



PARK WEBSITE

Pittsburgh Innovation Park

596-ACRE CLASS A INDUSTRIAL PARK

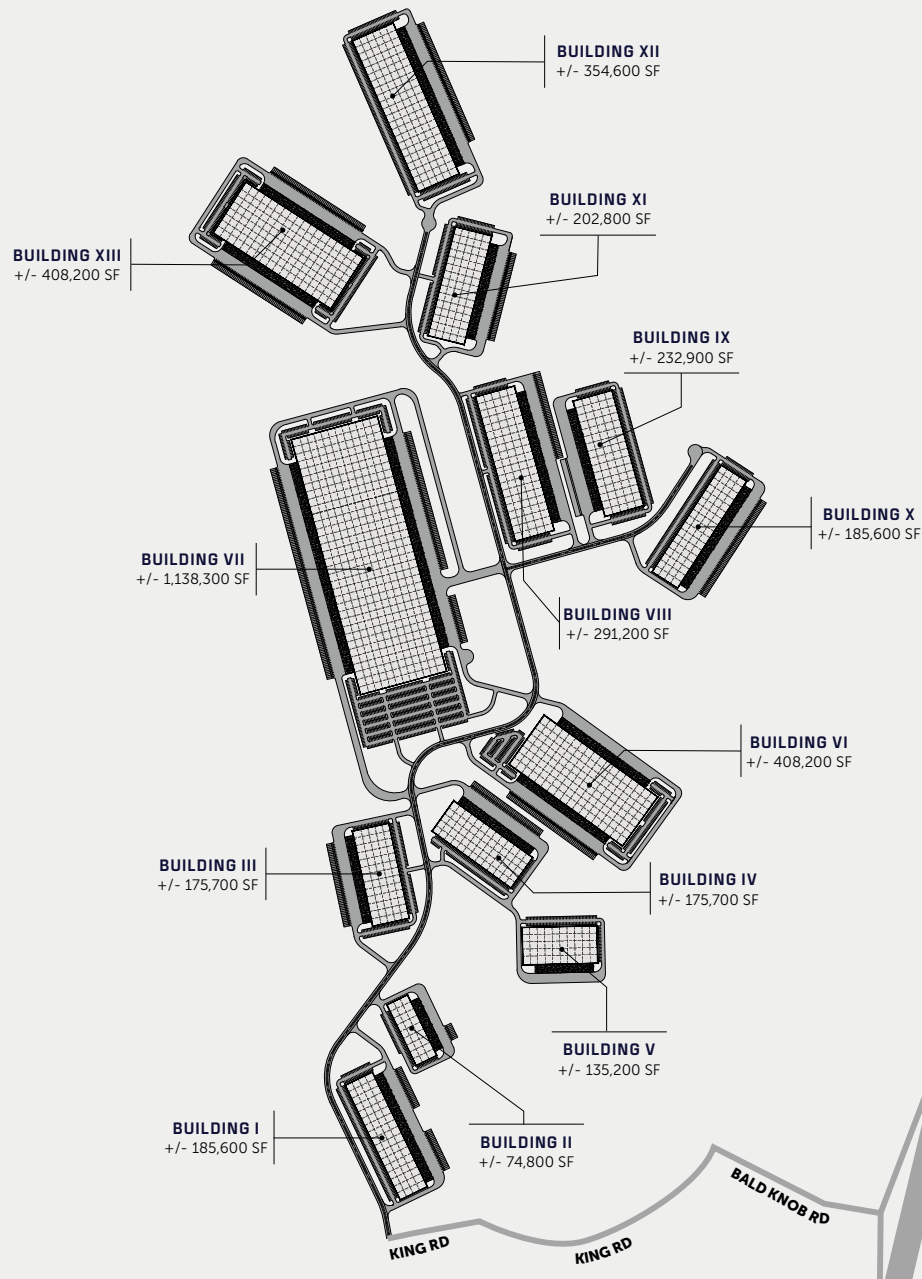
100 Innovation Ridge, Imperial, PA 15126 | Findlay Township
Available for Build-to-Suit or User Sales

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CONCEPTUAL MASTER PARK SITE PLAN +/- 596 ACRES



Available for Build-to-Suit or User Sales

WATER & SEWER

Findlay Township Municipal
District

ELECTRIC

Duquesne Power & Light

GAS

Peoples Natural Gas

DATA

Comcast, Verizon & FIOS

ZONING

Light Industrial (LI)

INCENTIVES AVAILABLE



ACCESS & LABOR

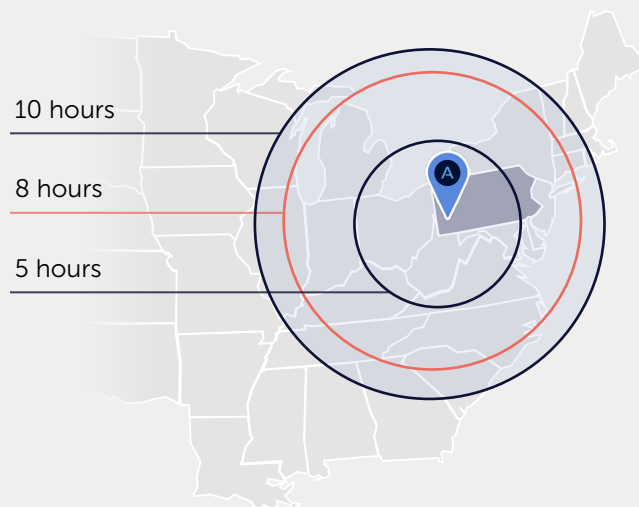
Located in Imperial Pennsylvania, Pittsburgh Innovation Park is a Class A industrial park comprised of **596 acres**.

