

# RIDC Innovation Ridge

Research and Advanced Technology Park



## PRIME DEVELOPMENT OPPORTUNITIES

+/- 37 acres of pad-ready lots for sale/development



Innovation Drive  
Marshall Township, PA 15005

**AVAILABLE NOW**

## PARK OVERVIEW

**RIDC Innovation Ridge** is a 223-acre master planned campus located near the intersection of I-79 and the Pennsylvania Turnpike and situated within northwest Pittsburgh's rapidly-growing and highly-desirable Cranberry Township-area. In addition to convenient highway access, abundant greenspace, and executive residential housing, the park offers prime commercial development opportunities via five pad-ready lots designed to support office, technology, and research facilities.



## HIGHLIGHTS

- Commercial development opportunities for one- and two-story buildings with footprints ranging from 15,000 to 60,000 SF.
- Public utility connections in place at the curb of each pad.
- Residential Research and Technology Park (RTTP) zoning ensures high-end commercial development.
- Directly accessible from Interstate 79 via the Warrendale exit, and conveniently located near other major roads including the Pennsylvania Turnpike (I-76), State Route 228, and U.S Route 19.
- Traffic signals at the intersection with Warrendale-Bayne Road.
- Significant greenspace, with over 50% of the acreage dedicated to forest, conservation areas, trails, and landscaped buffer zones.
- Home of The Village at Marshall Ridge executive townhouses.
- Plentiful dining, lodging, retail, & entertainment options nearby.
- Proximity to a strong workforce, affluent neighborhoods, and top-ranked schools.

### INFORMATION

Government	Allegheny County • Marshall Township • North Allegheny School District
Economy (Marshall Township)	Median Home Value = \$466,800 • Median Household income = \$145,350 • Per Capita income = \$75,105
Workforce (Marshall Township)	• Civilian Labor Force = 71.7% of population aged 16+ • Bachelor's Degree or Higher = 75.3 % of pop. aged 25+
School Rankings (North Allegheny School District)	Pittsburgh Area = #1 of 80 • Pennsylvania = #3 of 496 • Nationwide = #27 of 10,932
Utility Providers	WestPenn Power • Columbia Gas of PA • West View Water Authority • Marshall Township Municipal Authority (Sewer)
Telecommunications	Consolidated Communications • Armstrong

## AVAILABLE LAND

Lot ID	Tax Parcel	Acreage	Asking	Possible Development
B1	1998-A-15	5.9935	\$1,350,000	52,000 SF flex/R&D building -OR- 60,000 SF two-story office
C2	1997-C-22	2.8977	\$400,000	10,000-15,000 SF office
D	1997-G-1	3.0862	\$600,000	25,000 SF flex/R&D building
E	1997-C-12	4.0842	\$600,000	40,000-50,000 SF flex/R&D building
*B2	1998-A-10	20.8282	Negotiable	60,000 SF flex/R&D building <i>*Wooded; Significant grading required.</i>



# ADDITIONAL LOTS (WOODED)

\*\*\*Call for further information/pricing.



# PARK-ADJACENT RAW LAND

\*\*\*Call for further information/pricing.



## WHY PITTSBURGH?

Close to major metros, international markets, and natural resources, the Pittsburgh region has become a hotbed of innovation for new industries like Artificial Intelligence and Robotics, as well as legacy sectors that are quickly evolving, such as Energy and Manufacturing.



