



VISIT PARK  
WEBSITE

# Pittsburgh Innovation Park

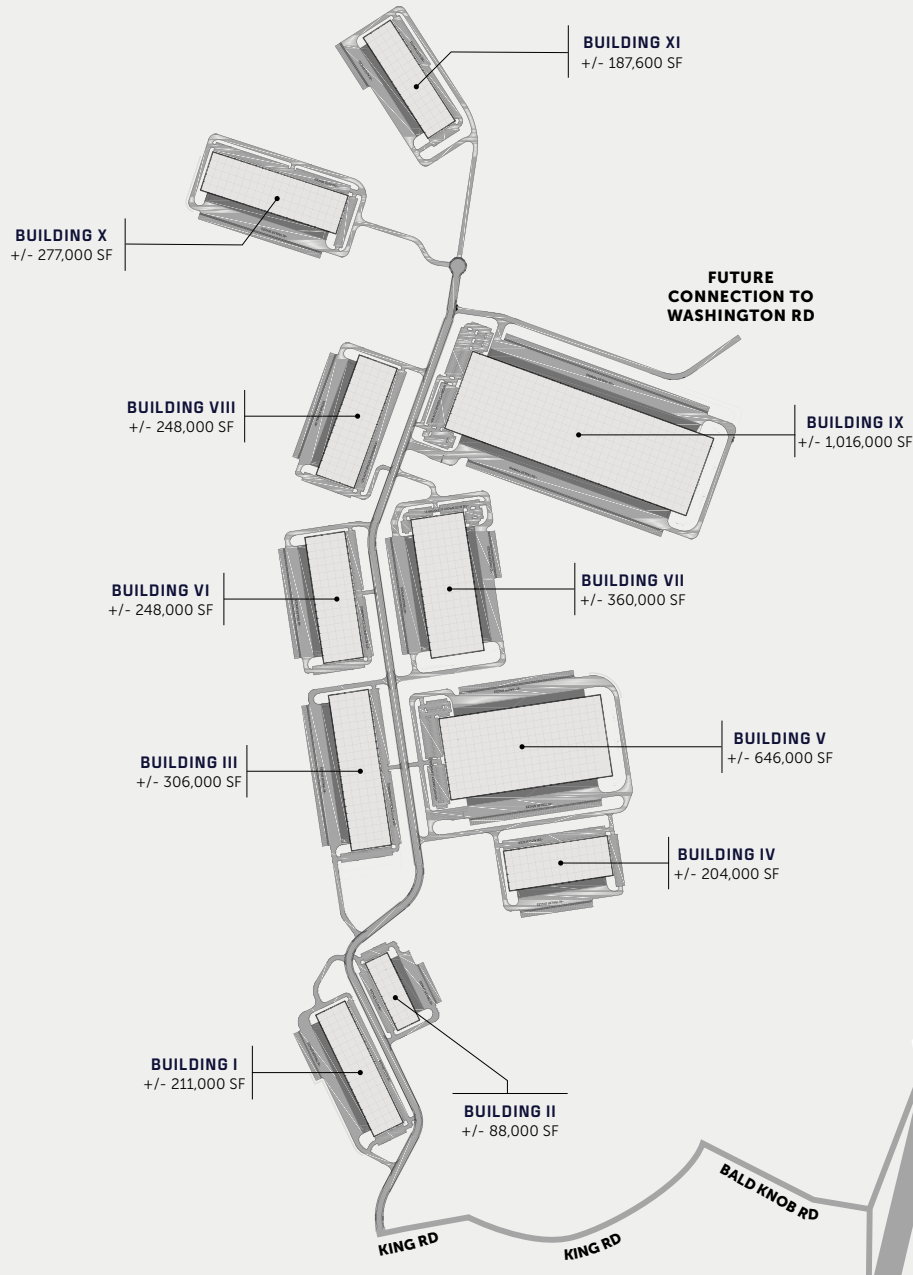
**596-ACRE CLASS A INDUSTRIAL PARK**

100 Innovation Ridge, Imperial, PA 15126 | Findlay Township

Available for Build-to-Suit or User Sales

AMBROSE

CBRE



