



REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION



4 PARCELS AVAILABLE



RIDC

NESHANNOCK BUSINESS PARK

PARCELS FOR SALE

# THE PARK/PARCELS

## AT A GLANCE

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SINCE ACQUIRING THIS SITE IN NESHANNOCK TOWNSHIP (LAWRENCE COUNTY), 23.2 ACRES HAVE BEEN SOLD AND REDEVELOPED. CURRENT TENANT'S IN THE PARK INCLUDE AXIOM BATTERY, VELOCITY MAGNETICS, AFLAC, LIBERTY ROOFING CENTER AND DALLAS HARTMAN.

- ALL UTILITIES LOCATED IN RIGHT-OF-WAY OF ACCESS ROAD
  - APPROX. 49 ACRES AVAILABLE / 4 PARCELS
  - ACCESS TO I-376, WESTERN PA AND NORTHEASTERN OHIO MARKETS
  - BUILD TO SUIT AVAILABLE
  - KEYSTONE OPPORTUNITY ZONE
- .....



### AVAILABLE PARCELS

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PARCEL 5:  
25 ACRES

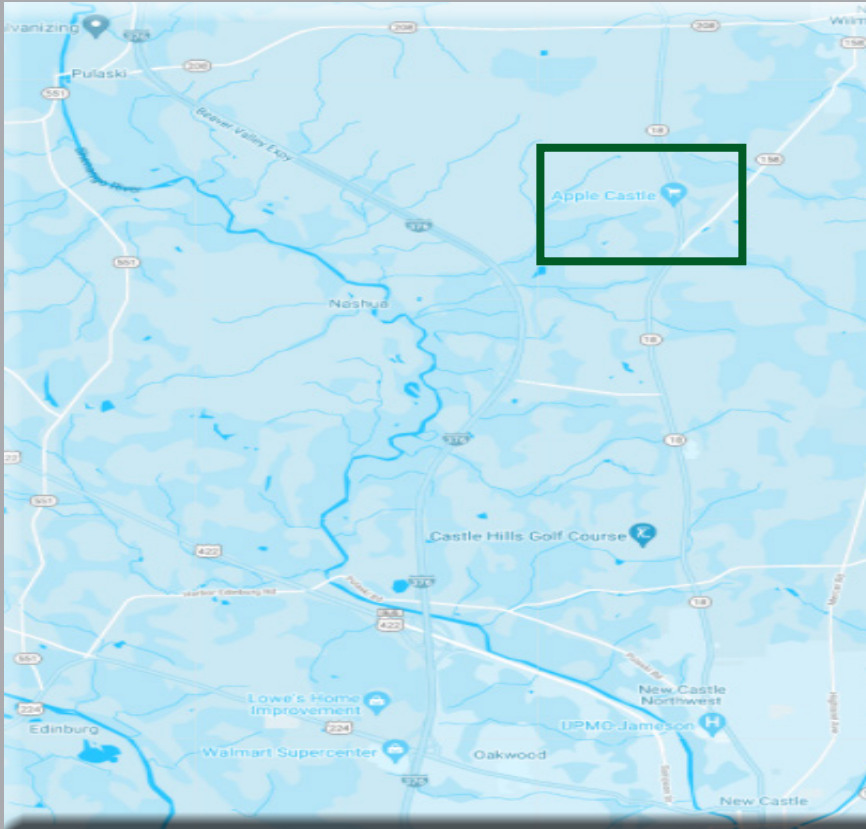
PARCEL 6:  
12 ACRES

PARCEL 7-1:  
8 ACRES

PARCEL 8-2:  
4 ACRES

\*AVAILABLE ACRES SIZE IS APPROX.

## THE LOCATION



### NEARBY AMENITIES

#### RESTAURANTS

- THE GRILL ON THE HILL
- RYDER'S RESTAURANT
- SONI'S ITALIAN RESTAURANT
- APPLEBEE'S
- PIZZA JOE'S
- NESHANNOCK CREEK INN RESTAURANT
- SUBWAY
- MANY MORE!

#### LODGING

- HOLIDAY INN EXPRESS NEW CASTLE
- HAMPTON INN & SUITES NEW CASTLE
- HAMPTON INN & SUITES GROVE CITY
- HAMPTON INN & SUITES SHARON
- QUALITY INN NEW CASTLE

## LANDLORD SPOTLIGHT

RIDC IS A NONPROFIT ORGANIZATION FOUNDED BY AND FOR THE PITTSBURGH REGION. WE TRACE OUR HISTORY BACK MORE THAN 60 YEARS, TO A TIME WHEN LEADERS IN THE REGION ENVISIONED A ENTITY DEDICATED TO DEVELOPING PROPERTIES THAT WOULD SUPPORT OUR INDUSTRIAL BASE, CREATE JOBS, AND GROW OUR ECONOMY. RIDC WENT ON TO PIONEER THE REGION'S FIRST INDUSTRIAL PARKS, AND WHEN THE STEEL INDUSTRY DECLINED, WE CONTINUED TO SUPPORT THE REGION BY TAKING ON THOSE ABANDONED INDUSTRIAL SITES, ATTRACTING NEW TECHNOLOGY-BASED COMPANIES AND RETURNING THOSE PROPERTIES BACK ON TO THE TAX ROLLS.

TODAY, WE ARE STILL DEDICATED TO CATALYZING ECONOMIC GROWTH IN SOUTHWESTERN PENNSYLVANIA THROUGH REAL ESTATE DEVELOPMENT THAT CAPTURES GROWTH OPPORTUNITIES ACROSS DIVERSE INDUSTRY SECTORS AND FOSTERS INCLUSIVE HIGH-QUALITY JOB CREATION. FROM THE PITTSBURGH TECHNOLOGY CENTER TO THE SUSTAINABLE MILL 19, RIDC HAS BEEN ON THE FOREFRONT OF PROVIDING SPACES FOR THE GROWTH OF TECHNOLOGY AND INNOVATION WITHIN THE SOUTHWESTERN PA REGION. WE VIEW RIDC'S SUCCESS AS PART OF A LARGER VISION FOR OUR REGION; OUR DECISIONS ARE MOTIVATED BY THE ECONOMIC DEVELOPMENT POTENTIAL OF OUR PROJECTS AND THE ABILITY OF OUR FACILITIES AND OUR TENANTS TO IMPACT THE OVERALL COMMUNITY.

An aerial photograph of the Neshannock Business Park, showing several large industrial buildings with light-colored roofs and dark roofs, parking lots, and surrounding green fields and trees. The image is taken from a high angle, looking down on the park.

# RIDC

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## NESHANNOCK BUSINESS PARK

### LEASING CONTACT

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