



**RIDC ARMSTRONG  
INNOVATION PARK**



**OFFICE / WAREHOUSE / FLEX  
PAD READY SITES  
BUILD-TO-SUIT**

VARIOUS GROWTH OPPORTUNITIES

**NOW AVAILABLE**

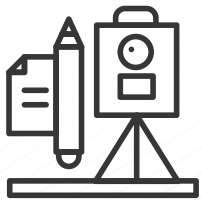




# RIDC ARMSTRONG INNOVATION PARK

## 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**

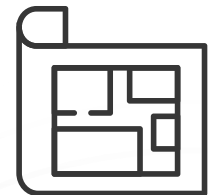
530+ ADDITIONAL ACRES  
AVAILABLE



**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





## PROPERTY HIGHLIGHTS

### **Pad-Ready Sites From 4 To 21 Acres**

**30,000 SF Warehouse / Flex Building Available (spring 2024 shell delivery)**

**Office / Flex Suites Now Available For Lease in Tech Center II**

**Excess Raw Land of 530+ Acres Available**

- 30 Minutes north of Pittsburgh
- Immediate highway access to PA Route 28 at exit 18 with a PennDOT Ride Share Lot
- Highway connectivity to PA Turnpike, US 422, I-79, PA 66 & 356 and the cities of Kittanning, Ford City, New Kensington, Vandergrift and Apollo
- Scenic views from open green space, walking trails and sidewalks
- PRD, Mixed Use Zoning provides a wide variety of uses to promote a modern workplace
- Permitted uses include: manufacturing | warehousing | research and development | commercial | business, professional and medical offices | and other uses of similar nature
- Keystone Opportunity Zone with tax incentives up to 10 years
- Pad ready sites subject to NPDES permitting, stormwater detention and pump station
- Integrated stormwater management system connections are available
- All public utilities located underground at curb
- 138 kV networked substation onsite; loop feed capable; new 4.7Mw line in process from different circuit
- We have the technology: fully redundant fiber optic ring with no single point of failure; dedicated dark fiber

The RIDC Armstrong Innovation Park is centrally located in Armstrong County having over 10% of the workforce actively engaged in manufacturing and over 28% in total The Goods Producing sector.

Join this growing business park, with park tenants including universities, Fortune 500 companies, as well as local and regional businesses.





