

# **TIER 2 DATA CENTER**

4920 CAMPBELLS RUN ROAD, PITTSBURGH, PA 15205 PITTSBURGH MSA

# **OFFERING BROCHURE**







# INVESTMENT HIGHLIGHTS

#### **OFFERING:**

TIER 2 DATA CENTER

## 134,744 SF GBA

LOCATED ON 7.65 ACRES

# 96,914 SF

DATA CENTER FLOOR AREA

#### 23 KV

**BUILDING & MECHANICAL POWER** 

#### 6.260 MW

WITH N+1 REDUNDANCY GENERATOR CAPACITY

### **OFFERING MEMORANDUM**





#### 4920 CAMPBELLS RUN ROAD // TIER 2 DATA CENTER OFFERING

BUILDING DETAILS	
Property Address	4920 Campbells Run Road,
Gross Building Area	134,744 SF Total
Building Details	Building 1: Single-story (built 1983) Building 2: Single-story (built 1990)
Lot Size	7.64 acres
Frontage	900' on Campbells Run Road
Zoning	C-4, Planned Office/Limited Industrial district
Parking	112 spaces

Natural Gas: People's Natural Gas Electric: Duquesne Light

Water: Municipal Authority of the

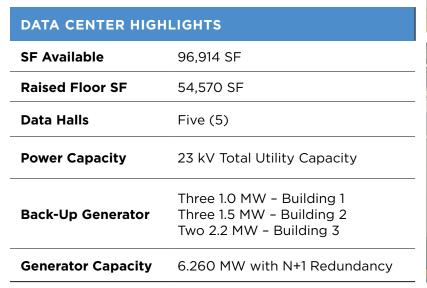
Township of Robinson

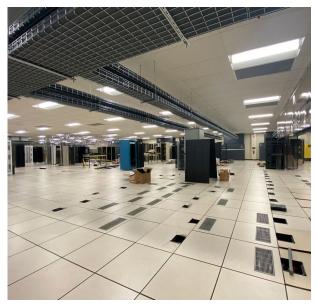
Sewer: Municipal Authority of the

Township of Robinson Telecommunications:

**Utilities** 

Multiple fiber carriers including: AT&T, Verizon, CenturyLink, Level3, and Comcast. There are four feeds from AT&T and the others are presumed to single feeds.









#### **OFFERING MEMORANDUM**



#### 4920 CAMPBELLS RUN ROAD // TIER 2 DATA CENTER OFFERING







# FOR THE FULL OFFERING MEMORANDUM, PLEASE CONTACT:

MICHAEL CONNOR, SIOR mconnor@hannacre.com

412 261 2200

**AJ PANTONI** 

ajpantoni@hannacre.com

# North American Data Centers JIM KERRIGAN, SIOR

jim.kerrigan@nadatacenters.com North American Data Centers (312)420-8687



HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024 PITTSBURGH, PA 15222 HANNACRE.COM

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