**AV & Robotics**



**Energy**

*Production  
Efficiency &  
Storage*



**Headquarters**



**Life Sciences**

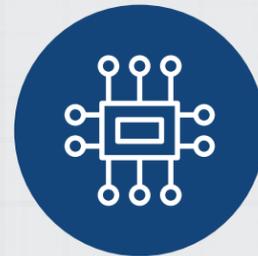


**Logistics & Transportation**



**Manufacturing**

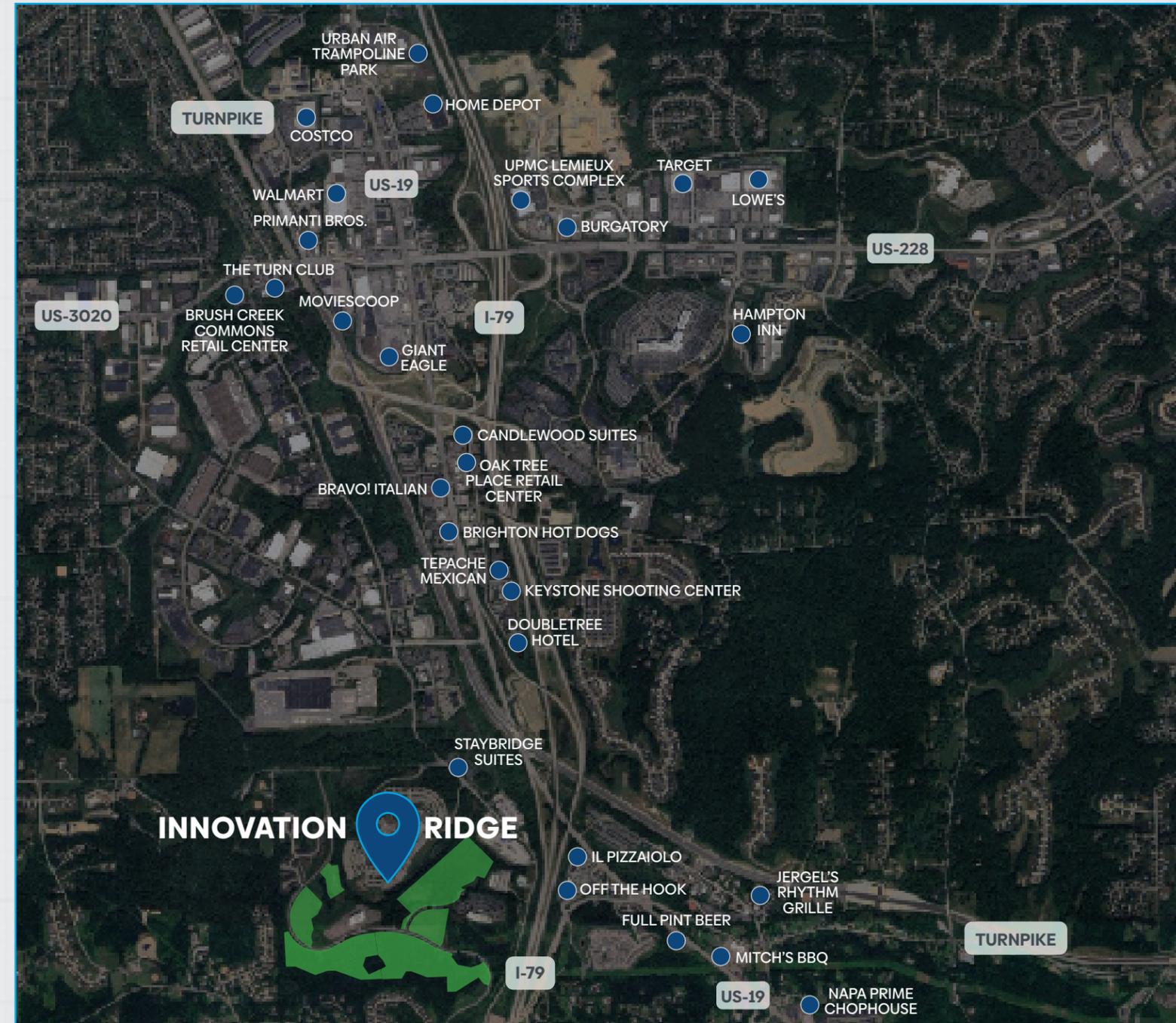
*Additive &  
Advanced*



**Tech**

*AI, Machine  
Learning, FinTech,  
Cybersecurity*

## AMENITIES



### INNOVATION RIDGE

**25**  
MINUTES

DOWNTOWN  
PITTSBURGH

**31**  
MINUTES

PITTSBURGH  
INTL. AIRPORT

**1½**  
MILES

