



# WAREHOUSE / FLEX FOR LEASE

233 Northpointe Blvd.

30,000 SF TOTAL - SUBDIVIDABLE TO 15,000 SF



**SPRING 2024 SHELL DELIVERY**

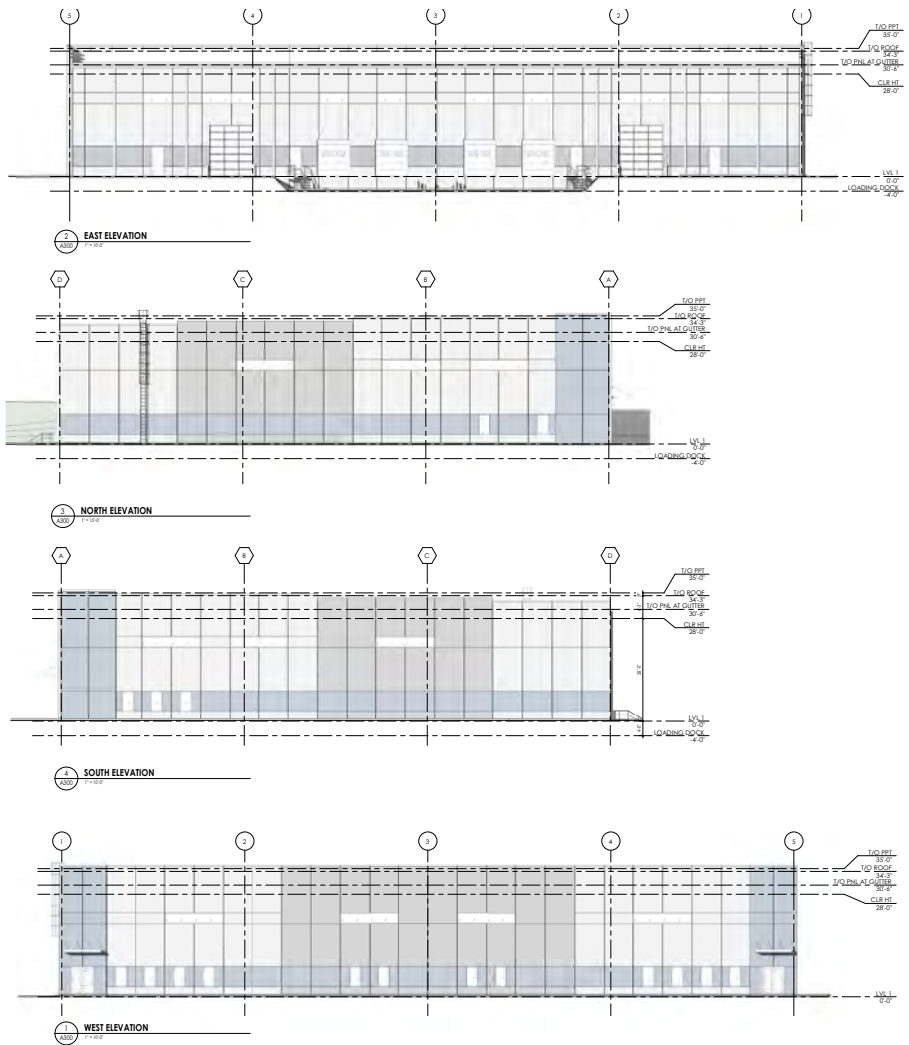
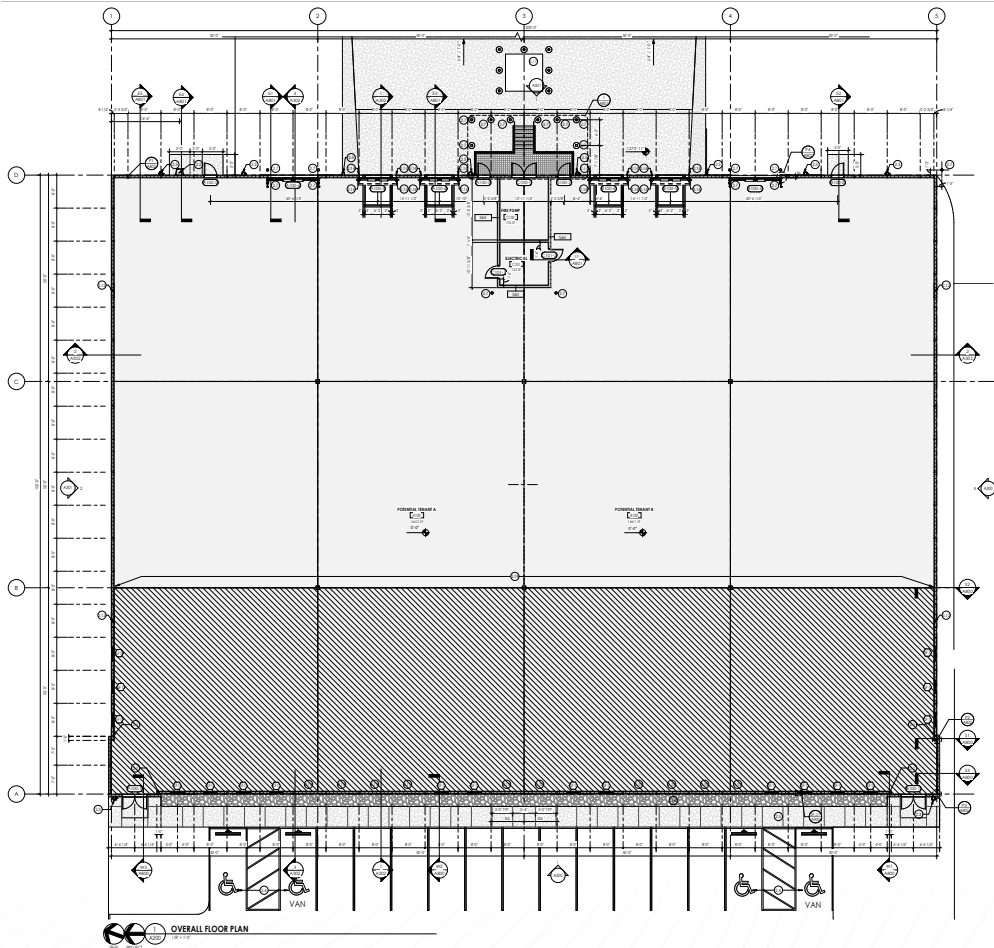
## BUILDING SPECS

