

CARRIE FURNACE

TECH · R&D · LIGHT INDUSTRY

A TRANSFORMATIVE DEVELOPMENT



60,000 SF TECH/FLEX BUILDING | PAD-READY SITES

35.71 DEVELOPABLE ACRES | BTS TECH/FLEX OPPORTUNITIES | PARCELS FOR SALE



CARRIE FURNACE

TECH · R&D · LIGHT INDUSTRY

A TRANSFORMATIVE DEVELOPMENT

PROPERTY OVERVIEW

RIDC and Redevelopment Authority of Allegheny County have partnered to redevelop the historic Carrie Furnace site located in Rankin Borough within Pittsburgh's Mon Valley. The development will be home to technology, biotech, R&D, light industrial, and other commercial enterprises.

The initial phase of construction, completed in 2024, consisted of site infrastructure, access roadways, and the core & shell of a prime, 60,000 SF tech/flex building. Long term plans for the park include the accommodation of 550,000 SF of construction.

ABOUT THE PARTNERS



RIDC is a private non-profit which catalyzes and supports economic growth and high-quality job creation through real estate development and the financing of projects that advance the public interest.



Redevelopment Authority of Allegheny County (RAAC) assists with the generation, stimulation, and management of economic and community growth through acquisition, preparation, and reuse of real estate.

60,000 SF TECH/FLEX BUILDING | PAD-READY SITES
35.71 DEVELOPABLE ACRES | BTS TECH/FLEX OPPORTUNITIES | PARCELS FOR SALE



ADDITIONAL LAND IS AVAILABLE - PLEASE INQUIRE FOR DETAILS

PROPERTY INFO

Municipality	Rankin Borough
Acreage	35.71 developable acres
Zoning	CFDD (Carrie Furnace Development District)
Utilities	All utilities to site

CARRIE FURNACE

TECH · R&D · LIGHT INDUSTRY

A TRANSFORMATIVE DEVELOPMENT

60,000 SF TECH/FLEX BUILDING | PAD-READY SITES

35.71 DEVELOPABLE ACRES | BTS TECH/FLEX OPPORTUNITIES | PARCELS FOR SALE

SUBDIVISION PLAN

PAD READY SITES FROM ±2 TO 12 ACRES: BUILD-TO-SUIT OR PURCHASE

PARCELS

LOT ID	TAX PARCEL	ACREAGE
Lot 1	179-D-1	4.31 acres
Lot 4-1	179-H-12	4.45 acres
Lot 5	179-G-5	2.9 acres
Lot 7	179-H-18	2.35 acres
Lot 8-1	179-C-3	9.49 acres
Lot 8-3	236-J-68	12.21 acres
*Lot 2 (Stormwater)	179-D-4	1.8 acres
*Lot 6 (Stormwater)	179-H-14	1.2 acres