Available for Build-to-Suit or User Sales

**WATER & SEWER**

Findlay Township Municipal District

**ELECTRIC**

Duquesne Power & Light

**GAS**

Peoples Natural Gas

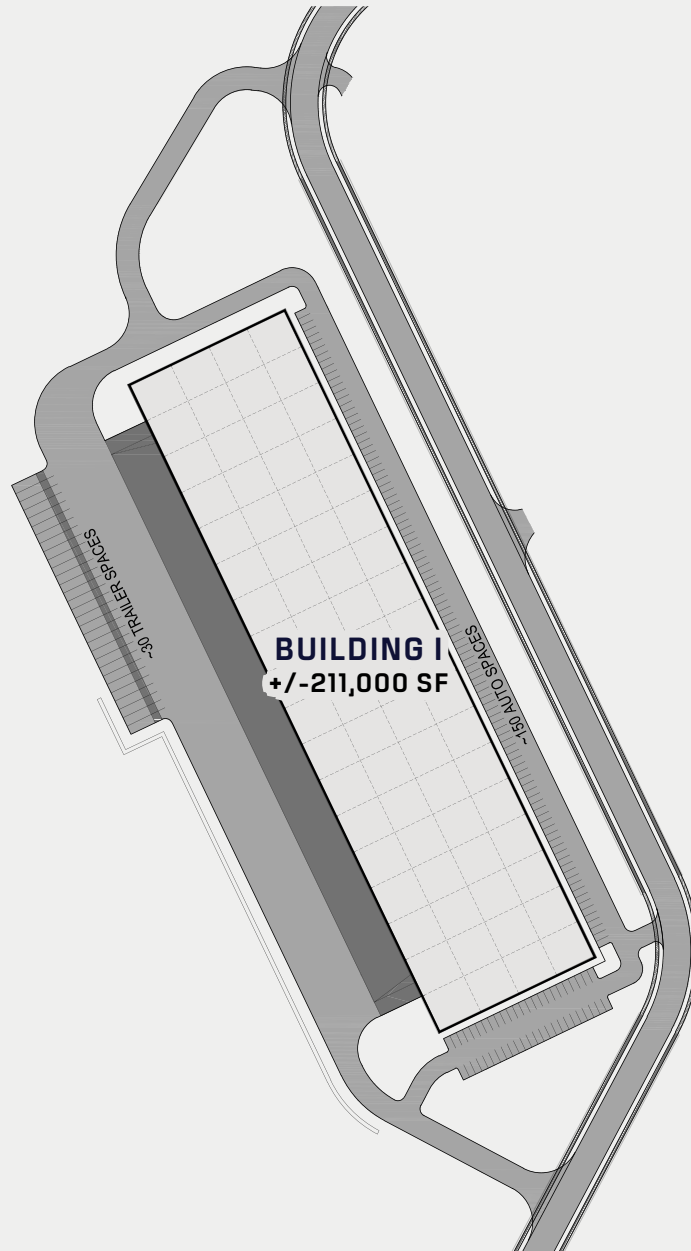
**DATA**

Comcast, Verizon & FIOS

**ZONING**

Light Industrial (LI)

