



FRANKLIN CROSSROADS PARK

1500 W CHESTNUT STREET | WASHINGTON, PA 15301 | NORTH FRANKLIN TOWNSHIP

UP TO 350,000 SF OF REPOSITIONED INDUSTRIAL SPACE AVAILABLE



INDUSTRIAL SUITES
RANGING FROM
30,000 SF - 100,000 SF



EXCELLENT
HIGHWAY ACCESS
TO I-70 AND I-79



SIGNIFICANT
BASE BUILDING
IMPROVEMENTS

OWNED & MANAGED BY:



FOR LEASING INFORMATION:



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PROJECT OVERVIEW

Industrial Realty Group, LLC (IRG), one of the country's largest owners of commercial and industrial properties, and PREP Funds, a dedicated real estate fund management and advisory firm, in partnership have acquired Franklin Crossroads Park in North Franklin Township (Washington, PA). The 533,000 square foot property sits on 40 acres and was formerly known as the Washington Crown Center.

The ownership team will be redeveloping the property through a conversion of the former mall and department store space to create a multi-tenant campus. The development will expand the property's retail and commercial use to offer light industrial, warehousing, advanced manufacturing, research and development and flex spaces tailored to meet the evolving needs of today's businesses.

Strategically located with immediate access to I-70 and in close proximity to I-79, this re-development project is set to create a dynamic and thriving center of industry and commerce in Washington, PA.

Renovated and improved industrial suites available for lease in the Spring of 2026.