## 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)

ALLEGHENY VALLEY EXPRESSWAY - ROUTE 28

FREEPORT ROAD - ROUTE 128





## WAREHOUSE / FLEX FOR LEASE

233 Northpointe Blvd.

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

**SPRING 2024 SHELL DELIVERY**

### BUILDING SPECS

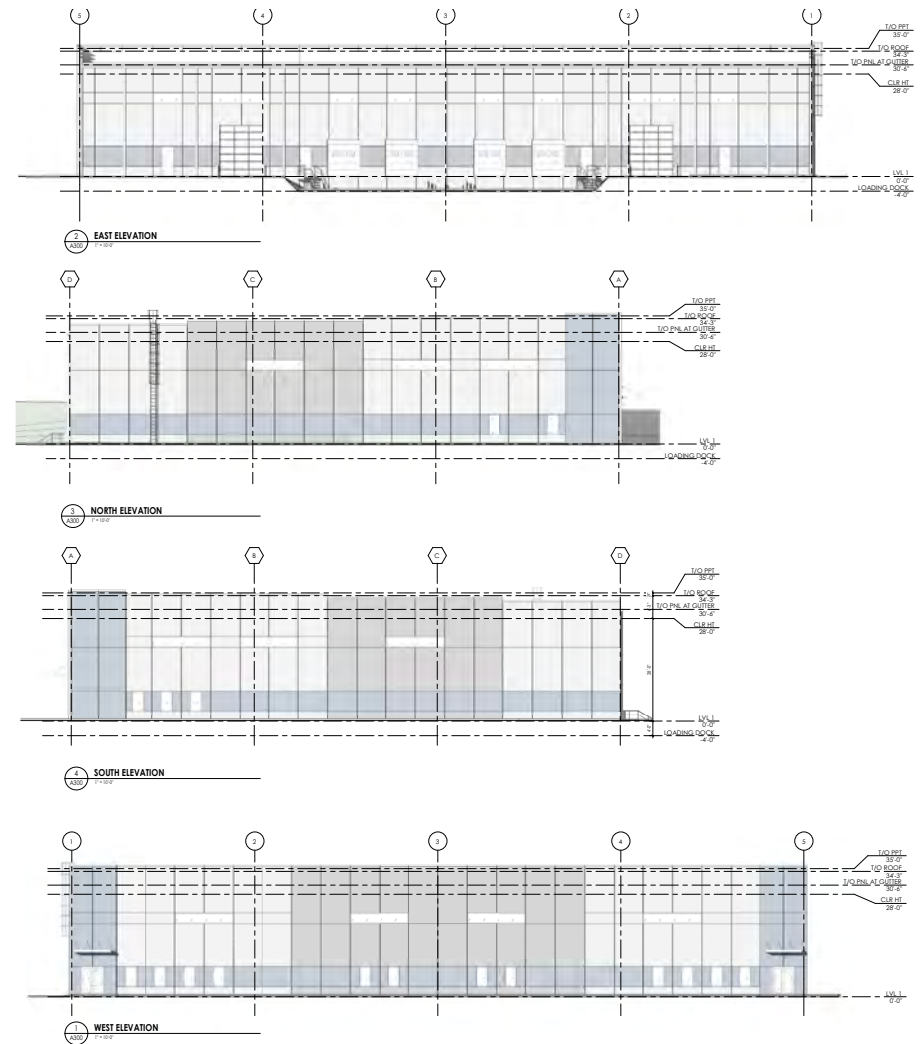
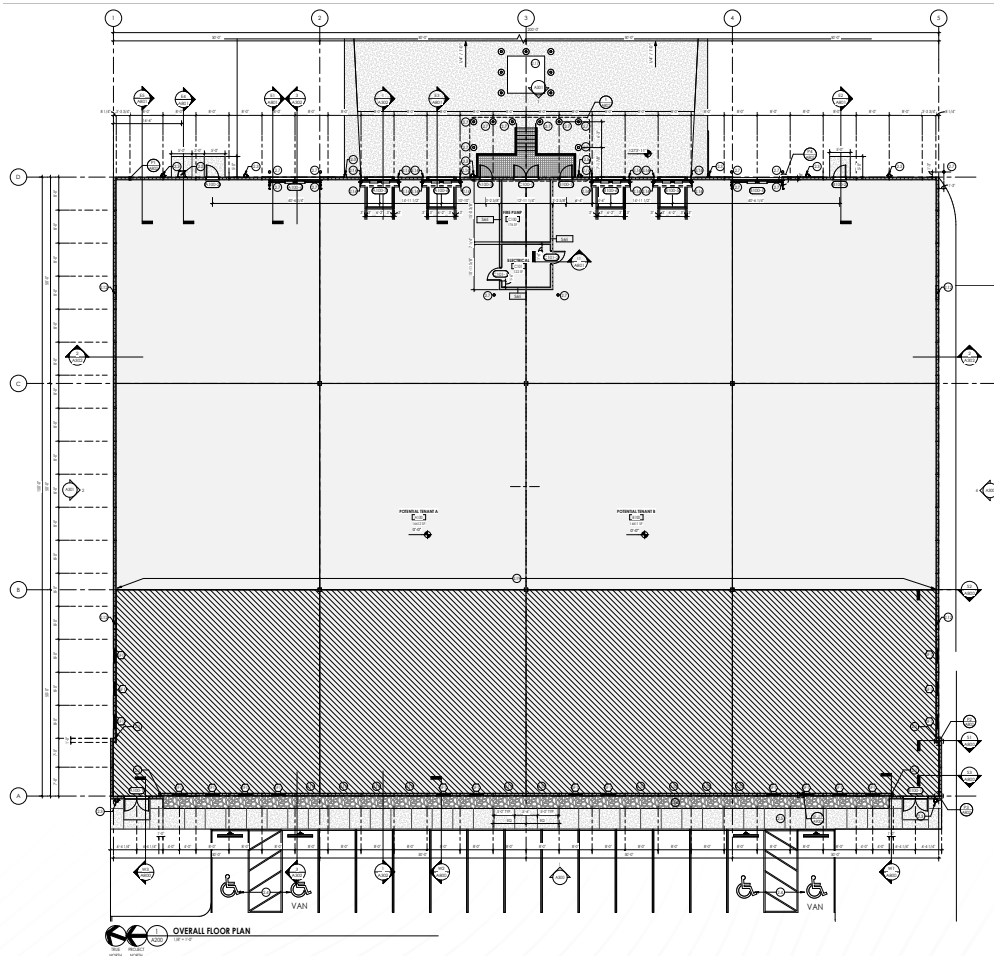
TOTAL SF	30,000 SF
CLEAR HEIGHT	28' CLEAR CEILING
WALLS	8" PRE-CAST CONCRETE WALLS
FLOOR	6" CONCRETE FLOORS
COLUMN SPACING	50' X 50' COLUMN SPACING
POWER	1,200 AMP POWER; 480/277V, 3P, 4W