**INCENTIVES AVAILABLE**



## +/-211,000 SF

52,000 SF minimum divisibility

150 auto parking

30 trailer parking

32' clear height

10 docks

2 drive-in doors

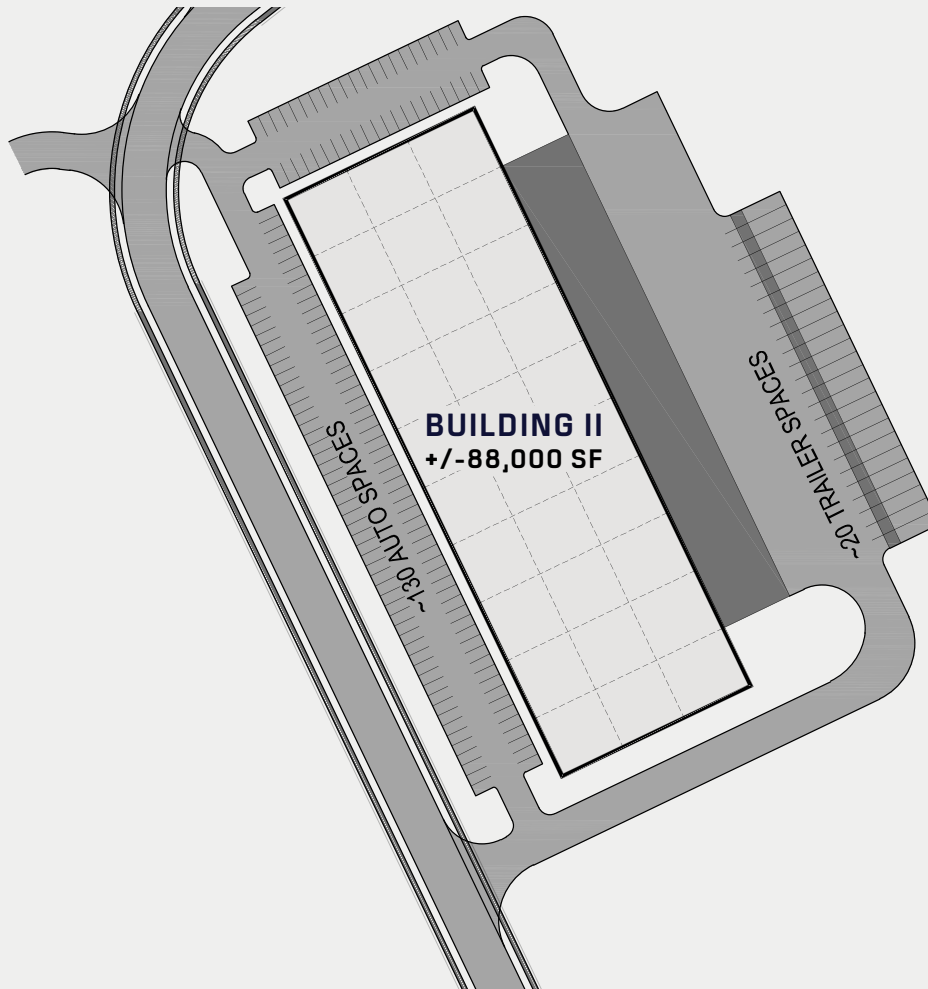
7" thick reinforced slab

(2) 1,200-amp 480 / 277v three-phase electric services

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**AVAILABLE FOR BUILD-TO-SUIT**

**SEEKING LEED® CERTIFICATION**



## +/-88,000 SF

44,000 SF minimum divisibility

130 auto parking

20 trailer parking

32' clear height

10 docks

2 drive-in doors

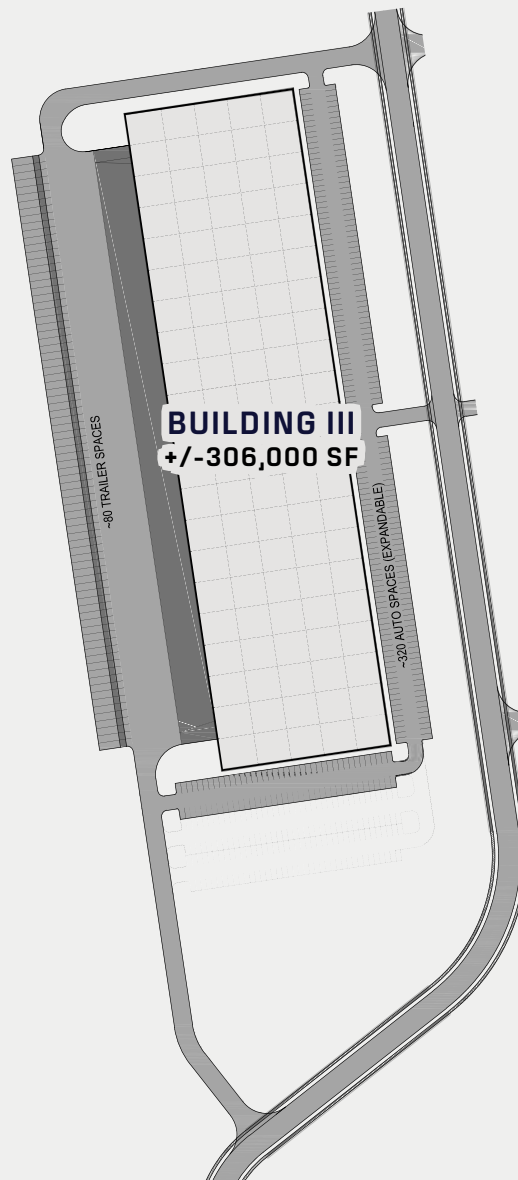
7" thick reinforced slab

(2) 2,000-amp 480 / 277v three-phase electric services

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**AVAILABLE FOR BUILD-TO-SUIT**