TOTAL SF	30,000 SF
CLEAR HEIGHT	28' CLEAR CEILING
WALLS	8" PRE-CAST CONCRETE WALLS
FLOOR	6" CONCRETE FLOORS
COLUMN SPACING	50' X 50' COLUMN SPACING
POWER	1,200 AMP POWER; 480/277V, 3P, 4W

DRIVE-IN DOORS	TWO (2) 12' X 14'
DOCK DOORS	FOUR (4) 9' X 10'
HVAC	HEATED ONLY WAREHOUSE ROOFTOP HTHV UNITS
FIRE SUPPRESSION	FULLY SPRINKLERED – ESFR SYSTEM
PARKING	76 CAR PARKING (2.53 PER 1,000 SF)
TRUCK COURT	6 TRAILER SPACES



# RIDC ARMSTRONG INNOVATION PARK

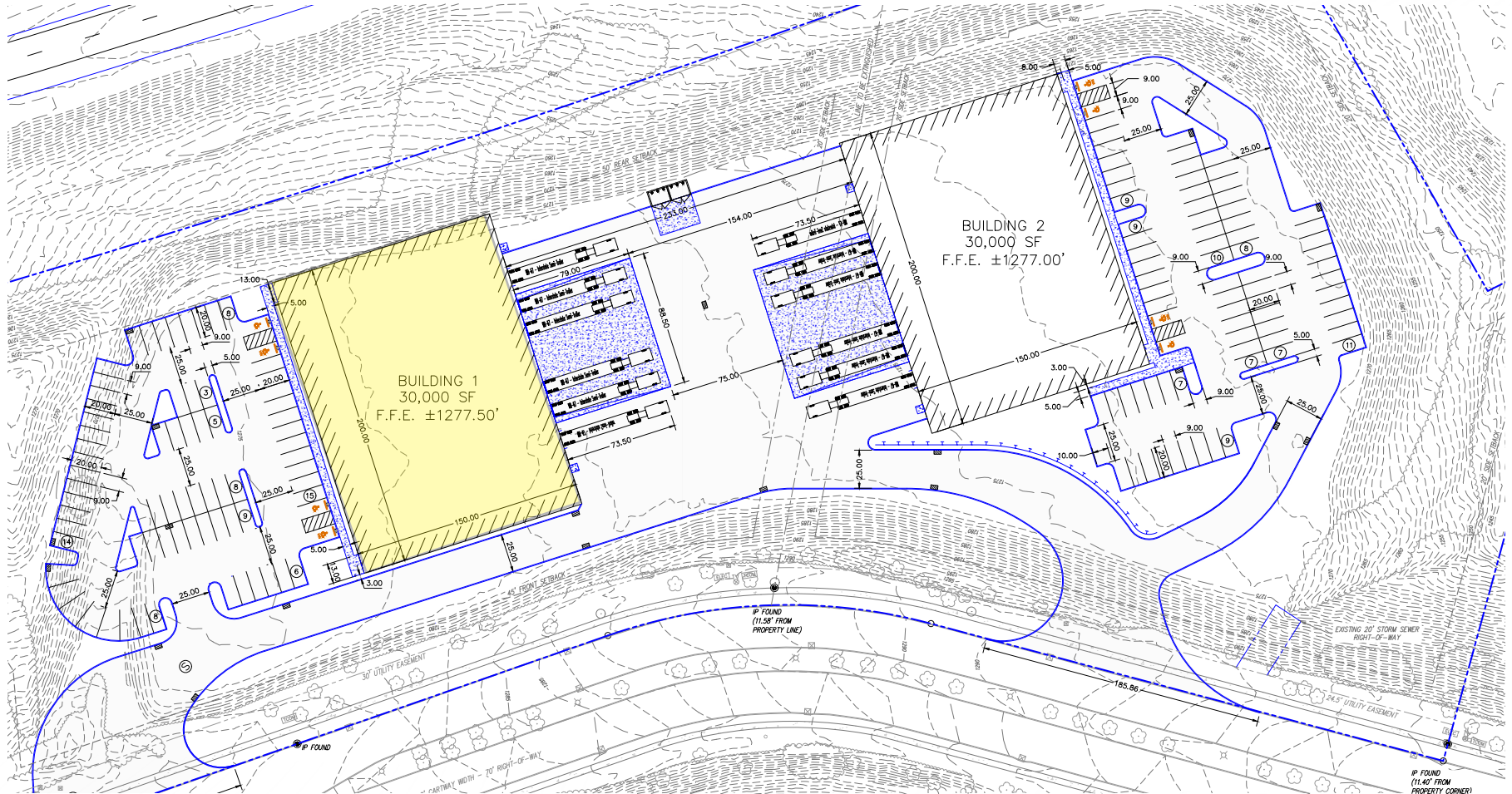


Design/Build Contractor:

**a|m HIGLEY**  
*Beyond Bricks and Mortar*



# RIDC ARMSTRONG INNOVATION PARK



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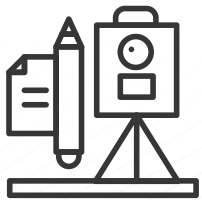
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# RIDC ARMSTRONG INNOVATION PARK

## ABOUT RIDC ARMSTRONG INNOVATION PARK

Located along PA Route 28 at exit 18, The RIDC Armstrong Innovation Park is a 925-acre master-planned development of current and future residential, commercial and industrial development with over 300 acres of dedicated open