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



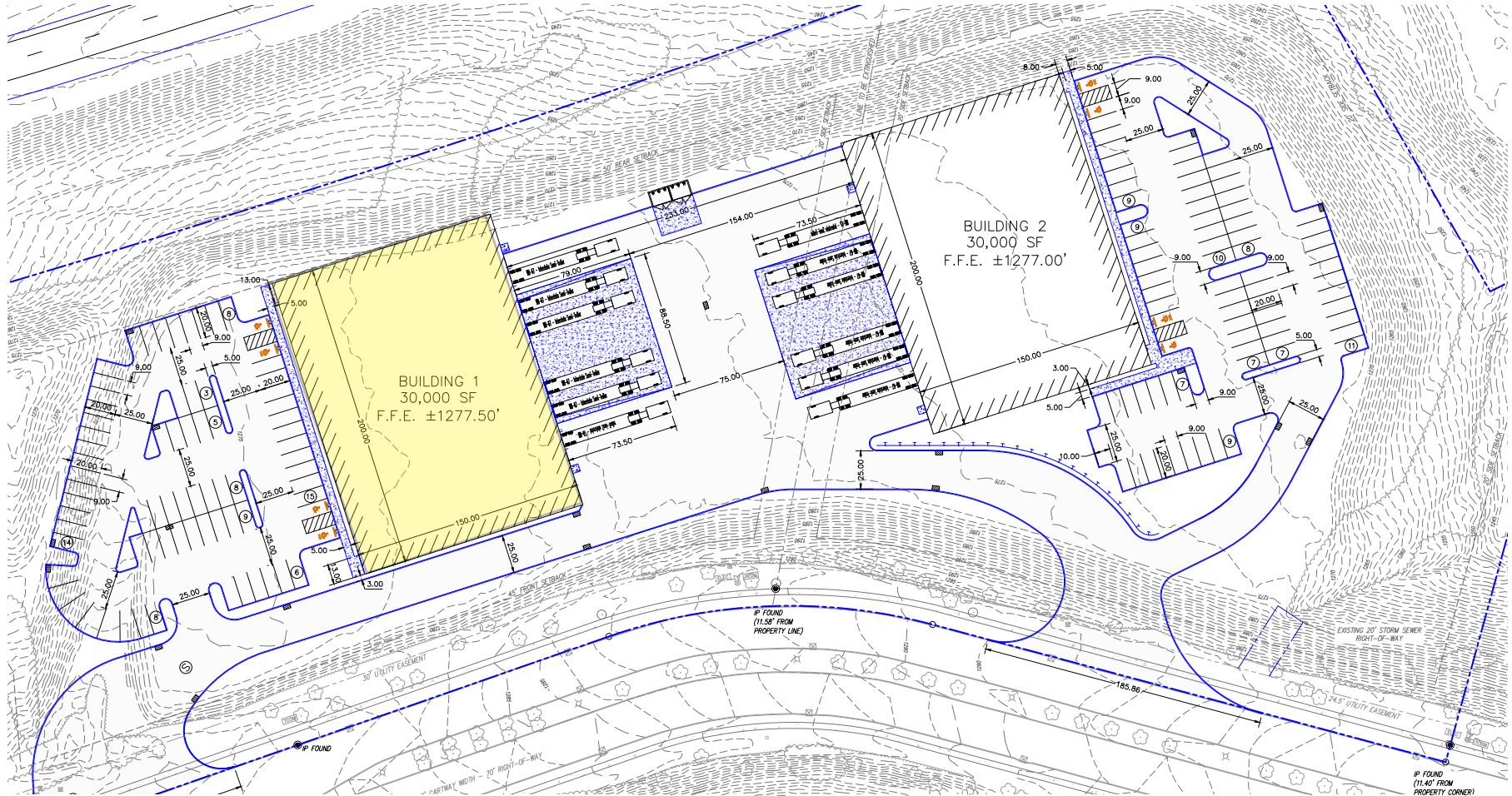
Design/Build Contractor:

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





# RIDC ARMSTRONG INNOVATION PARK



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RIDC ARMSTRONG INNOVATION PARK

# FLEX / OFFICE FOR LEASE

TECH CENTER II - 187 NORTHPOINTE BLVD.



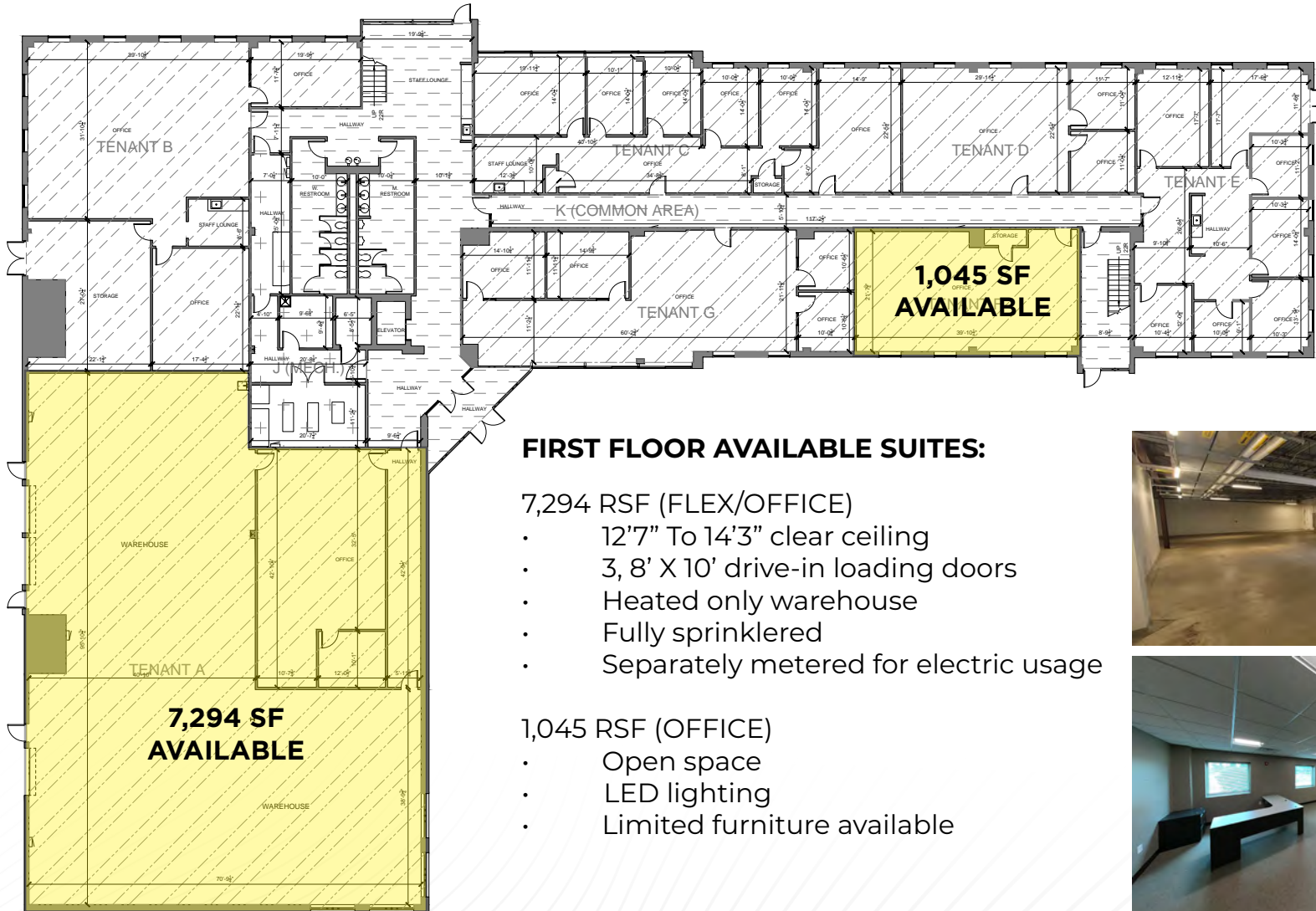
## PROPERTY HIGHLIGHTS:

- One and two-story building with passenger elevator
- Common area men's and women's restrooms
- Common kitchen and lounge areas (first and second floors)
- Efficient geothermal HVAC system included in rent
- Brick, stone and metal construction built in 2011
- 1,600 Amp power; 208/120v, 3p, 4w
- Parking for 114 vehicles (3.64 Per 1,000)
- Keyfob access and exterior video monitoring
- Loads of natural light throughout the building and outdoor patio spaces with picturesque views of Armstrong County

## AVAILABILITIES

FIRST FLOOR	1,045 RSF - OFFICE
FIRST FLOOR	7,294 RSF - FLEX
SECOND FLOOR	4,180 RSF - SHELL
SECOND FLOOR	8,841 RSF - SHELL





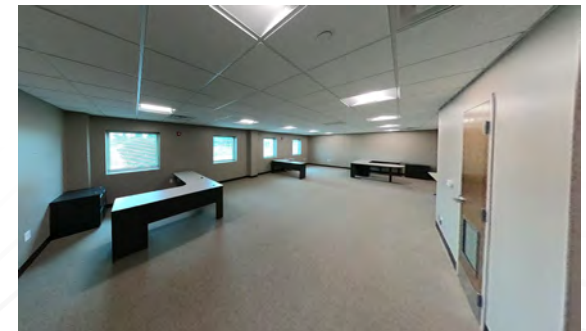
## FIRST FLOOR AVAILABLE SUITES:

### 7,294 RSF (FLEX/OFFICE)

- 12'7" To 14'3" clear ceiling
- 3, 8' X 10' drive-in loading doors
- Heated only warehouse
- Fully sprinklered
- Separately metered for electric usage

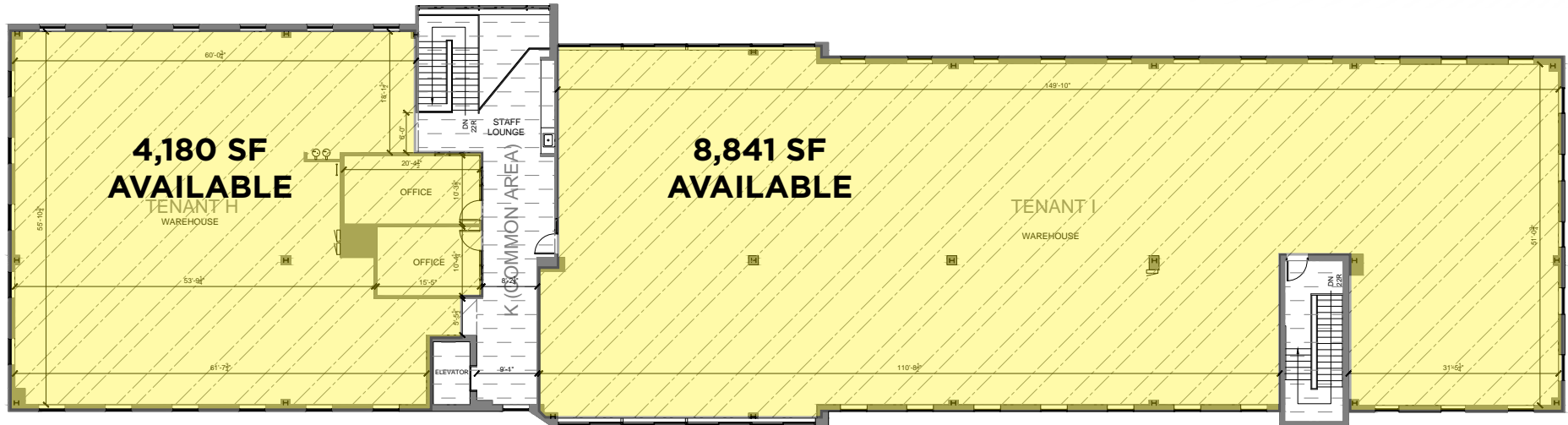
### 1,045 RSF (OFFICE)

- Open space
- LED lighting
- Limited furniture available



First Floor (Usable 19,602 sq. ft.)  
Scale 1/8" = 1'-0"

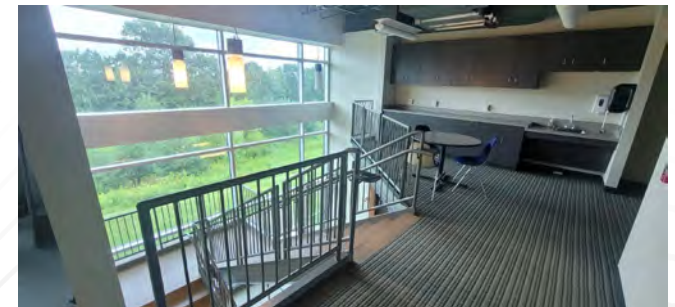




## AVAILABLE SUITES:

SECOND FLOOR – 13,021 RSF TOTAL (FLEX/OFFICE) – SHELL CONDITION

- Suite H – 4,180 rsf
- Suite I – 8,841 rsf
- Windows along entire perimeter
- 11'4" To 12'6" clear ceiling

