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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 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 potential for direct rail access.



SPACE ADVANTAGE

Total facility size of 2,810,000 SF of high tech flex, manufacturing and office space



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

Potential for 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

TOTAL FACILITY SIZE	2,810,000 SF
AVAILABLE SPACE	First floor: Up to 105,000 SF contiguous Second floor: 500,000 SF
OFFICE BUILDING	+/- 70,000 SF Available
SITE SIZE	330 acres
COLUMN SPACING	65' x 40' and 50' x 40'
CEILING HEIGHTS	20' clear (28' to deck)
PARKING	+/- 2,535 cars or 1,020 trailers
ZONING	No zoning in East Huntingdon Township

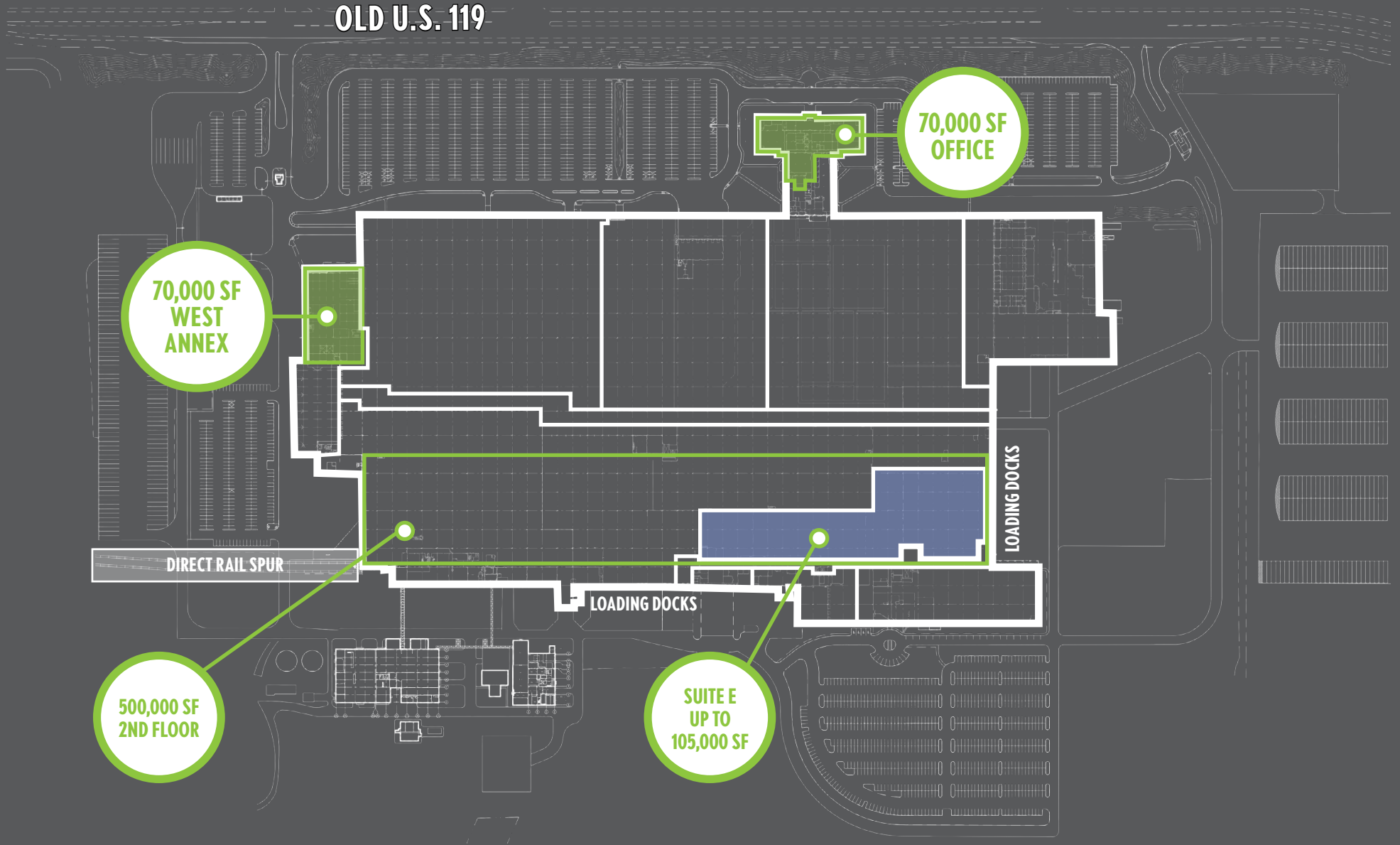
UTILITIES

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



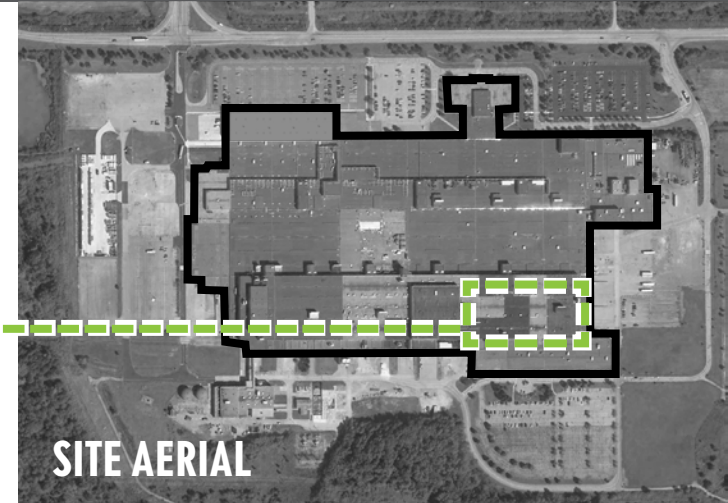
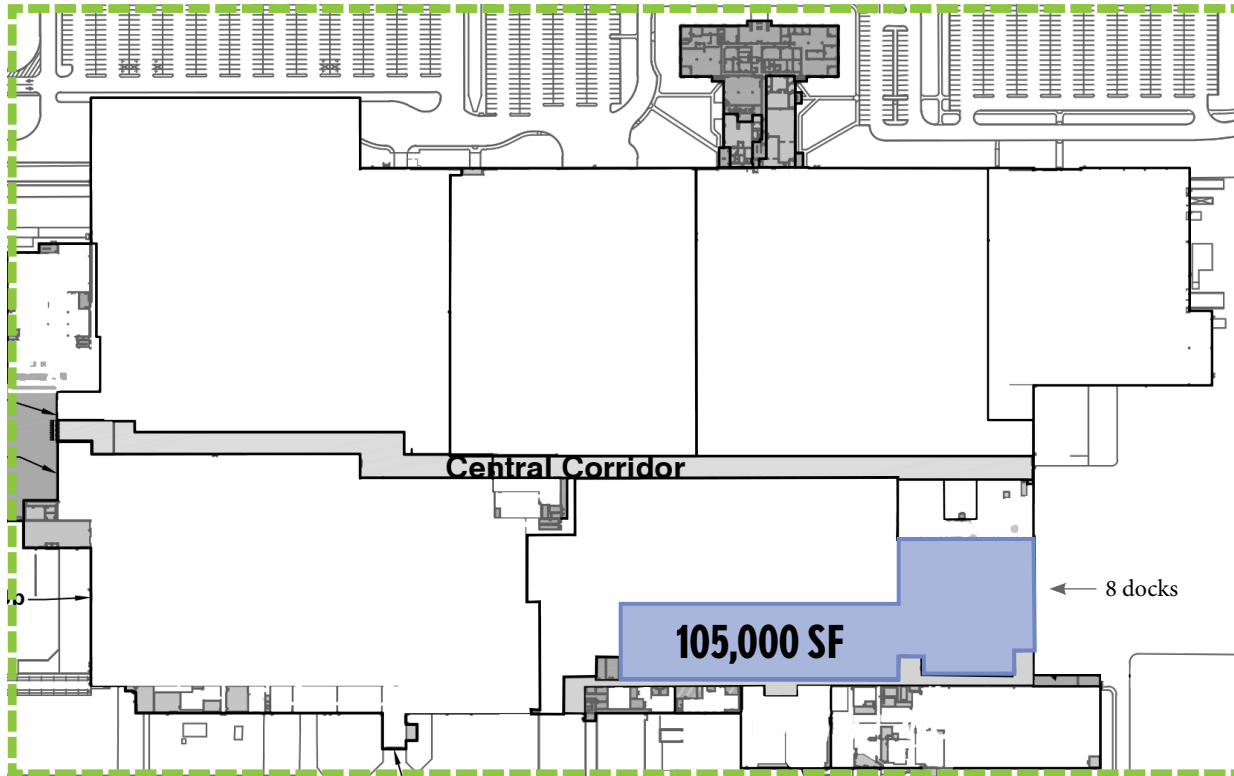
SITE PLAN

