



Tech/Flex I

Carrie Furnace

A Transformative Development

60,000 SF • **Build-to-Suit**

Mon Valley Corridor
Allegheny County



Take a
Virtual Tour
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Carrie Furnace Boulevard • Rankin, PA 15104

PARK OVERVIEW

RIDC and Redevelopment Authority of Allegheny County have partnered to redevelop the historic Carrie Furnace site located in Rankin Borough within Pittsburgh's Mon Valley. The 55-acre development will be home to technology, biotech, R&D, light industrial, and other commercial enterprises. The initial phase of construction consists 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.
- **Redevelopment Authority of Allegheny County** assists with the generation, stimulation, and management of economic and community growth through acquisition, preparation, and reuse of real estate.

TIMELINE

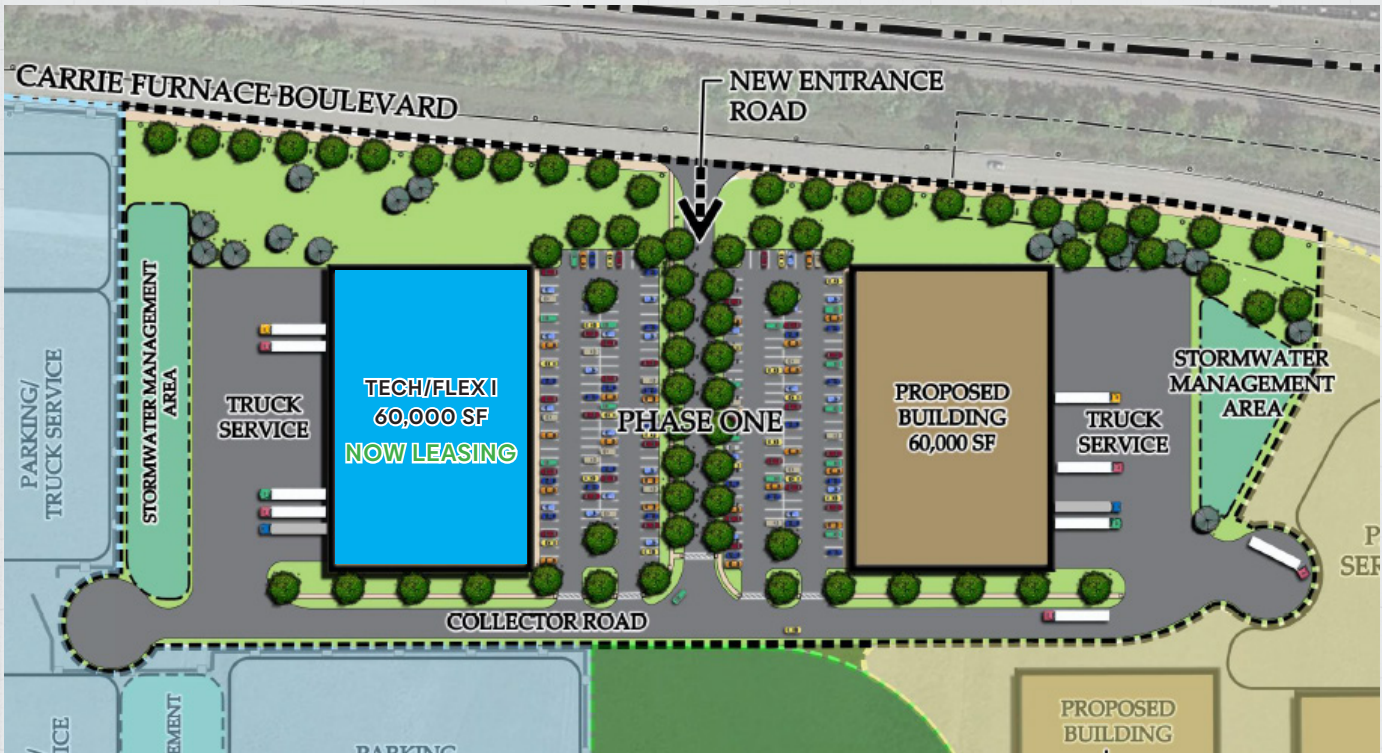
- **Fall 2023:** Completion of the site's main access road and utility extensions (water, sanitary, electric, gas, fiber, storm, lighting, and traffic signalization).
- **Spring 2024:** Completion of the 60,000 SF tech/flex building's core & shell.
- **Near Future:** Construction of a 2nd 60,000 SF tech/flex building, rounding out Phase I of the multiphase redevelopment project.
- **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	Wilkesburg-Penn Joint Water Authority (10" main)
Sewage	ALCOSAN (8" main)
Telecommunications	Verizon • Comcast • Crown Castle

