

RIDC INNOVATION RIDGE

Lots for Sale/Development

Innovation Drive at Wexford-Bayne Road, Warrendale, PA 15986

Marshall Township, Allegheny County, PA



223 Acre Technology Park with 5 remaining lots totaling 38 Acres

- Zoning: RTTP – Residential Research and Technology Park
- Excellent location with immediate access to interstate and local highways
- Campus setting with free parking
- All public utilities in place to each pad ready site
- Significant green space with over 50% devoted to conservation areas, forested and landscaped buffer areas
- Can accommodate single story buildings from 15,000 SF to 60,000 SF

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Available Parcels

Parcel	Acres
B2	21.838
B1	5.993
C2	2.90
D	3.12
E	4.08

Conceptual Building Sizes

B2:
60,000 SF single story R&D/Flex building
(subject to site grading)

B1:
52,000 SF single story R&D/Flex building
60,000 SF two story office building

C2:
10-15,000 SF single story office building

D:
25,000 SF single story R&D/Flex building

E:
20,000 SF single story R&D/Flex building

D/E:
40-50,000 SF single story R&D/Flex
building



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ABOUT THE PARK

A 223-acre advanced technology and office park located in Marshall Township, Allegheny County. Half of the park has been set aside for primary conservation areas, forested and landscaped buffer zones, and various open spaces, and we have constructed a recreational trail through the site. The park's design includes a state-of-the-art grading plan that preserves wetlands and slopes. RIDC is offering 5 subdivided parcels of various sizes available for sale to developers or owner-occupants of high tech office/flex buildings.

NEARBY AMENITIES

Restaurants

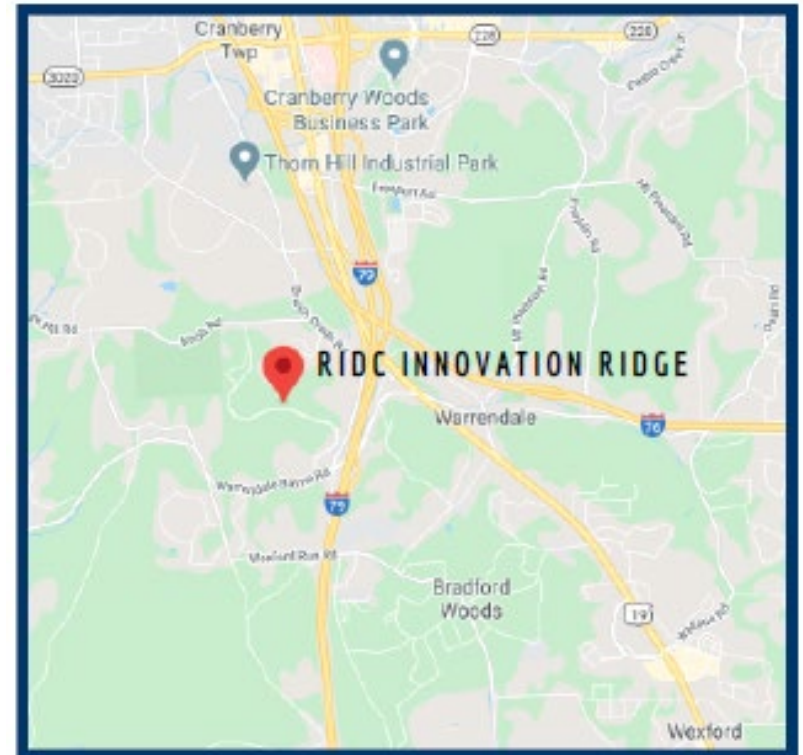
Bravo Cucina Italiana
Pig Iron Public House
Saga Hibachi Steakhouse &
Sushi Bar
Brighton Hot Dog Shoppe
Chipotle Mexican Grill
Five Guys
Quaker Steak and Lube
Primanti Bros
Panera Bread
Max & Erma's

Lodging

Double Tree by Hilton
Hyatt Place
Pittsburgh/Cranberry
Staybridge Suites
Candlewood Suites
Hampton Inn

Entertainment

UPMC Lemieux Sports Complex
Urban Air Trampoline Park
Cranberry Highlands Golf Course
Cranberry Retail Shops



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Utility providers:

- Electric: Pennsylvania Power
- Gas: Columbia Gas
- Water: West View Water Authority
- Sewer: Marshall Township Municipal Sanitary Authority
- Telco/Internet: Consolidated Communications/Armstrong

Real Estate Taxes (based on 2020)

- Allegheny County 4.730 mills
- Marshall Township 1.420 mills
- North Allegheny School 19.1408 mills
- Total 25.2908 mills

Realty Transfer Tax

- Commonwealth of PA : 1% of purchase price
- Marshall Township: 1% of purchase price
- Total 2% to be shared equally between Seller & Buyer at 1% each

Asking Prices

- B-2: Negotiable based on proposed size/use
- B-1: \$1,350,000
- C-2: \$400,000
- D: \$600,000
- E: \$600,000
- D/E: \$1,250,000

For Additional Information

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