space, walking trails and hilltop views of Armstrong County. In partnership with Armstrong County, RIDC Armstrong Innovation Park, (formerly Northpointe Industrial Park) can offer pad-ready sites for purchase or build-to-suit opportunities from 4 to 21 acres, existing office/flex for lease, as well as a 30,000 sf warehouse / flex building with a shell delivery date of spring 2024. The park's mixed-use, access to data, power, labor pool and outdoor recreational amenities make this an attractive place for companies to invest and grow in Armstrong County.



**PAD READY SITES  
4-21 ACRES**

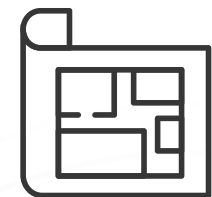
530+ ADDITIONAL ACRES  
AVAILABLE



**PURCHASE OR  
BUILD-SUIT  
OPPORTUNITIES**



**30,000 SF SPEC  
BUILDING FOR LEASE**  
SPRING 2024 DELIVERY



**FLEX / OFFICE SUITES  
NOW AVAILABLE**

1,045 SF - 13,021 SF



## INNOVATION PARK TENANTS



WAREHOUSE / FLEX  
FOR LEASE  
30,000 SF TOTAL  
SUBDIVIDABLE TO 15,000 SF  
SPRING 2024 DELIVERY



NORTHPOINTE VILLAGE  
90 RESIDENTIAL UNITS  
(IN PLANNING STAGE)

