Tech/Flex I Carrie Furnace

A Transformative Development

60,000 SF · Build-to-Suit

Mon Valley Corridor

Allegheny County





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	Wilkinsburg-Penn Joint Water Authority (10" main)
Sewage	ALCOSAN (8" main)
Telecommunications	Verizon • Comcast • Crown Castle

CONCEPT RENDERING



PHASE I SITE CONCEPT



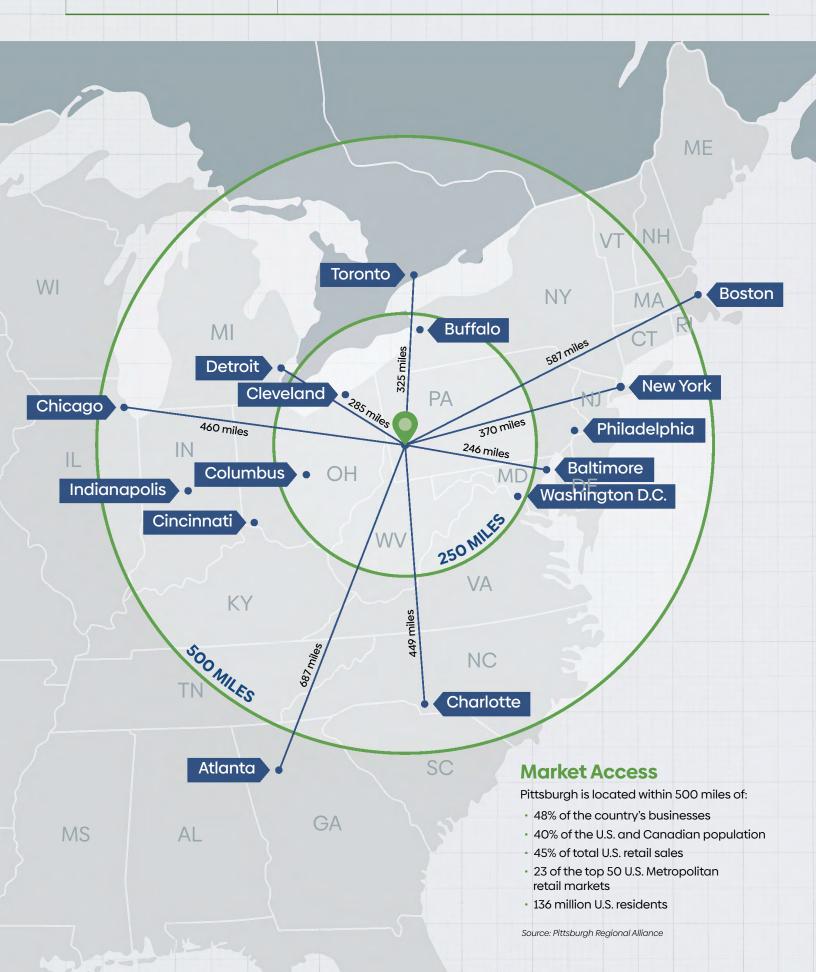
BUILDING CONCEPT



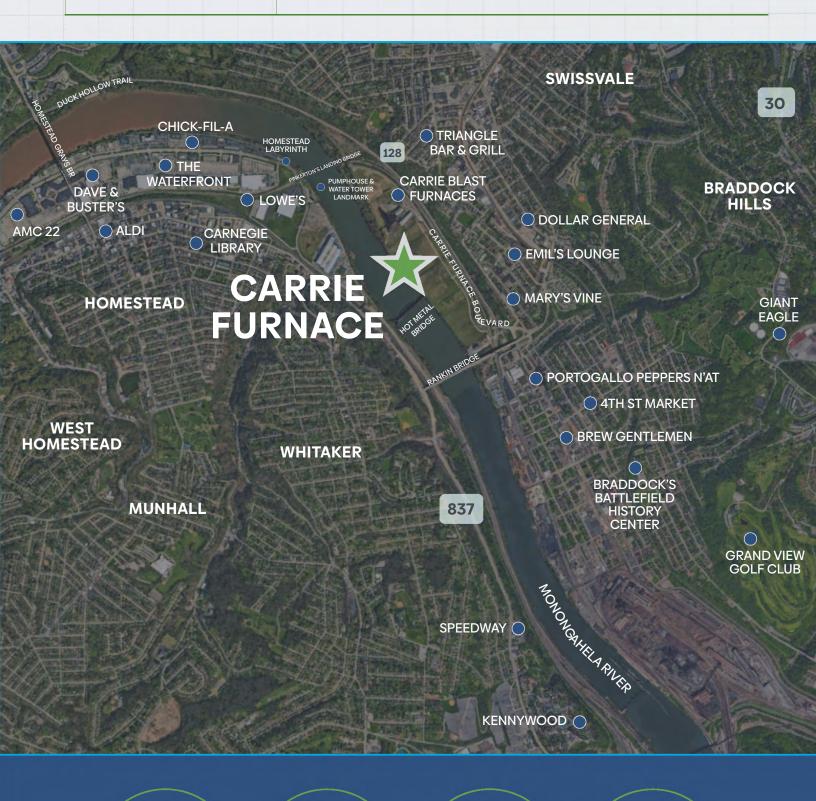


BUILDING SPECIFICATIONS	
Building Size	60,000 SF