**SEEKING LEED® CERTIFICATION**



## +/-306,000 SF

52,000 SF minimum divisibility

320 auto parking (expandable)

80 trailer parking

32' clear height

30 docks

2 drive-in doors

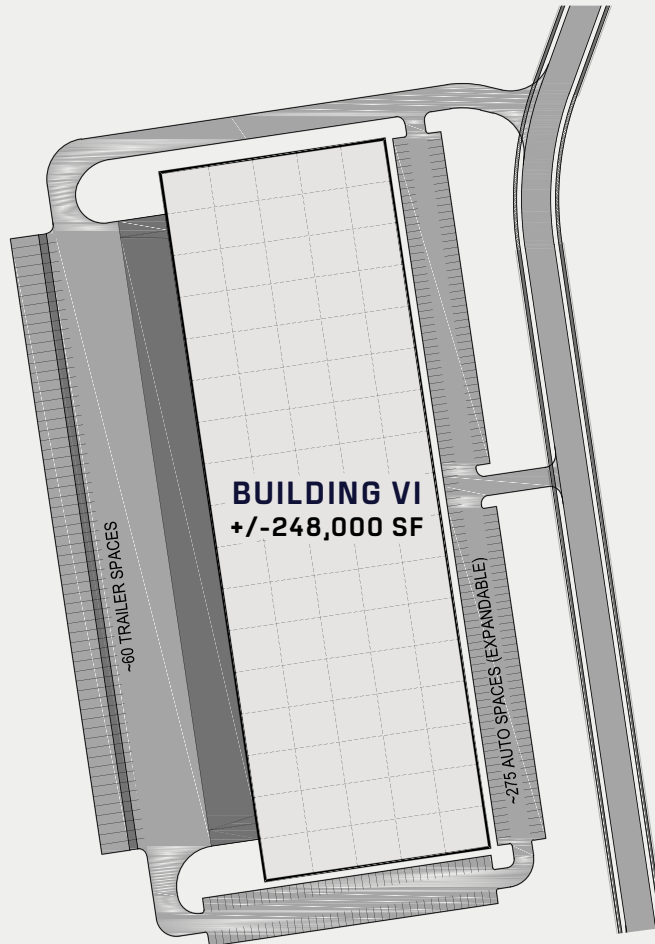
7" thick reinforced slab

(2) 2,000-amp 480 / 277v three-phase electric services

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**AVAILABLE FOR BUILD-TO-SUIT**

**SEEKING LEED® CERTIFICATION**



## +/-248,000 SF

52,000 SF minimum divisibility

275 auto parking (expandable)

60 trailer parking

32' clear height

25 docks

2 drive-in doors

7" thick reinforced slab

(2) 2,000-amp 480 / 277v three-phase electric services

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**AVAILABLE FOR BUILD-TO-SUIT**

