

# Tech/Flex I

## Carrie Furnace

A Transformative Development

60,000 SF • **Build-to-Suit**

Mon Valley Corridor  
Allegheny County



150 East Shore Drive • Rankin, PA 15104



**RIDC**

Regional Industrial Development Corporation



## PARK OVERVIEW

RIDC and Regional Authority of Allegheny County have partnered to redevelop the historic Carrie Furnace site located in Pittsburgh's Mon Valley corridor within the Borough of Rankin. The 44-acre development will be home to technology, biotech, R&D, film production, and other commercial enterprises. The initial phase of construction will consist 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.
- **Regional Authority of Allegheny County** assists with the generation, stimulation, and management of economic and community growth through acquisition, preparation, and reuse of real estate.

## FUTURE

- **Fall 2023:** Expected completion of the site's main access road and utility extensions (water, sanitary, electric, gas, fiber, storm, lighting, and traffic signalization).
- **Summer 2024:** Expected completion of the 60,000 SF tech/flex building.
- **Near Future:** Construction of (i) a 2nd 60,000 SF tech/flex building and (ii) a purpose-built sound stage for film and television productions.
- **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	Wilksburg-Penn Joint Water Authority (10" main)
Sewage	ALCOSAN (8" main)
Telecommunications	Verizon • Comcast • Crown Castle



# CONCEPT RENDERING



# PHASE I SITE CONCEPT





# BUILDING CONCEPT



## BUILDING SPECIFICATIONS

Building Size	60,000 SF
Clear Height	32'-6"
Column Spacing	50' x 50'
Floor Load	100 PSF
Loading Docks	6 (9' x 10') + 8 Knockout Panels (9' x 10')
Parking	120 Spaces (7 ADA)
Electricity	480/277V, 3-Phase, 2500 amp service

# 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





## LEASING CONTACT:

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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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