

# Fairywood Industrial Park

RIDC and URA Joint Project

**PRIME DEVELOPMENT OPPORTUNITY**

Pad-Ready Site | Build-to-Suit

**Lot 2 | 9.2 Acres**

**Pittsburgh | West End**



217 Beechnut Drive • Pittsburgh, PA 15205



**RIDC**

Regional Industrial Development Corporation

## DEVELOPMENT OVERVIEW

RIDC and the URA have partnered for the development of two 150,000 square foot industrial buildings in the Fairwood neighborhood of Pittsburgh's West End.

The planned 2nd building represents a prime build-to-suit opportunity on a fully-entitled site, deliverable to a tenant in as short as 14-16 months. Prospective uses include warehousing, distribution, logistics, and light manufacturing and assembly.



## ABOUT THE PARTNERS

- **RIDC** is a private non-profit whose mission is to catalyze and support economic growth and high-quality job creation through real estate development and the financing of projects that advance the public interest.
- **The URA** is the City of Pittsburgh’s economic development agency whose mission is to to create a city of inclusive opportunity for residents, stakeholders, and communities. The URA is committed to promoting inclusive growth and quality job creation, and developing a talented workforce that is equipped with the skills of the future.

## SITE HIGHLIGHTS

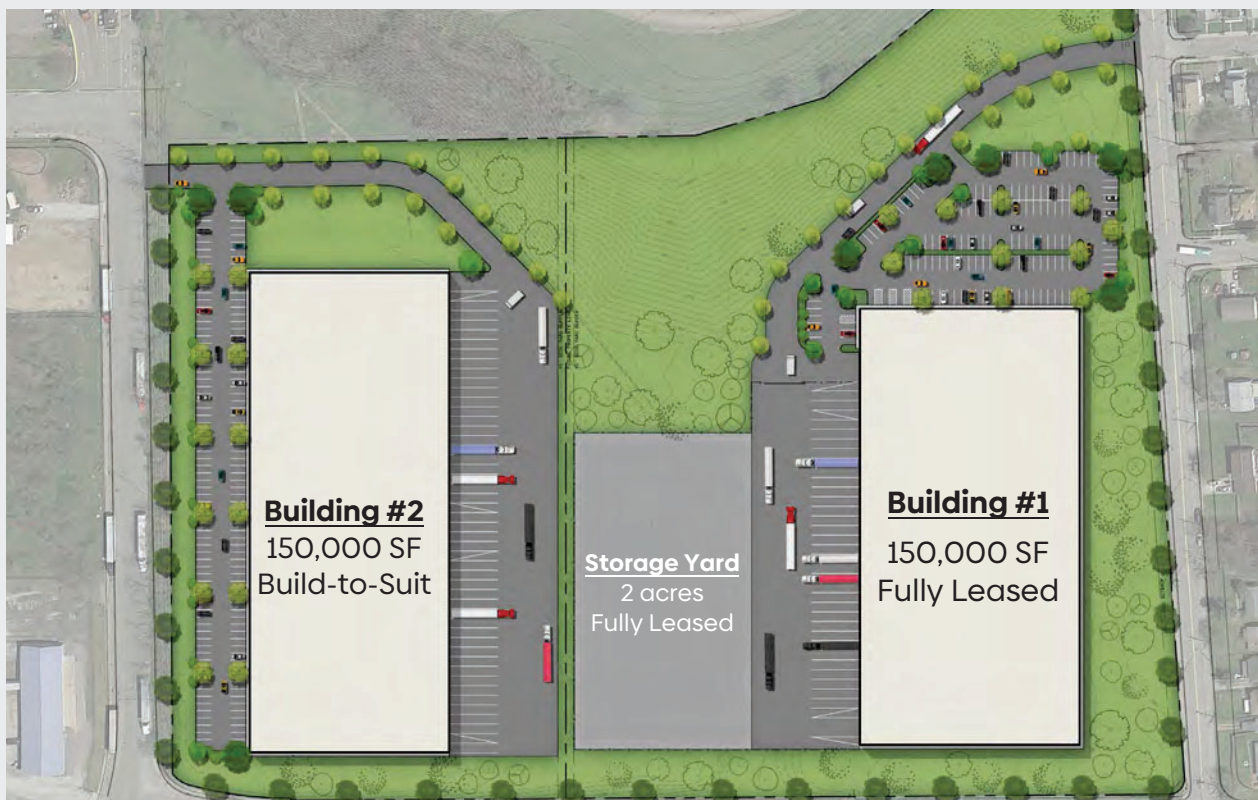
- "Pad-ready" condition, including demolition, tree clearing, brush grubbing, structural excavation and backfill, topsoil stock and spreading, erosion controls, and utility terminations.
- Conveniently located just minutes from I-79 and I-376 and 15 miles from Pittsburgh International Airport.
- Nearby tenants include Amazon, Airgas, Ferguson, Giant Eagle, Nogin, and UPS.

