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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

<b>TOTAL FACILITY SIZE</b>	2,810,000 SF
<b>AVAILABLE SPACE</b>	1,000,000+ SF
<b>OFFICE BUILDING</b>	+/- 95,000 SF
<b>SITE SIZE</b>	330 acres
<b>LOADING DOCKS</b>	66 (expandable)
<b>DRIVE-IN DOORS</b>	16 (expandable)
<b>COLUMN SPACING</b>	65' x 40' and 50' x 40'
<b>CEILING HEIGHTS</b>	20' clear (28' to deck)
<b>PARKING</b>	+/- 2,535 cars or 1,020 trailers
<b>ZONING</b>	No zoning in East Huntingdon Township

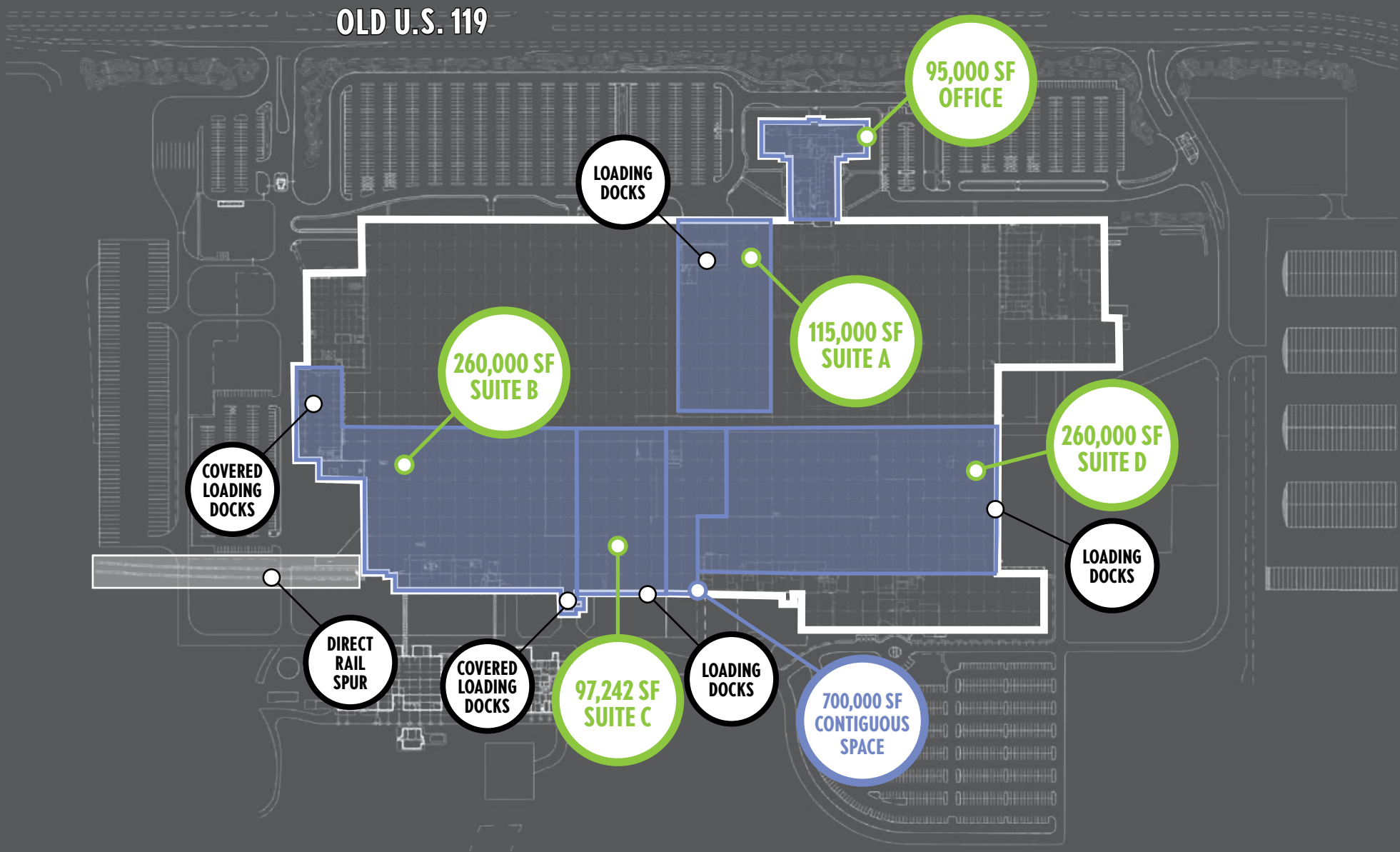
## UTILITIES

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



# SITE PLAN

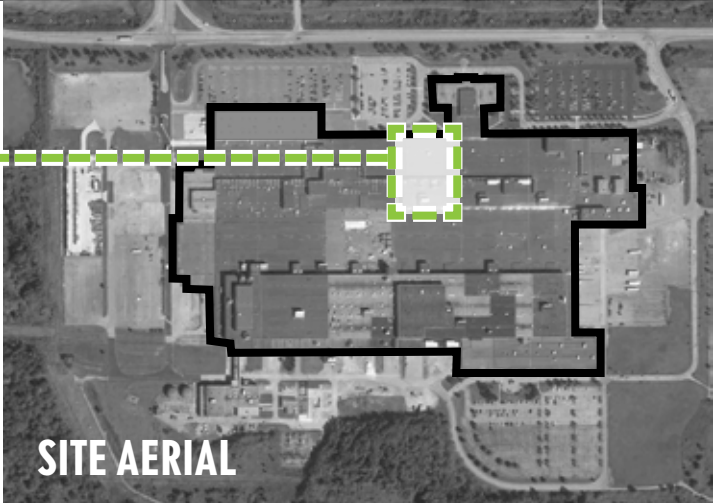
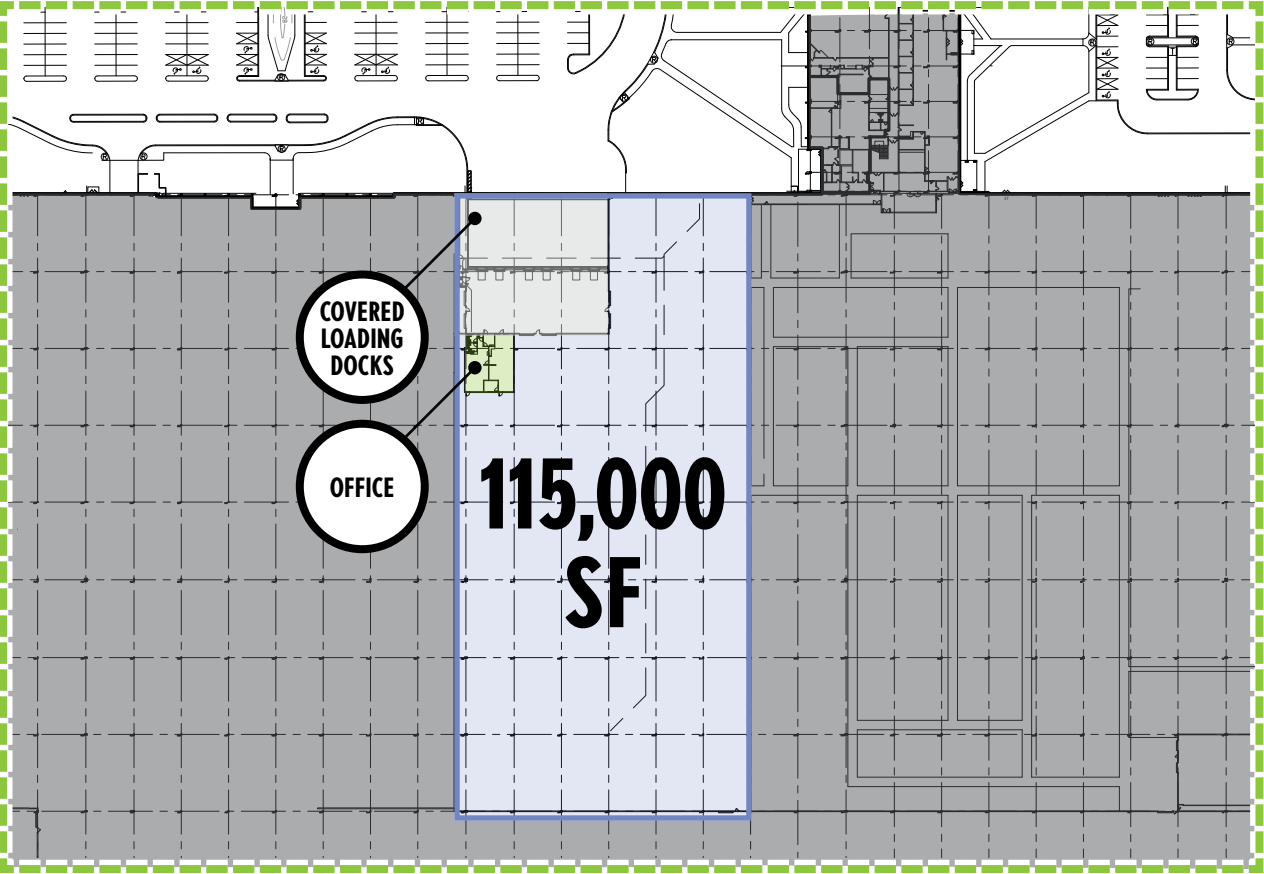
Proudly and professionally managed on site by the RIDC, one of the largest and most innovative landlords in the Pittsburgh region.





