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Prominent developer to build one million square feet of warehouse space in Big Beaver

By Jared Stonesifer jstonesifer@timesonline.com May 30, 2017

BIG BEAVER -- Prominent developer Pat Nardelli has purchased 100 acres near the Pennsylvania Turnpike and Interstate 376, and he plans on building about a million square feet of warehouse space in the area.

Nardelli, through a company called BiKop LLC, bought the property last week for \$3 million. The property is located off Fairlane Boulevard in Big Beaver and sits to the north of the turnpike and east of Interstate 376.

The developer said Tuesday that site work started at the property several months ago, and he's already looking for prospective tenants. He said the property will cater to distribution warehouses.

Nardelli couldn't specify exactly how many buildings will be put on the property and added it could change based on potential clients' needs.

"It all depends on who wants what," he said.

Jason Landsbach, president of Big Beaver's council, said Tuesday he was thrilled to learn about the development.

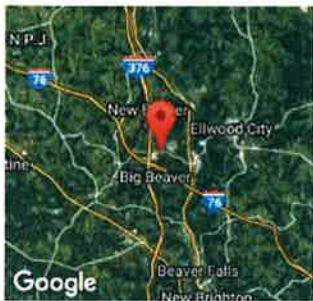
"It's extremely important because we felt years ago that the intersection of (Interstate) 376 and the turnpike had potential," he said. "We had to work as a community, together with Homewood, to get sewage and water lines up there, and eventually we did. But this has been a long time coming."

A handful of prospective developers had eyed the site over the years, Landsbach said, including a person who wanted to build a racetrack and casino there.

"Lots of possibilities fell through, so to see Mr. Nardelli come with this very large development is just wonderful," he said. "Words can't express how happy we are to see this come."

According to records filed with the county recorder of deeds, BiKop LLC bought the property in question from James and Genevieve Luraghi, who are the trustees of the Luraghi Revocable Trust.

As part of the transfer tax, the state will receive \$30,000 in taxes, while Big Beaver borough and the Beaver Falls School District will receive \$15,000 apiece.



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