

# Fairywood Industrial Park

RIDC and URA Joint Project

**PRIME DEVELOPMENT OPPORTUNITY**

Pad-Ready Lot **For Sale** or **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 Fairywood neighborhood of Pittsburgh's West End. The first building was completed in late 2023 and is fully occupied.

The 2nd lot represents a prime development opportunity for purchase or build-to-suit construction. As a fully-entitled site, a building is deliverable in as short 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 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

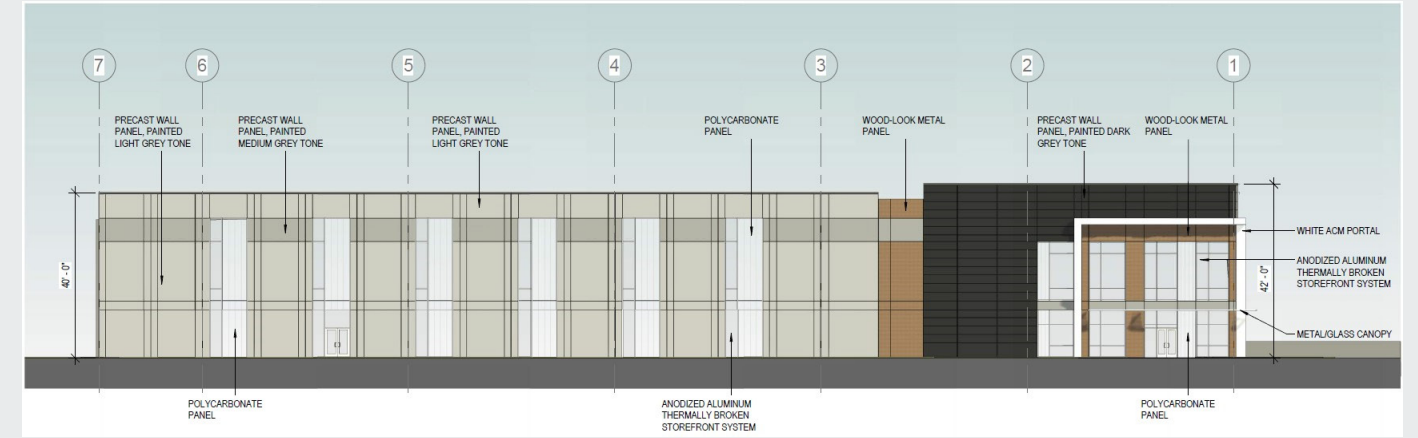
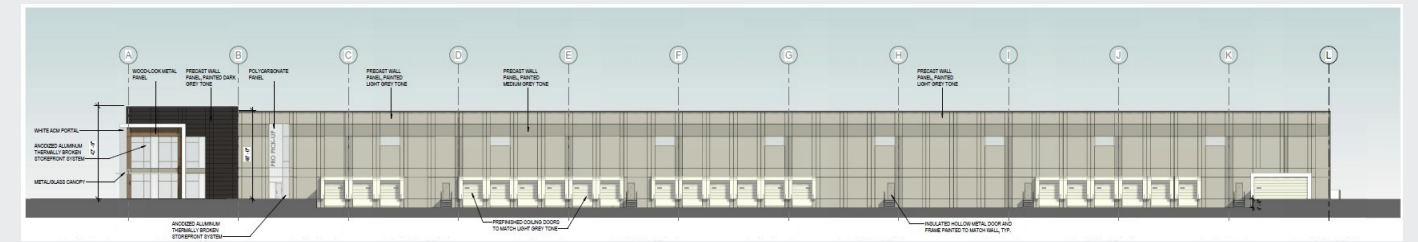
- "Pad-ready" condition, including demolition, tree clearing, brush grubbing, structural excavation and backfill, topsoil stock and spreading, erosion controls, and utility terminations.
- Conveniently located just minutes from I-79 and I-376 and 15 miles from Pittsburgh International Airport.
- Nearby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



## BUILDING #2 SPECIFICATIONS

Building Size	150,000 SF
Floor	7" Slab
Column Spacing	50' x 50'
Climate Control	Basic Warehouse Heat
Fire Protection	ESFR K-17 Sprinklers
Electrical	480/277V, 3 Phase, 1600 Amp Service
Lighting	1 Fixture per Bay
Loading	1 Dock Door and Equipment per 10,000 SF
Clear Height	32' Clear High Ceilings
Truck Court	135' Deep
Zoning	UI - Urban Industrial