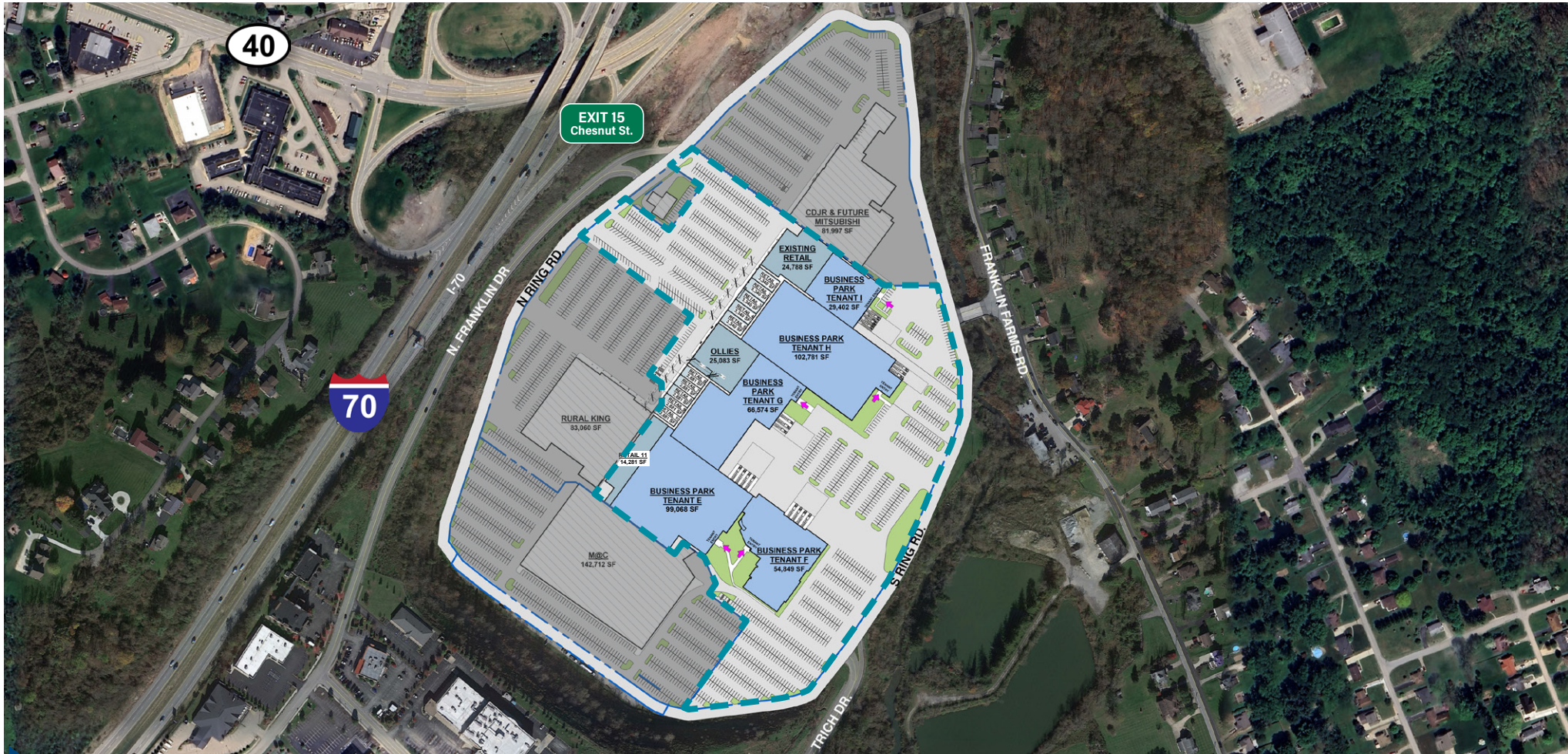
PROPERTY HIGHLIGHTS

- ▶ 352,674 SF of repositioned industrial space available
- ▶ Flexible tenant suite sizes ranging from 29,402 SF – 102,781 SF
- ▶ Potential to combine suites to accommodate larger tenant footprints
- ▶ Robust base building improvements
- ▶ Excellent highway access to I-70 and I-79
- ▶ Economical lease opportunity for a wide variety of industrial and warehouse uses
- ▶ Tenant customization: Build-to-suit office and loading (docks and drive-in doors)
- ▶ Light Industrial Zoning
- ▶ Established multi-tenant business location with great amenities nearby

CURRENT VIEW



MASTER PLAN - RENDERING



INDUSTRIAL AVAILABILITY SPECIFICATIONS






Available Industrial SF	352,674 SF Total
Suite Size Ranges	29,402 SF - 102,781 SF +
Office Space	Build-to-suit
Loading	Dock High and Drive-In Loading to Suit
Clear Height	13' - 32'

Sprinkler	Up to ESFR or equivalent
HVAC	Fully conditioned space
Lighting	LED
Power	Heavy 3-Phase Power In-Place
Column Spacing	Varies
Zoning	L1 - Light Industrial (N Franklin Township)

MASTER PLAN - AERIAL



LEGEND

	- Industrial Space (available)		- Retail Space (leased)
	- Property Boundary		- Occupied Space (alternate owner)
	- Retail Space (available)		

SUITE E - 99,068 SF



SPECIFICATIONS - SUITE E

Size	99,068 SF
Clear Height	15'7" - 17'4"
Loading	Dock High and Drive-In Loading to Suit
Power	1,600 Amps, 480V 3-Phase 600 Amps, 208V 3-Phase



SUITE F - 54,849 SF



SPECIFICATIONS - SUITE F

Size	54,849 SF
Clear Height	32'
Loading	Dock High and Drive-In Loading to Suit
Power	3,000 Amps, 480V 3-Phase



SUITE G - 66,574 SF



CONCEPTUAL RENDERING



EXISTING

SPECIFICATIONS - SUITE G

Size	66,574 SF
Clear Height	13'5" - 16'11"
Loading	Dock High and Drive-In Loading to Suit
Power	1,600 Amps, 480V 3-Phase

SUITE H - 102,781 SF



CONCEPTUAL RENDERING

SPECIFICATIONS - SUITE H

Size	102,781 SF
Clear Height	17'
Loading	Dock High and Drive-In Loading to Suit
Power	2,500 Amps, 480V 3-Phase