**SEEKING LEED® CERTIFICATION**

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## ACCESS & LABOR

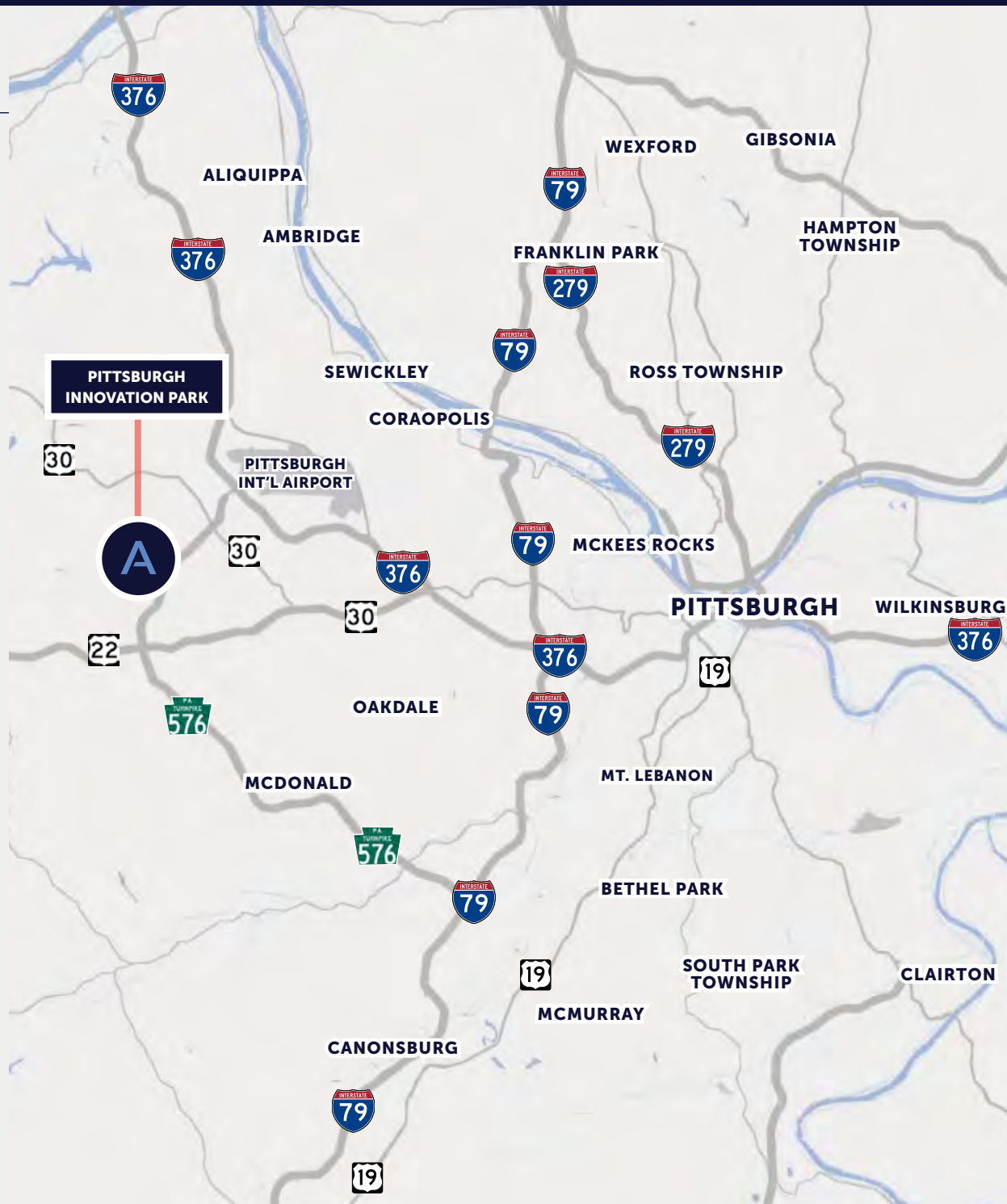
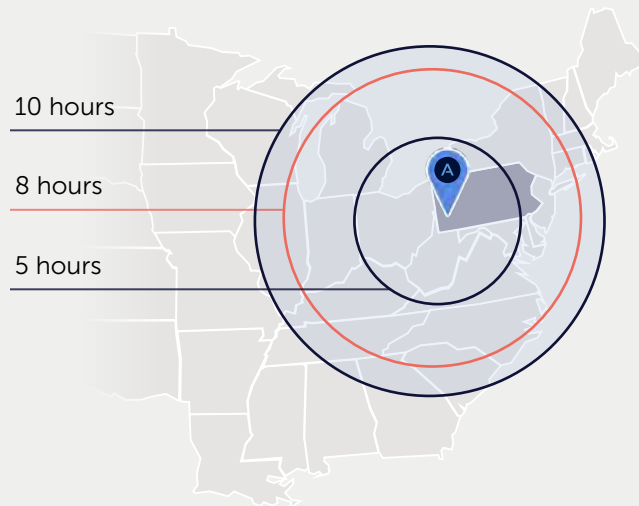
Located in Imperial Pennsylvania, Pittsburgh Innovation Park is a Class A industrial park comprised of **596 acres**.

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

[VISIT PARK WEBSITE](#)

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**AMBROSE**

**CBRE**