PHOTOS



PHASE I SITE 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
Sprinklers	ESFR K-17 • Ordinary Hazard, Group 1 • Spaced at max 100 SF

LOCATION



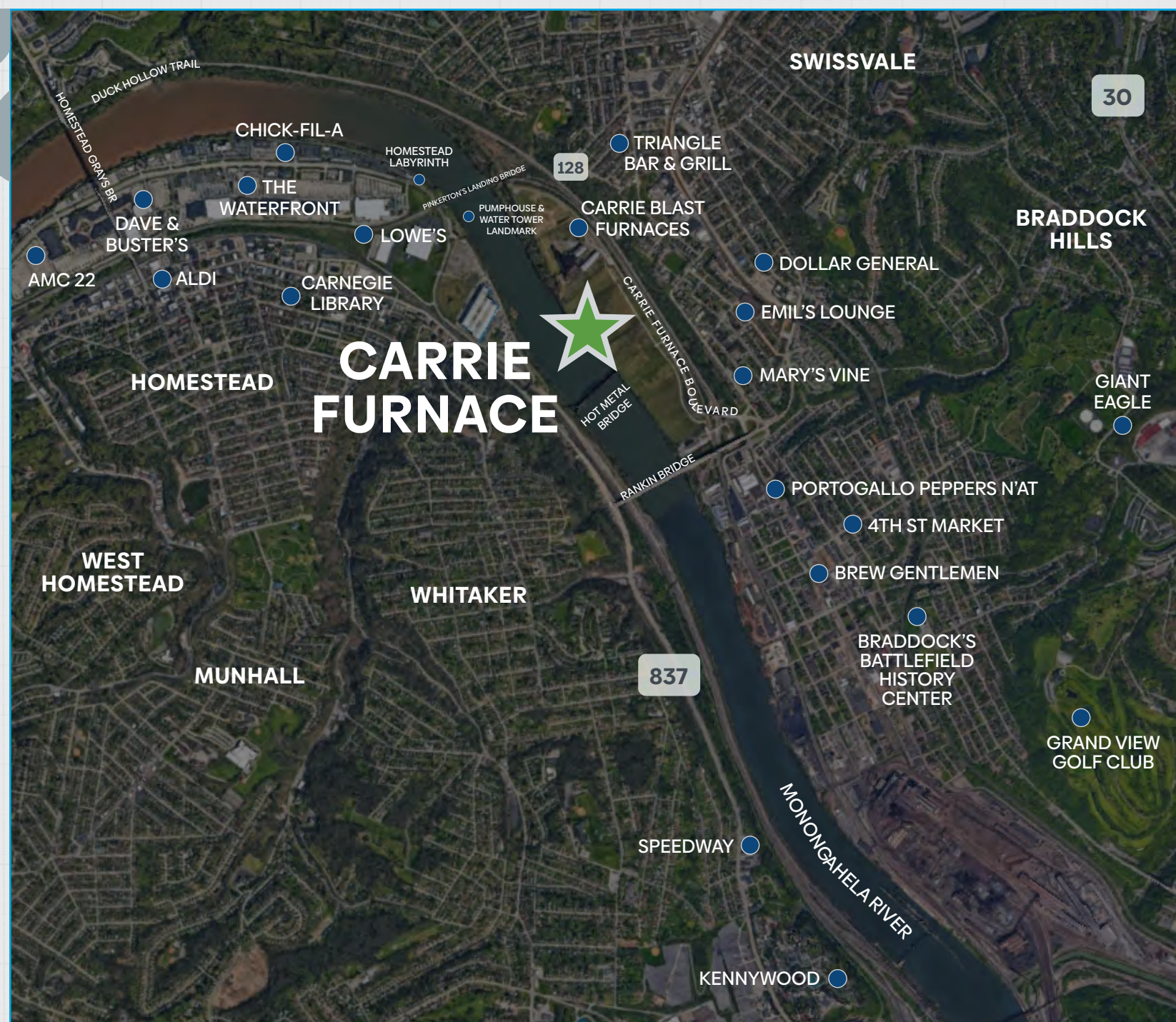
Market Access

