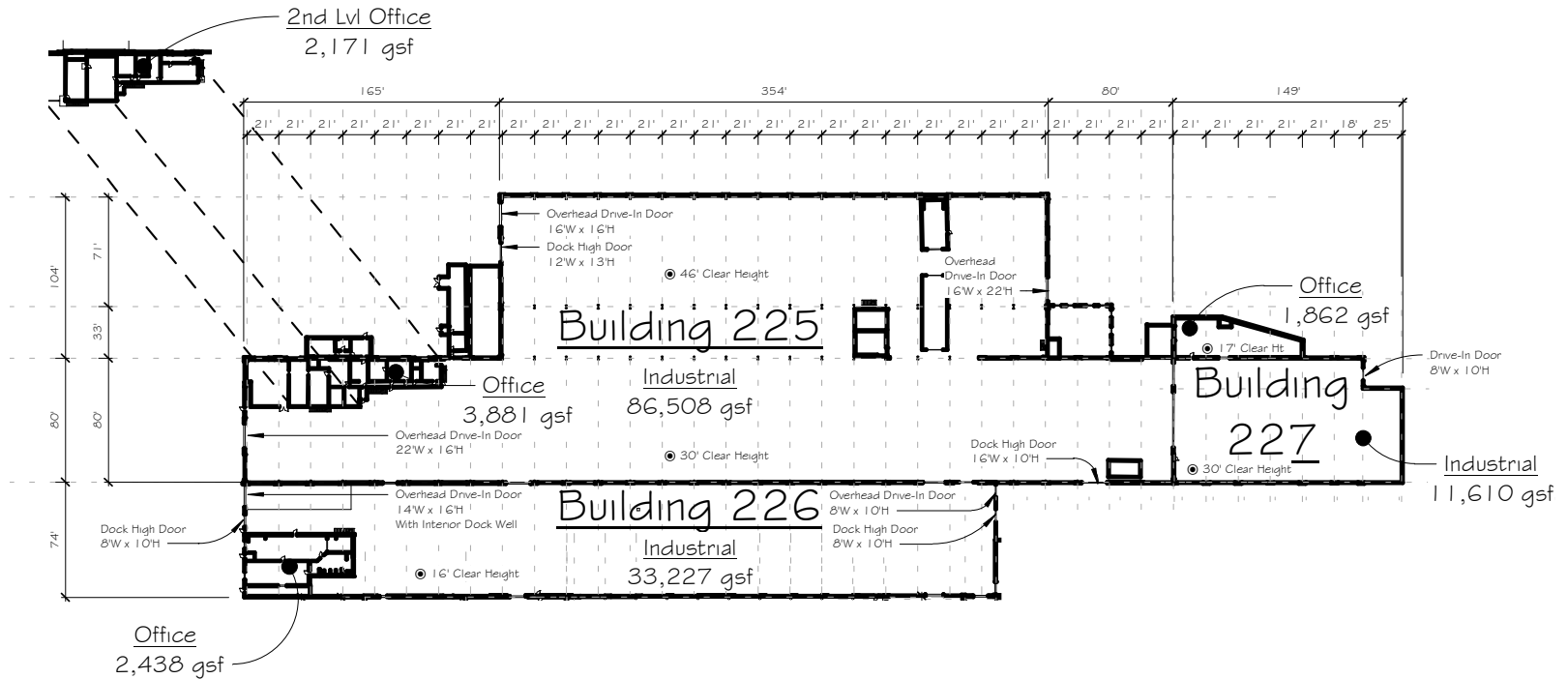
# New Kensington

ADVANCED MANUFACTURING PARK

BUILDINGS

# 225-227

FLOOR PLANS  
225, 226, 227





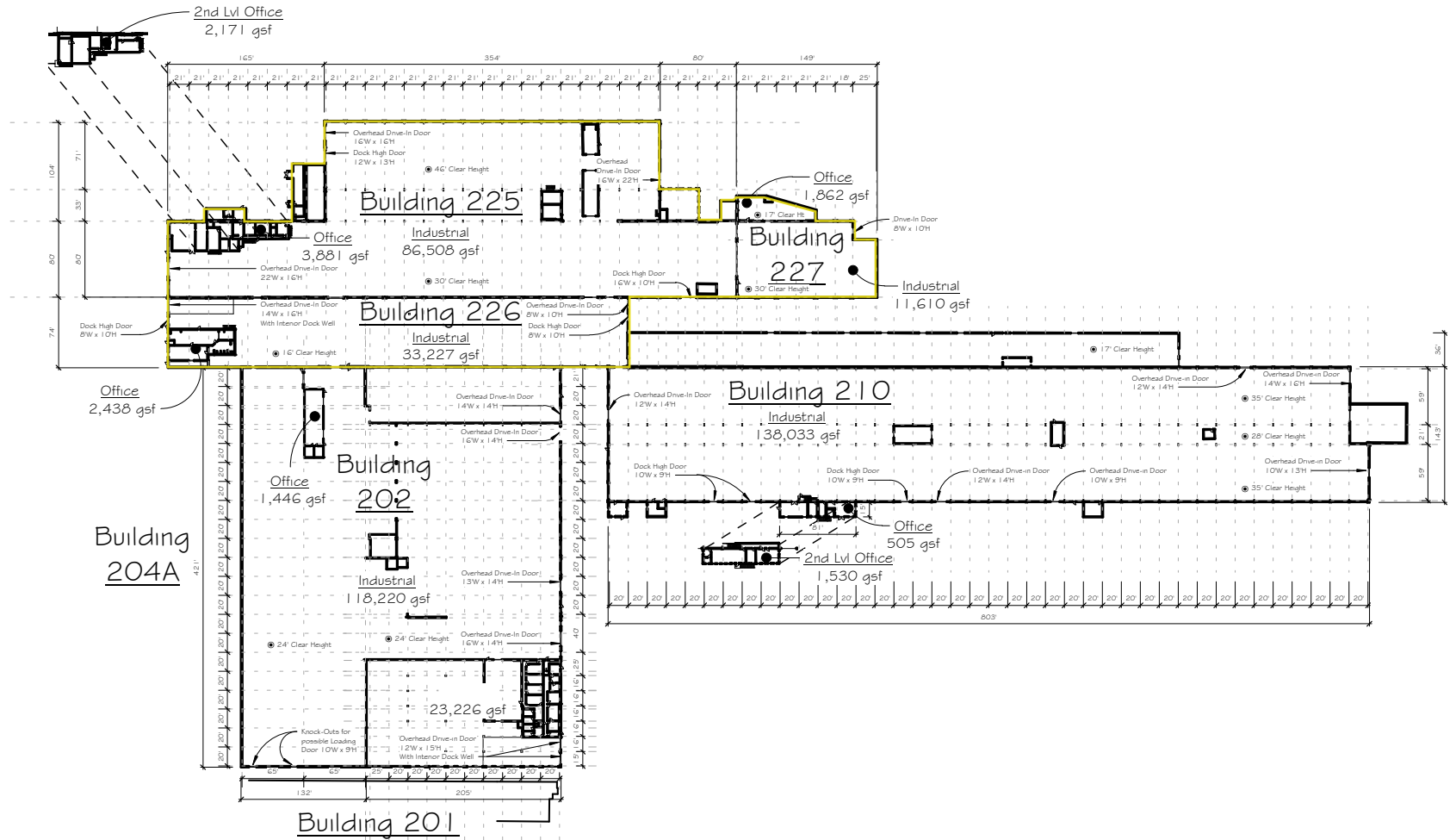
# New Kensington

ADVANCED MANUFACTURING PARK

BUILDINGS

# 225-227

BUILDING PLANS  
202, 210, 225, 226, 227





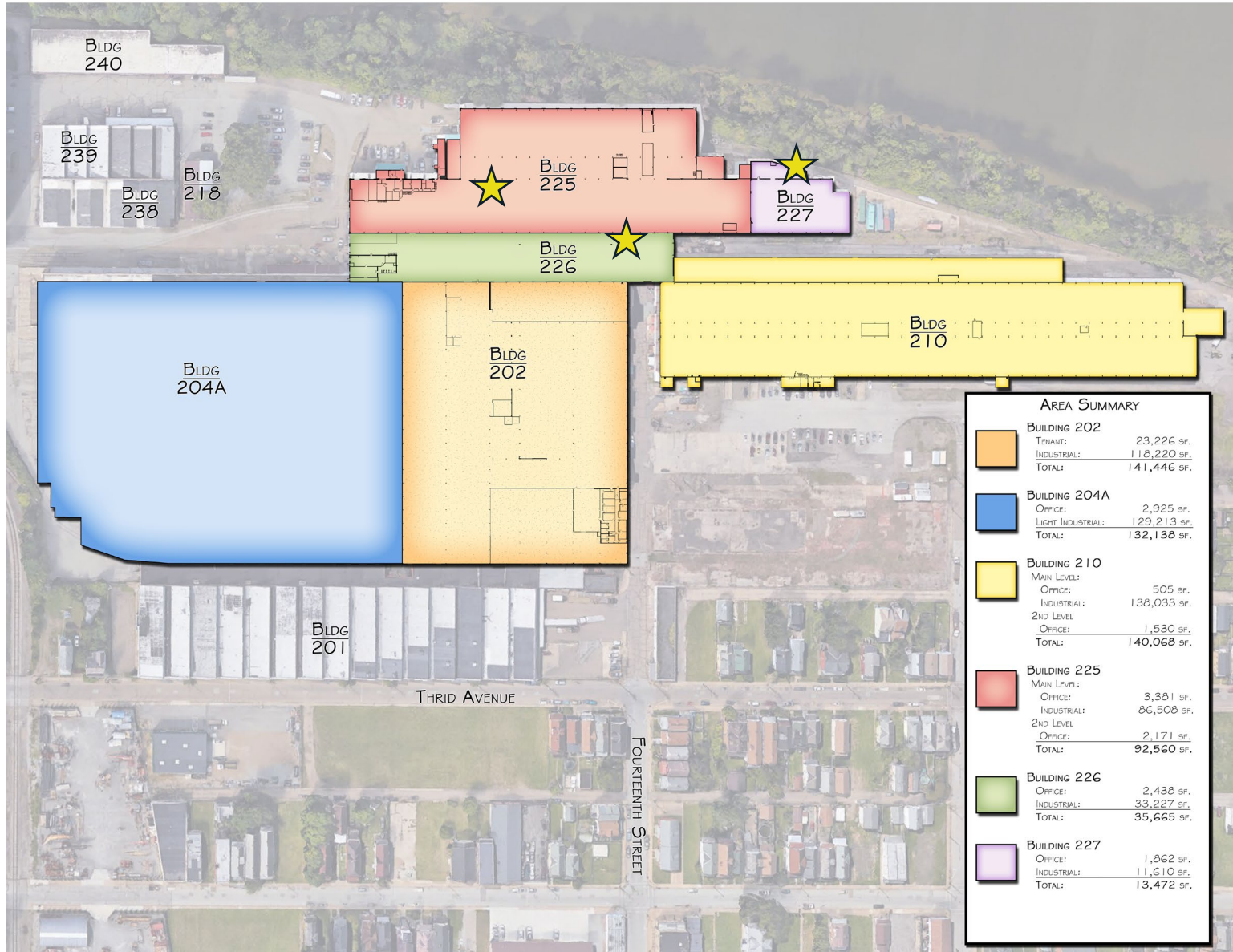
# New Kensington

ADVANCED MANUFACTURING PARK

BUILDINGS

# 225-227

SITE PLANS  
