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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

TOTAL FACILITY SIZE	2,810,000 SF
AVAILABLE SPACE	1,000,000+ SF
OFFICE BUILDING	+/- 95,000 SF
SITE SIZE	330 acres
LOADING DOCKS	66 (expandable)
DRIVE-IN DOORS	16 (expandable)
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

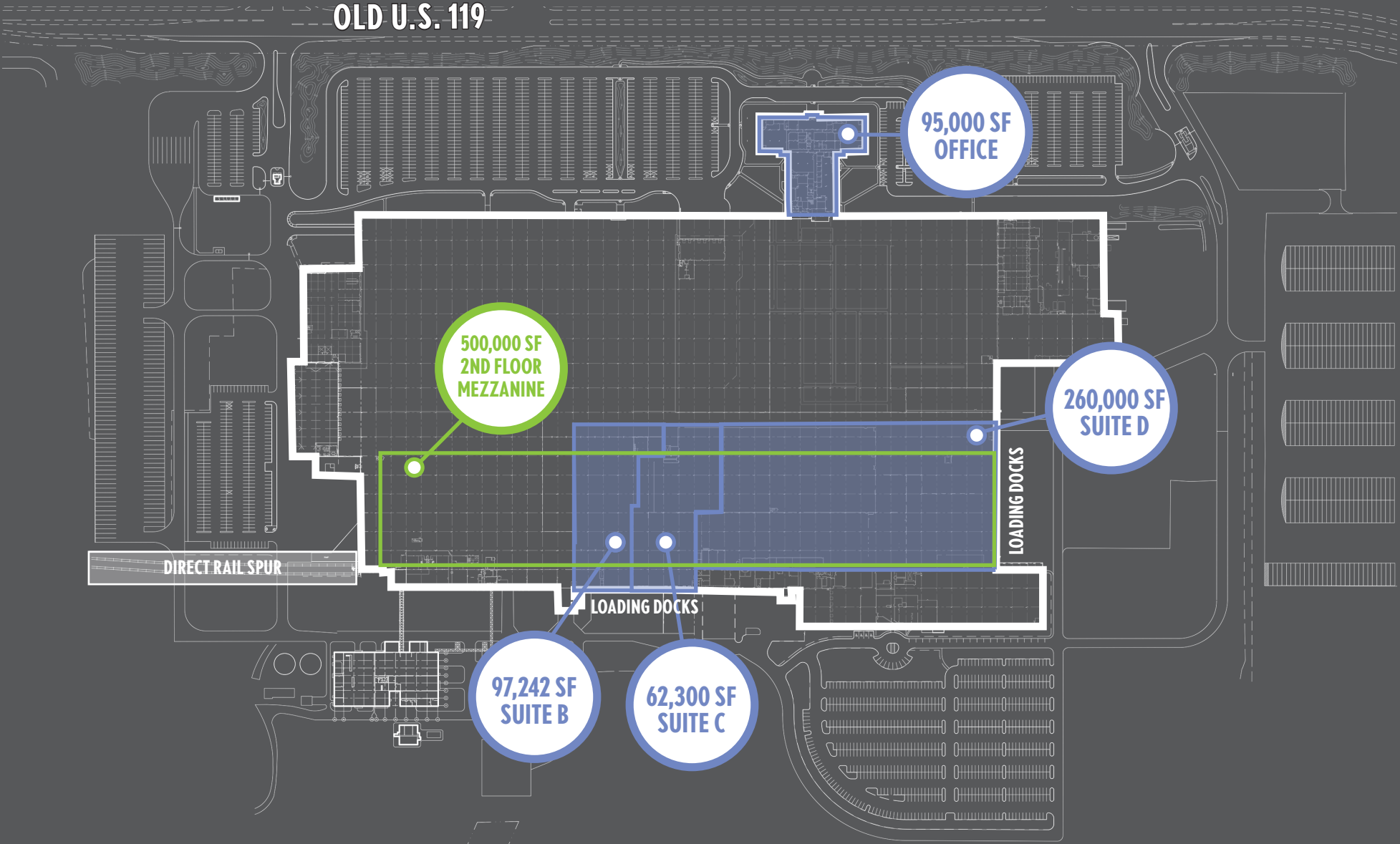
UTILITIES

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



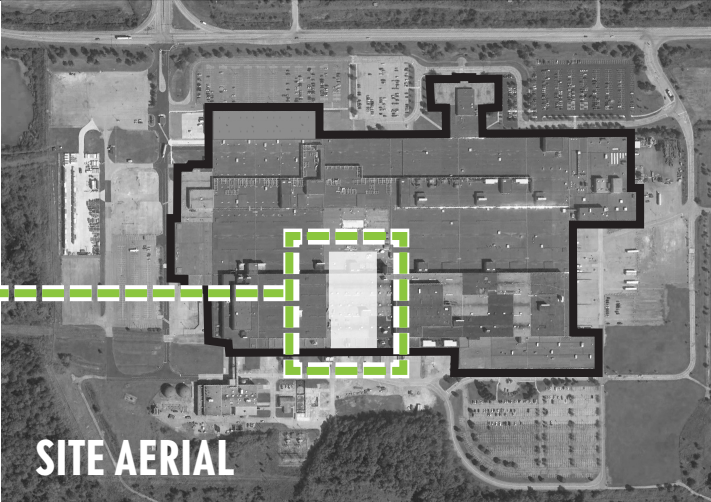
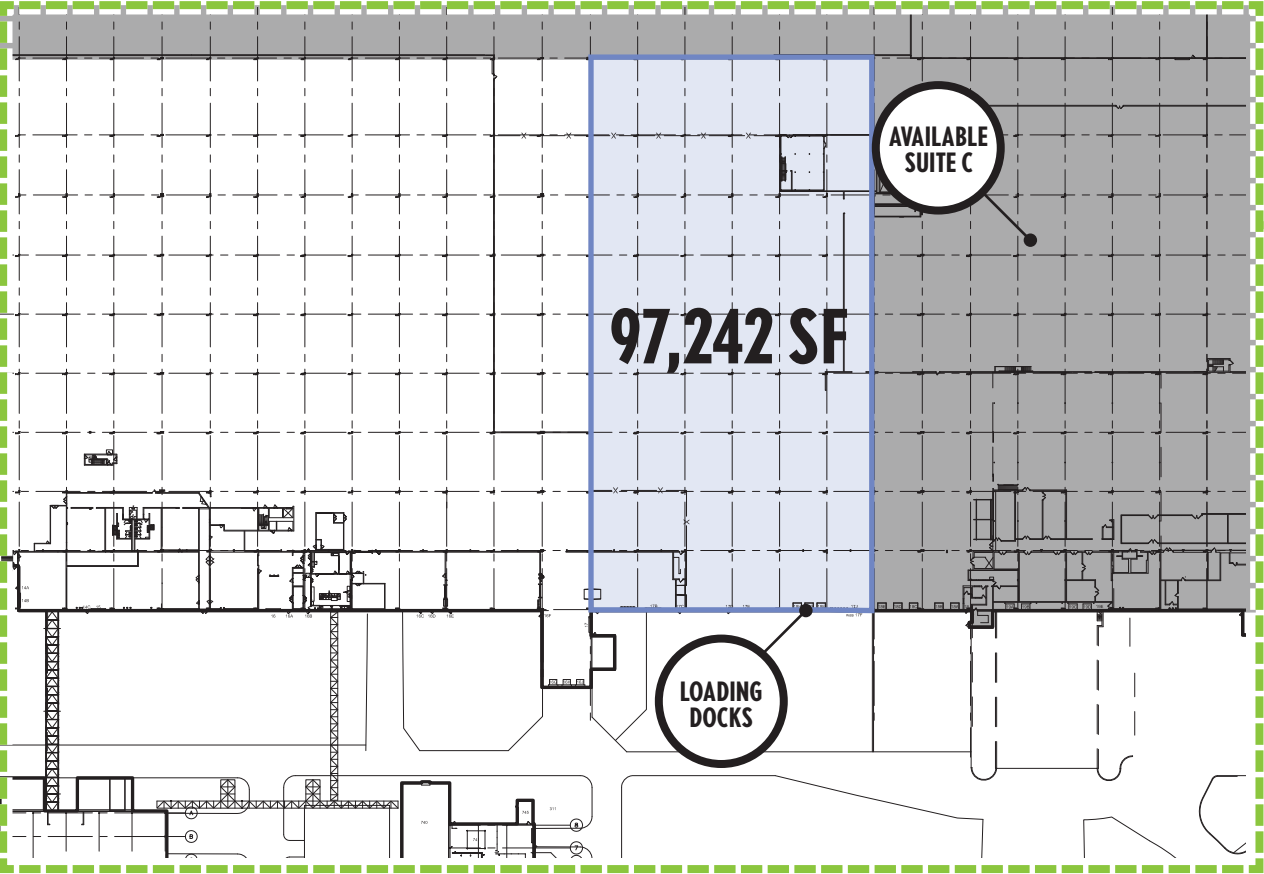
SITE PLAN

