

**R
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WESTMORELAND INNOVATION CENTER



RIDC WESTMORELAND INNOVATION CENTER
1001 Technology Drive, Mt. Pleasant, PA 15666



RIDC
Regional Industrial Development Corporation



PLATFORM FOR INNOVATION

RIDC Westmoreland Innovation Center is the center for technology and value-added manufacturing within the region. The campus has historically served as a manufacturing platform for Volkswagen and Sony and is equipped to build upon this proud legacy well into the future.

RIDC Westmoreland offers high-quality, immediately available space only 35-40 minutes from downtown Pittsburgh. The facility boasts features such as heavy power and utility capacity, functional space geometry, ample parking, and direct rail access.



SPACE ADVANTAGE

Total facility size of 2,810,000 SF with over 1,500,000 SF of contiguous high tech flex, manufacturing and office space available



ON-SITE MANAGEMENT

Proudly and professionally managed on site by the RIDC, one of the largest and most innovative landlords in the Pittsburgh region



ACCESS & CONNECTIVITY

Direct rail access and excellent connectivity to I-70 and the regional highway system (U.S. 119 and the Pennsylvania Turnpike)



EDUCATED WORKFORCE

Home to Westmoreland County Community College's Advanced Technology Center, offering specialized job training meeting the demands of today's employers

PROPERTY FEATURES

The building consists of approximately 2.8 million square feet of clean, quality space with heavy utility capacity, direct railroad access and excellent connectivity to I-70 and the PA Turnpike.

SPECIFICATIONS

TOTAL FACILITY SIZE	2,810,000 SF
AVAILABLE SPACE	First floor: 55,000 - 300,000 SF Second floor: 500,000 SF
OFFICE BUILDING	+/- 95,000 SF
SITE SIZE	330 acres
COLUMN SPACING	65' x 40' and 50' x 40'
CEILING HEIGHTS	20' clear (28' to deck)
PARKING	+/- 2,535 cars or 1,020 trailers
ZONING	No zoning in East Huntingdon Township