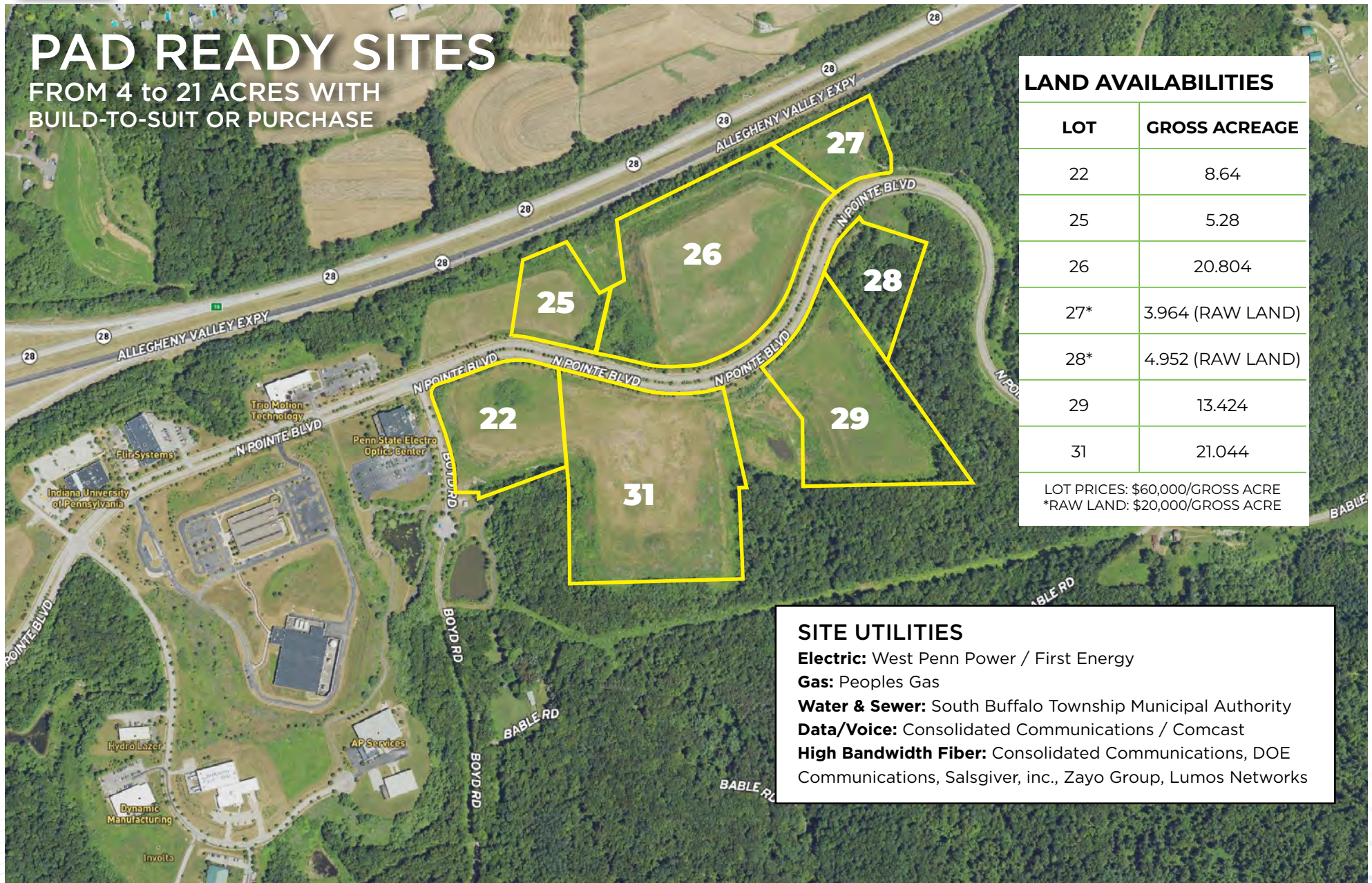






## PAD READY SITES

FROM 4 to 21 ACRES WITH  
BUILD-TO-SUIT OR PURCHASE



### LAND AVAILABILITIES

LOT	GROSS ACREAGE
22	8.64
25	5.28
26	20.804
27*	3.964 (RAW LAND)
28*	4.952 (RAW LAND)
29	13.424
31	21.044

LOT PRICES: \$60,000/GROSS ACRE  
\*RAW LAND: \$20,000/GROSS ACRE

### SITE UTILITIES

**Electric:** West Penn Power / First Energy

**Gas:** Peoples Gas

