PARK WEST MANOR

60,000 SF of Flex/Warehouse Space

NOW LEASING

RIDC

Click here for a **Virtual Tour**

170 Industry Drive, Pittsburgh, PA 15275

AIRPORT CORRIDOR | RIDC PARK WEST

Warehouse | ±53,250 SF
Office | ±6,750 SF

PROPERTY OVERVIEW

Park West Manor is a 60,000 square foot flex/warehouse building within RIDC's Park West business park in Findlay Township. Offering a mix of office and open-area work-space, the building is ideal for use in light manufacturing, assembly, and distribution.

Located within Pittsburgh's rapidly growing Airport Corridor, the building is conveniently situated just minutes from the Pittsburgh International Airport, Interstate 376, and abudnant retail, lodging, & entertainment options.

HIGHLIGHTS

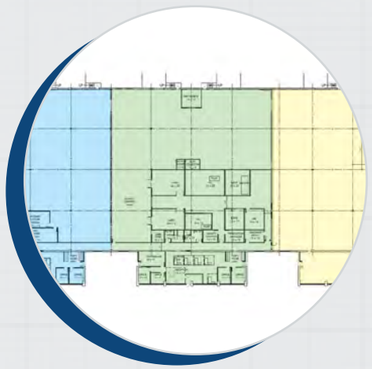
FLEX/WAREHOUSE AREA
16'6" CLEAR HIGH CEILINGS
FULLY SPRINKLERED

OFFICE SPACE
PRIVATE SUITES • CONFERENCE ROOMS • KITCHEN • RESTROOMS

LOADING AREAS
8 DOCK DOORS IN REAR
DRIVE-IN POSSIBLE WITH RAMP

AMPLE PARKING
189 CAR SPACES
EXCLUSIVE USE OF LOT

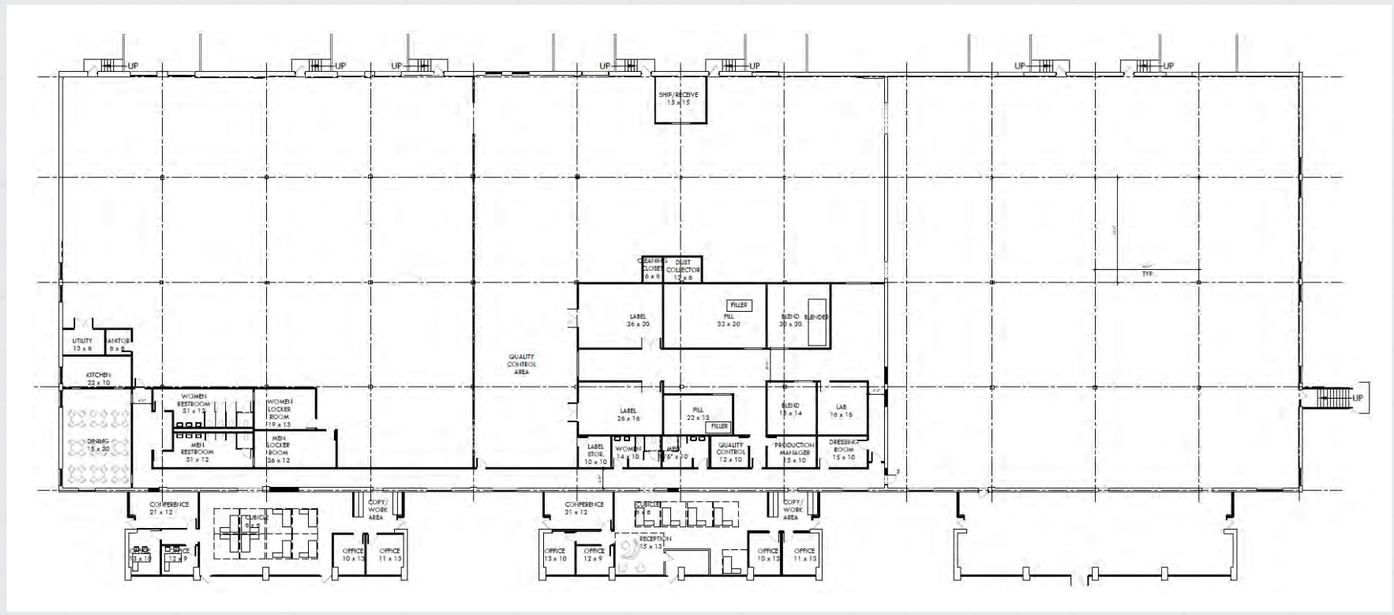
SUFFICIENT POWER
480/277 VOLTS • 1,200 AMPS • 3-PHASE SERVICE