Clear Height	32'-6"
Column Spacing	50' x 50'
Floor Load	100 PSF
Loading Docks	6 (9' x 10') + 8 Knockout Panels (9' x 10')
Parking	120 Spaces (7 ADA)
Electricity	480/277V, 3-Phase, 2500 amp service

LOCATION



SITE MAP

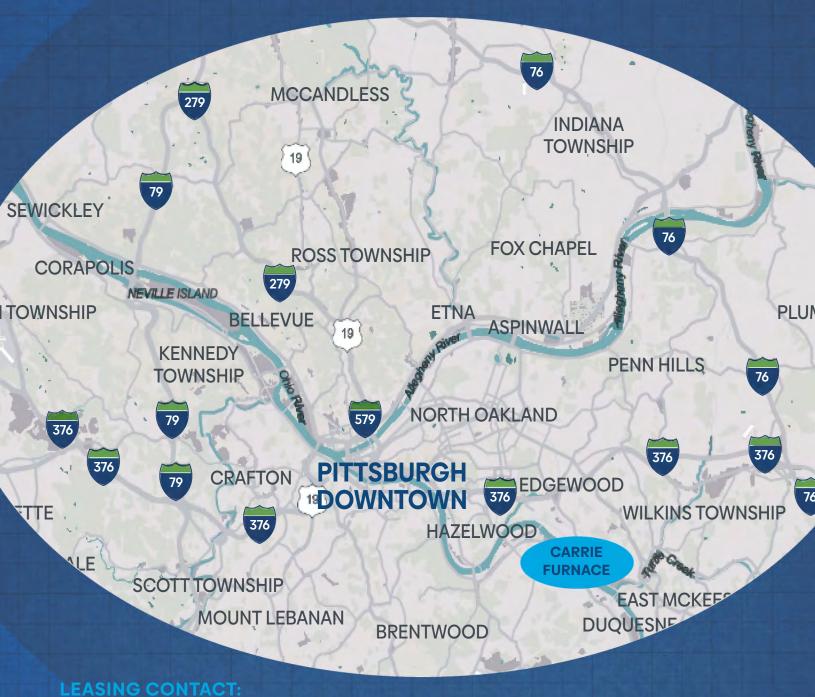


MILES
PARKWAY
I-376

MILES
OAKLAND
CMU | PITT

MILES
DOWNTOWN
PITTSBURGH

HOUR
PITTSBURGH
INTL. AIRPORT



Michael Heinricher Director of Asset Management, RIDC mheinricher@ridc.org +1 412.315.6456

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.