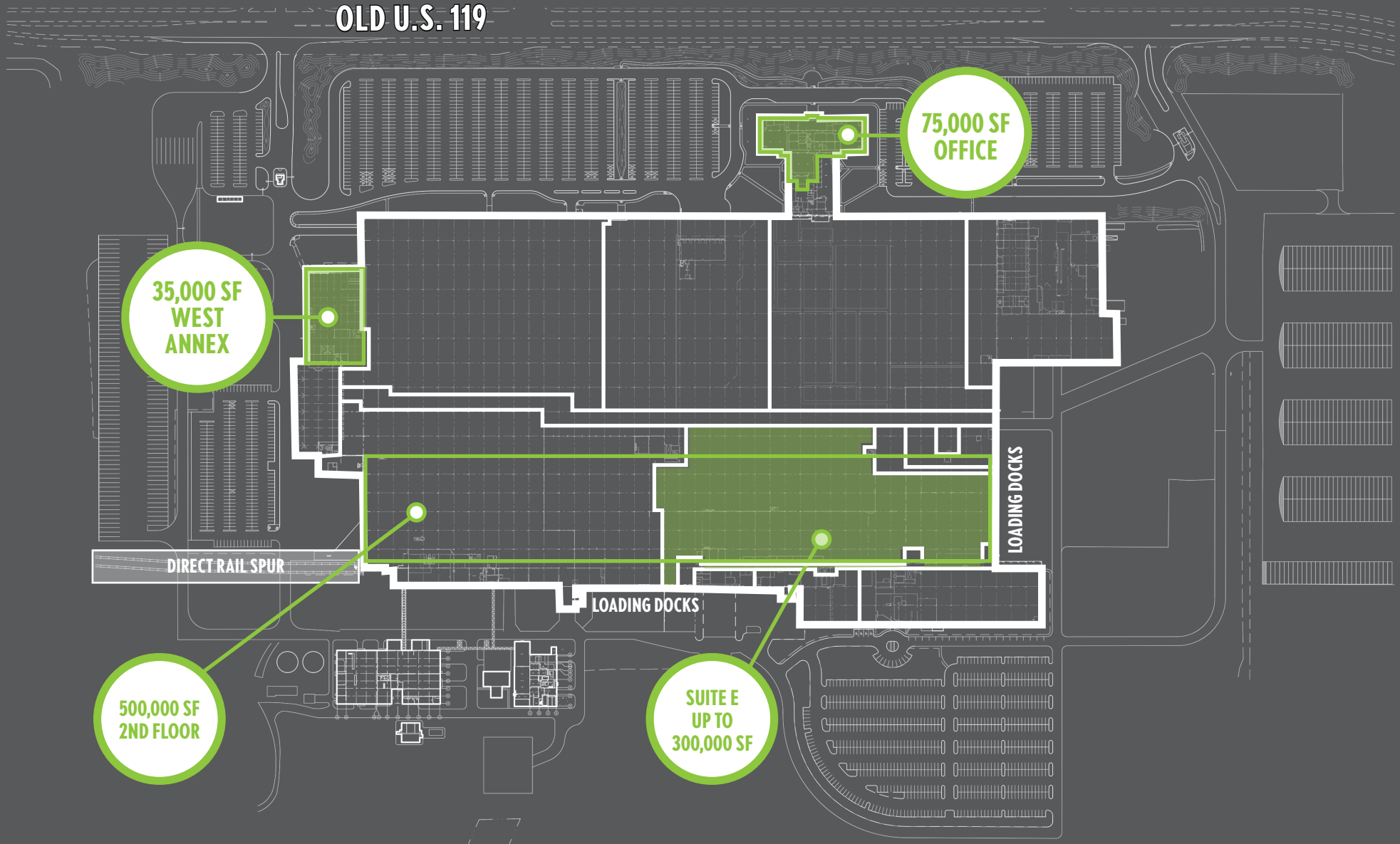
UTILITIES

ELECTRIC	West Penn Power Company 12.5 KV and 24 MW Dual feed from single transformer
WATER	Municipal Authority of Westmoreland County 12" feed to 20" main 2,000 GPM at 100 PSI
SEWER	Municipal Authority of Westmoreland County
NATURAL GAS	Multiple Providers Line runs through building and available to tap for process 5 supplemental gas wells on site
TELECOM	Multiple Providers