IMMEDIATELY AVAILABLE

SUITE A



SITE AERIAL

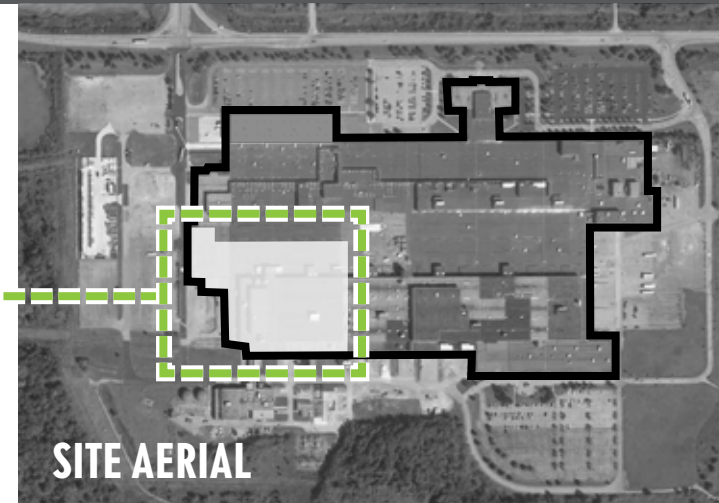
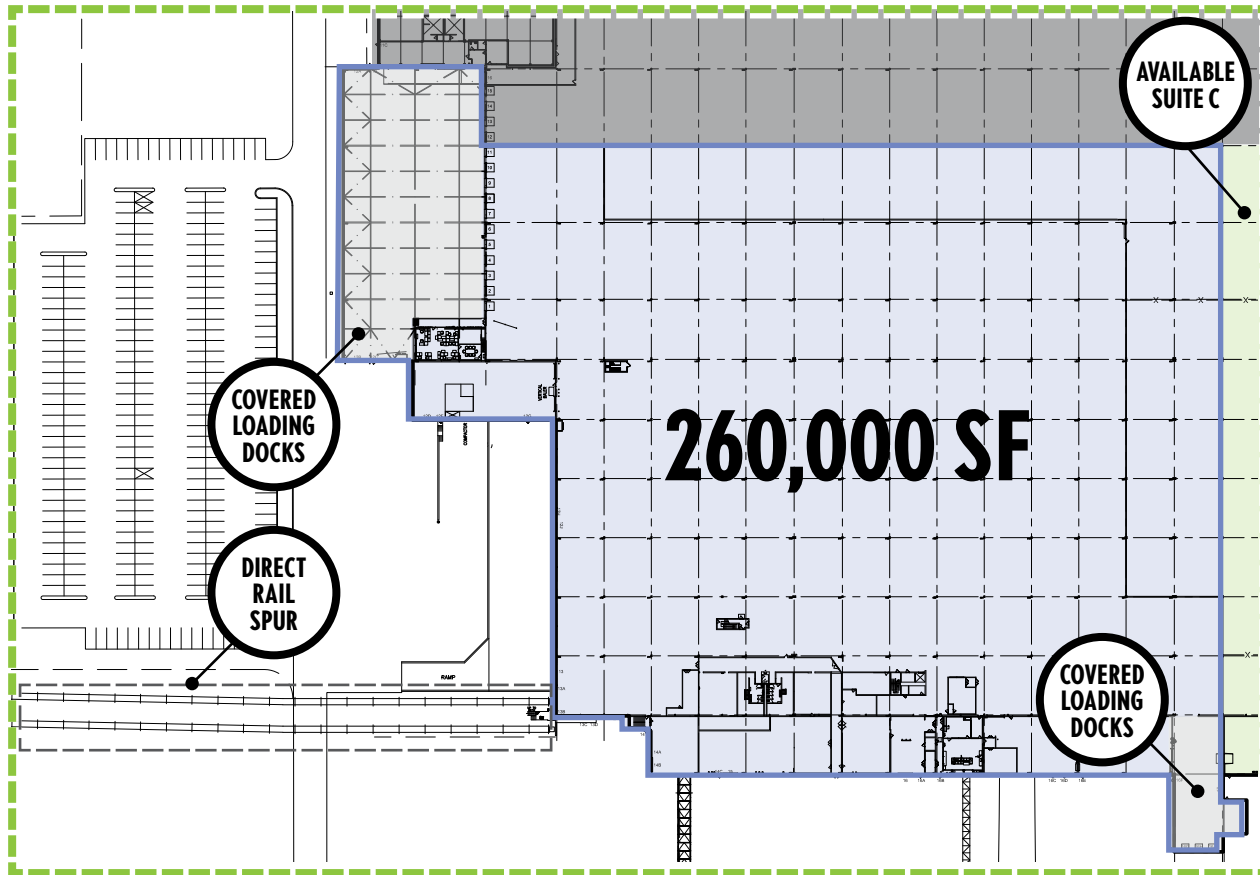


INTERIOR

<b>TOTAL SIZE</b> +/- 150,000 SF (expandable)	<b>OFFICE</b> 2,000 SF	<b>COLUMN SPACING</b> 65' x 40'	<b>DRIVE-IN DOORS</b> 1 (9' x 10')	<b>SPRINKLERS</b> Ordinary hazard, wet
<b>WAREHOUSE</b> 113,000 SF	<b>CEILING HEIGHTS</b> 20' clear (28' to deck)	<b>COVERED DOCKS</b> 6 (9' x 10')	<b>LIGHTING</b> T-5 on motion sensors	<b>ELECTRICAL</b> Ample

IMMEDIATELY AVAILABLE

**SUITE B**



**TOTAL SIZE**

260,000 SF (expandable)

**OFFICE**

+/- 8,000 sf

**COLUMN SPACING**

65' x 40' and 50' x 40'

**DRIVE-IN DOORS**

1 (9' x 10')