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



GROUND LEVEL AVAILABILITIES

SUITE E



SITE AERIAL



INTERIOR

AVAILABLE
105,000 SF

CEILING HEIGHTS
20' clear (28' to deck)

DOCKS
8

ELECTRICAL
Ample

DRIVE IN DOORS
Accessible via common corridors

OFFICE
To suit

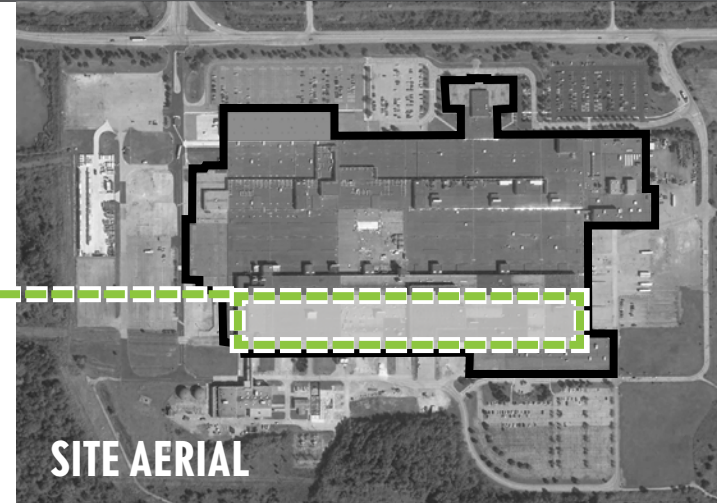
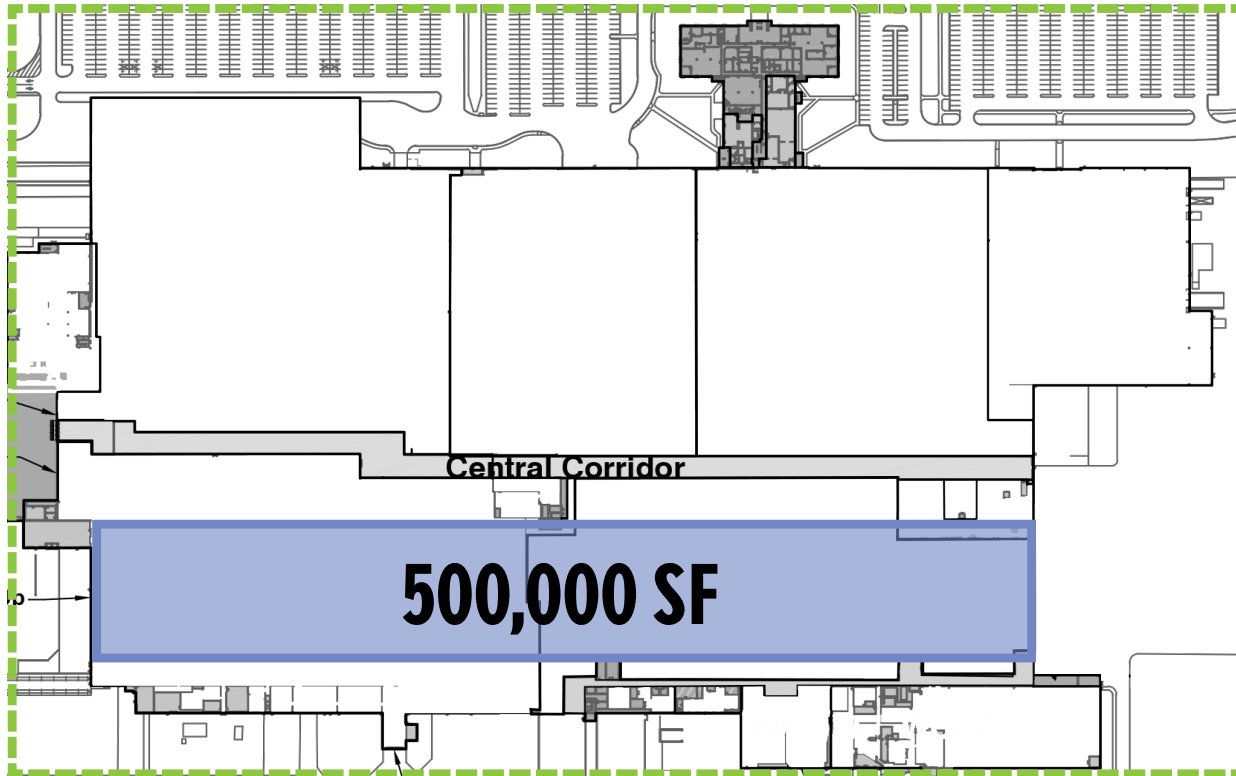
COLUMN SPACING
50' x 40'