**Water & Sewer:** South Buffalo Township Municipal Authority

**Data/Voice:** Consolidated Communications / Comcast

**High Bandwidth Fiber:** Consolidated Communications, DOE Communications, Salsgiver, inc., Zayo Group, Lumos Networks





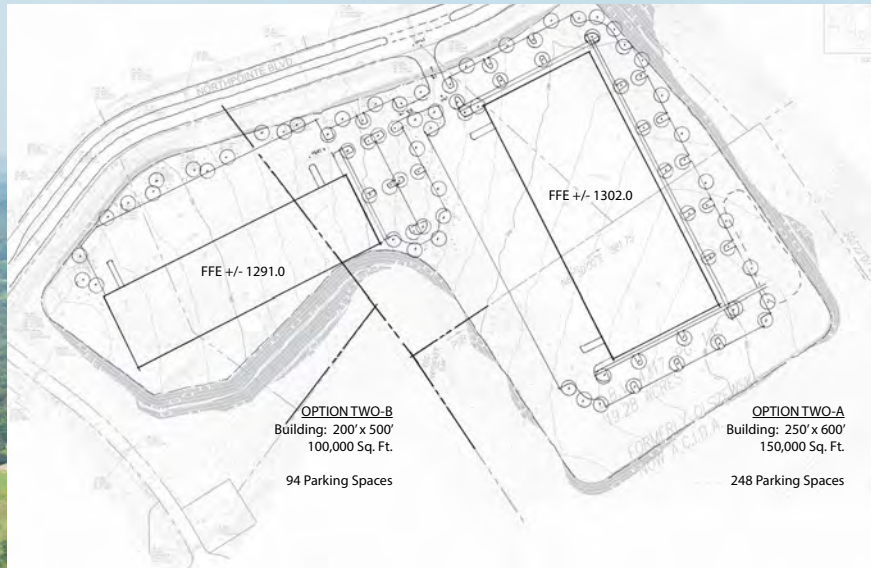
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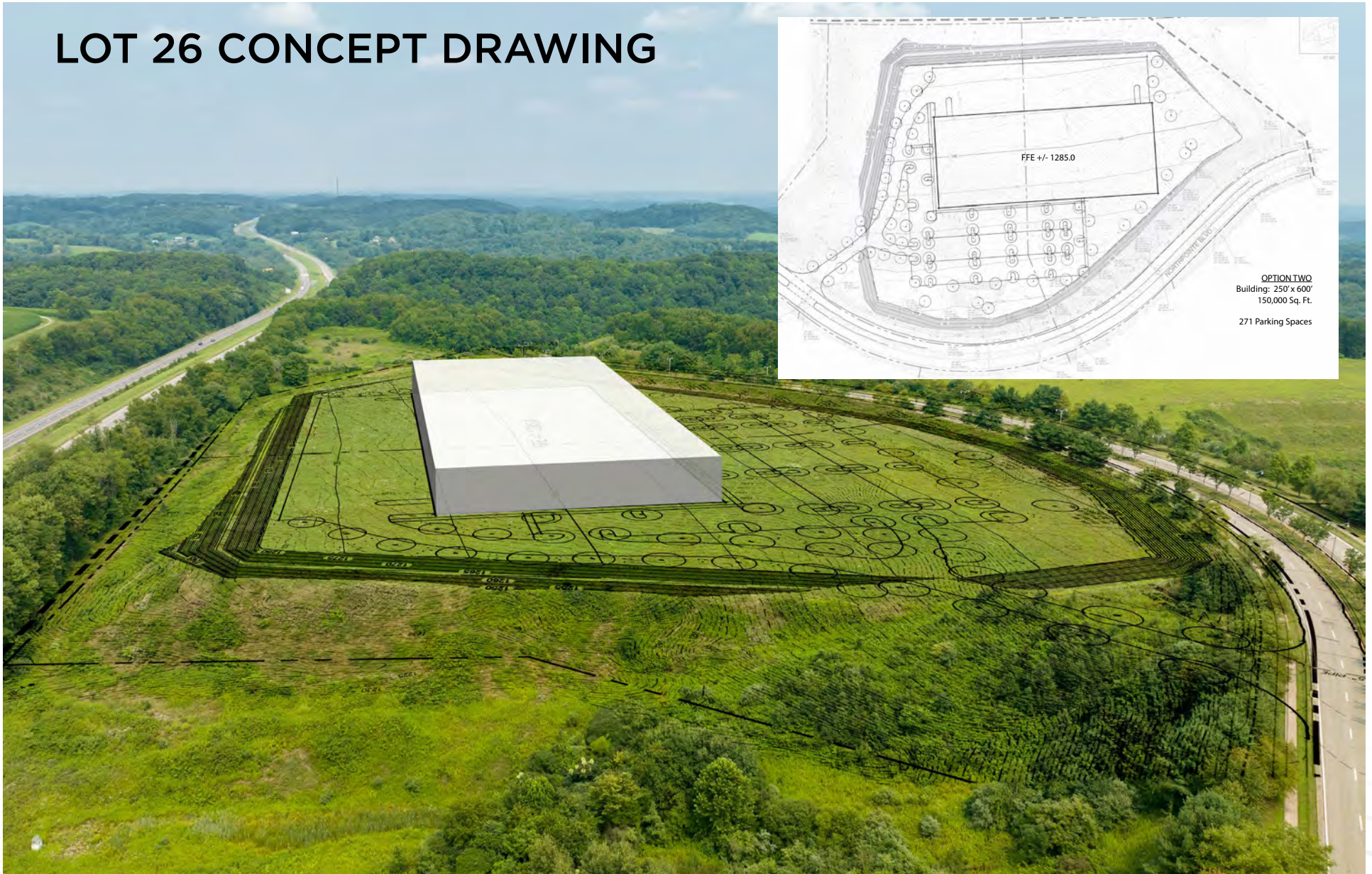
## LOTS 22 & 31 CONCEPT DRAWING