**SPRINKLERS**

Ordinary hazard, wet

**RAIL ACCESS**

Spur directly to space

**WAREHOUSE**

+/- 252,000 SF

**CEILING HEIGHTS**

20' clear (28' to deck)

**COVERED DOCKS**

15 (9' x 10')

**LIGHTING**

T-5

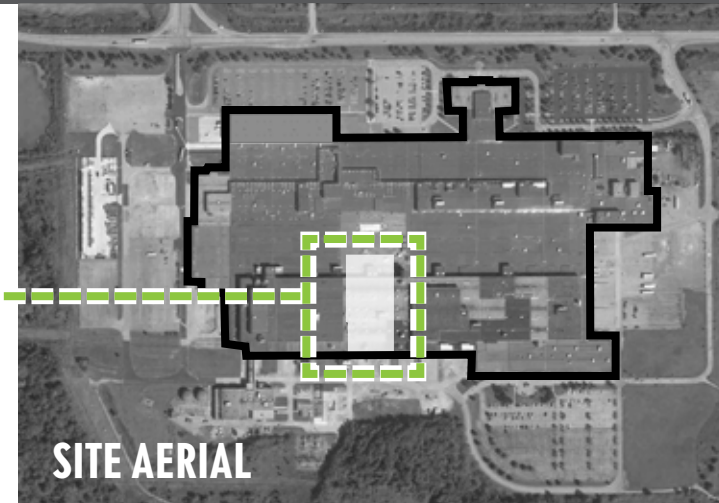
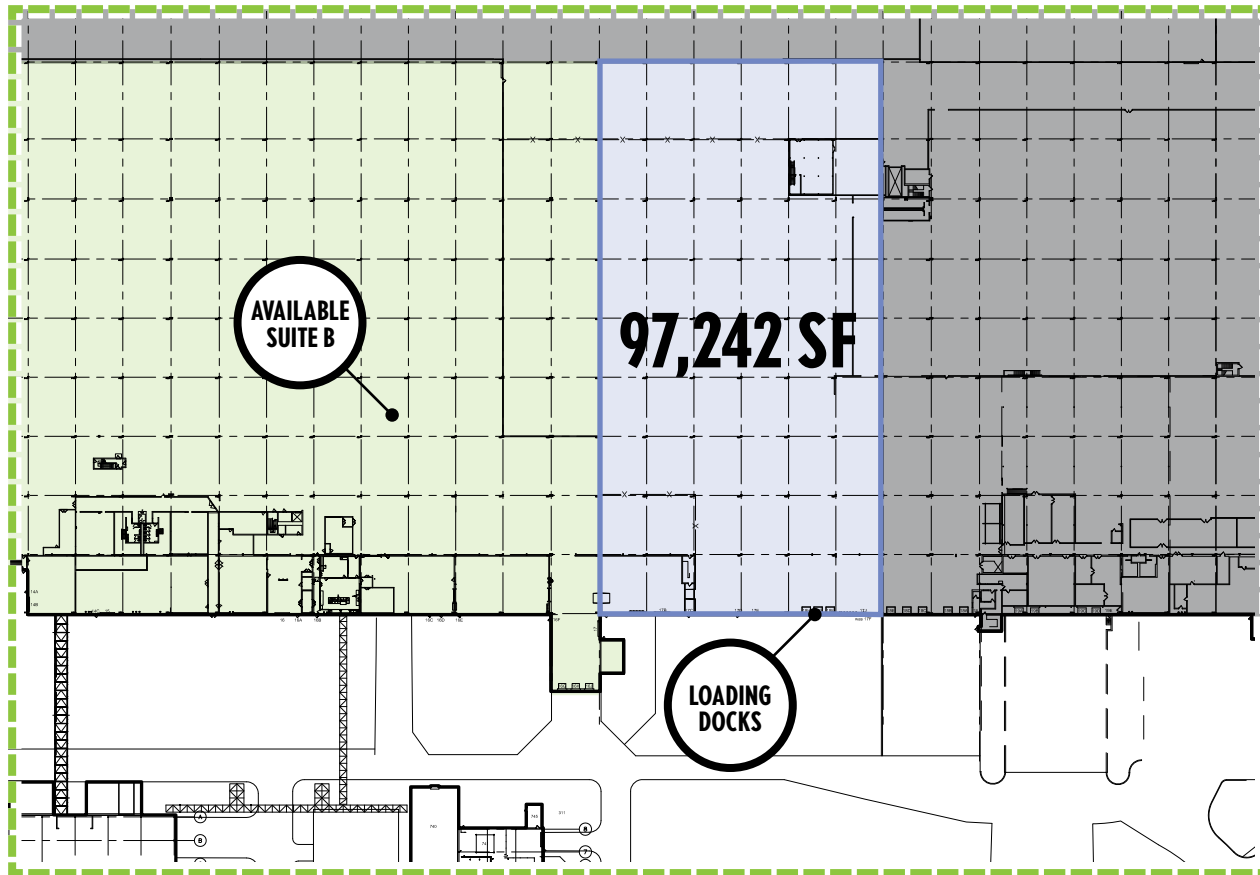
**ELECTRICAL**