LIGHTING
T-5

SPRINKLERS
Ordinary hazard, wet

IMMEDIATELY AVAILABLE

2ND FLOOR



SITE AERIAL



INTERIOR

AVAILABLE
500,000 SF

CEILING HEIGHTS
20' clear (28' to deck)

DOCKS
via freight elevator

ELECTRICAL
Ample

DRIVE IN DOORS
Accessible via freight elevator

OFFICE
To suit

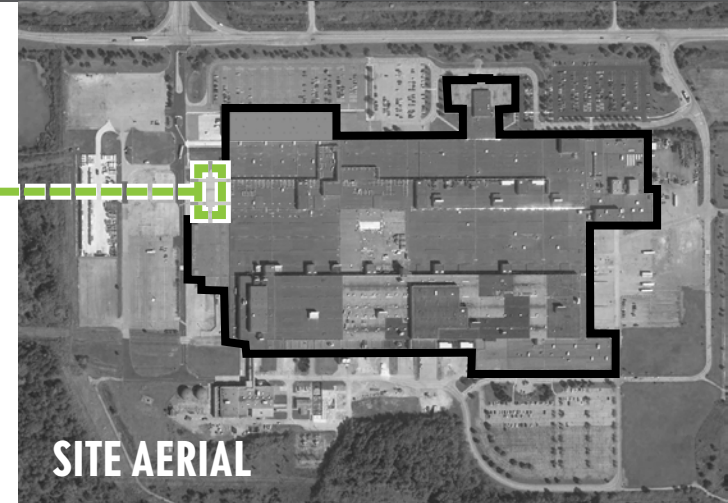
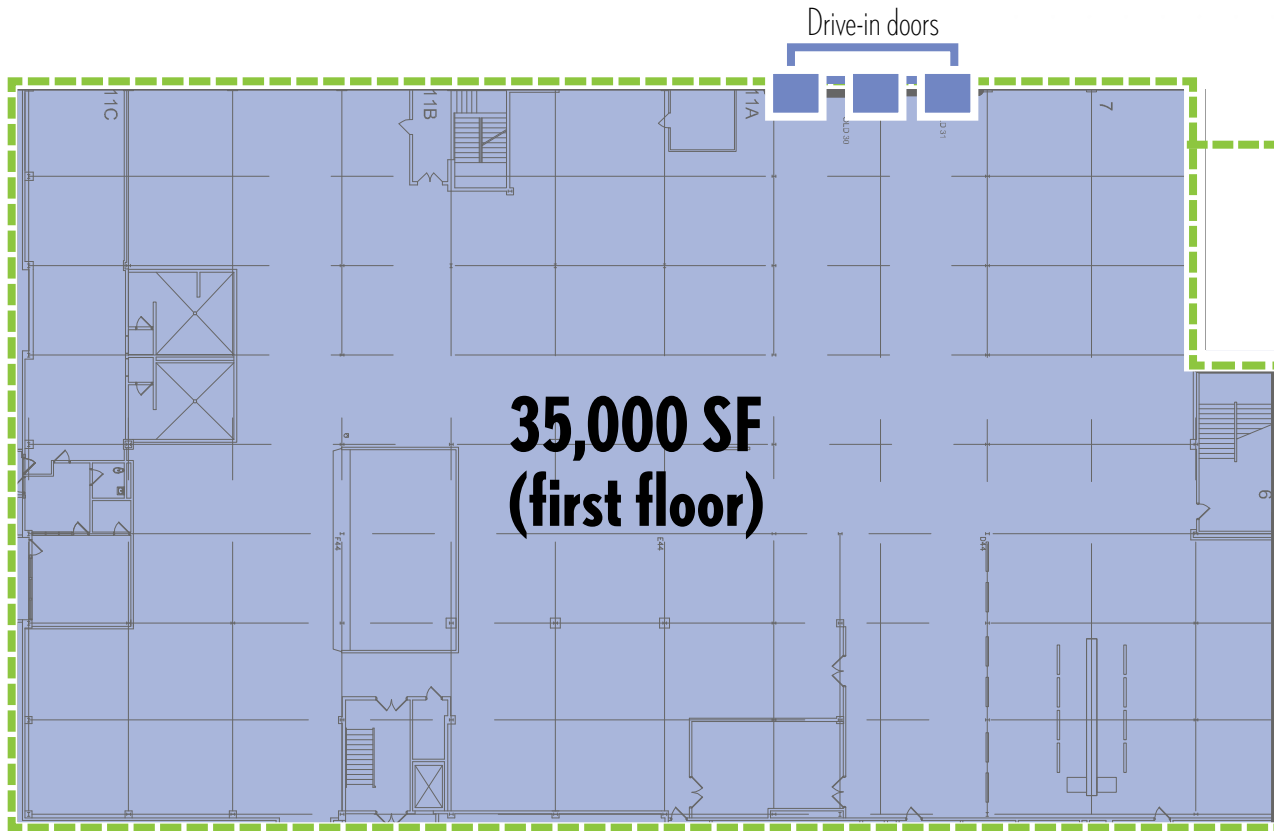
COLUMN SPACING
50' x 40'

LIGHTING
T-5

SPRINKLERS
Ordinary hazard, wet

IMMEDIATELY AVAILABLE

WEST ANNEX



TOTAL SIZE
70,000 SF

CEILING HEIGHTS
14'