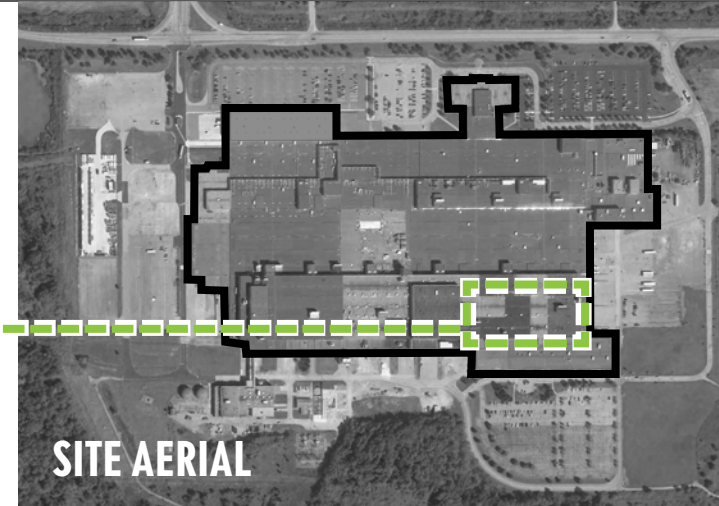
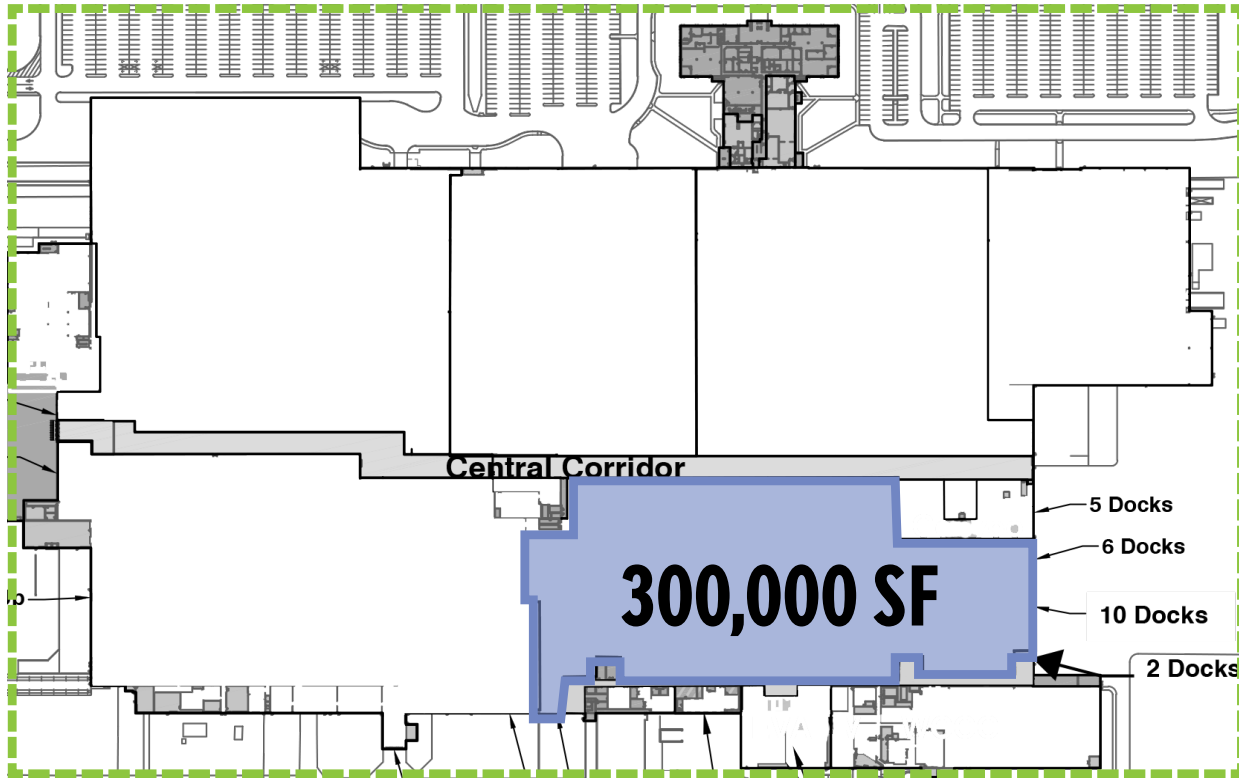
SITE PLAN

Proudly and professionally managed on site by the RIDC, one of the largest and most innovative landlords in the Pittsburgh region.



IMMEDIATELY AVAILABLE

SUITE E



SITE AERIAL



INTERIOR

TOTAL SIZE
300,000 SF

OFFICE
To suit

COLUMN SPACING
50' x 40'

DRIVE-IN DOORS
1

SPRINKLERS
Ordinary hazard, wet

WAREHOUSE
300,000 SF

CEILING HEIGHTS
20' clear (28' to deck)