Ample

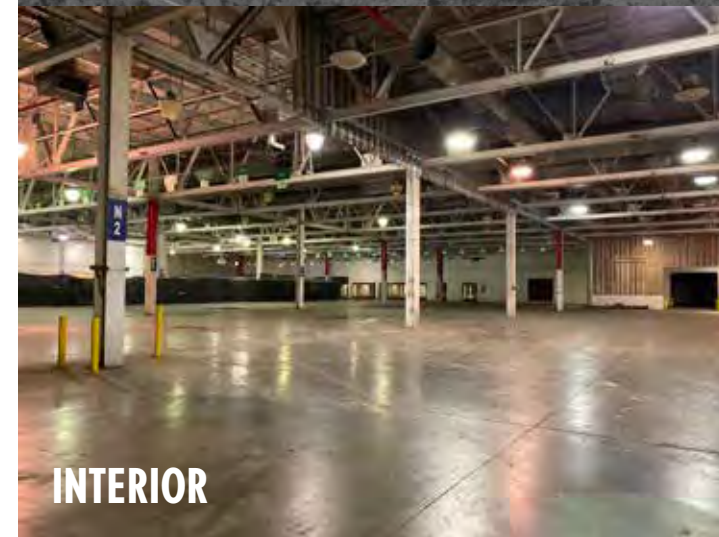


IMMEDIATELY AVAILABLE

**SUITE C**



**SITE AERIAL**



**INTERIOR**

**TOTAL SIZE**

+/- 97,242 SF (expandable)

**WAREHOUSE**

+/- 97,242 SF

**OFFICE**

To suit

**CEILING HEIGHTS**

20' clear (28' to deck)

