

**REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION  
ARMSTRONG COUNTY IDC**

**FREEPORT, PA 16229**

# RIDC ARMSTRONG INNOVATION PARK

A BUSINESS AND LIFESTYLE COMMUNITY

PAD READY SITES WITH KOZ TAX INCENTIVES



## THE PARK AT A GLANCE

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RIDC ARMSTRONG IS A 925 ACRE DEVELOPMENT THAT WAS MASTER PLANNED WITH EXTENSIVE PUBLIC INPUT. THE SITE CONTAINS ACREAGE DESIGNATED FOR RETAIL, COMMERCIAL, INDUSTRIAL, RESIDENTIAL, WALKING TRAILS, AND OVER 300 ACRES OF PERMANENT OPEN SPACE. ALL ENVIRONMENTAL STUDIES HAVE BEEN COMPLETED AND PERMITS ISSUED TO ENSURE A TIMELY CONSTRUCTION PROCESS.

### SITE FEATURES INCLUDE:

- PAD-READY SITES FROM 2 TO 20 ACRES
  - CONVENIENT LOCATION ALONG STATE ROUTE 28 AT EXIT 18
  - 30 MINUTES NORTH OF PITTSBURGH AND 19 MILES FROM PA TURNPIKE
  - SITUATED AT THE ENTRANCE OF A GROWING OFFICE AND LIGHT INDUSTRIAL PARK
  - 14,000 PLUS ADT
  - KEYSTONE OPPORTUNITY EXPANSION ZONE. MOST STATE AND LOCAL TAXES ELIMINATED FOR UP TO 10 YEARS
  - ONLY QUADRANT OF INTERCHANGE WITH INFRASTRUCTURE
  - FULLY PERMITTED INCLUDING EXISTING NPDES PERMIT
  - INTEGRATED STORM WATER MANAGEMENT SYSTEM CONNECTIONS AVAILABLE
  - ALL UTILITIES LOCATED AT CURB
  - 138KV NETWORKED SUBSTATION ON-SITE; LOOP FEED CAPABLE; EXCEEDS PA PUC REQUIREMENTS FOR RELIABILITY
  - FULLY REDUNDANT FIBER OPTIC RING WITH NO SINGLE POINT OF FAILURE; DEDICATED DARK FIBER AVAILABLE
  - PARK TENANTS INCLUDE UNIVERSITIES, FORTUNE 500 COMPANIES AS WELL AS LOCAL AND REGIONAL BUSINESSES
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### SITE UTILITIES:

- **ELECTRICITY:** WEST PENN POWER/FIRST ENERGY
- **NATURAL GAS:** PEOPLES GAS (8 INCH MAIN LINE)
- **TELEPHONE:** CONSOLIDATED COMMUNICATIONS, COMCAST
- **WATER:** SOUTH BUFFALO TOWNSHIP MUNICIPAL AUTHORITY (12 INCH MAIN LINE WITH 6 INCH OR 8 INCH CONNECTORS)
- **SEWAGE:** ARMSTRONG COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
- **HIGH BANDWIDTH FIBER:** CONSOLIDATED COMMUNICATIONS, DOE COMMUNICATIONS, SALSGIVER, INC., ZAYO GROUP, LUMOS NETWORKS

# AVAILABLE LOTS

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## PAD READY:

LOTS 1&3: 18 ACRES

- PAD SIZE: 10 ACRES

LOT 2: 5 ACRES

- PAD SIZE: 3 ACRES

LOT 10: 2 ACRES

- PAD SIZE: 2 ACRES

LOT 15: 3 ACRES

- PAD SIZE: 3 ACRES

LOT 22: 30 ACRES

- PAD SIZE: 19 ACRES

LOT 25: 10 ACRES

- PAD SIZE: 5 ACRES

LOT 27: 20 ACRES

- PAD SIZE: 12 ACRES

LOT 29: 13 ACRES

- PAD SIZE: 6 ACRES

## UNPREPARED LOTS:

LOT 5\*: 4 ACRES

LOT 28\*: 6 ACRES

\*EXTENSIVE EARTHMOVING REQUIRED

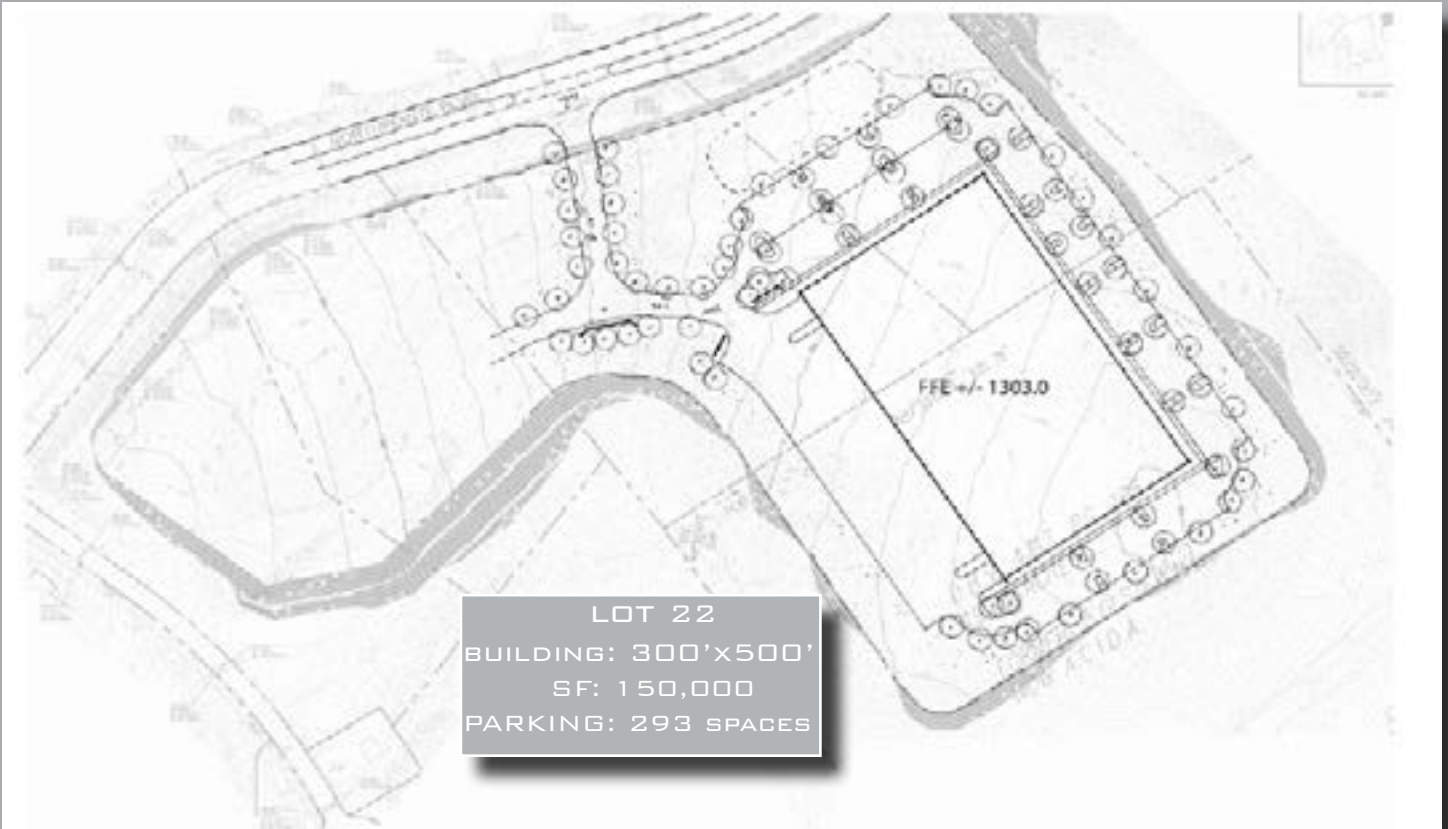


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### CURRENT PARK TENANTS

BANK OF NEW YORK MELLON, INVOLTA, HYDRO-LAZER, DYNAMIC MANUFACTURING, SLOAN LUBRICATION SYSTEMS, FLIR INC., ADEX MEDICAL STAFFING, STEVE GILLIAND, TRIO MOTION TECHNOLOGY, PENN STATE UNIVERSITY (ELECTRO-OPTICS CENTER), INTERIM HEALTHCARE, BRUNK INDUSTRIES, CBJ DEVELOPMENT