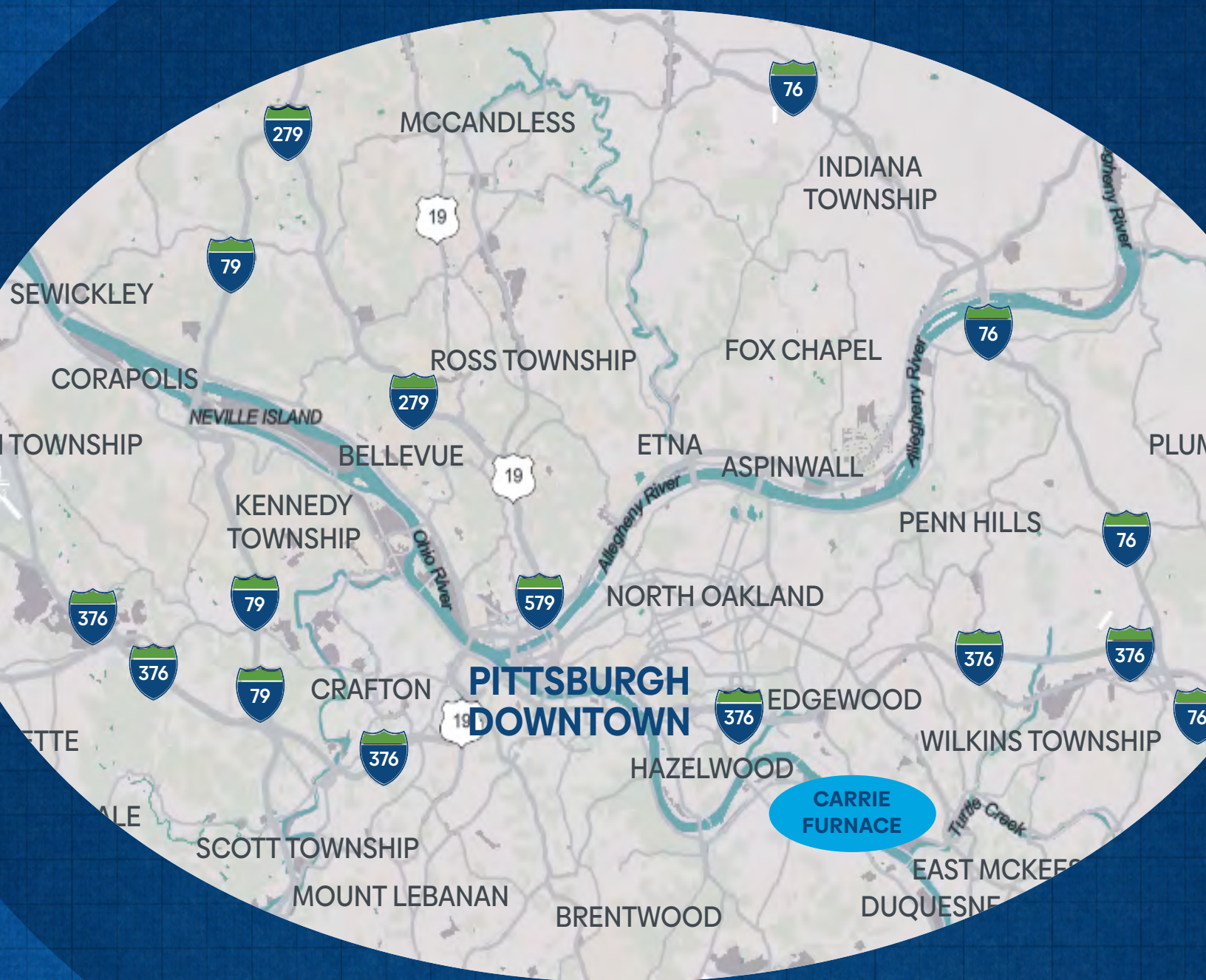
Pittsburgh is located within 500 miles of:

- 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





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.



RIDC

Regional Industrial Development Corporation