CARRIE FURNACE

TECH · R&D · LIGHT INDUSTRY

A TRANSFORMATIVE DEVELOPMENT

60,000 SF TECH/FLEX BUILDING | PAD-READY SITES
35.71 DEVELOPABLE ACRES | BTS TECH/FLEX OPPORTUNITIES | PARCELS FOR SALE



MON VALLEY

DOWNTOWN PITTSBURGH
24± MINUTES



UNIVERSITIES
20± MINUTES



SPEC BUILDING

MONONGAHELA RIVER

CARRIE FURNACE DEVELOPMENT

1

2



RAIL LINES

1 PITTSBURGH & LAKE ERIE

2 BALTIMORE & OHIO

CARRIE FURNACE BLVD
TO RANKIN BRIDGE

NEARBY AMENITIES

RIVERS OF STEEL
Carrie Blast Furnace Tours



THE WATERFRONT



Coming Soon: Planned park & riverfront trail
within Carrie Furnace Development

CORPORATE DEVELOPMENT

SIEMENS
Mobility

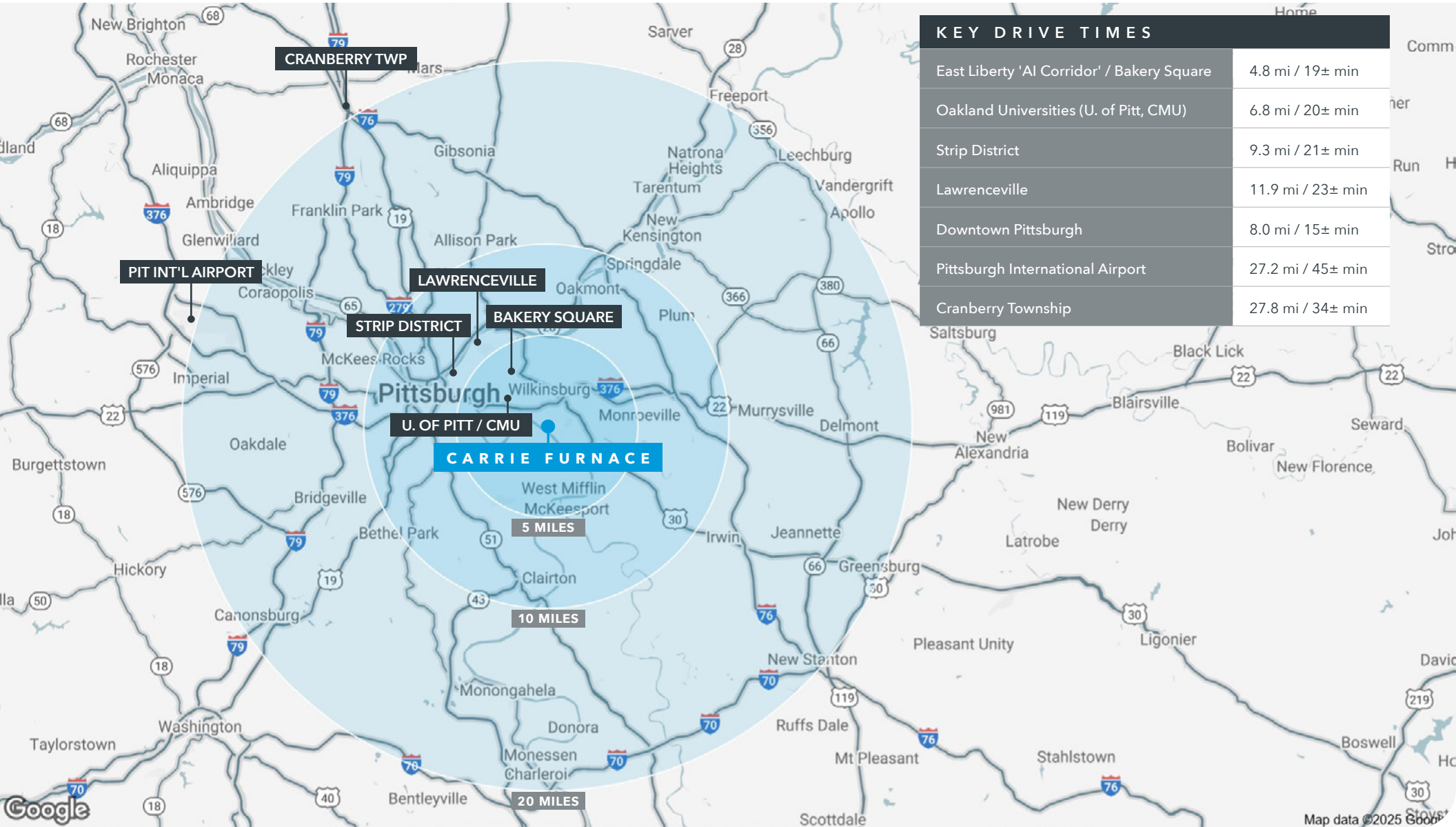
UgS United States Steel
R&D Center

CARRIE FURNACE

TECH · R&D · LIGHT INDUSTRY

A TRANSFORMATIVE DEVELOPMENT

60,000 SF TECH/FLEX BUILDING | PAD-READY SITES
 35.71 DEVELOPABLE ACRES | BTS TECH/FLEX OPPORTUNITIES | PARCELS FOR SALE



Tech/Flex I

CARRIE FURNACE

150 EAST SHORE DRIVE, PITTSBURGH 15104



60,000 SF TECH/FLEX BUILDING

MON VALLEY CORRIDOR



Tech/Flex I

CARRIE FURNACE

150 EAST SHORE DRIVE, PITTSBURGH 15104

A TRANSFORMATIVE DEVELOPMENT IN PITTSBURGH'S MON VALLEY CORRIDOR
60,000 SF TECH/FLEX BUILDING

BUILDING SPECIFICATIONS

Building Size	60,000 SF
Office	Build-to-suit
Column Spacing	50' x 50'
Clear Height	31' clear; 37' to deck
Loading	(5) dock doors; (1) drive-in door
Dock Equipment	Hydraulic levelers with dock seals
Truck Court	134'
Power	2500 amps, 480/277V, 3-phase
Warehouse HVAC	Gas-fired radiant heat
Lighting	LED
Sprinkler	ESFR
Floor Load	100 PSF
Building Depth	200'
Car Parking	127 surface spaces; ratio of 2/1,000 SF