**COLUMN SPACING**

50' x 40'

**DOCKS**

3 (9' x 10')

**DRIVE-IN DOORS**

Able to be added

**LIGHTING**

T-5

**SPRINKLERS**

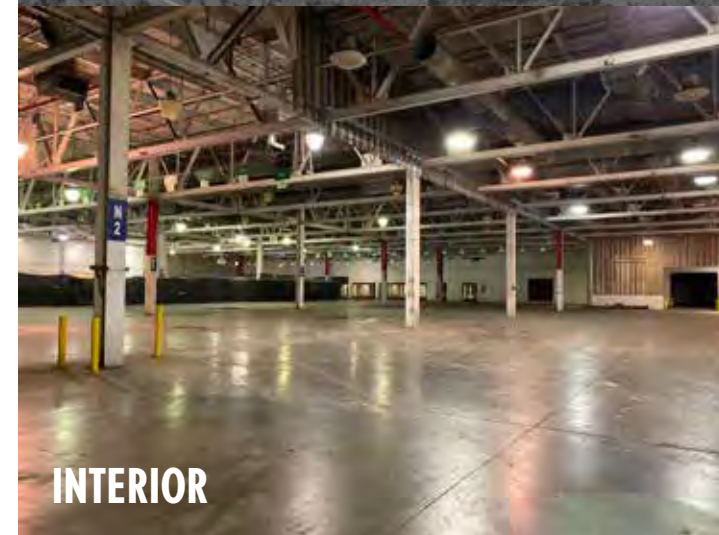
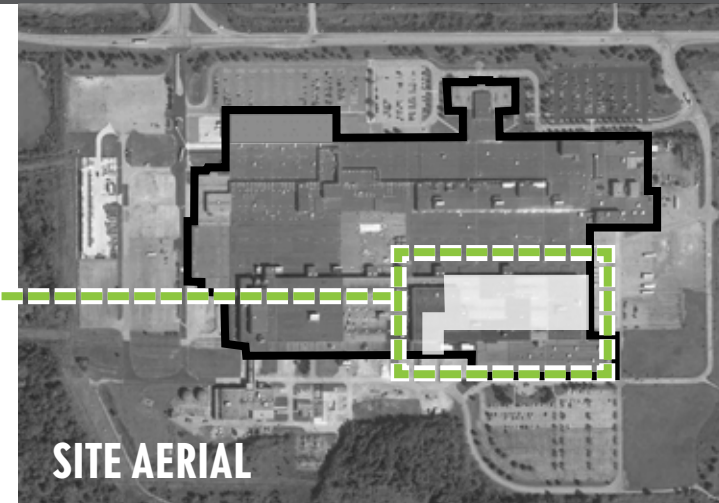
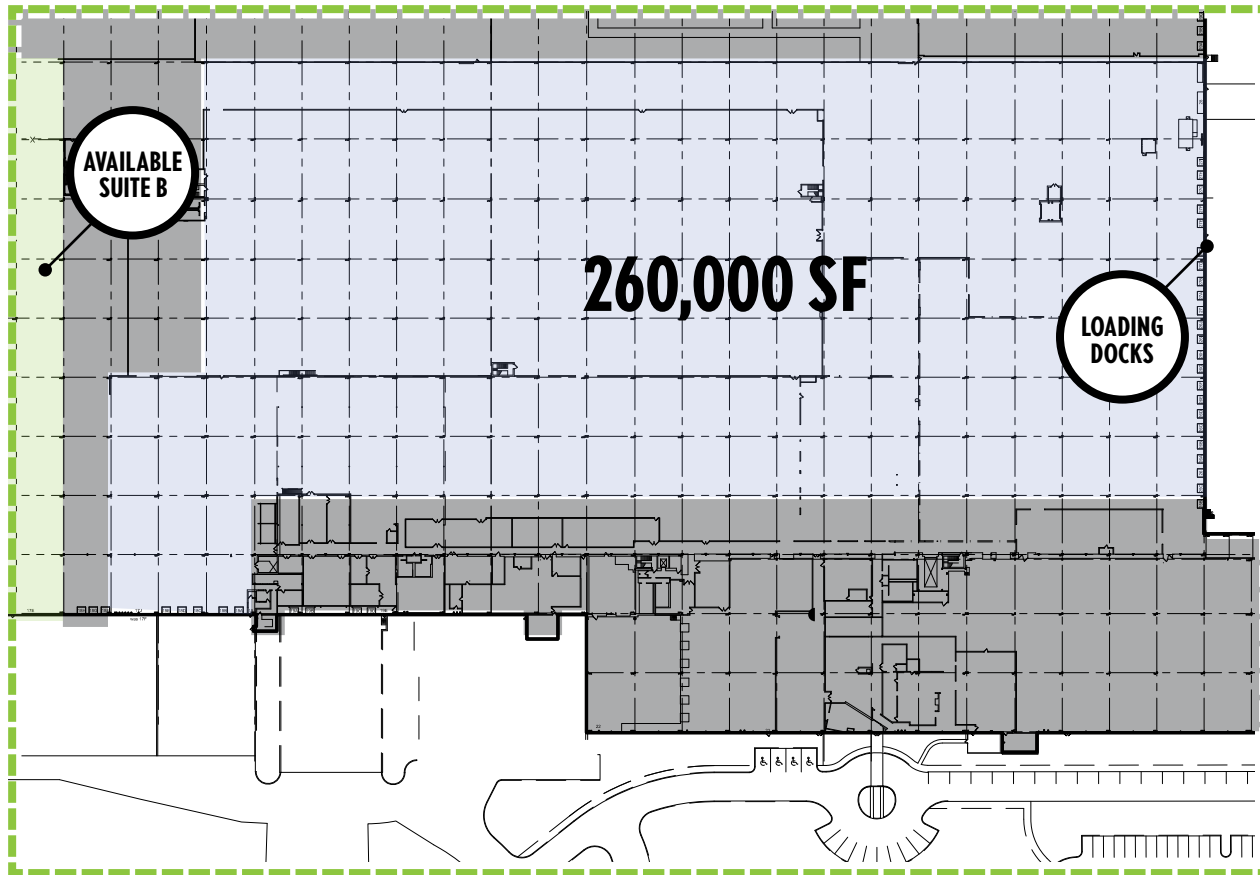
Ordinary hazard, wet