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



IMMEDIATELY AVAILABLE

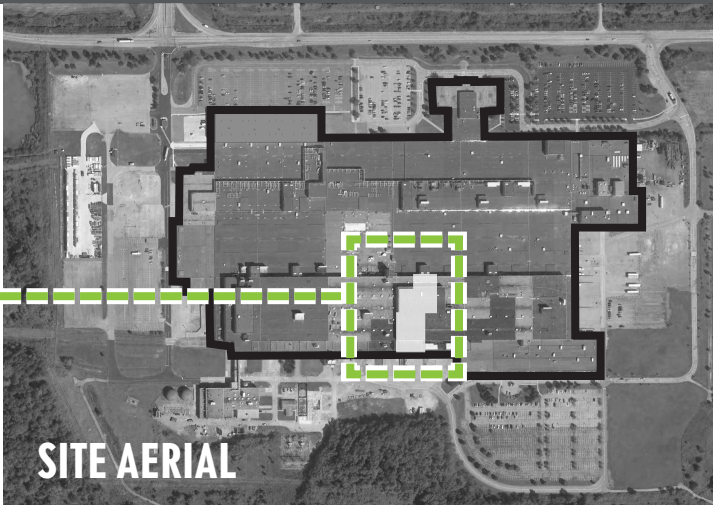
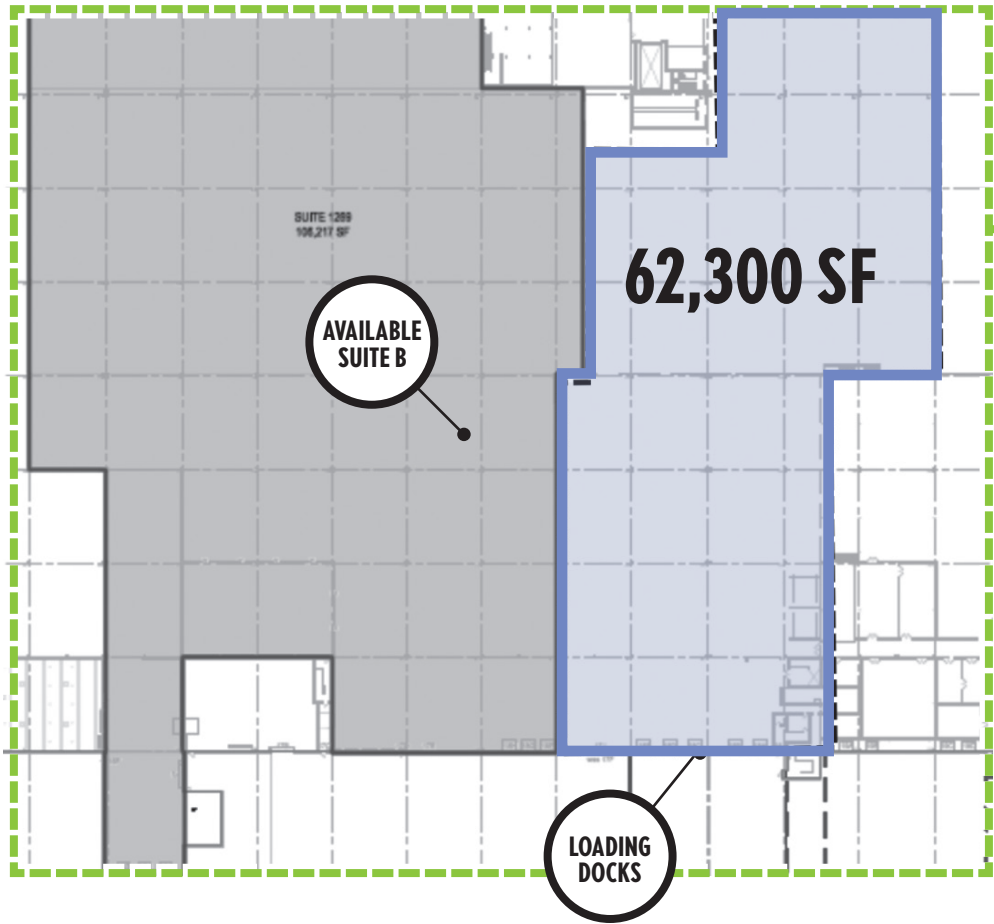
SUITE B