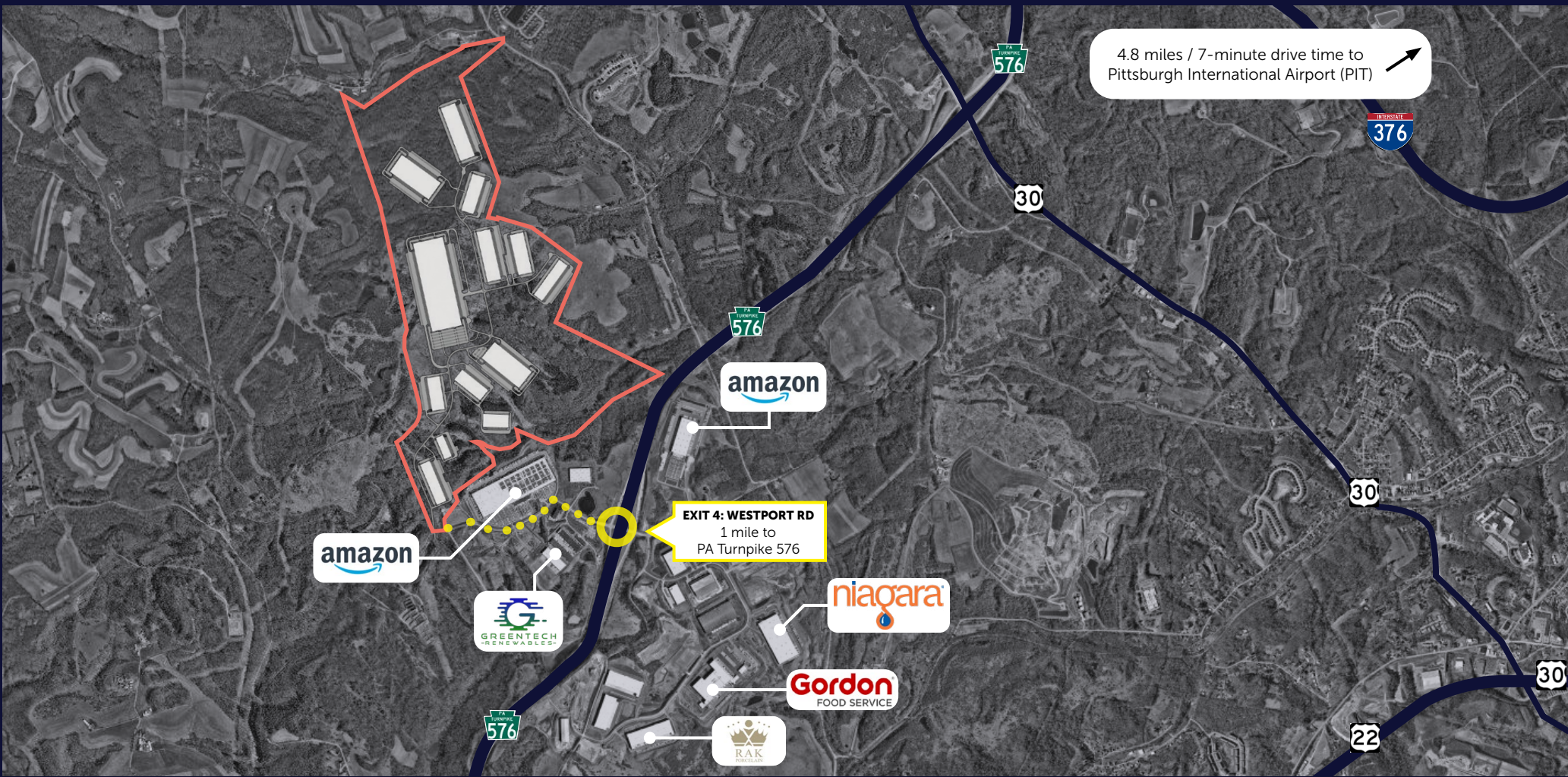
Strategically located **4.8 miles from the Pittsburgh International Airport** and a **mile from the PA Turnpike 576**.

The park offers **multiple building configurations** ranging from 75,000 to 1+ million SF.

- 4.8 miles to Pittsburgh International Airport
- 1 mile to PA Turnpike 576 (Exit 4 interchange)
- 21 miles to downtown Pittsburgh via Interstate 376
- Ideal configuration for bulk distribution and local or regional distribution

DRIVE TIME RADIUS MAP





Pittsburgh Innovation Park

[PARK WEBSITE](#)

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