**ELECTRICAL**

Ample

IMMEDIATELY AVAILABLE

**SUITE D**



**TOTAL SIZE**  
260,000 SF

**WAREHOUSE**  
260,000 SF

**OFFICE**  
To suit

**CEILING HEIGHTS**  
20' clear (28' to deck)

**COLUMN SPACING**  
50' x 40'

**DOCKS**  
21 (9'X10')

**DRIVE-IN DOORS**  
Able to be added

**LIGHTING**  
T-5

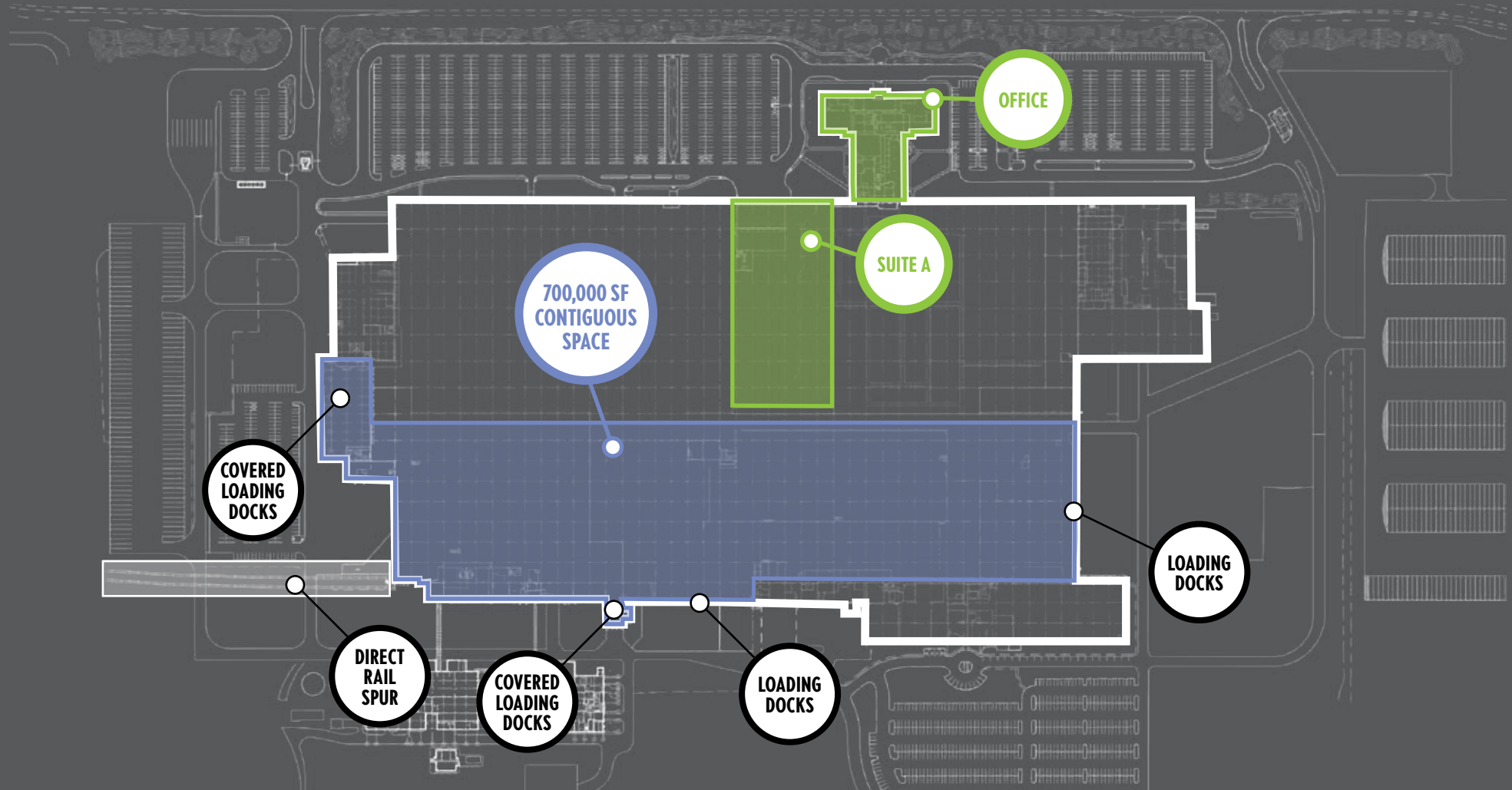
**SPRINKLERS**  
Ordinary hazard, wet

**ELECTRICAL**  
(Updated)



IMMEDIATELY AVAILABLE

**MULTI-SUITE | 700,000 SF**



**TOTAL SIZE**  
700,000 SF

**WAREHOUSE**  
692,000 SF

**OFFICE**  
8,000 sf

**CEILING HEIGHTS**  
20' clear (28' to deck)

**COLUMN SPACING**  
65' x 40' and 50' x 40'

**COVERED DOCKS**  
15 (9' x 10')

**EXTERIOR DOCKS**  
24 (9' x 10')

**DRIVE-IN DOORS**  
1 (9' x 10')

**LIGHTING**  
T-5

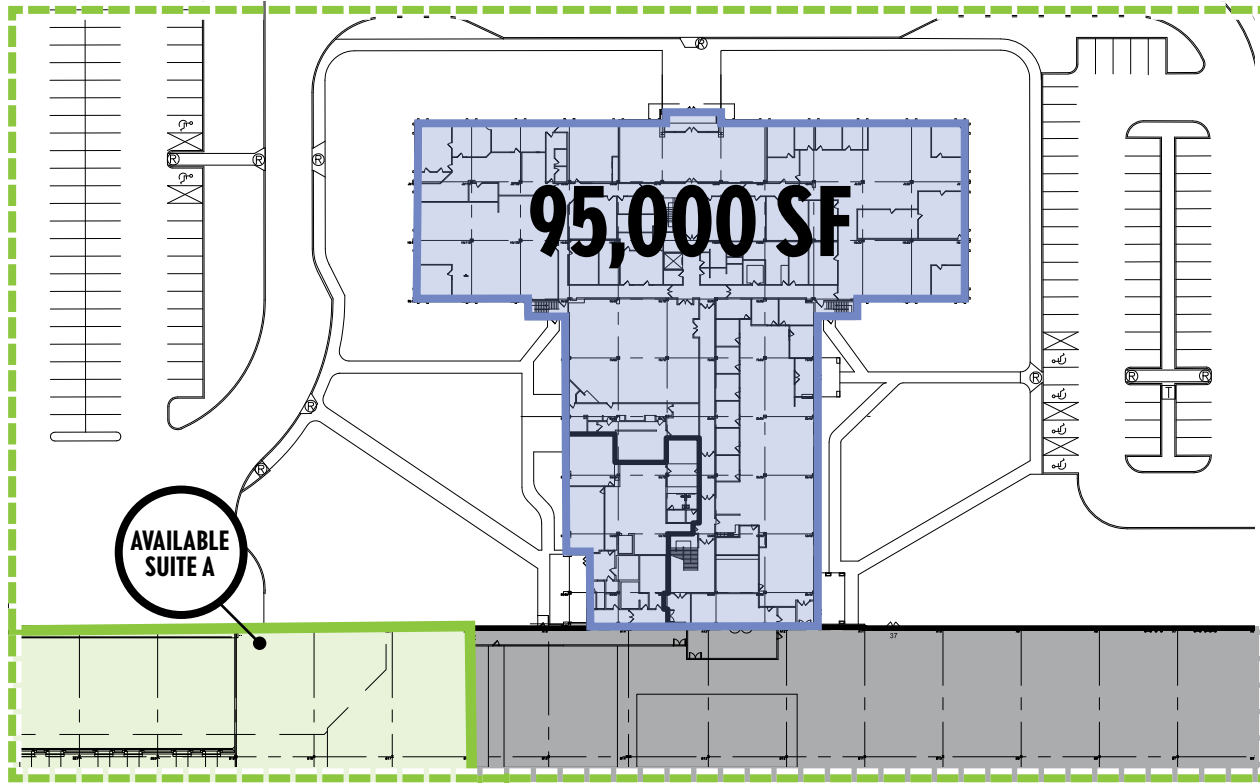