UTILITIES

Electric	Duquesne Light (480/277V, 3-phase, 2500 amp)
Natural Gas	Peoples Natural Gas
Water	Wilkesburg-Penn Joint Water Authority (8" main)
Sewage	ALCOSAN (8" main)
Telecommunications	Verizon, Comcast, Crown Castle



Tech/Flex I

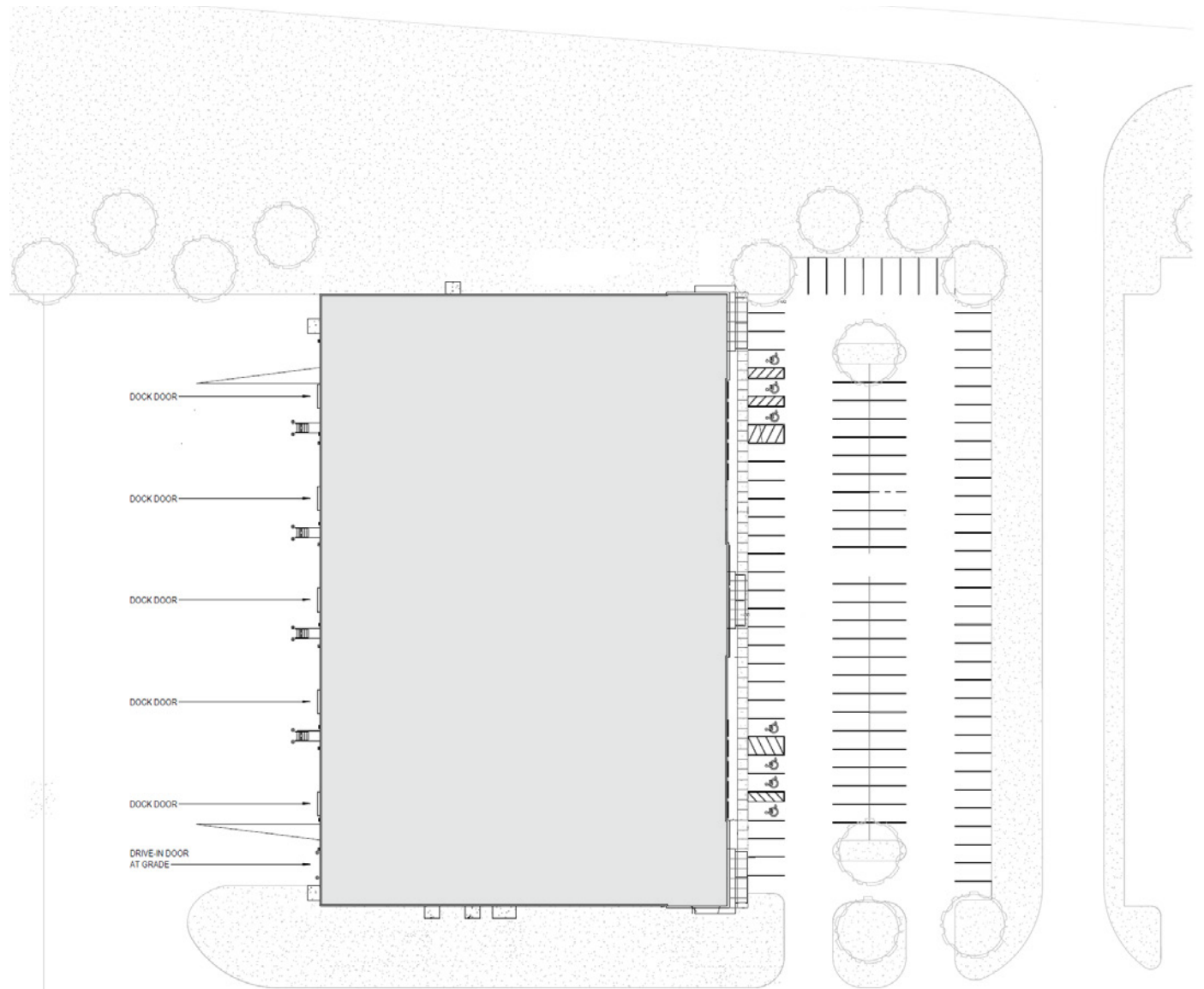
CARRIE FURNACE

150 EAST SHORE DRIVE, PITTSBURGH 15104

A TRANSFORMATIVE DEVELOPMENT IN PITTSBURGH'S MON VALLEY CORRIDOR

60,000 SF TECH/FLEX BUILDING