TOTAL SIZE +/- 97,242 SF (expandable)	OFFICE To suit	COLUMN SPACING 50' x 40'	DRIVE-IN DOORS Able to be added	SPRINKLERS Ordinary hazard, wet
WAREHOUSE +/- 97,242 SF	CEILING HEIGHTS 20' clear (28' to deck)	DOCKS 3 (9' x 10')	LIGHTING T-5	ELECTRICAL Ample

IMMEDIATELY AVAILABLE

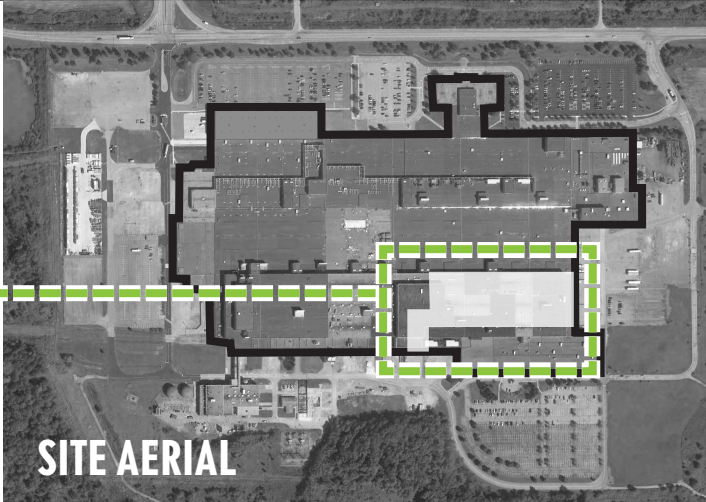
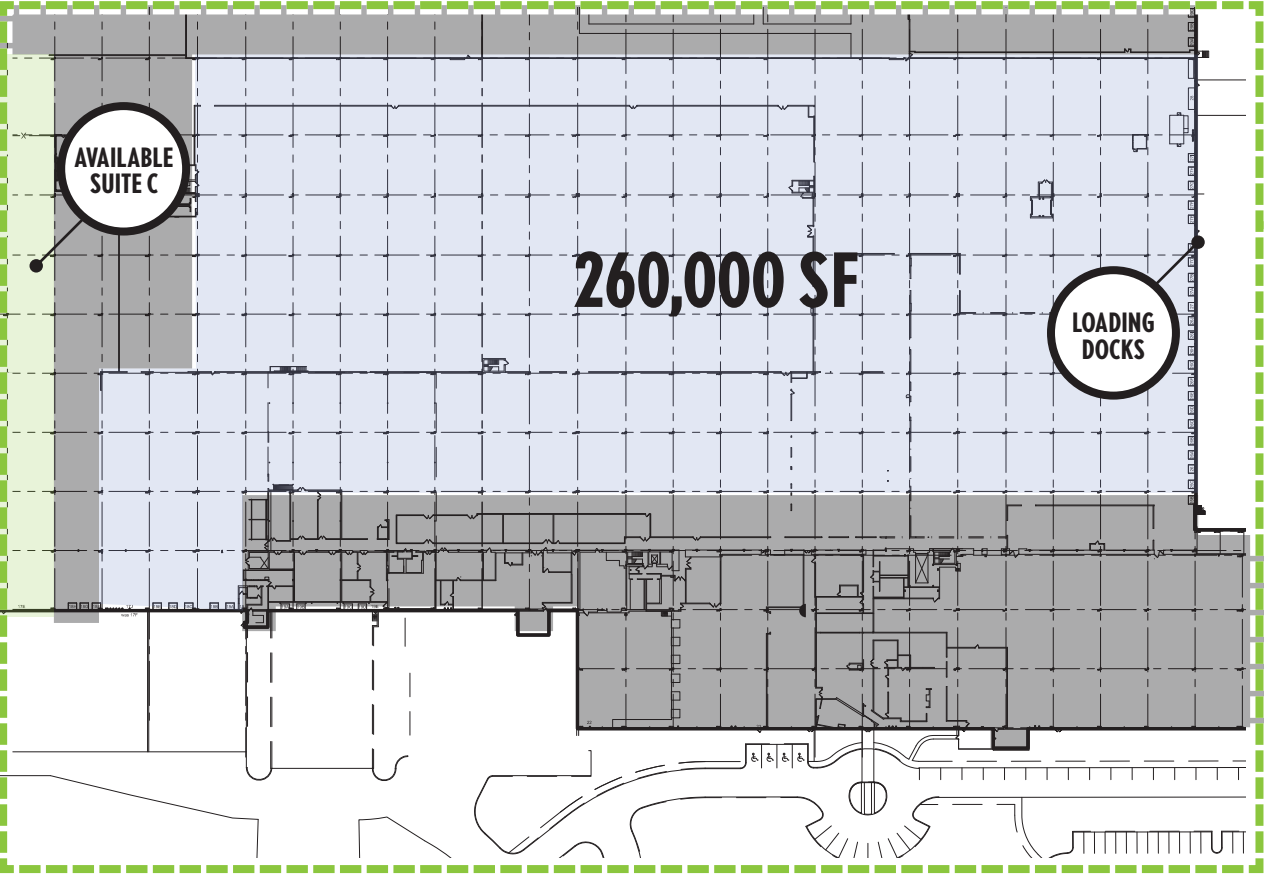
SUITE C



TOTAL SIZE +/- 62,300 sq ft (expandable)	OFFICE To suit	COLUMN SPACING 50' x 40'	DRIVE-IN DOORS Able to be added	SPRINKLERS Ordinary hazard, wet