202, 210, 225, 226, 227





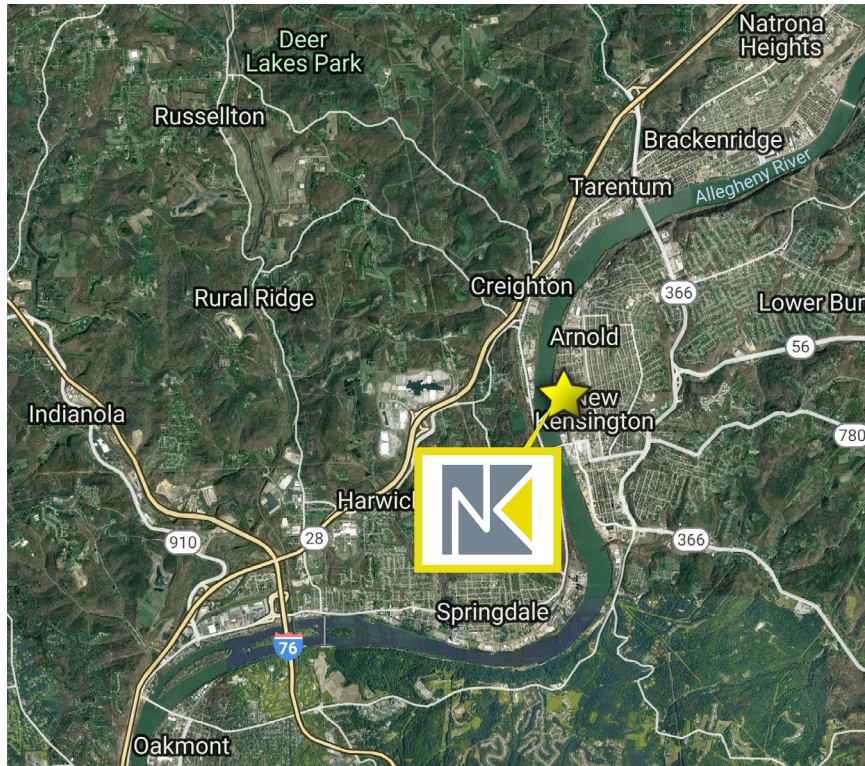
# New Kensington

ADVANCED MANUFACTURING PARK

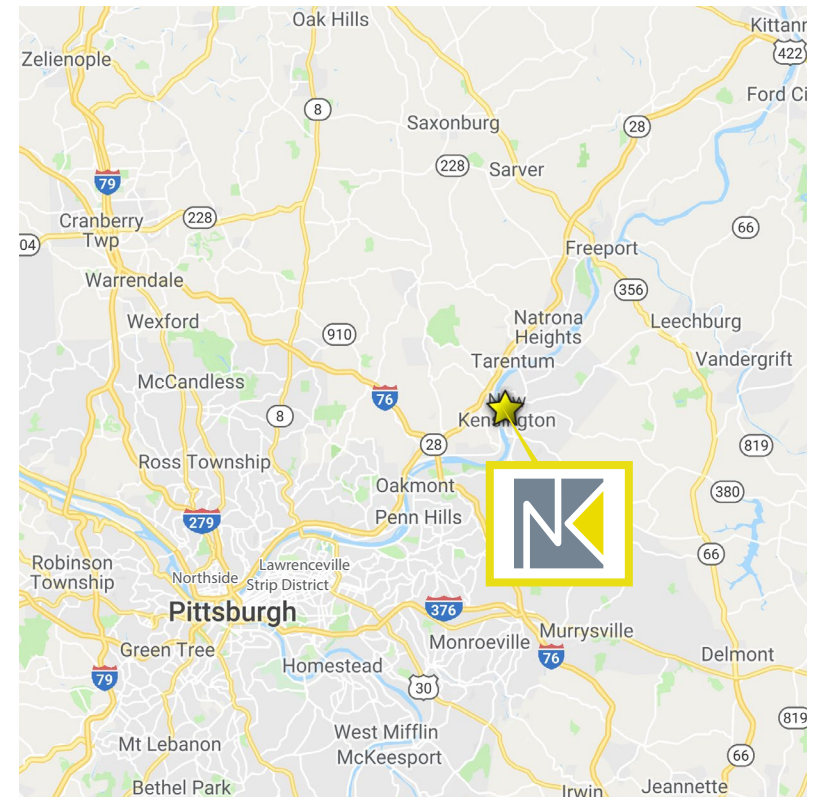
BUILDINGS

# 225-227

LOCATION  
HIGHWAY ACCESS



- LOCATION HIGHLIGHTS**
- 2.5 miles to Route 28
  - 4 miles to Galleria at Pittsburgh Mills
  - 5 miles to Penn State New Kensington
  - 5.3 miles to I-76 (PA Turnpike)
  - 16 miles to Lawrenceville
  - 18 miles to the Strip District
  - 20 miles to Downtown Pittsburgh
  - 25 miles to Cranberry Township
  - Excellent access to the City of Pittsburgh and surrounding north and east neighborhoods





# New Kensington

ADVANCED MANUFACTURING PARK

BUILDINGS

# 225-227

PARK OVERVIEW  
MAP



● AVAILABLE FOR LEASE  
○ LEASED  
— RAIL

**AVAILABLE FOR LEASE**

- Building 44	53,946 SF	Industrial Shop Space
- Building 202	118,220 SF	Crane-Served
- Buildings 238/239	15,788 SF	Light Industrial

- Building 225	92,560 SF	Crane-Served with Direct Rail Service
- Building 226	35,665 SF	Light Industrial
- Building 227	13,472 SF	Crane-Served

\* Buildings 225-227 offer 141,697 SF of contiguous space  
 Buildings 202, 225-227 offer 259,917 SF of contiguous space



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**Designated Federal  
Opportunity Zone**

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