BUILDING PLAN



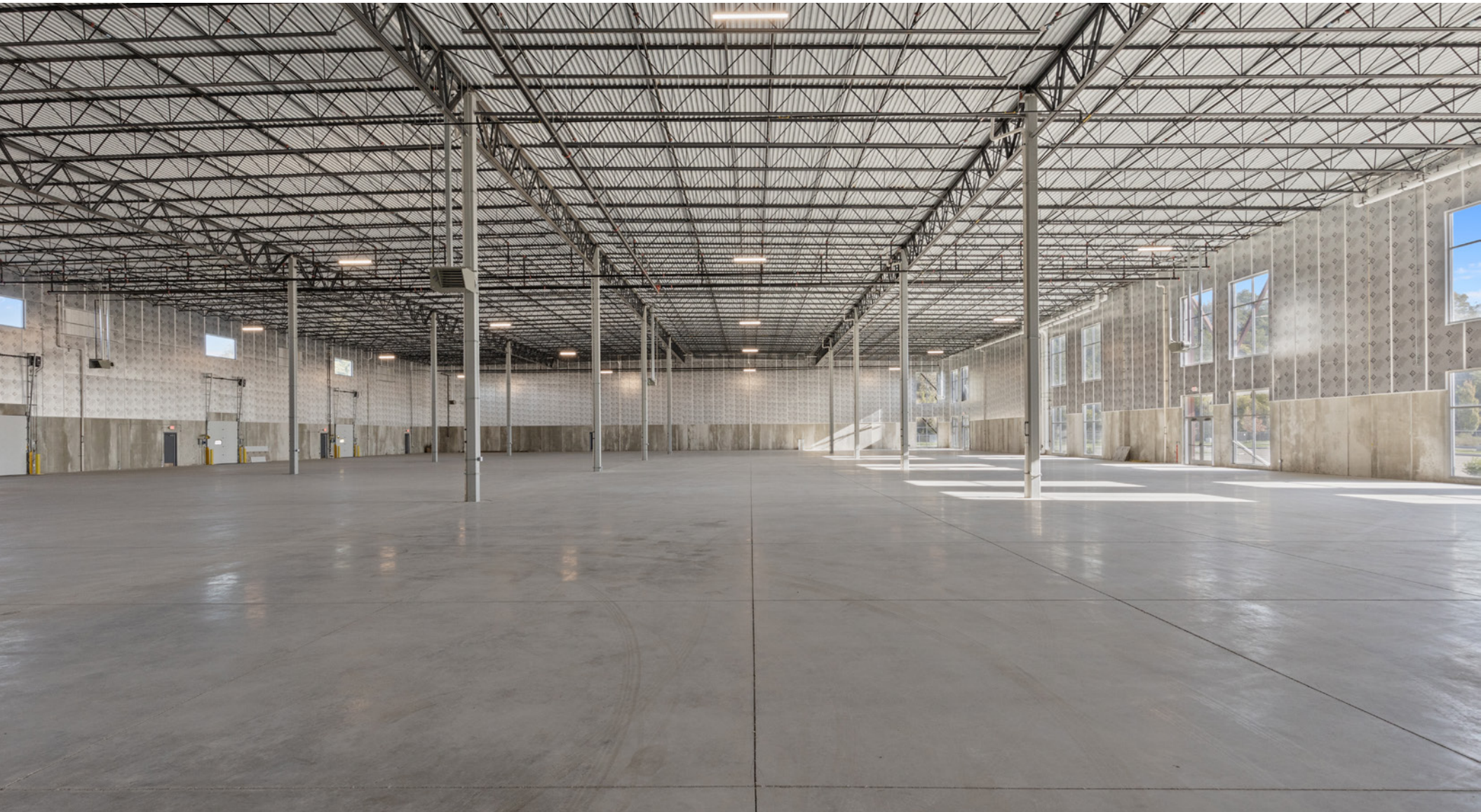
Tech/Flex I

CARRIE FURNACE

150 EAST SHORE DRIVE, PITTSBURGH 15104

A TRANSFORMATIVE DEVELOPMENT IN PITTSBURGH'S MON VALLEY CORRIDOR

60,000 SF TECH/FLEX BUILDING

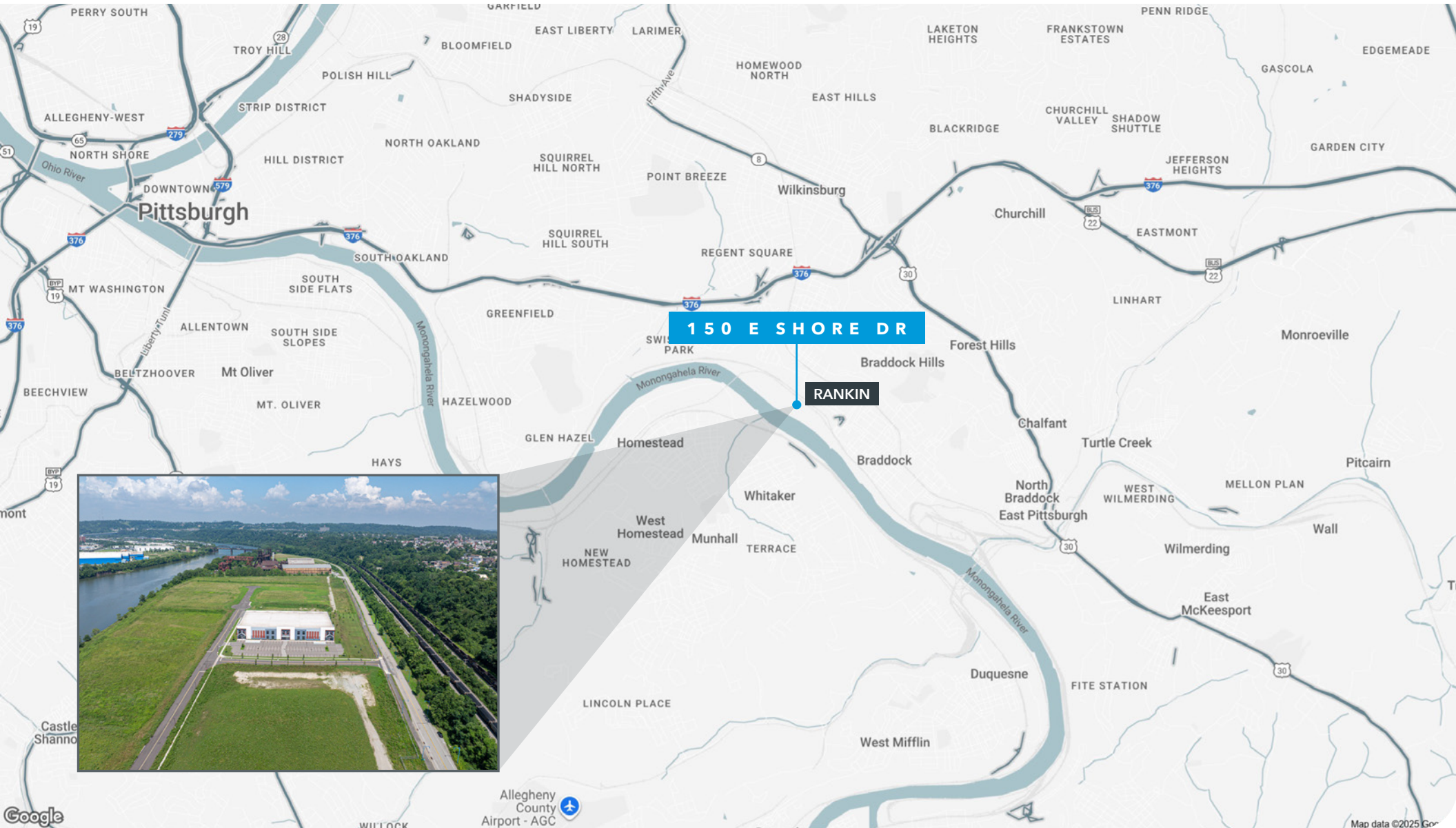


Tech/Flex I

CARRIE FURNACE

150 EAST SHORE DRIVE, PITTSBURGH 15104

A TRANSFORMATIVE DEVELOPMENT IN PITTSBURGH'S MON VALLEY CORRIDOR
60,000 SF TECH/FLEX BUILDING



CARRIE FURNACE

TECH · R&D · LIGHT INDUSTRY

A TRANSFORMATIVE DEVELOPMENT

BUILDING ON PITTSBURGH'S RICH HISTORY

AMY BROADHURST, SIOR, CCIM
abroadhurst@lee-associates.com
412.339.1961

CAROLINE MUSE
cmuse@lee-associates.com
412.339.1962



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Lee & Associates of Western Pennsylvania LLC | 11 Stanwix Street, Suite 2250 | Pittsburgh, PA 15222 | 412.339.2424 | lee-westernpa.com