

Carrie Furnace | Tech • R&D • Light Industry

A Transformative Development

BUILD-TO-SUIT | PAD-READY SITES

- 44 Developable Acres
- BTS Tech/Flex Opportunities
- Parcels for Sale



Carrie Furnace Boulevard
Rankin, PA 15104



RIDC

Regional Industrial Development Corporation

PARK OVERVIEW

RIDC and Redevelopment Authority of Allegheny County have partnered to redevelop the historic Carrie Furnace site located in Rankin Borough within Pittsburgh's Mon Valley. The 55-acre development will be home to technology, biotech, R&D, light industrial, and other commercial enterprises. The initial phase of construction consists of site infrastructure, access roadways, and the core & shell of a prime build-to-suit 60,000 SF tech/flex building.



ABOUT THE PARTNERS

- **RIDC** is a private non-profit which catalyzes and supports economic growth and high-quality job creation through real estate development and the financing of projects that advance the public interest.
- **Redevelopment Authority of Allegheny County** assists with the generation, stimulation, and management of economic and community growth through acquisition, preparation, and reuse of real estate.

TIMELINE

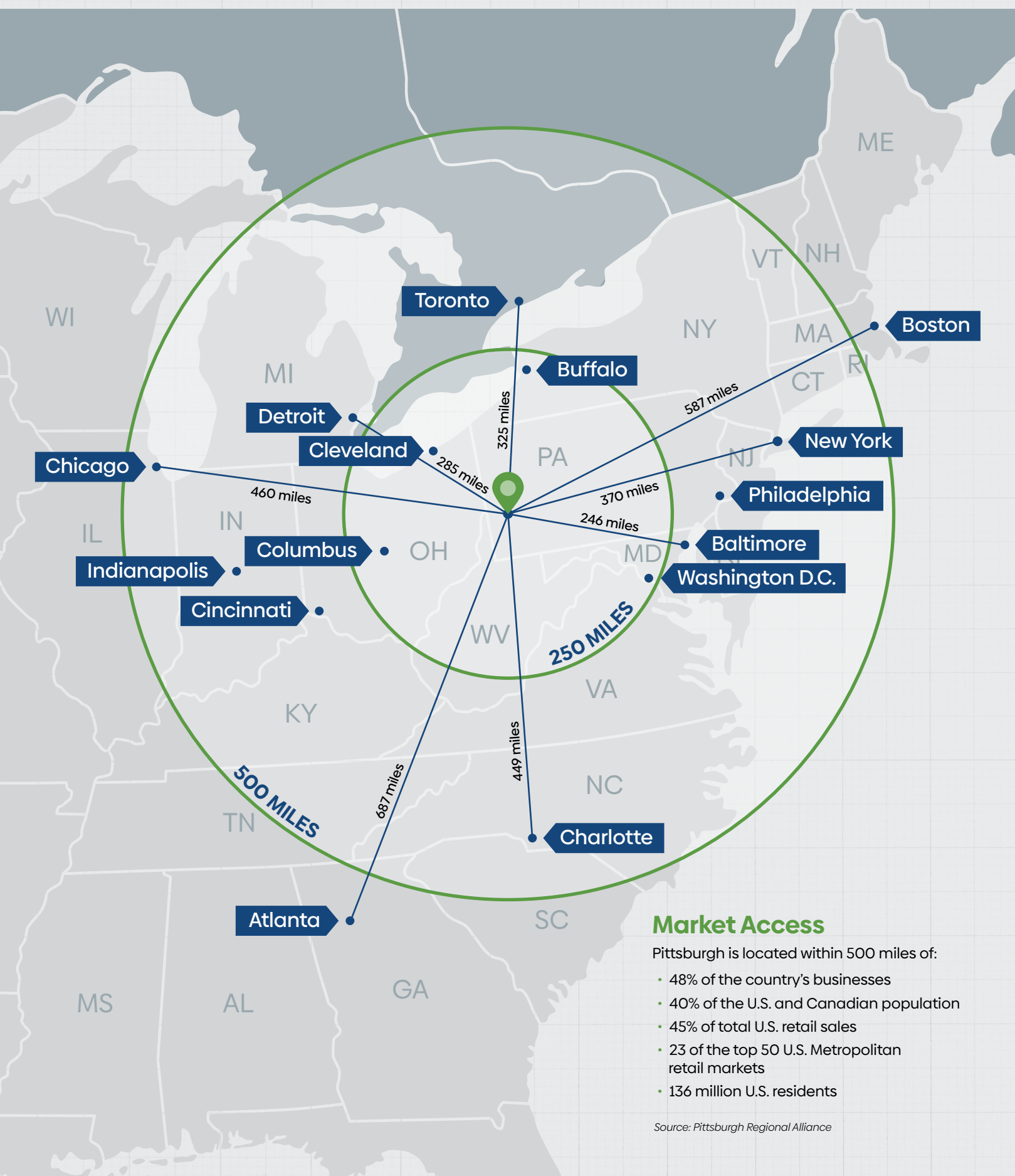
- **Fall 2023:** Completion of the site's main access road and utility extensions (water, sanitary, electric, gas, fiber, storm, lighting, and traffic signalization).
- **Spring 2024:** Completion of the 60,000 SF tech/flex building's core & shell.
- **Near Future:** Construction of a 2nd 60,000 SF tech/flex building, rounding out Phase I of the multiphase redevelopment project.
- **Long Term:** Accomodation of 550,000+ square feet of construction.