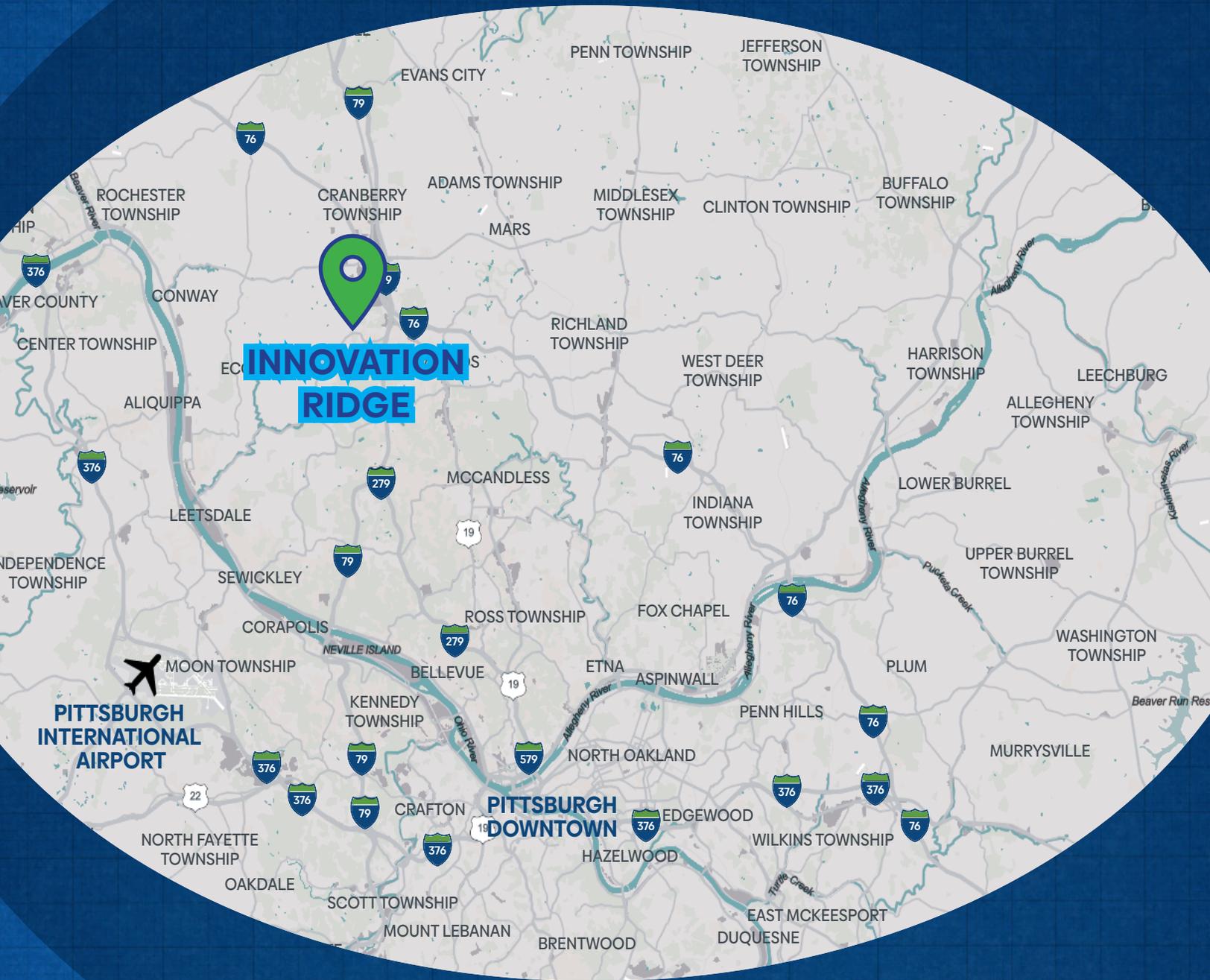
INTERSTATE  
79

**2½**  
MILES

PENNSYLVANIA  
TURNPIKE

**With a deep talent and labor pool, strong incentive programs, ideal market access, and more, Pittsburgh is a top-ranking area for doing business.**

*\*Source: Pittsburgh Regional Alliance | [www.pittsburghregion.org](http://www.pittsburghregion.org)*



## LEASING CONTACT:

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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