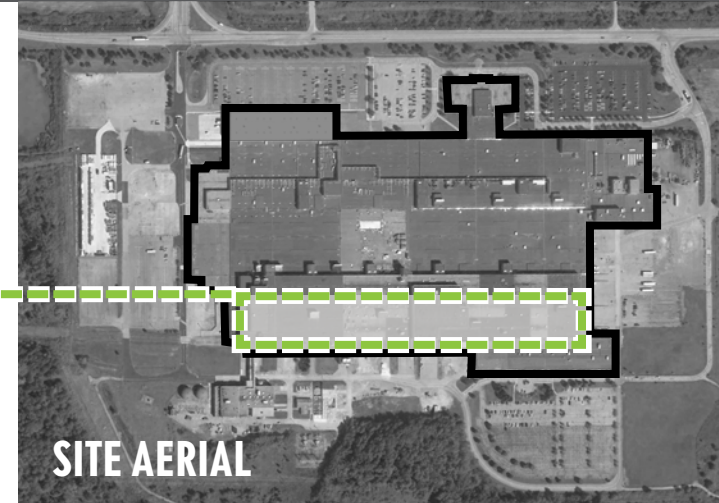
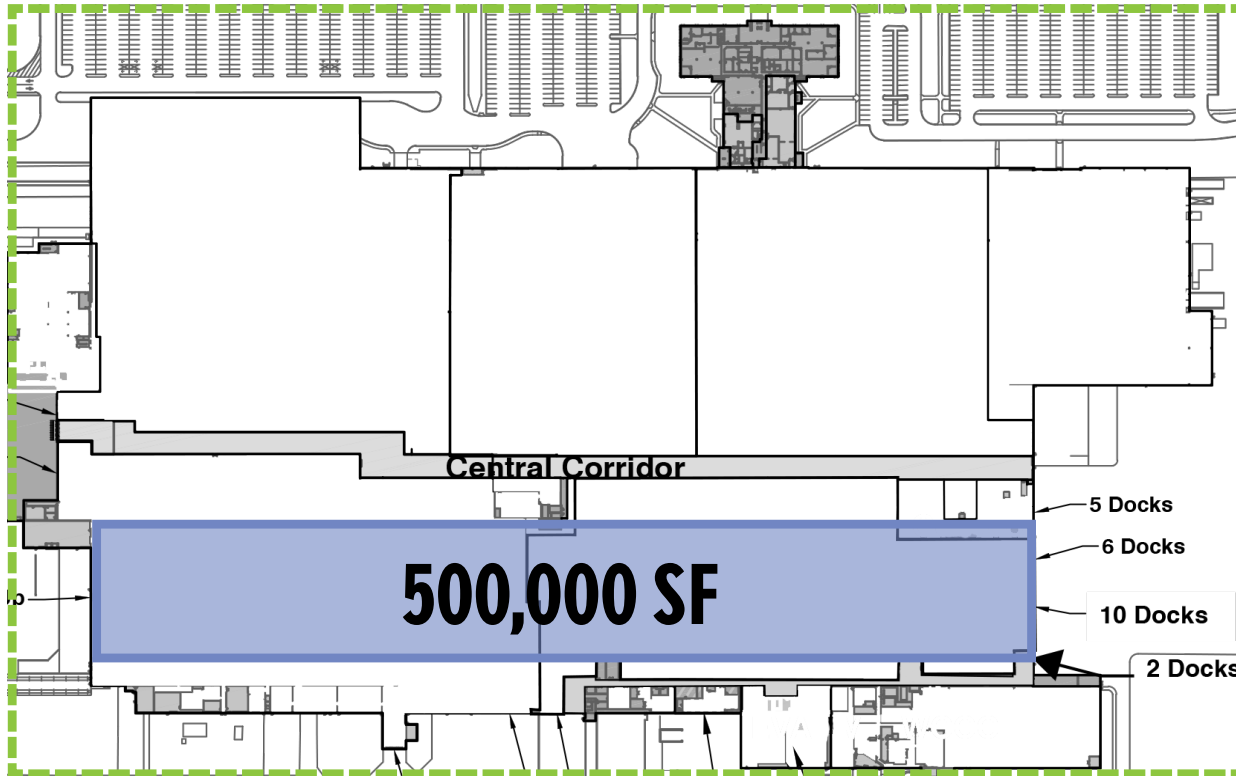
DOCKS
23

LIGHTING
T-5

ELECTRICAL
Ample

IMMEDIATELY AVAILABLE

2ND FLOOR



TOTAL SIZE
500,000 SF

OFFICE
To suit

COLUMN SPACING
50' x 40'