# LOCATION

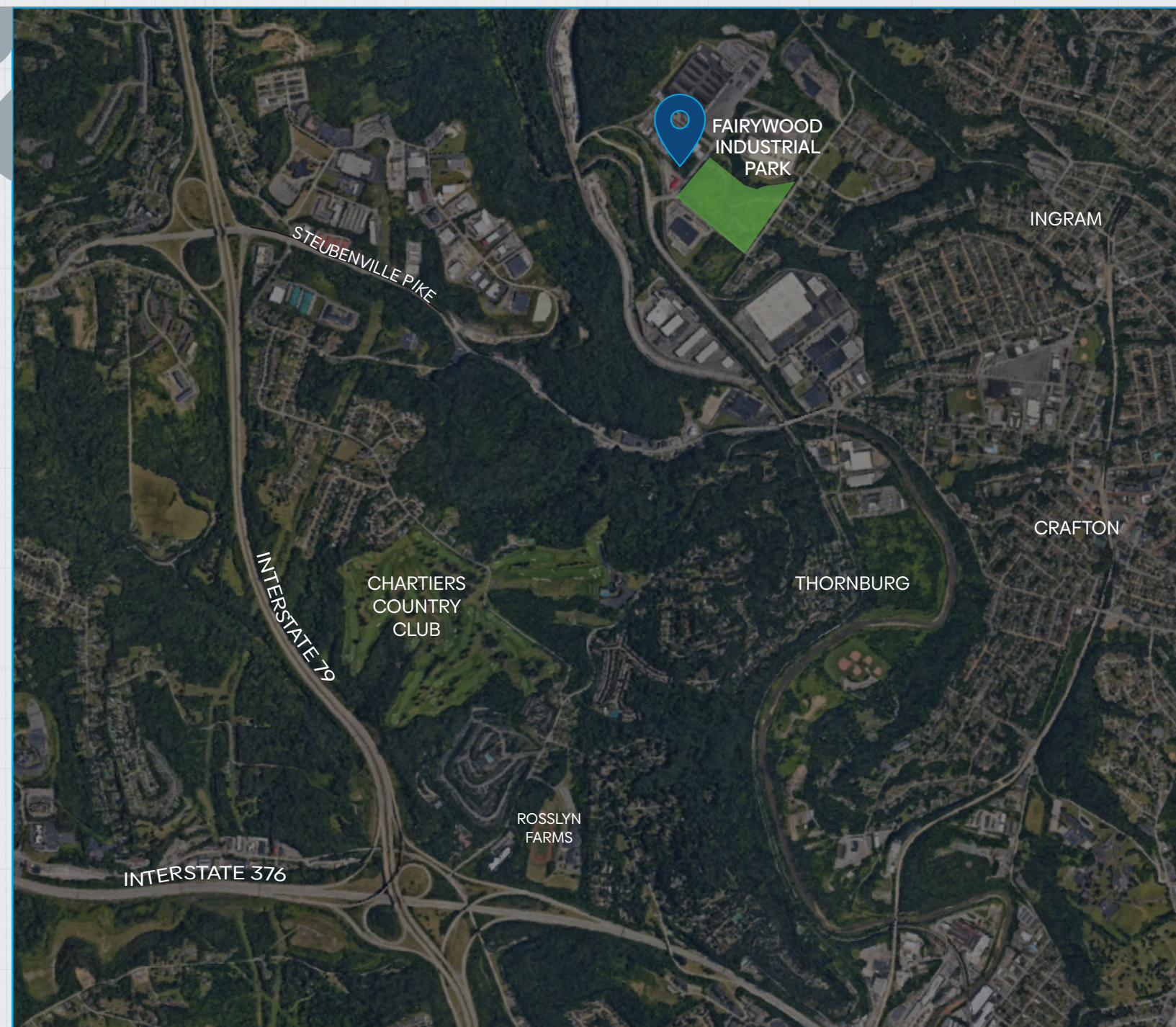


## Market Access

- 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



<p><b>3</b> MILES INTERSTATE 79</p>	<p><b>5</b> MILES INTERSTATE 376</p>	<p><b>15</b> MINUTES DOWNTOWN PITTSBURGH</p>	<p><b>19</b> MINUTES PITTSBURGH INTL. AIRPORT</p>
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**PITTSBURGH  
INTERNATIONAL  
AIRPORT**

**FAIRYWOOD  
INDUSTRIAL PARK**

**PITTSBURGH  
DOWNTOWN**

**LEASING CONTACT:**

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