DRIVE-IN DOORS
3

WAREHOUSE
35,000 SF Floor 1

LIGHTING
LED

PARKING
West Lot

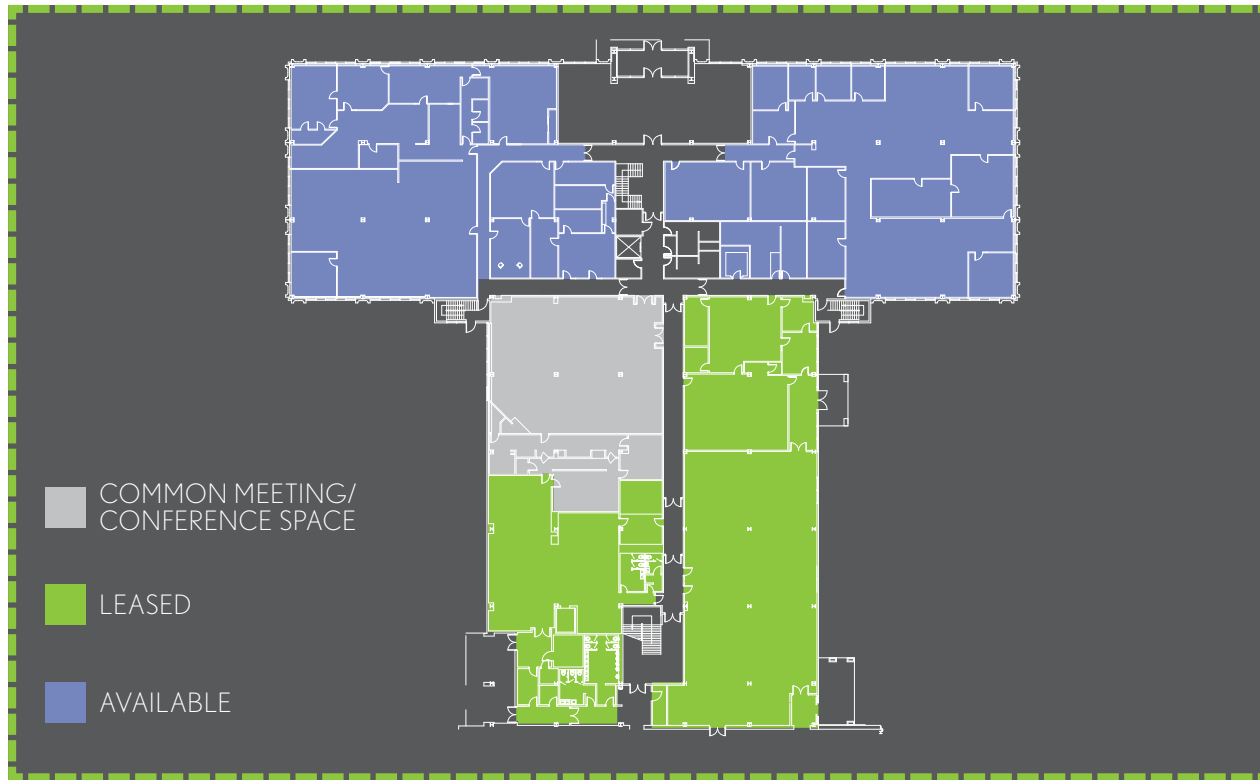
OFFICE
35,000 SF Floor 2

ELECTRICAL
Ample



IMMEDIATELY AVAILABLE

OFFICE



SITE AERIAL

OFFICE EXTERIOR

OFFICE FEATURES & SPECIFICATIONS

- 70,000 SF available in two-story office building on site
- Ability to provide large, open, high efficient floor plans
- Subdividable to 1,500 SF
- Conferencing areas with capacity to accommodate 150+ people
- Can be leased in conjunction with industrial space or separately
- Attentive, professional management on site

The two-story building consists of approximately 70,000 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 #33

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.

IRA ENERGY COMMUNITY

Businesses may be eligible for up to a 10% bonus on renewable energy tax credits for projects like solar and wind installations, helping them reduce the cost of green energy investments and lower their expenses. Click [here](#) to learn more.

PennSTART

PennSTART will be a closed loop, state-of-the-art testing facility designed to accelerate innovation in emerging transportation technology, improve the safety and efficiency of transportation infrastructure, enhance traffic incident management training, and support regional economic development.



HIGHLIGHTS

- 45 Minutes from Downtown Pittsburgh and Carnegie Mellon University
- Connected and Autonomous Vehicle, electric vehicle (EV), Unmanned Aerial Vehicle (UAV) and Field Robotics
- Multi-modal: Passenger, transit and commercial vehicles, rail, and vulnerable road users
- Intelligent Transportation Systems (ITS) technology
- High-speed track, signalized/unsignalized urban/rural, VDA, off road and more
- Connectivity: Wireless 5G, Digital Twin, C2V, RTK GPS Correction

PARTNERS



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

- Amazon
- Siemens
- Philips
- ABB
- Cenveo
- Reinhart Foodservice
- Elevate
- FedEx Ground / Freight
- UPS
- Westmoreland CCC
- Delallo
- General Electric
- Pepsi

TRAVEL TIMES

U.S. 119

Direct Access

I-70

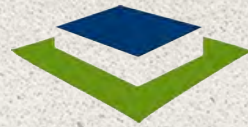
2.9 miles | 4 minutes

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

3.8 miles | 5 minutes

Pittsburgh

36.7 miles | 38 minutes



RIDDC

Regional Industrial Development Corporation



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