## LOT 26 CONCEPT DRAWING





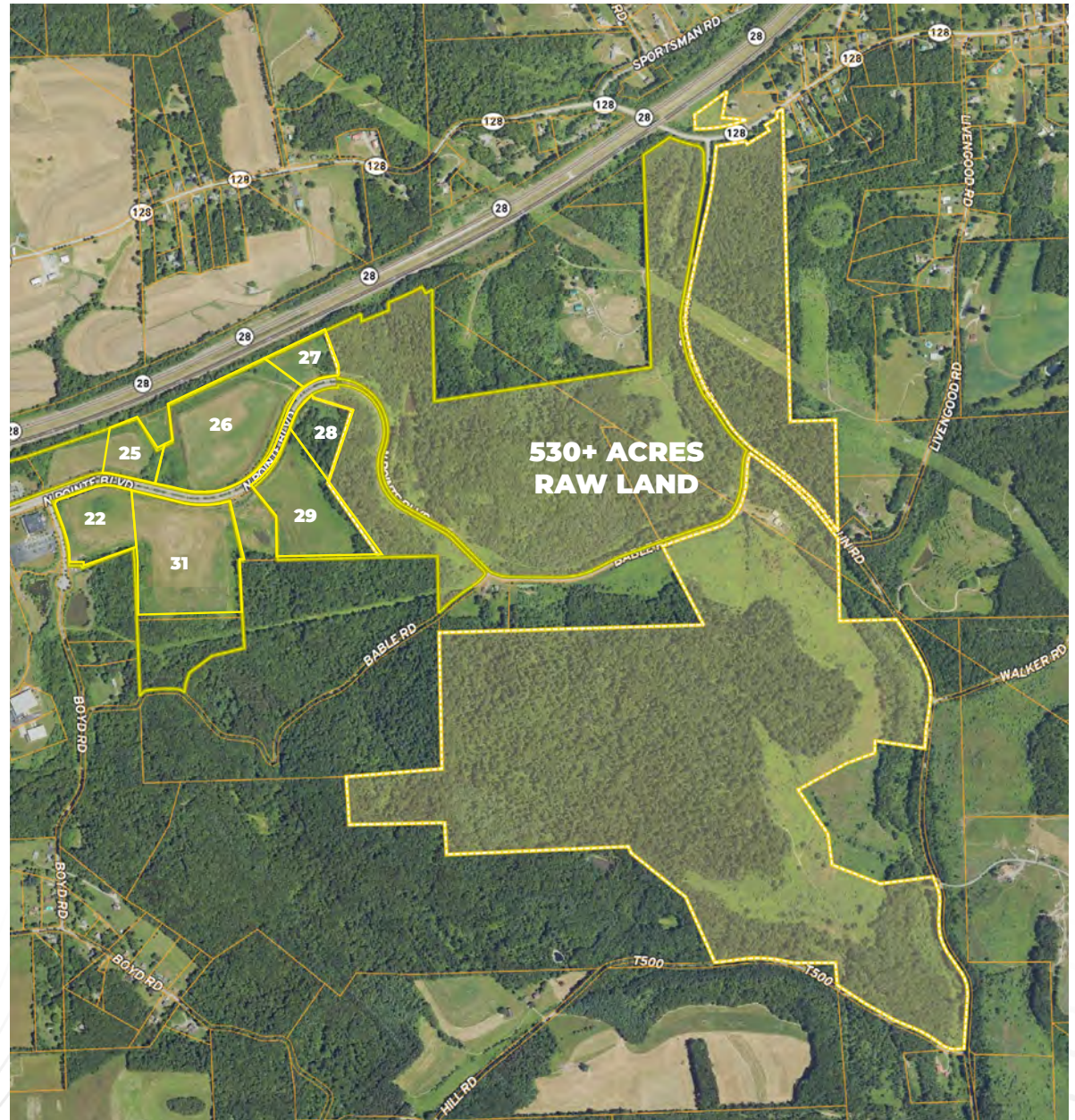


# RIDC ARMSTRONG INNOVATION PARK

## 530+ Acres Raw Land Available:

The RIDC Armstrong Innovation Park is an ideal place for businesses looking to expand and thrive with over 530+ acres of raw land available for large-scale projects.

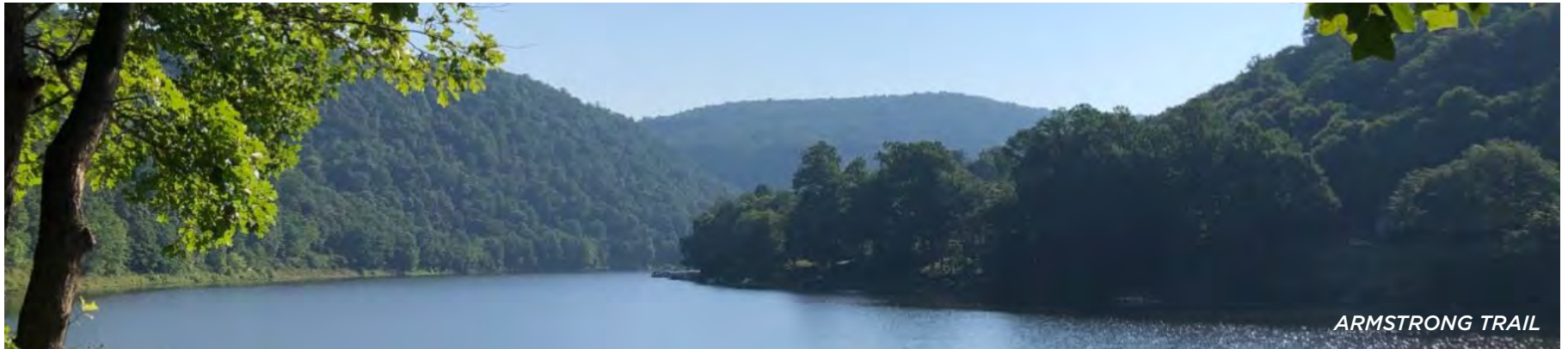
Spanning both South Buffalo & North Buffalo Townships