WAREHOUSE +/- 62,300 sq ft	CEILING HEIGHTS 20' clear (28' to deck)	DOCKS 5 (9' x 10')	LIGHTING T-5	ELECTRICAL Ample

IMMEDIATELY AVAILABLE

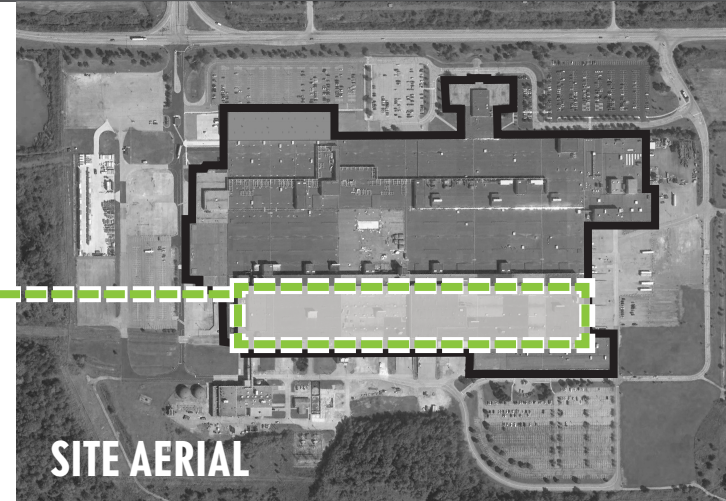
SUITE D



TOTAL SIZE 260,000 SF	OFFICE To suit	COLUMN SPACING 50' x 40'	DRIVE-IN DOORS Able to be added	SPRINKLERS Ordinary hazard, wet
WAREHOUSE 260,000 SF	CEILING HEIGHTS 20' clear (28' to deck)	DOCKS 21(9'X10')	LIGHTING T-5	ELECTRICAL Ample

