

RIDC Innovation Ridge

Research and Advanced Technology Park



PRIME DEVELOPMENT OPPORTUNITIES

+/- 37 acres of pad-ready lots for sale/development



Innovation Drive
Marshall Township, PA 15005

AVAILABLE NOW

PARK OVERVIEW

RIDC Innovation Ridge is a 223-acre master planned campus located near the intersection of I-79 and the Pennsylvania Turnpike and situated within northwest Pittsburgh's rapidly-growing and highly-desirable Cranberry Township-area. In addition to convenient highway access, abundant greenspace, and executive residential housing, the park offers prime commercial development opportunities via five pad-ready lots designed to support office, technology, and research facilities.



HIGHLIGHTS

- Commercial development opportunities for one- and two-story buildings with footprints ranging from 15,000 to 60,000 SF.
- Public utility connections in place at the curb of each pad.
- Residential Research and Technology Park (RTTP) zoning ensures high-end commercial development.
- Directly accessible from Interstate 79 via the Warrendale exit, and conveniently located near other major roads including the Pennsylvania Turnpike (I-76), State Route 228, and U.S Route 19.
- Traffic signals at the intersection with Warrendale-Bayne Road.
- Significant greenspace, with over 50% of the acreage dedicated to forest, conservation areas, trails, and landscaped buffer zones.
- Home of The Village at Marshall Ridge executive townhouses.
- Plentiful dining, lodging, retail, & entertainment options nearby.
- Proximity to a strong workforce, affluent neighborhoods, and top-ranked schools.

INFORMATION

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| Government | Allegheny County • Marshall Township • North Allegheny School District |
| Economy (Marshall Township) | Median Home Value = \$466,800 • Median Household income = \$145,350 • Per Capita income = \$75,105 |
| Workforce (Marshall Township) | • Civilian Labor Force = 71.7% of population aged 16+ • Bachelor's Degree or Higher = 75.3 % of pop. aged 25+ |
| School Rankings (North Allegheny School District) | Pittsburgh Area = #1 of 80 • Pennsylvania = #3 of 496 • Nationwide = #27 of 10,932 |
| Utility Providers | WestPenn Power • Columbia Gas of PA • West View Water Authority • Marshall Township Municipal Authority (Sewer) |
| Telecommunications | Consolidated Communications • Armstrong |

AVAILABLE LAND

| Lot ID | Tax Parcel | Acreage | Possible Development |
|--------|------------|---------|---|
| B1 | 1998-A-15 | 5.9935 | 52,000 SF flex/R&D building -OR- 60,000 SF two-story office |
| C2 | 1997-C-22 | 2.8977 | 10,000-15,000 SF office |
| D | 1997-G-1 | 3.0862 | 25,000 SF flex/R&D building |
| E | 1997-C-12 | 4.0842 | 40,000-50,000 SF flex/R&D building |
| *B2 | 1998-A-10 | 20.8282 | 60,000 SF flex/R&D building <i>*Wooded; Significant grading required.</i> |



ADDITIONAL LOTS (WOODED)

***Call for further information/pricing.



PARK-ADJACENT RAW LAND

***Call for further information/pricing.



WHY PITTSBURGH?

Close to major metros, international markets, and natural resources, the Pittsburgh region has become a hotbed of innovation for new industries like Artificial Intelligence and Robotics, as well as legacy sectors that are quickly evolving, such as Energy and Manufacturing.