# RIDC ARMSTRONG INNOVATION PARK



## **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.

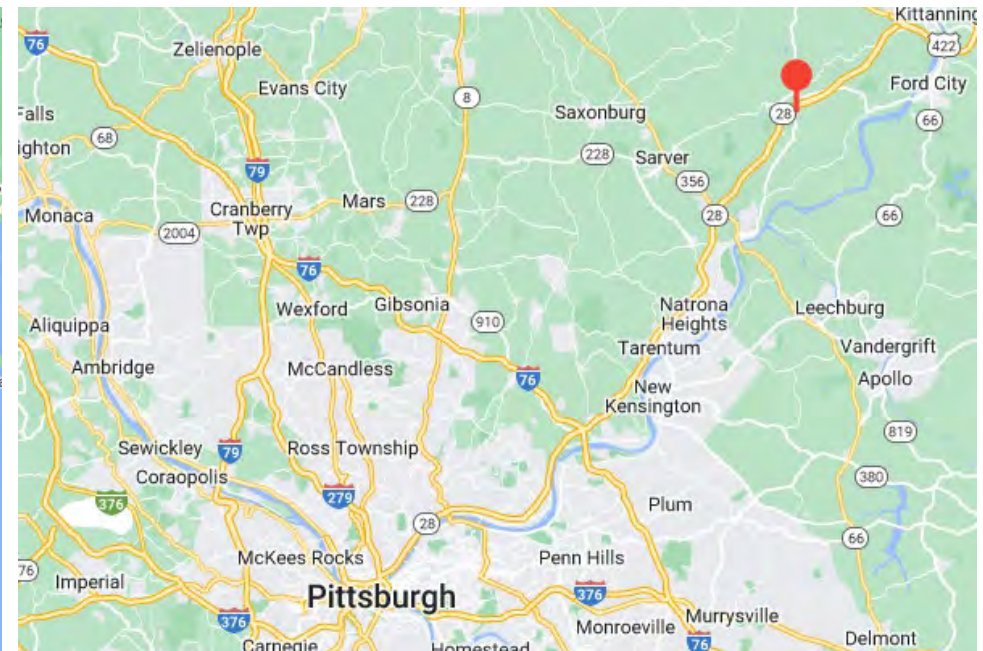
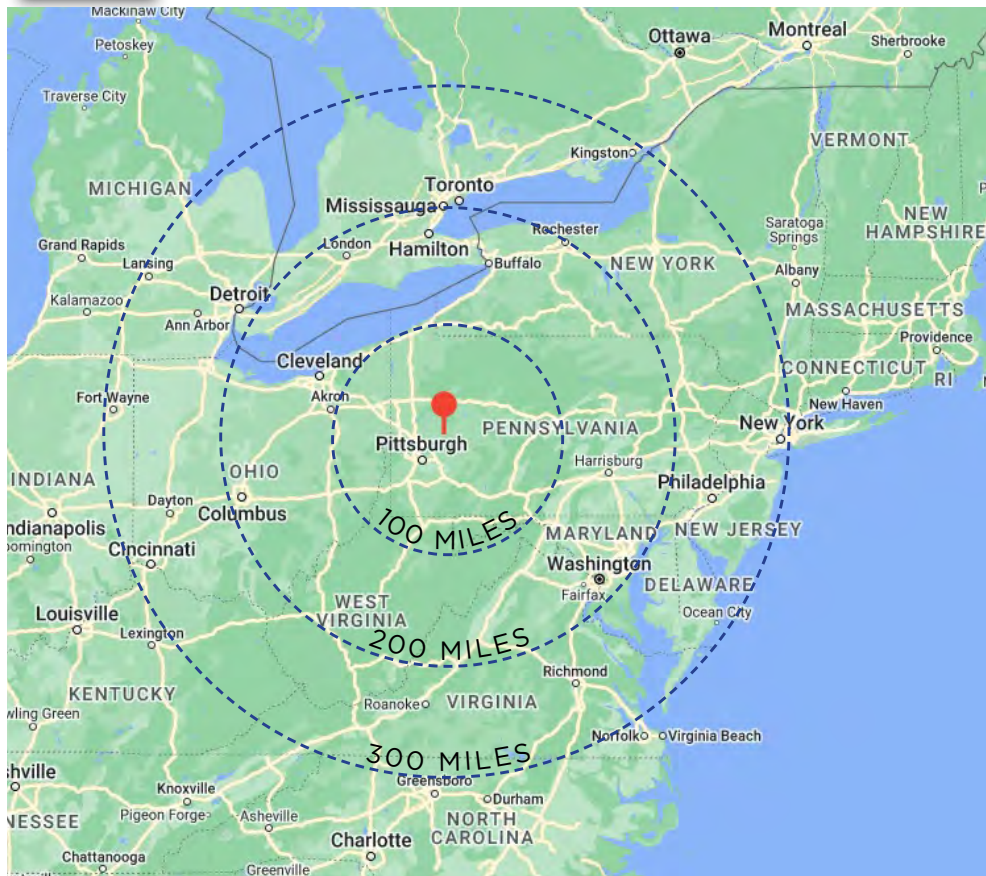


[armstrongtrails.org](http://armstrongtrails.org)





# RIDC ARMSTRONG INNOVATION PARK



KEY DRIVE TIMES	DISTANTCE	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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