EXISTING

SUITE I - 29,402 SF

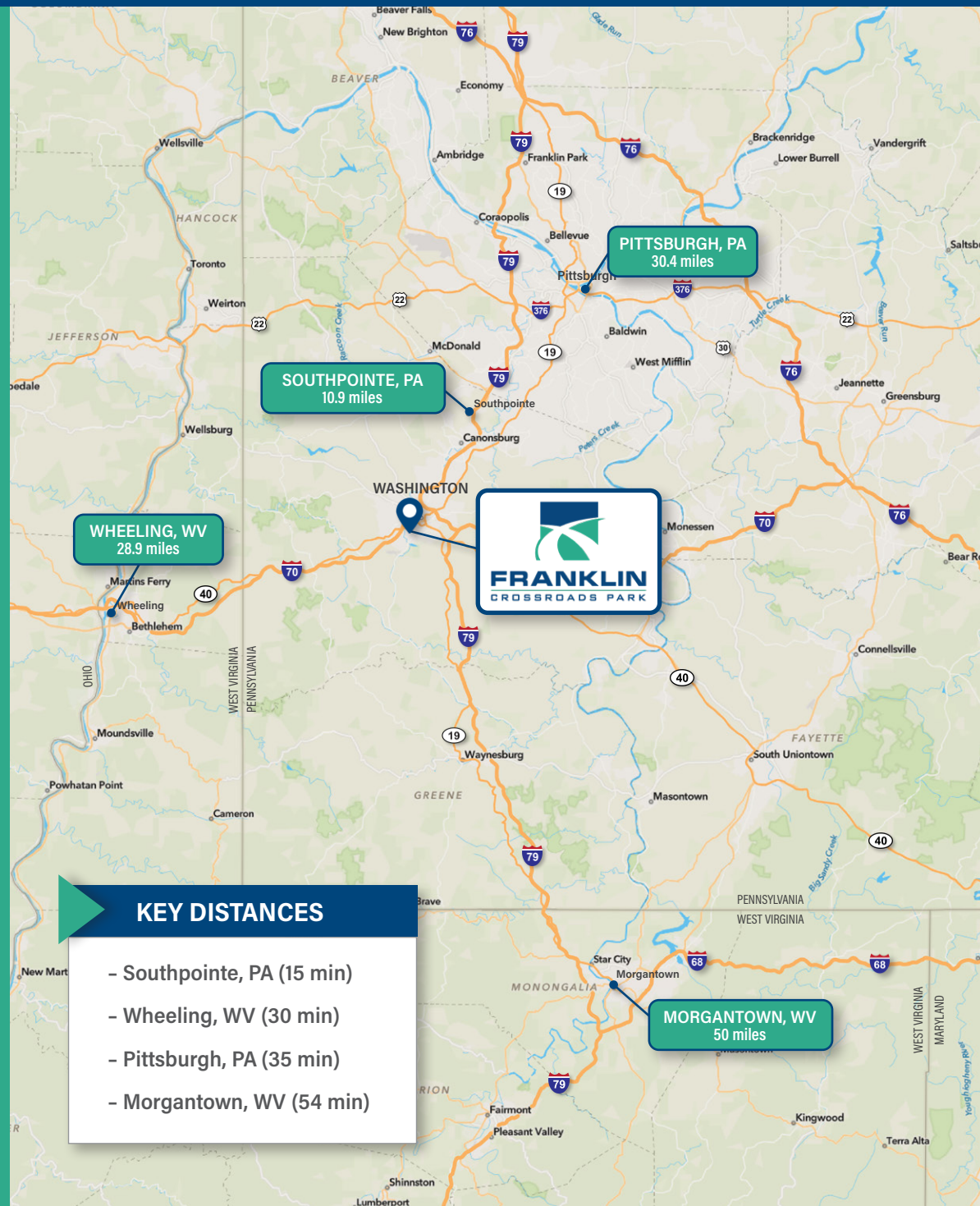


CONCEPTUAL RENDERING



SPECIFICATIONS - SUITE I	
Size	29,402 SF
Clear Height	13'
Loading	Dock High and Drive-In Loading to Suit
Power	800 Amps, 208V 3-Phase

PREMIER LOCATION



EXCELLENT
HIGHWAY ACCESS
TO I-70 AND I-79



GREAT AMENITIES
NEARBY



ESTABLISHED
MULTI-TENANT
BUSINESS LOCATION



PREMIER REGIONAL
DISTRIBUTION
LOCATION

KEY DISTANCES

- Southpointe, PA (15 min)
- Wheeling, WV (30 min)
- Pittsburgh, PA (35 min)
- Morgantown, WV (54 min)



PREP Funds is a Cleveland, Ohio based commercial real estate fund management and advisory firm. Founded in 2020, PREP Funds focuses on acquisition and development strategies across healthcare, industrial, and retail. PREP Funds has acquired or advised on acquisitions of over \$100M of assets throughout the United States.



IRG
Industrial Realty Group, LLC

Industrial Realty Group (IRG) is a nationwide real estate development and investment firm specializing in the acquisition, development and management of commercial and industrial real estate throughout the United States. IRG, through its affiliated partnerships and limited liability companies, operates a portfolio containing over 150 properties in 31 states with over 100 million square feet of rentable space. IRG is nationally recognized as a leading force behind the adaptive reuse of commercial and industrial real estate, solving some of America's most difficult real estate challenges.



Please contact the leasing team for more information:

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LEASING BY:

