



VISIT PARK
WEBSITE

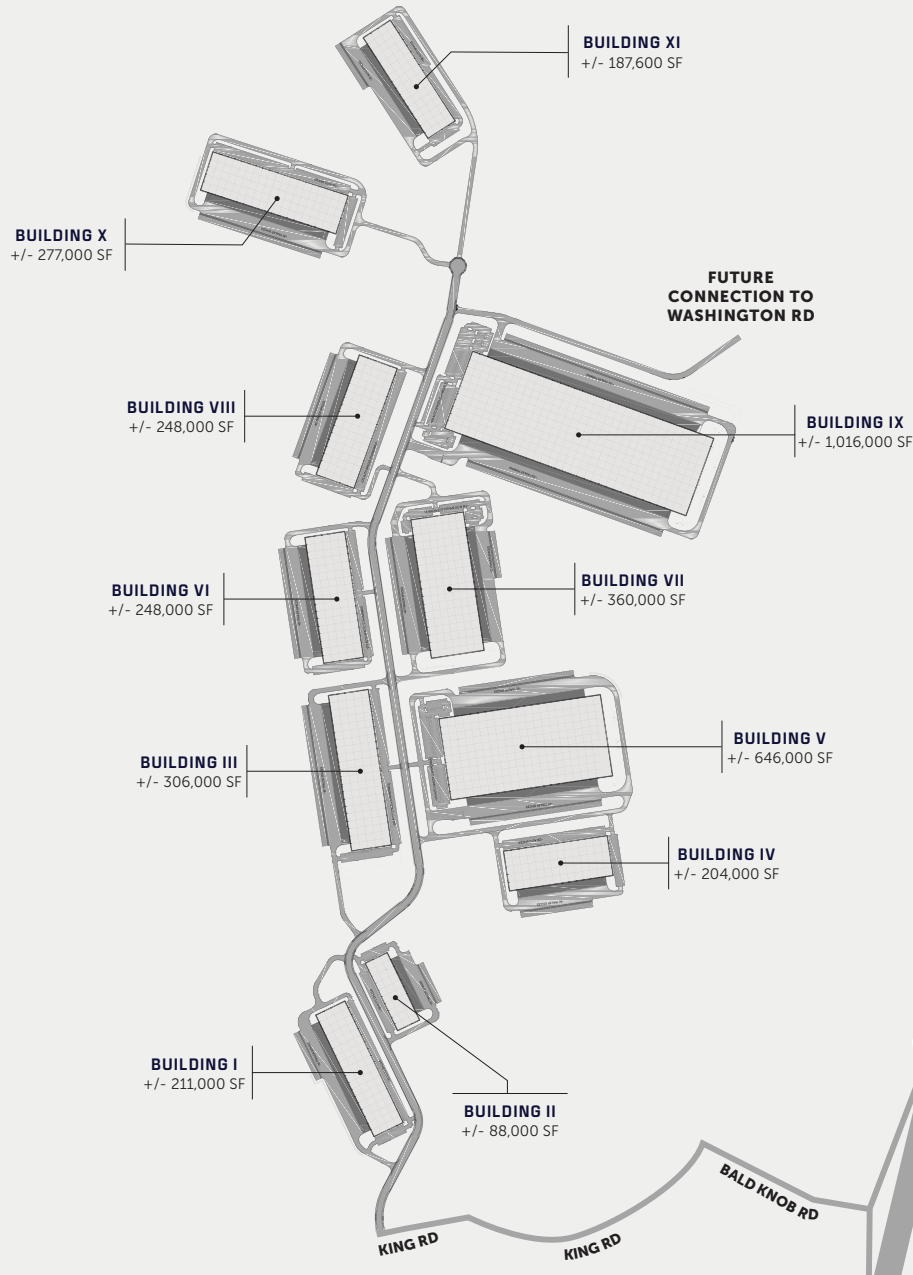
Pittsburgh Innovation Park

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

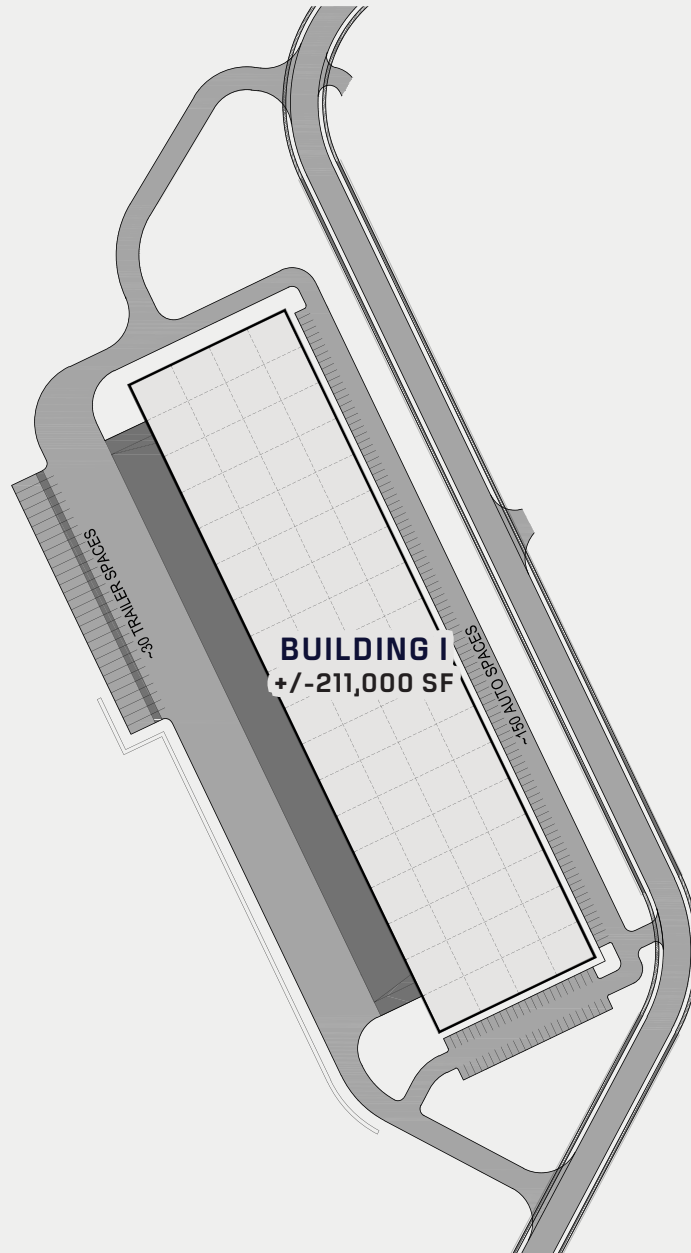
DATA

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

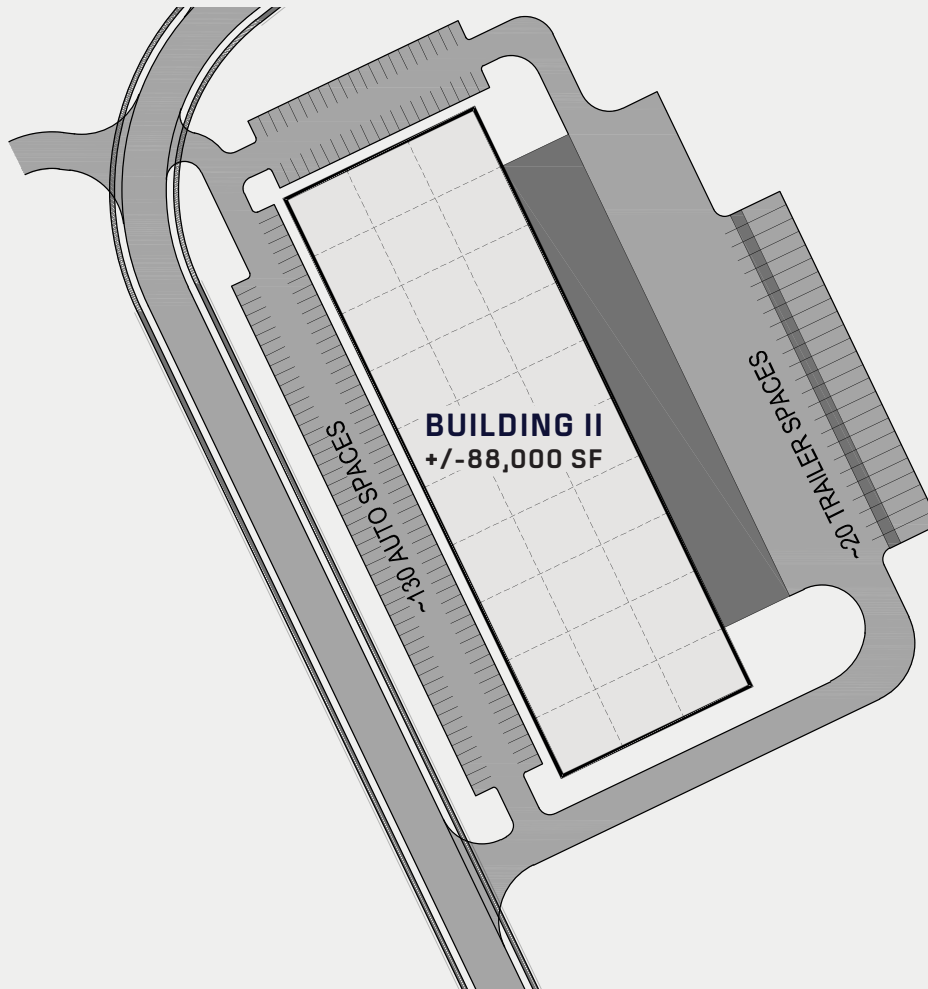
2 drive-in doors

7" thick reinforced slab

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

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

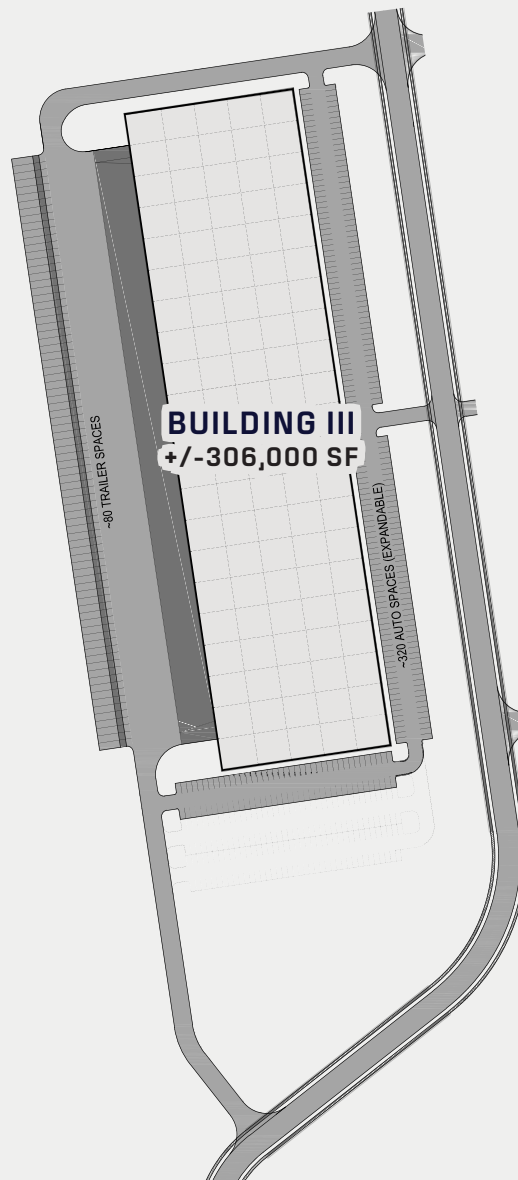
2 drive-in doors

7" thick reinforced slab

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

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

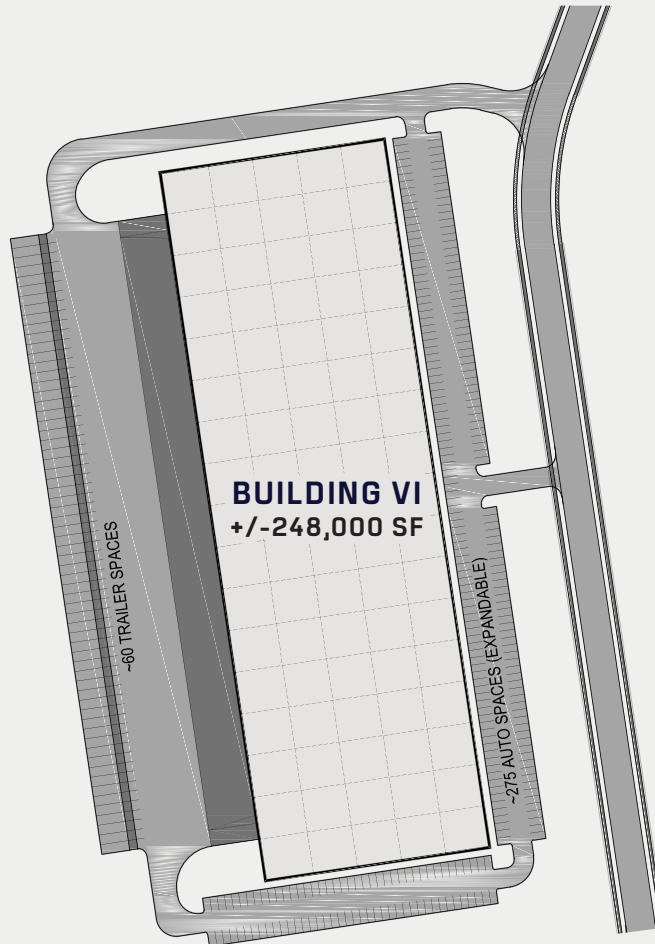
2 drive-in doors

7" thick reinforced slab

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

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

AVAILABLE FOR BUILD-TO-SUIT

SEEKING LEED® CERTIFICATION

A

ACCESS & LABOR

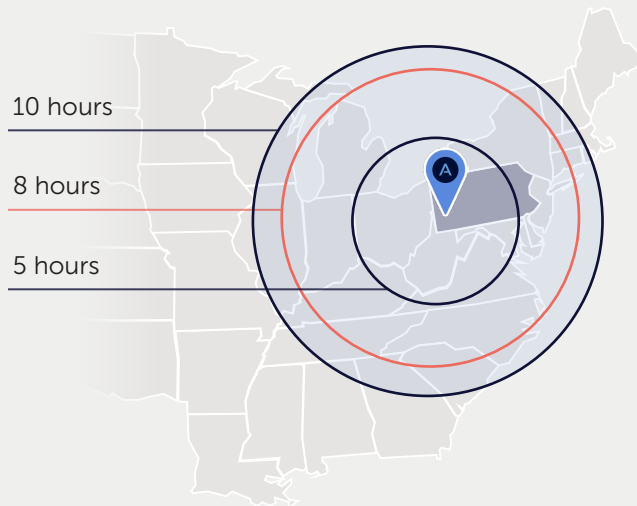
Located in Imperial Pennsylvania, Pittsburgh Innovation Park is a Class A industrial park comprised of **596 acres**.

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](#)

STEPHEN LINDLEY

Senior VP, Investments, Ambrose
slindley@ambrosepg.com | 317.619.8192

KIM CLACKSON

Executive Vice President, CBRE
kim.clackson@cbre.com | 412.471.3018

MATT CLACKSON

Senior Vice President, CBRE
matt.clackson@cbre.com | 412.471.4069

AMBROSE

CBRE