DRIVE-IN DOORS
served by freight elevator

SPRINKLERS
Ordinary hazard, wet

WAREHOUSE
500,000 SF

CEILING HEIGHTS
20' clear (28' to deck)

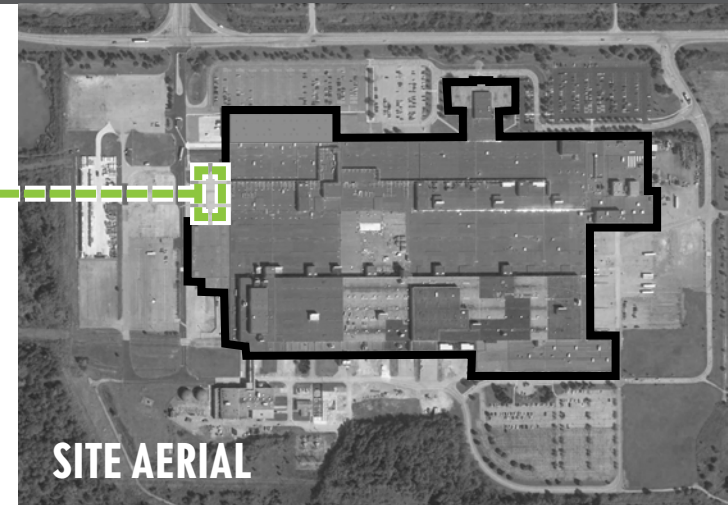
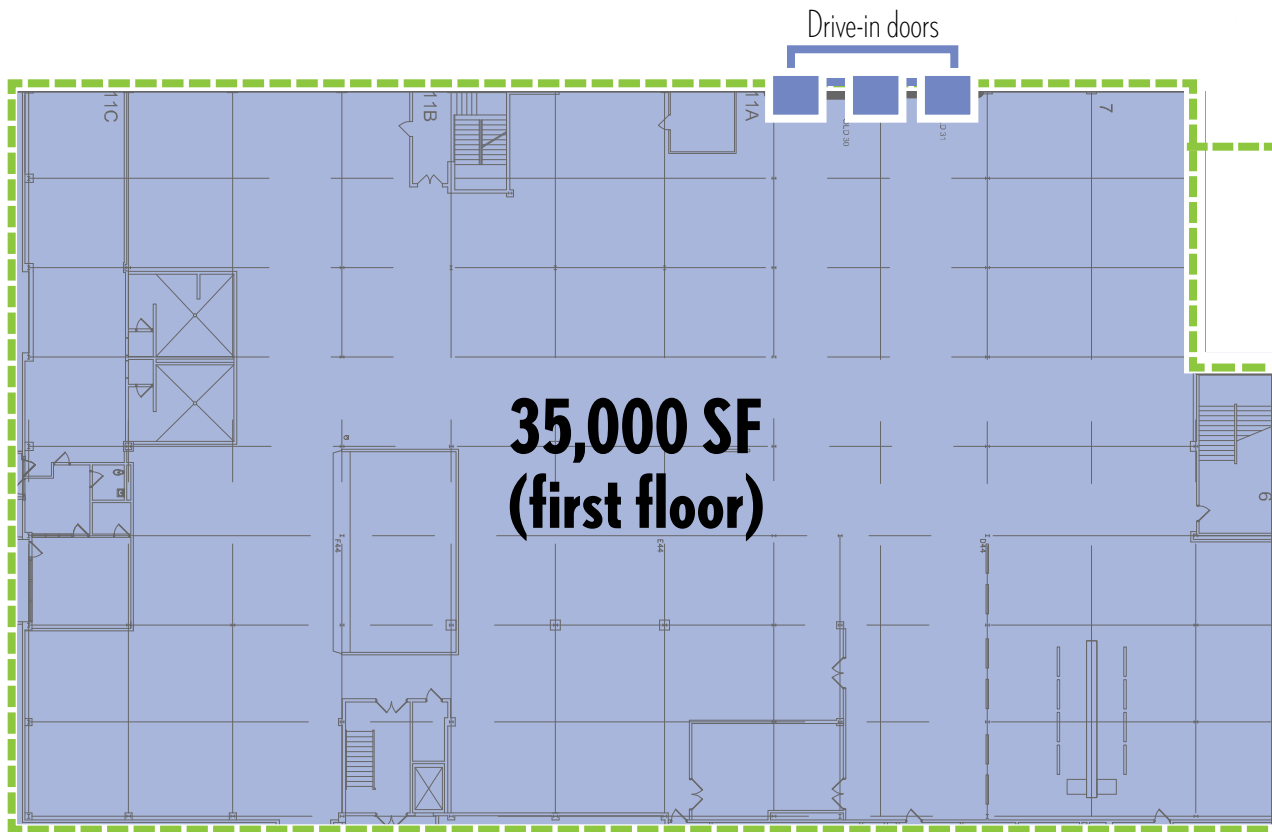
DOCKS
served by freight elevator