SITE UTILITIES	
Underground utilities extended to curb	
Electricity	Duquesne Light (480/277V, 3 phase, 1600 amp service)
Natural Gas	Peoples Gas (6" main)
Water	Pennsylvania American Water (12" main; 8" lateral)
Sewer	Pittsburgh Water and Sewer Authority (36" and 24" main and laterals)

## BUILDING CONCEPT



## SITE CONCEPT





# LOCATION



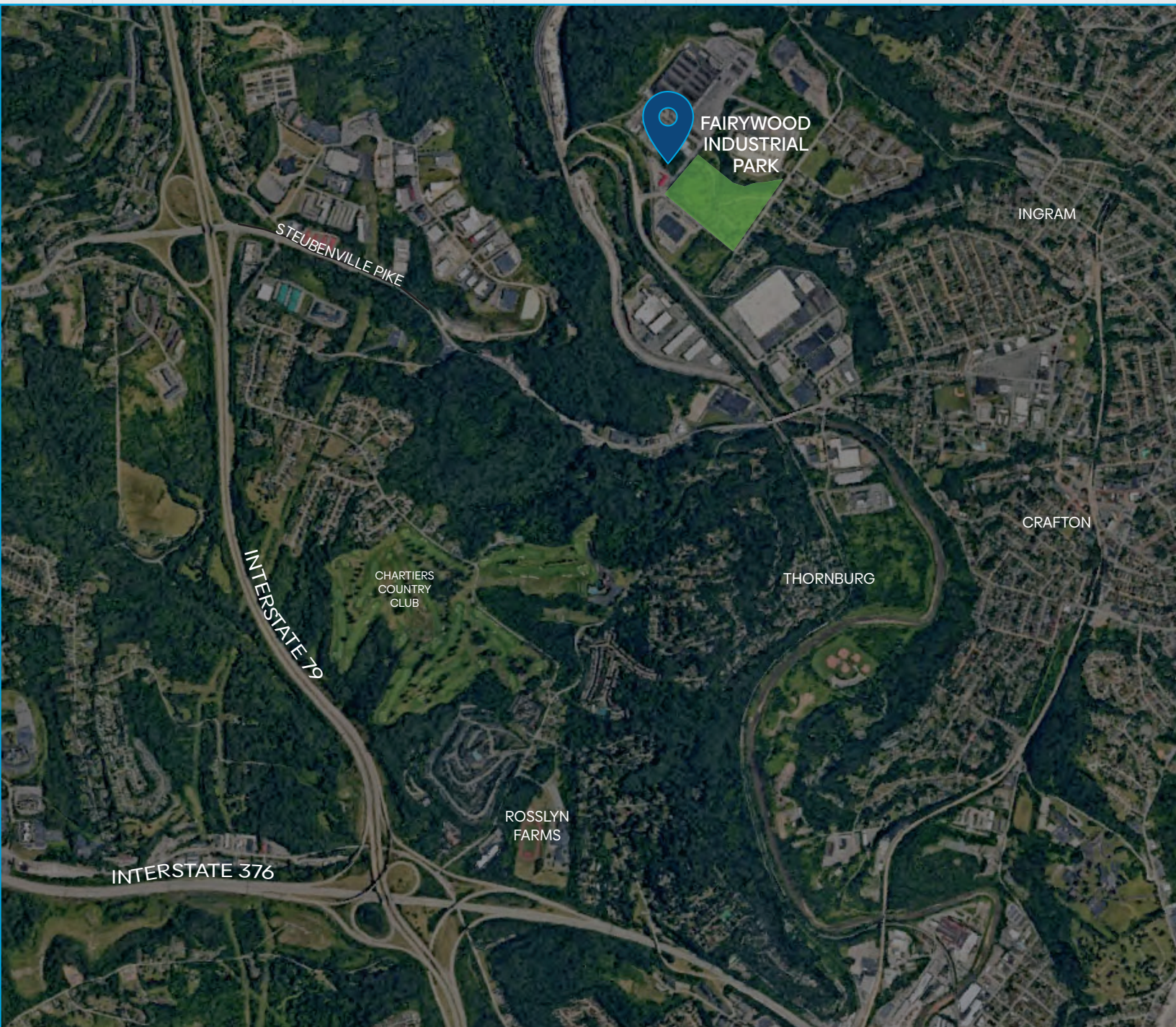
## Market Access

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



**3**

MILES

INTERSTATE  
79

**5**

MILES

INTERSTATE  
376

**15**

MINUTES

DOWNTOWN  
PITTSBURGH

**19**

MINUTES

PITTSBURGH  
INTL. AIRPORT



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# RIDC

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