28

ALLEGHENY VALLEY EXPRESSWAY - ROUTE 28

28

128

FREEPORT ROAD - ROUTE 128



## **ARMSTRONG COUNTY**

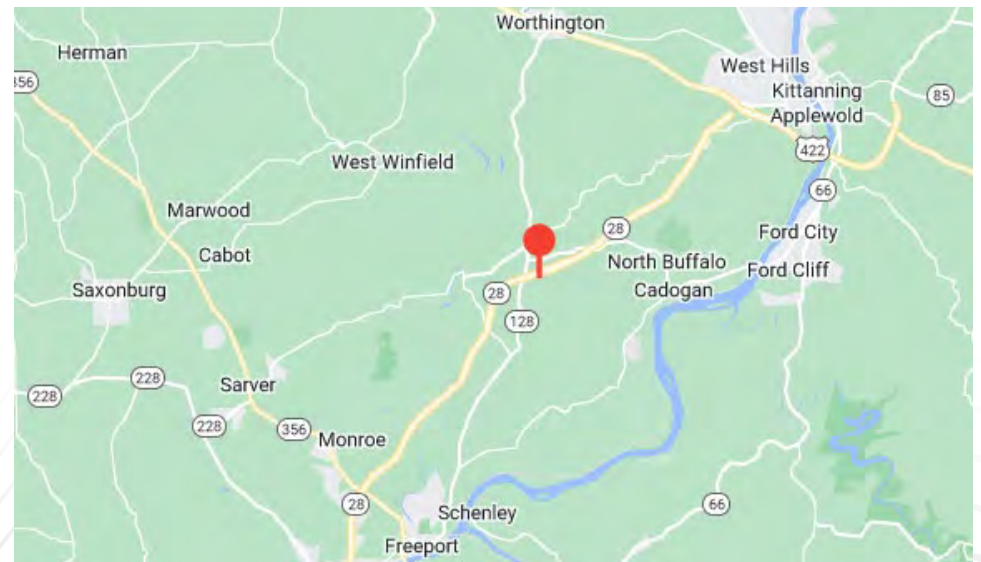
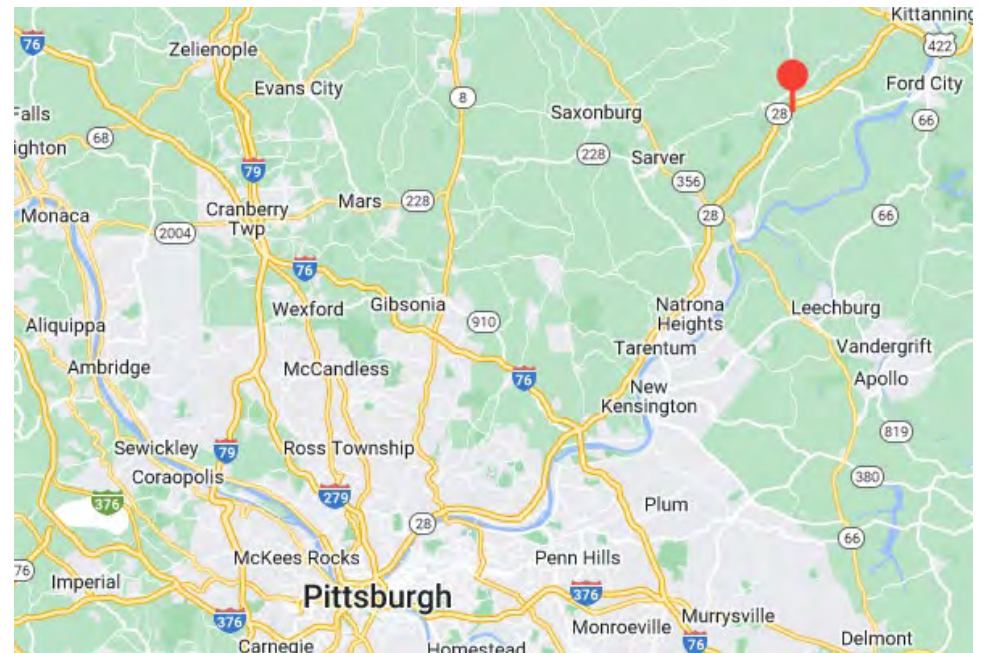
Characterized by its blend of natural beauty, historical significance, and community offerings, Armstrong County offers a rich history with diverse amenities. The county provides residents and visitors with a range of opportunities for recreation, education, and cultural exploration. From outdoor enthusiasts enjoying hiking and fishing along the Allegheny River to history buffs exploring the county's museums and landmarks, Armstrong County offers a mix of rural charm and modern convenience. The county's parks, trails, and historical sites, combined with its cultural events and community gatherings, create a well-rounded destination that celebrates both its heritage and the present-day interests of its residents.



[armstrongtrails.org](http://armstrongtrails.org)



# RIDC ARMSTRONG INNOVATION PARK



KEY DRIVE TIMES	DISTANCE	TIME
PITTSBURGH	33.3 miles	35 minutes
KITTANNING	10.6 miles	16 minutes
NEW KENSINGTON	17.1 miles	24 minutes
BUTLER	35.4 miles	33 minutes



# RIDC ARMSTRONG INNOVATION PARK

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