AV & Robotics



Energy

*Production
Efficiency &
Storage*



Headquarters



Life Sciences

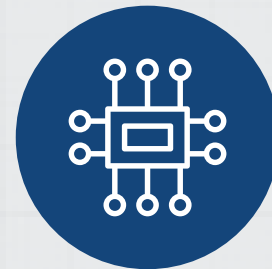


Logistics & Transportation



Manufacturing

*Additive &
Advanced*



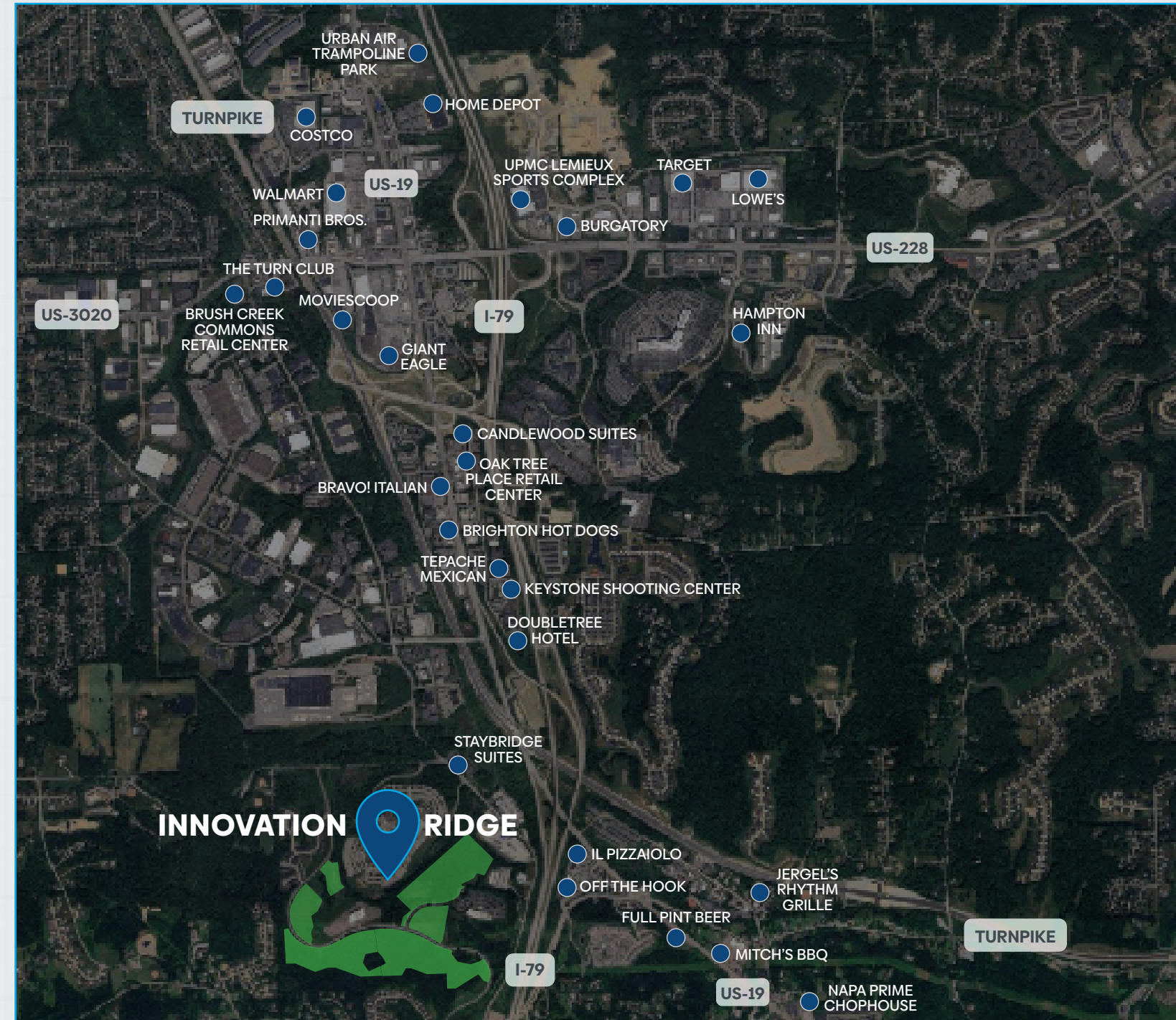
Tech

*AI, Machine
Learning, FinTech,
Cybersecurity*

With a deep talent and labor pool, strong incentive programs, ideal market access, and more, Pittsburgh is a top-ranking area for doing business.

**Source: Pittsburgh Regional Alliance | www.pittsburghregion.org*

AMENITIES



INNOVATION RIDGE

25

MINUTES

DOWNTOWN
PITTSBURGH

31

MINUTES

PITTSBURGH
INTL. AIRPORT

1½

MILES

INTERSTATE
79

2½

MILES

PENNSYLVANIA
TURNPIKE



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Ownership

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



RIDC

Regional Industrial Development Corporation