LIGHTING
T-5

ELECTRICAL
Ample

IMMEDIATELY AVAILABLE

WEST ANNEX



TOTAL SIZE
70,000 SF

WAREHOUSE
35,000 SF

OFFICE
35,000 SF (2nd floor)

CEILING HEIGHTS
14'

LIGHTING
LED

ELECTRICAL
Ample

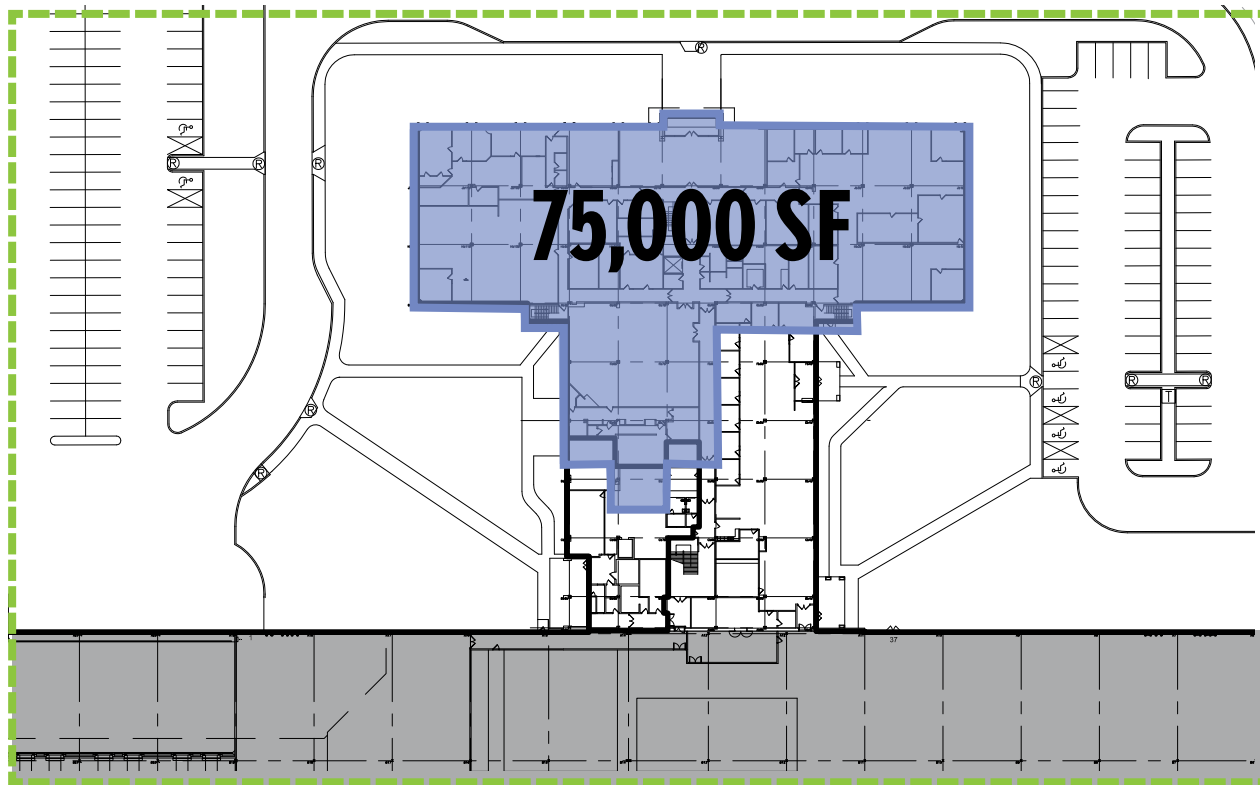
DRIVE-IN DOORS
3

PARKING
West Lot



IMMEDIATELY AVAILABLE

OFFICE



OFFICE FEATURES & SPECIFICATIONS

- 75,000 SF two-story office building on site
- Ability to provide large, open, highly efficient floor plans to subdivide for smaller scale tenancy
- Conferencing areas with capacity to accommodate 150+ people
- Can be leased in conjunction with industrial space or separately
- Attentive, professional management on site
- Ample parking

The two-story building consists of approximately 75,000 square-feet of efficient, high quality office space, which can be leased separate from or in conjunction with industrial space.

AMENITIES & INCENTIVES

RIDC Westmoreland benefits from multiple business incentives, including **Foreign Trade Zone** and **Keystone Opportunity Expansion Zone** designations. Uniquely, the building is also home to Westmoreland County Community College's Advanced Technology Center.



ON-SITE SPECIALIZED JOB TRAINING

Westmoreland County Community College Advanced Technology Center (ATC)

ATC offers state-of-the-art labs and classrooms for a variety of careers in manufacturing and other technically oriented areas.

The facility occupies 73,500 SF of space at RIDC Westmoreland Innovation Center and features technology-equipped classrooms, specialized labs for hands-on training open, flexible instructional

space that allows for collaborative learning administrative offices, and a student lounge.