SUBDIVIDABLE
THREE 20,000 UNITS POSSIBLE EACH WITH OFFICE COMPONENT

BUILDING EXTERIOR

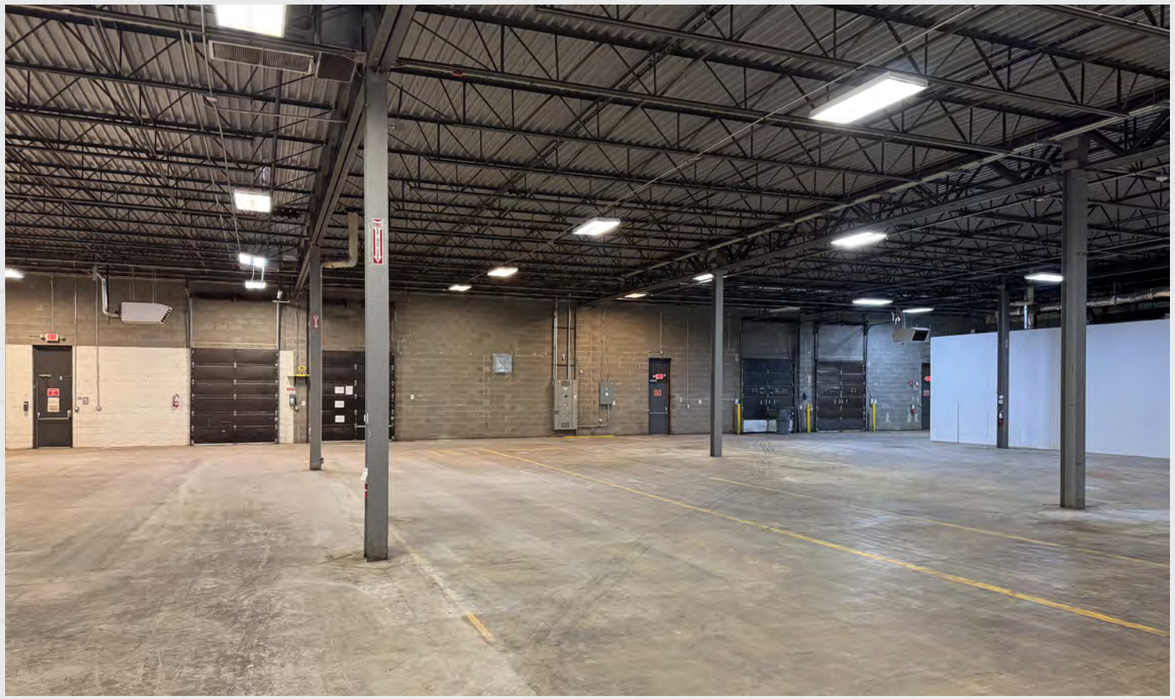
FLOOR PLAN

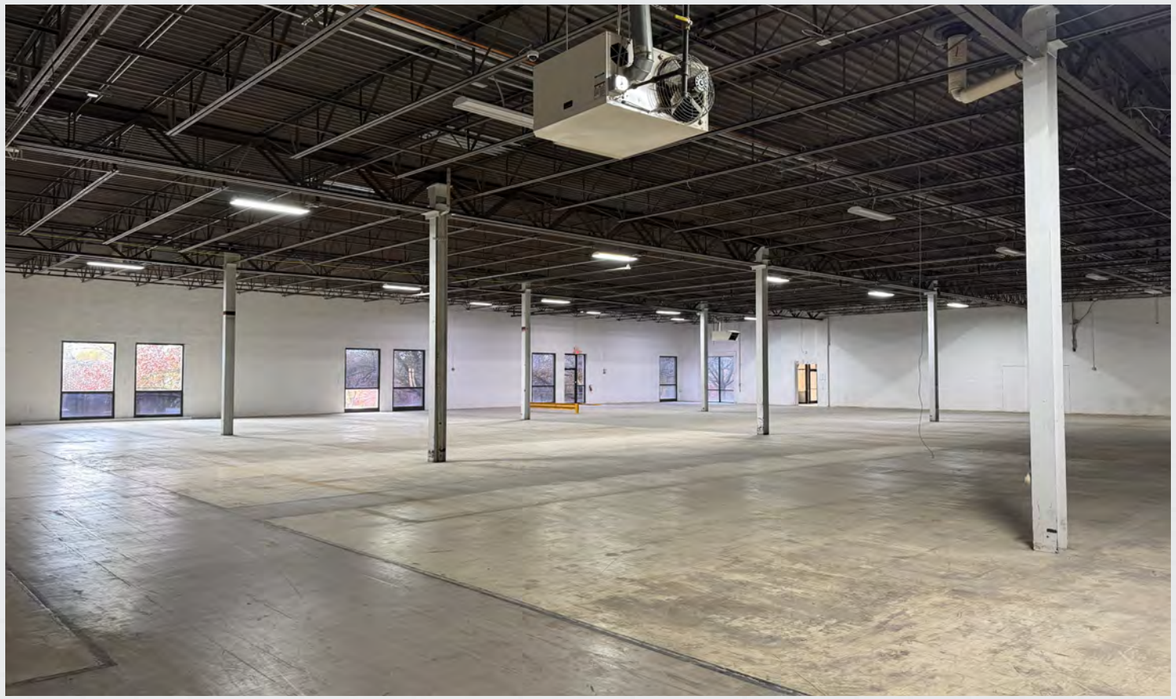


BUILDING INFORMATION

Electric	Duquesne Light Co.
Gas	PEOPLES Natural Gas
Water & Sewer	Findlay Township Municipal Authority
Telecom	Comcast • Verizon
Zoning	Business Park (BPK) • Supports office & light industrial uses (e.g. light manufacturing, wholesale, & warehousing)