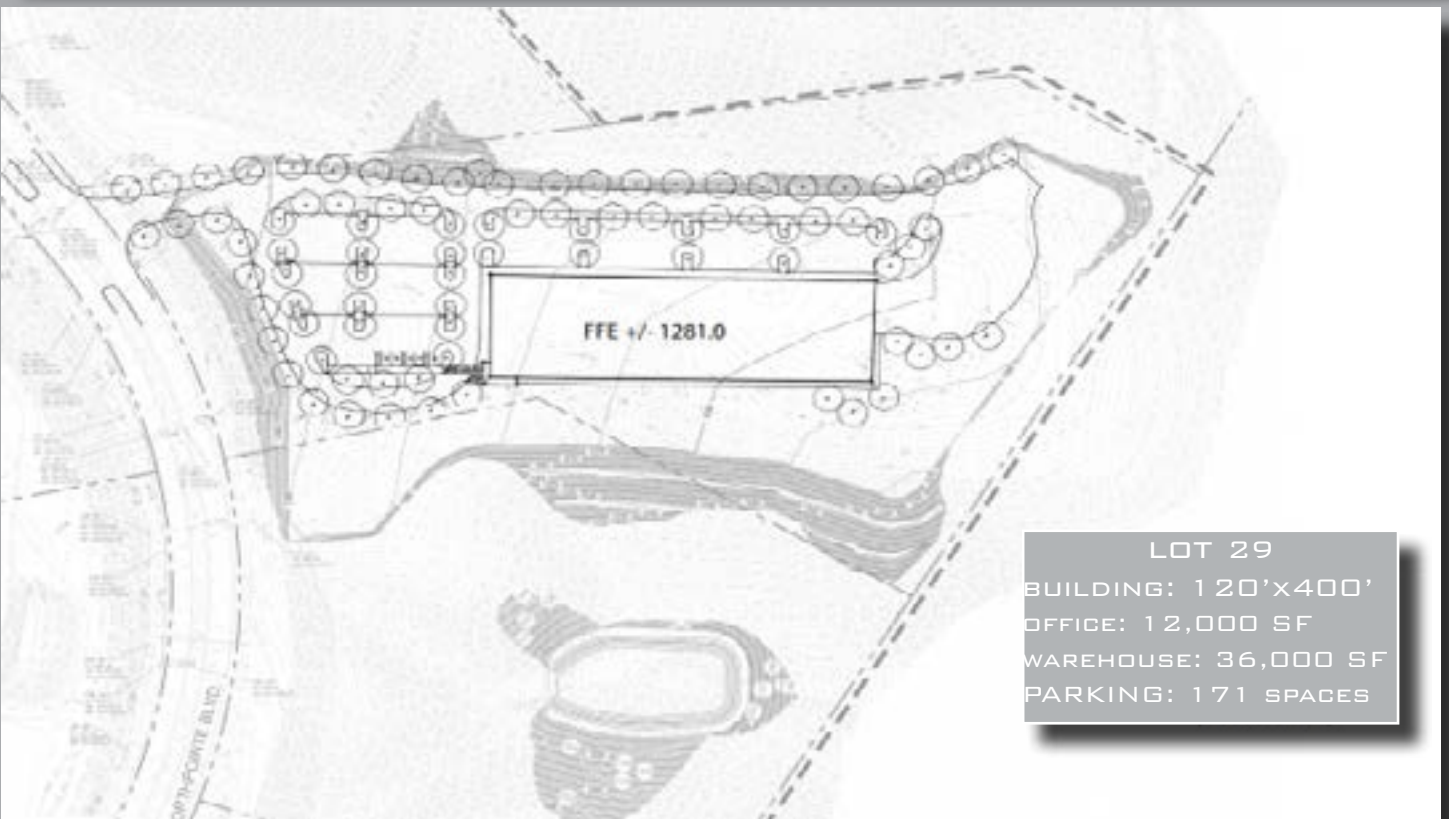
LOT 22 & 25 CONCEPT DESIGNS



LOT 27 & 29 CONCEPT DESIGNS



LOT 27  
BUILDING: 200'x750'  
SF: 150,000  
PARKING: 243 SPACES



LOT 29  
BUILDING: 120'x400'  
OFFICE: 12,000 SF  
WAREHOUSE: 36,000 SF  
PARKING: 171 SPACES

LOT 23 & 25 CONCEPT DESIGNS

LOT 23 & 25  
BUILDING: 150'X200'  
SF: 30,000  
PARKING: 175 SPACES





INVOLTA DATA CENTER BUILT AT RIDC ARMSTRONG IN 2017

LEASING CONTACTS

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