Classes are conducted days and evenings, and ample free parking makes the ATC a convenient choice. Plus, academic counseling, tutoring and other tools needed for success are available at the center.



KEYSTONE OPPORTUNITY EXPANSION ZONE

The tax burden of **certain state and local counties may be reduced to zero** through exemptions, deductions, abatements, and credits, depending on the situation.

FOREIGN TRADE ZONE

Foreign Trade Zones (FTZs) are considered **"outside the United States"** for Customs duty purposes. Foreign goods are **not subject to Customs duty until they are removed from the zone** and entered into the U.S. for consumption.



PennSTART

PennSTART will be a closed loop, state-of-the-art testing facility designed to accelerate innovation in emerging transportation technology, improve the safety and efficiency of transportation infrastructure, enhance traffic incident management training, and support regional economic development.



HIGHLIGHTS

- 45 Minutes from Downtown Pittsburgh and Carnegie Mellon University
- Connected to Autonomous Vehicle (CAV), electric vehicle (EV), Unmanned Aerial Vehicle (UAV) and Field Robotics
- Multi-modal: Passenger, transit and commercial vehicles, rail, and vulnerable road users
- Intelligent Transportation Systems (ITS) technology
- High-speed track, signalized/unsignalized urban/rural, VDA, off road and more
- Connectivity: Wireless 5G, Digital Twin, C2V, RTK GPS Correction

PARTNERS



LOCATION & ACCESS

The building consists of approximately 2.8 million square feet of clean, quality space with heavy utility capacity, direct railroad access and excellent connectivity to I 70 and the PA Turnpike.