**SPRINKLERS**  
Ordinary hazard, wet

**ELECTRICAL**  
Ample

**RAIL ACCESS**  
Spur, directly to space

IMMEDIATELY AVAILABLE

OFFICE



## OFFICE FEATURES & SPECIFICATIONS

- +/- 95,000 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 95,000 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.





# 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

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

## TRAVEL TIMES

### U.S. 119

Direct Access

### I-70

2.9 miles | 4 minutes

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

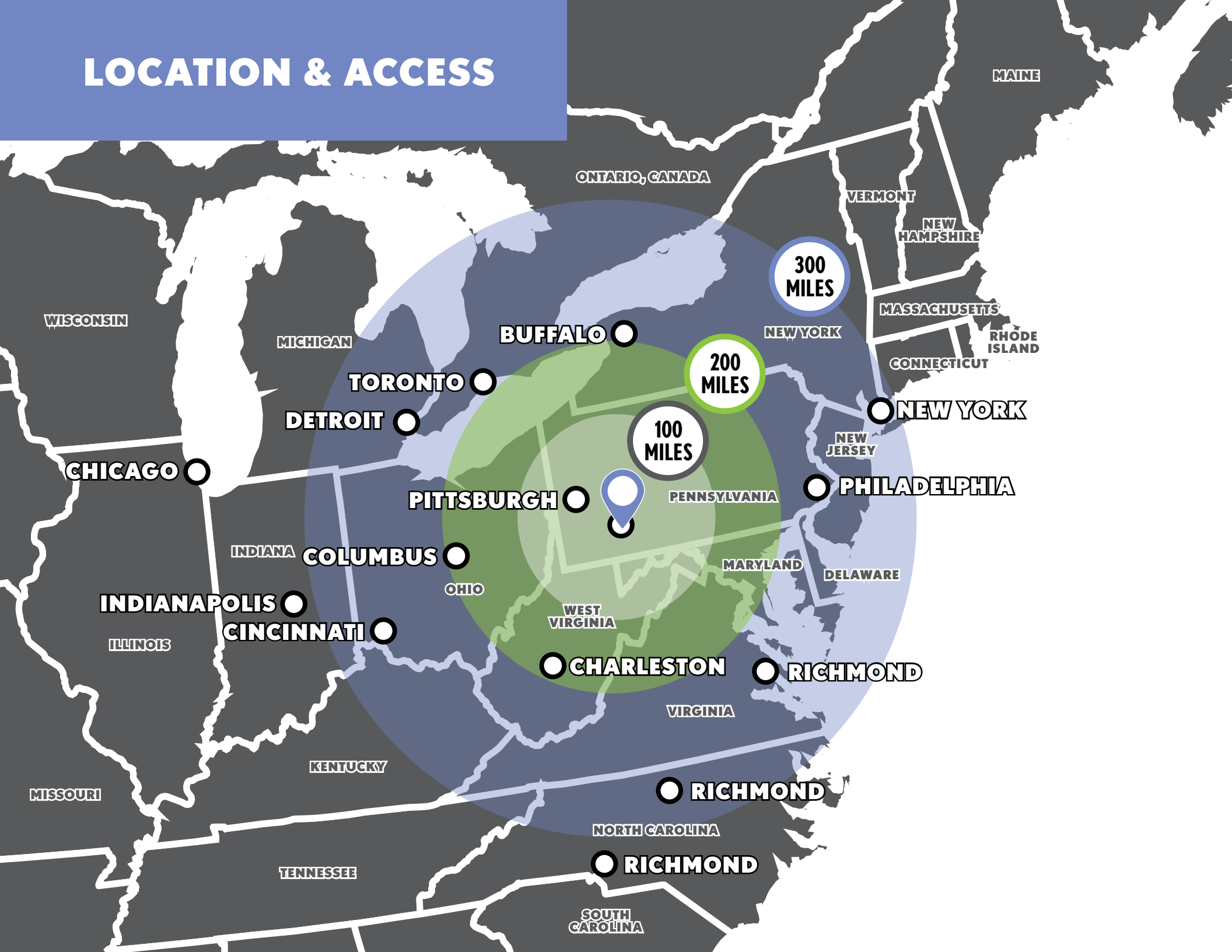
3.8 miles | 5 minutes

### Pittsburgh

36.7 miles | 38 minutes



# LOCATION & ACCESS







# RIDC

Regional Industrial Development Corporation



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