SITE UTILITIES	
Underground utilities extended to curb	
Electricity	Duquesne Light (480/277V, 3-Phase, 2500 amp service)
Natural Gas	Peoples Natural Gas
Water	Wilkesburg-Penn Joint Water Authority (10" main)
Sewage	ALCOSAN (8" main)
Telecommunications	Verizon • Comcast • Crown Castle

PARK CONCEPT



LOCATION



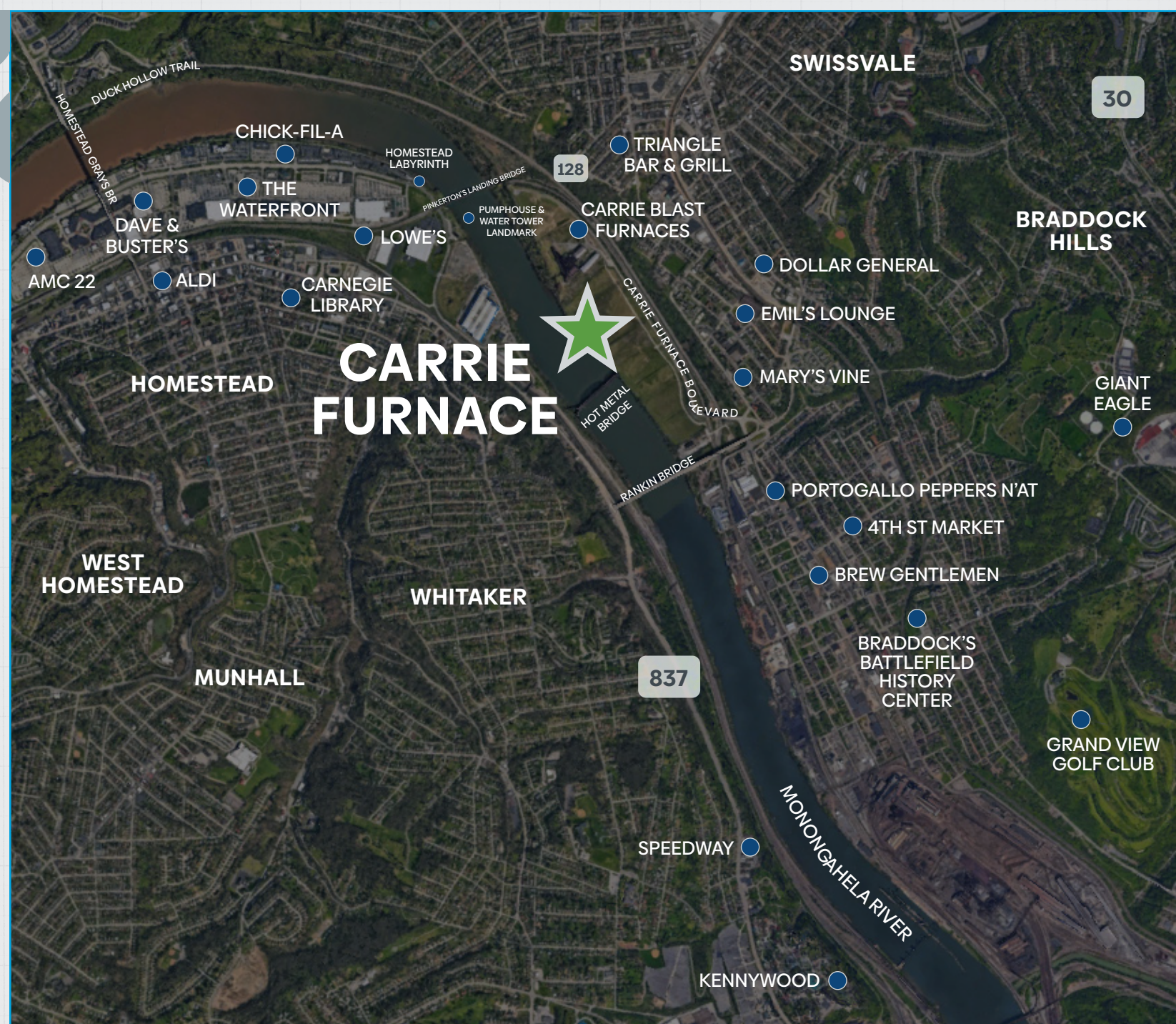
Market Access

Pittsburgh is located within 500 miles of:

- 48% of the country's businesses
- 40% of the U.S. and Canadian population
- 45% of total U.S. retail sales
- 23 of the top 50 U.S. Metropolitan retail markets
- 136 million U.S. residents

Source: Pittsburgh Regional Alliance

SITE MAP

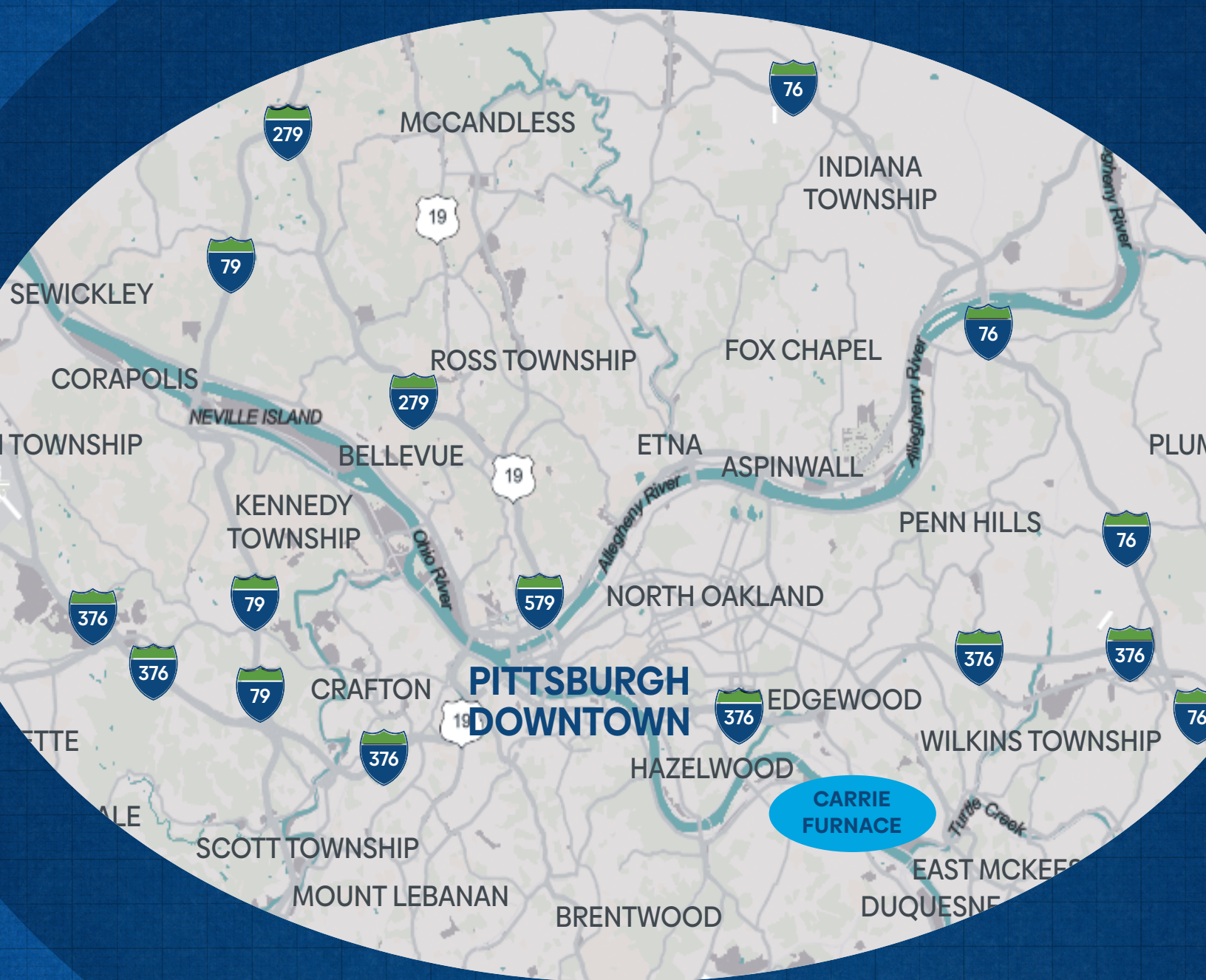


4
MILES
PARKWAY
I-376

6
MILES
OAKLAND
CMU | PITT

9
MILES
DOWNTOWN
PITTSBURGH

1
HOUR
PITTSBURGH
INTL. AIRPORT



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Ownership

RIDC is a private non-profit that catalyzes economic growth through high quality job creation, real estate development, and the financing of projects that advance the public interest.



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