IMMEDIATELY AVAILABLE

MEZZANINE



SITE AERIAL



INTERIOR

TOTAL SIZE
500,000 SF

WAREHOUSE
500,000 SF

OFFICE
To suit

CEILING HEIGHTS
20' clear (28' to deck)

COLUMN SPACING
50' x 40'

DOCKS
served by freight elevator

DRIVE-IN DOORS
served by freight elevator

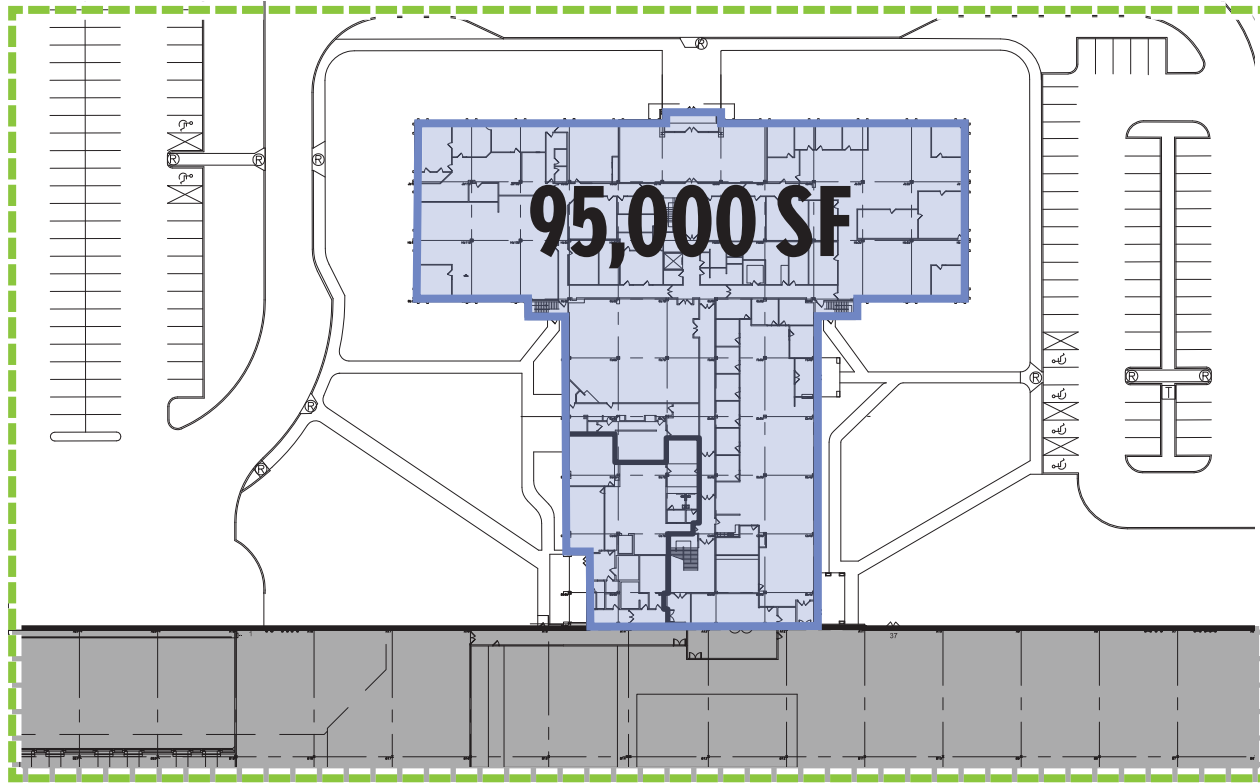
LIGHTING
T-5

SPRINKLERS