Incentives	Foreign-Trade Zone • Offers duty & tax savings since area is considered outside of U.S. Customs Territory
County	Allegheny
Municipality	Findlay Township
School District	West Allegheny

BUILDING INTERIOR *Click here for a Virtual Tour*





LOCATION

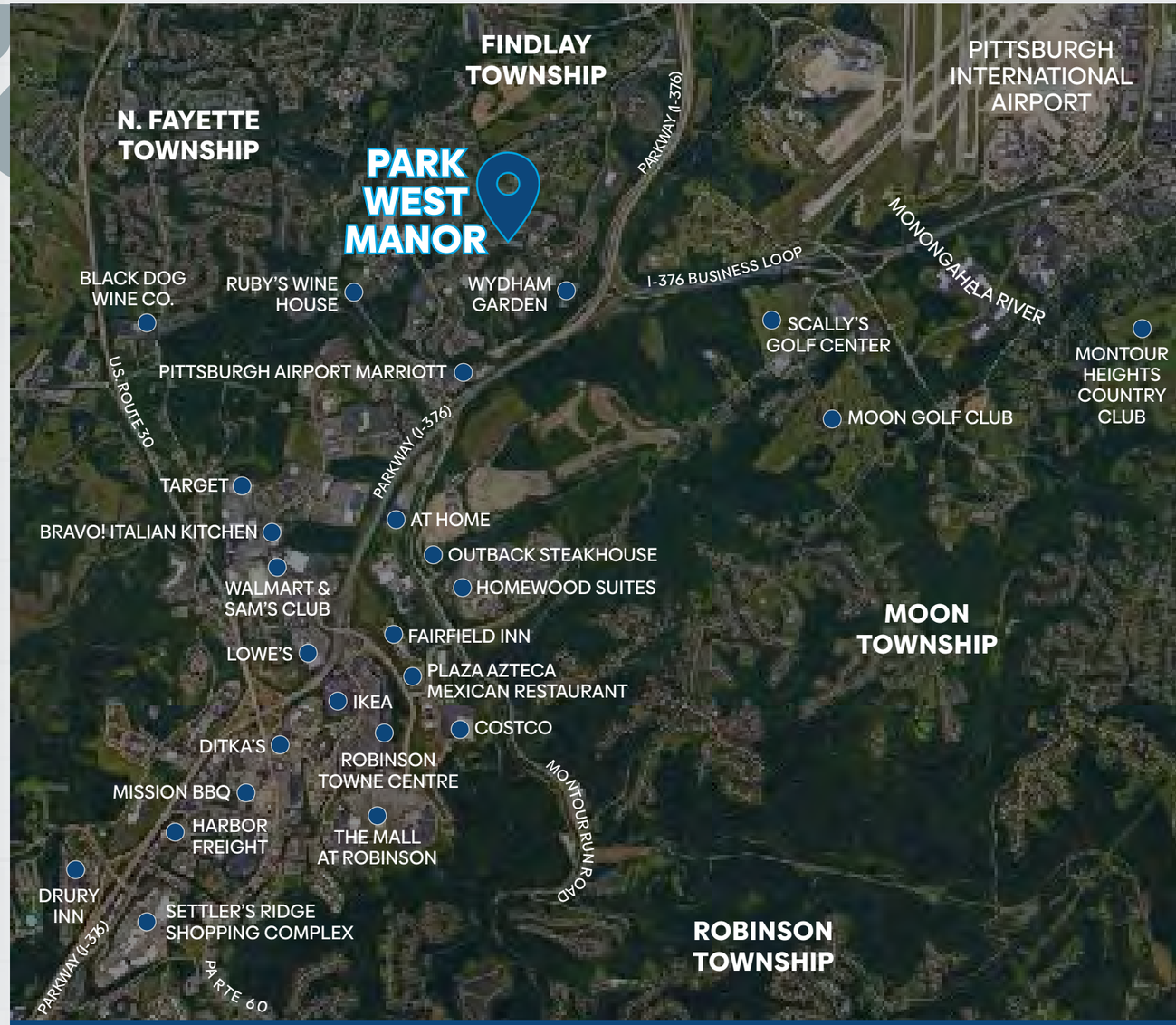
Market Access

Pittsburgh is located within 500 miles of:

- 48% of the country's businesses
- 40% of the U.S. and Canadian population
- 45% of total U.S. retail sales
- 23 of the top 50 U.S. Metropolitan retail markets
- 136 million U.S. residents

Source: Pittsburgh Regional Alliance

AMENITY MAP

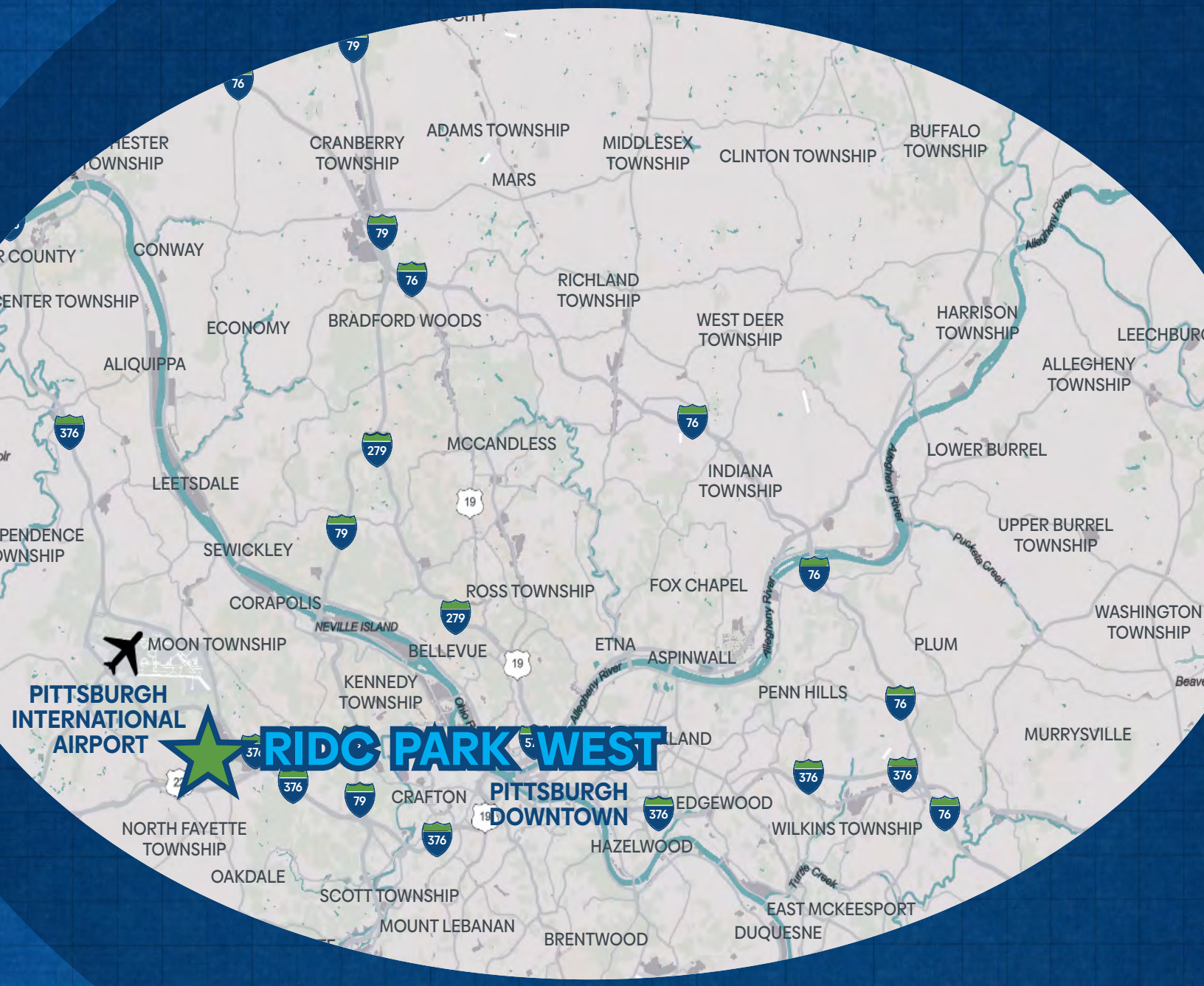


1½ MILES
INTERSTATE 376

8 MINUTES
PITTSBURGH INTL. AIRPORT

3½ MILES
STEUBENVILLE PIKE (U.S. ROUTE 30)

21 MINUTES
DOWNTOWN PITTSBURGH



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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