



REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION

700 BRADDOCK AVE. EAST PITTSBURGH, PA 15112

S-BUILDING



184,000 RSF SPACE AVAILABLE NOW

## THE BUILDING AT A GLANCE

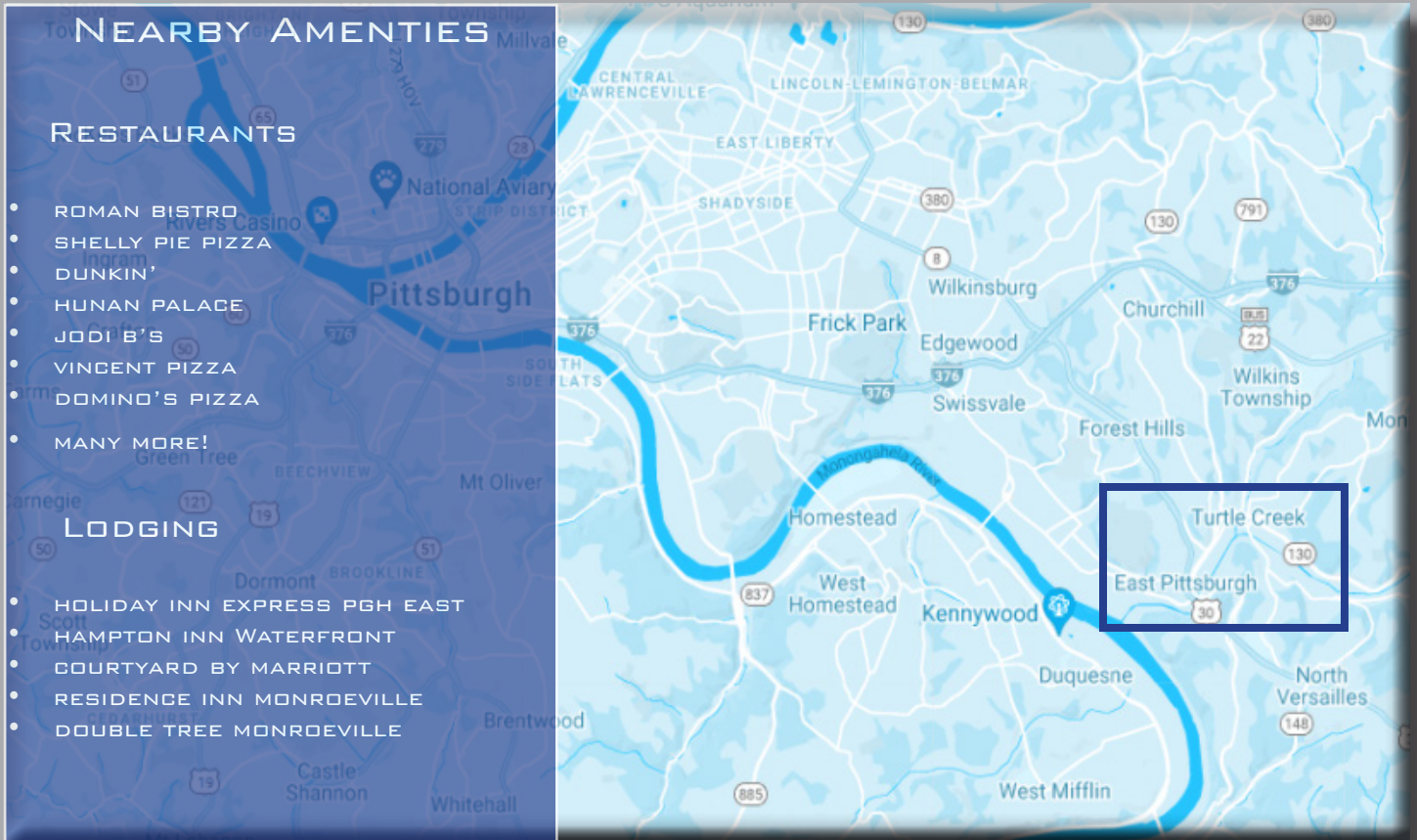
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RECENTLY RENOVATED, THE S-BUILDING OFFERS 184,000 SQ FT OF INDUSTRIAL, FLEX AND OFFICE SPACE. THE BUILDING IS LOCATED IN RIDC KEYSTONE COMMONS, WHICH IS OFF OF ROUTE 30 AND CLOSE TO REGIONAL TRANSPORTATION, SUCH AS I-376.

- 184,000 SQUARE FEET (APPROX.)
- FIRST AND SECOND FLOORS:FLEX
- THIRD AND FOURTH FLOORS:OFFICE
- FOUR 2-TON CRANES,ONE 5-TON CRANE
- 3 PH, 480/277 V POWER
- ALL NEW ELECTRICAL SYSTEMS
- CONVEYOR FROM FIRST TO SECOND FLOOR
- 2 PASSENGER ELEVATORS
- 1 FREIGHT ELEVATOR (12,000LBS)
- AMPLE PARKING



## THE LOCATION



## LANDLORD SPOTLIGHT

RIDC IS A NONPROFIT ORGANIZATION FOUNDED BY AND FOR THE PITTSBURGH REGION. WE TRACE OUR HISTORY BACK MORE THAN 60 YEARS, TO A TIME WHEN LEADERS IN THE REGION ENVISIONED A ENTITY DEDICATED TO DEVELOPING PROPERTIES THAT WOULD SUPPORT OUR INDUSTRIAL BASE, CREATE JOBS, AND GROW OUR ECONOMY. RIDC WENT ON TO PIONEER THE REGION'S FIRST INDUSTRIAL PARKS, AND WHEN THE STEEL INDUSTRY DECLINED, WE CONTINUED TO SUPPORT THE REGION BY TAKING ON THOSE ABANDONED INDUSTRIAL SITES, ATTRACTING NEW TECHNOLOGY-BASED COMPANIES AND RETURNING THOSE PROPERTIES BACK ON TO THE TAX ROLLS.

TODAY, WE ARE STILL DEDICATED TO CATALYZING ECONOMIC GROWTH IN SOUTHWESTERN PENNSYLVANIA THROUGH REAL ESTATE DEVELOPMENT THAT CAPTURES GROWTH OPPORTUNITIES ACROSS DIVERSE INDUSTRY SECTORS AND FOSTERS INCLUSIVE HIGH-QUALITY JOB CREATION. FROM THE PITTSBURGH TECHNOLOGY CENTER TO THE SUSTAINABLE MILL 19, RIDC HAS BEEN ON THE FOREFRONT OF PROVIDING SPACES FOR THE GROWTH OF TECHNOLOGY AND INNOVATION WITHIN THE SOUTHWESTERN PA REGION. WE VIEW RIDC'S SUCCESS AS PART OF A LARGER VISION FOR OUR REGION; OUR DECISIONS ARE MOTIVATED BY THE ECONOMIC DEVELOPMENT POTENTIAL OF OUR PROJECTS AND THE ABILITY OF OUR FACILITIES AND OUR TENANTS TO IMPACT THE OVERALL COMMUNITY.



# RIDC

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S-BUILDING

## RIDC KEYSTONE COMMONS

### LEASING CONTACT

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