Ordinary hazard, wet

ELECTRICAL
Ample

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

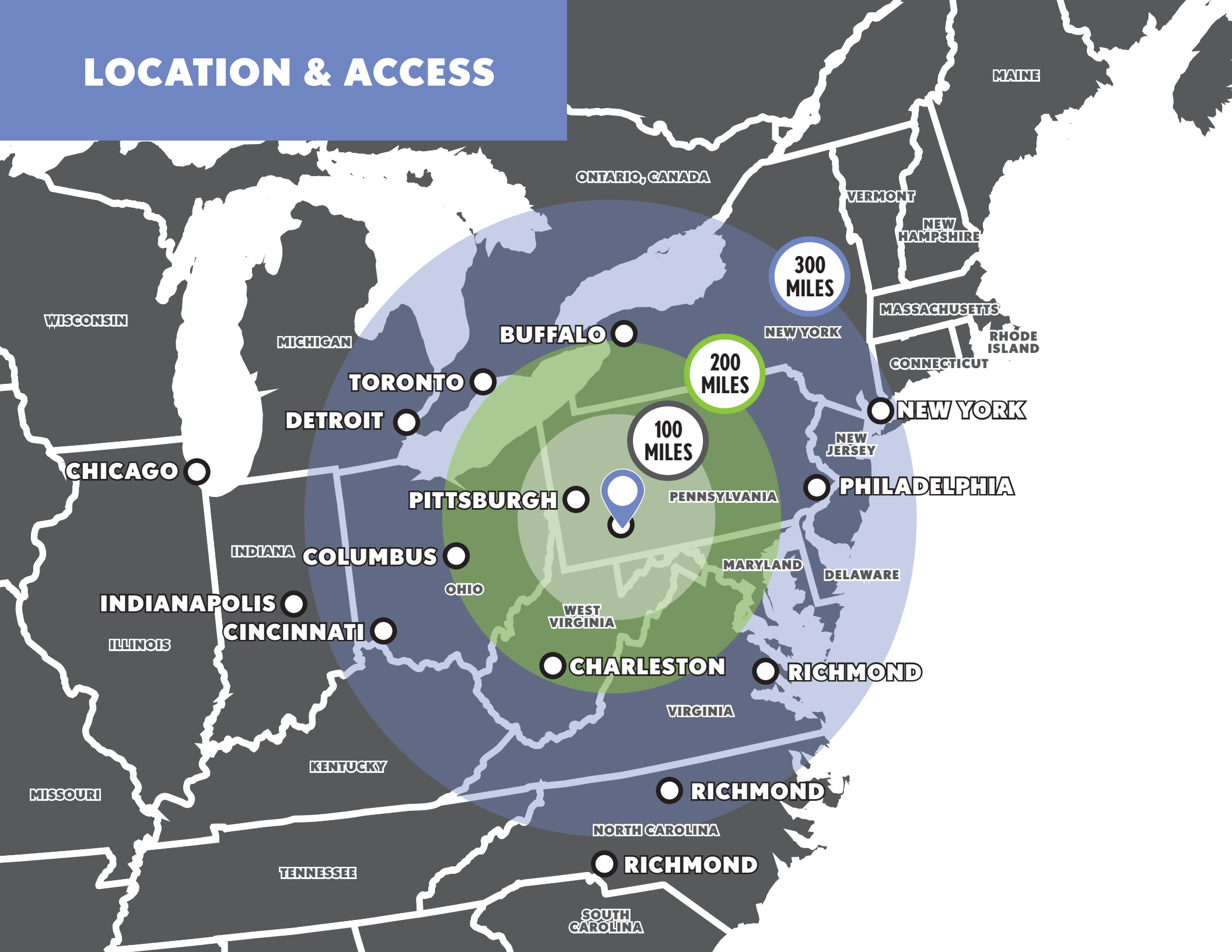
P.A. Turnpike (I-76 / I-70)

3.8 miles | 5 minutes

Pittsburgh

36.7 miles | 38 minutes

LOCATION & ACCESS





RIDC

Regional Industrial Development Corporation



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