



**North American Data Centers**



# TIER 2 DATA CENTER

4920 CAMPBELLS RUN ROAD, PITTSBURGH, PA 15205  
PITTSBURGH MSA

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**OFFERING BROCHURE**



4920 CAMPBELLS RUN ROAD // TIER 2 DATA CENTER OFFERING



# 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**



PITTSBURGH MSA // 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

**Utilities**

**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:** 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.



**DATA CENTER HIGHLIGHTS**

**SF Available** 96,914 SF

**Raised Floor SF** 54,570 SF

**Data Halls** Five (5)

**Power Capacity** 23 kV Total Utility Capacity

**Back-Up Generator** Three 1.0 MW - Building 1  
Three 1.5 MW - Building 2  
Two 2.2 MW - Building 3

**Generator Capacity** 6.260 MW with N+1 Redundancy



**OFFERING MEMORANDUM**



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**FOR THE FULL OFFERING MEMORANDUM,  
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