CORPORATE NEIGHBORS

Amazon
Siemens
Philips
ABB
Cenveo
Reinhart Foodservice
Firestone
FedEx Ground / Freight
UPS
Westmoreland CCC
Delallo
SuperValu
Pepsi

TRAVEL TIMES

U.S. 119

Direct Access

I-70

2.9 miles | 4 minutes

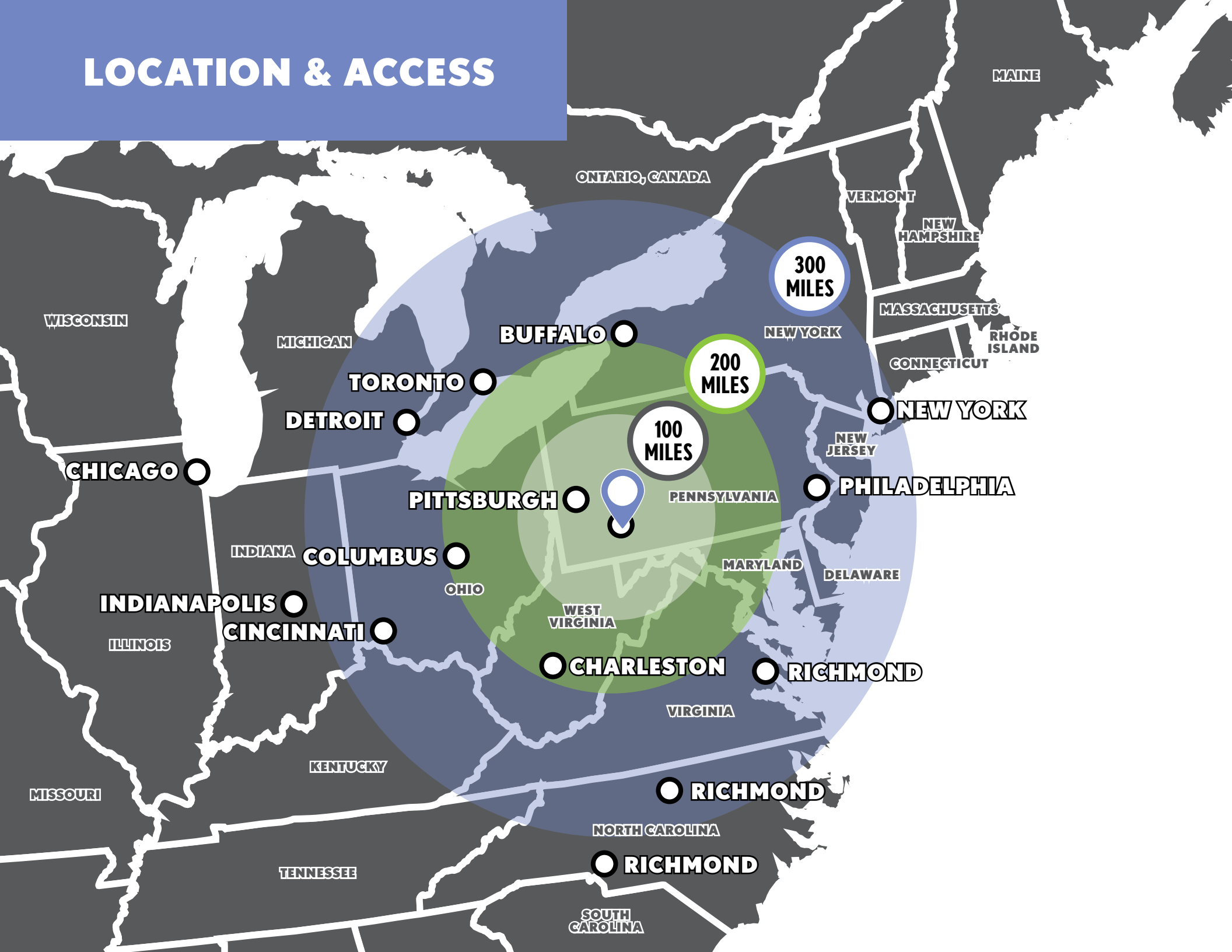
P.A. Turnpike (I-76 / I-70)

3.8 miles | 5 minutes

Pittsburgh

36.7 miles | 38 minutes

LOCATION & ACCESS





RIDDC

Regional Industrial Development Corporation



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