



REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION



32-36 S LINDEN ST. DUQUESNE, PA 15110

MILLRIGHTS



RIDC

CITY CENTER OF DUQUESNE

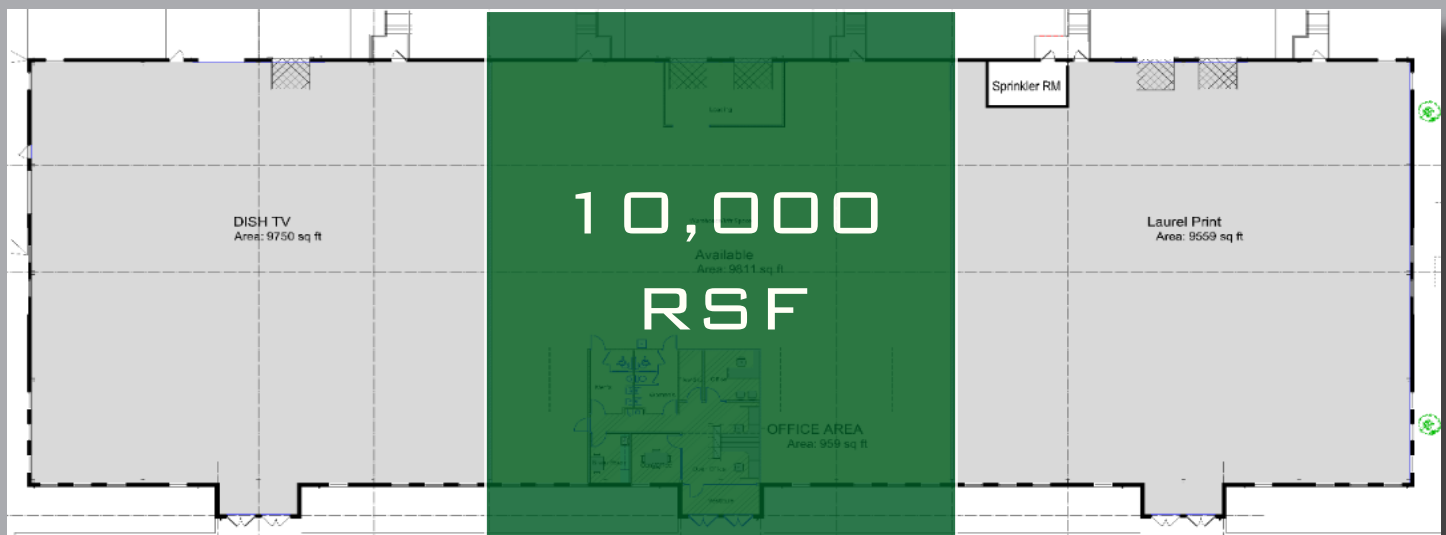
10,000 RSF FLEX SPACE AVAILABLE NOW

THE BUILDING AT A GLANCE

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BUILT IN 2015, THE MILLWRIGHTS BUILDING OFFERS 30,000 SQ FT OF FLEX, OFFICE AND WAREHOUSE SPACE. THE BUILDING IS LOCATED IN THE CITY CENTER OF DUQUESNE INDUSTRIAL PARK, WHICH IS OFF OF ROUTE 837 AND CLOSE TO REGIONAL TRANSPORTATION, SUCH AS THE MON-FAYETTE EXPRESSWAY.

- 10,000 SQUARE FEET (APPROX.)
- SHELL FLEX SPACE
- 24' WAREHOUSE CLEARANCE
- 2 DOCK HIGH DOORS
- 2:1000 PARKING
- ACCESS TO PA-837, 376 EAST
- SIGNAGE OPPORTUNITY
- NEW BUILDOUT OPPORTUNITY
- ABUNDANCE OF NATURAL LIGHT



*ABOVE PLAN IS AN ARCHITECT'S SUGGESTION. SPACE HAS NO EXISTING BUILD OUT

THE LOCATION

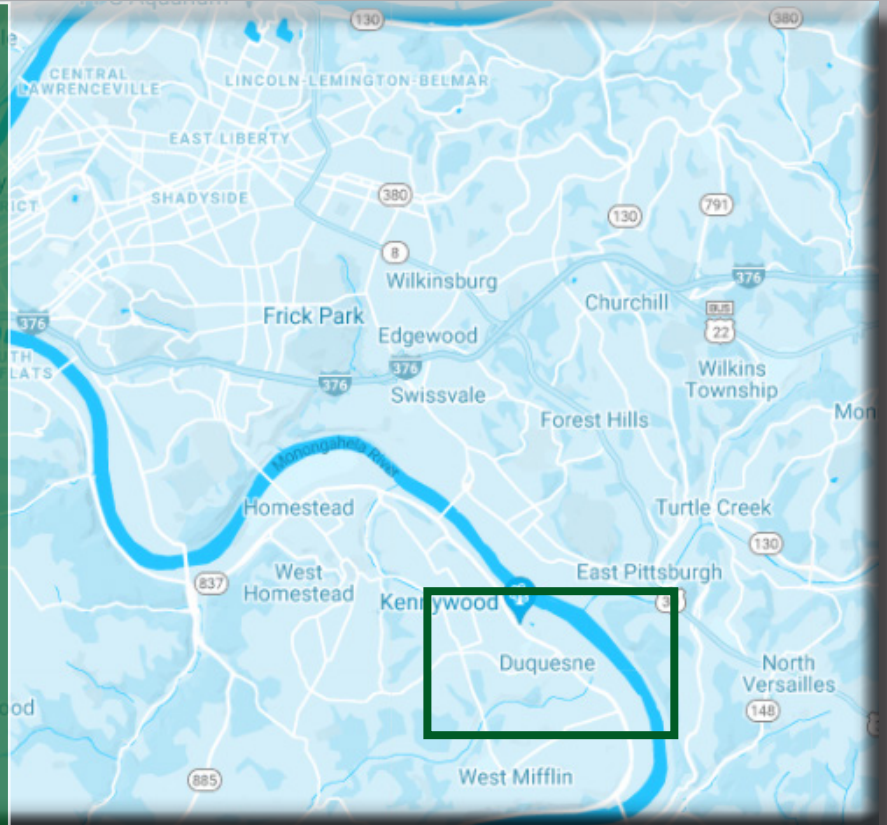
NEARBY AMENITIES

RESTAURANTS

- SUPERIOR MOTORS
- PRIMANTI BROTHERS
- RANDY'S BEER BARREL
- HOMEVILLE TROLLEY STOP
- WOLF'S PUB
- ASIAN HOUSE
- PAPA JOHN'S PIZZA
- MANY MORE!

LODGING

- HOLIDAY INN EXPRESS PGH EAST
- HAMPTON INN WATERFRONT
- COURTYARD BY MARRIOTT
- RESIDENCE INN MONROEVILLE
- DOUBLETREE HOTEL



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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MILLWRIGHTS

CITY CENTER OF DUQUESNE

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