

New Kensington

ADVANCED MANUFACTURING PARK

 **RIDC** | **WCIDC**

JOINT VENTURE

- INDUSTRIAL
- MANUFACTURING
- TECHNOLOGY



**WAREHOUSE/INDUSTRIAL
SPACE AVAILABLE**

- Buildings 37 & 38
- 96,567 SF + Mezzanine
- Crane-Served

12th Street | City of New Kensington | City of Arnold | Pennsylvania 15068

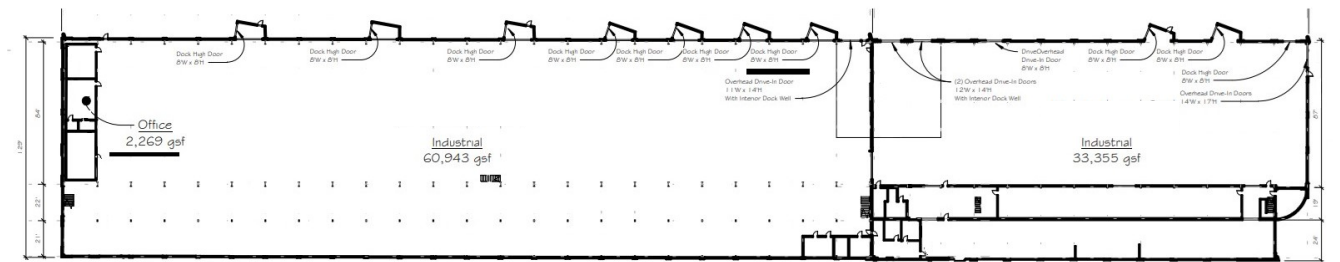
WAREHOUSE/INDUSTRIAL SPACE AVAILABLE - BUILDINGS 37 & 38



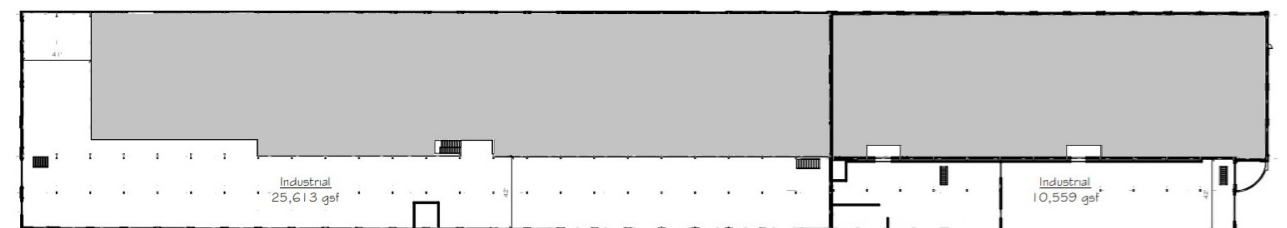
BUILDING INFORMATION

Planned Renovations	<ul style="list-style-type: none"> • Roof Cover Replacement (2024) • Electrical Service Upgrades (Late 2024 / Early 2025) • Façade Restoration (Late 2024 / Early 2025) • Window Replacement (Late 2024 / Early 2025)
Area	<ul style="list-style-type: none"> • 96,567 SF on ground level • 36,172 SF on mezzanine
Clearance	<ul style="list-style-type: none"> • Approx. 47' height in open areas • Approx. 15' under mezzanine
Loading	<ul style="list-style-type: none"> • 9 dock-high doors • 4 drive-in doors
Cranes	<ul style="list-style-type: none"> • One 50-ton crane (Building 38) • One 10-ton crane (Building 37)
Rail Access	Rail siding w/ possible connection to Allegheny Valley RR
Video Tour	https://www.youtube.com/watch?v=CeRey-3v2MA

GROUND LEVEL



MEZZANINE



PROJECT OVERVIEW

RIDC and the **Westmoreland County Industrial Development (WCIDC) Corporation** recently partnered to acquire the **New Kensington Advanced Manufacturing Park (NKAMP)** situated within Greater Pittsburgh's **Alle-Kiski valley**. Together, the partners hope to spur economic activity in the area by modernizing the 70-acre complex, catalyzing regional investment, attracting job-creating businesses, and reinvigorating the park's proud manufacturing tradition.



ABOUT THE PARTNERS

- The **Regional Industrial Development Corporation (RIDC)** is a private non-profit that catalyzes and supports economic growth and high-quality job creation through real estate development and the financing of projects that advance the public interest.
- The **Westmoreland County Industrial Development Corporation (WCIDC)** was founded in 1983 to implement a comprehensive economic development strategy of promoting growth within the County by fostering business activities, creating jobs, increasing economic output, and providing a stable tax base. NKAMP is now the 20th asset within its system.

HISTORY



Development of the park began in 1892 for the purpose of housing the manufacturing headquarters of the Pittsburgh Reduction Company, a precursor to The Aluminum Company of America, now better known as "Alcoa".

Over the next several decades, the complex continued to expand, eventually coming to function as the effective center of the nation's aluminum industry. By the end of World War I, the plant employed almost 3,300 workers, representing a workforce share of approximately 20% of the local population.

After Alcoa closed the plant in 1971, the complex was converted to a multi-tenant facility and rechristened the Schreiber Industrial Park. The aging park would remain under that name and ownership until 2018, at which time the Redevelopment Authority of the City of New Kensington purchased the property, commencing rehabilitation efforts and shepherding the complex into 2023.

NOTABLE TENANTS



affival

 BEACON

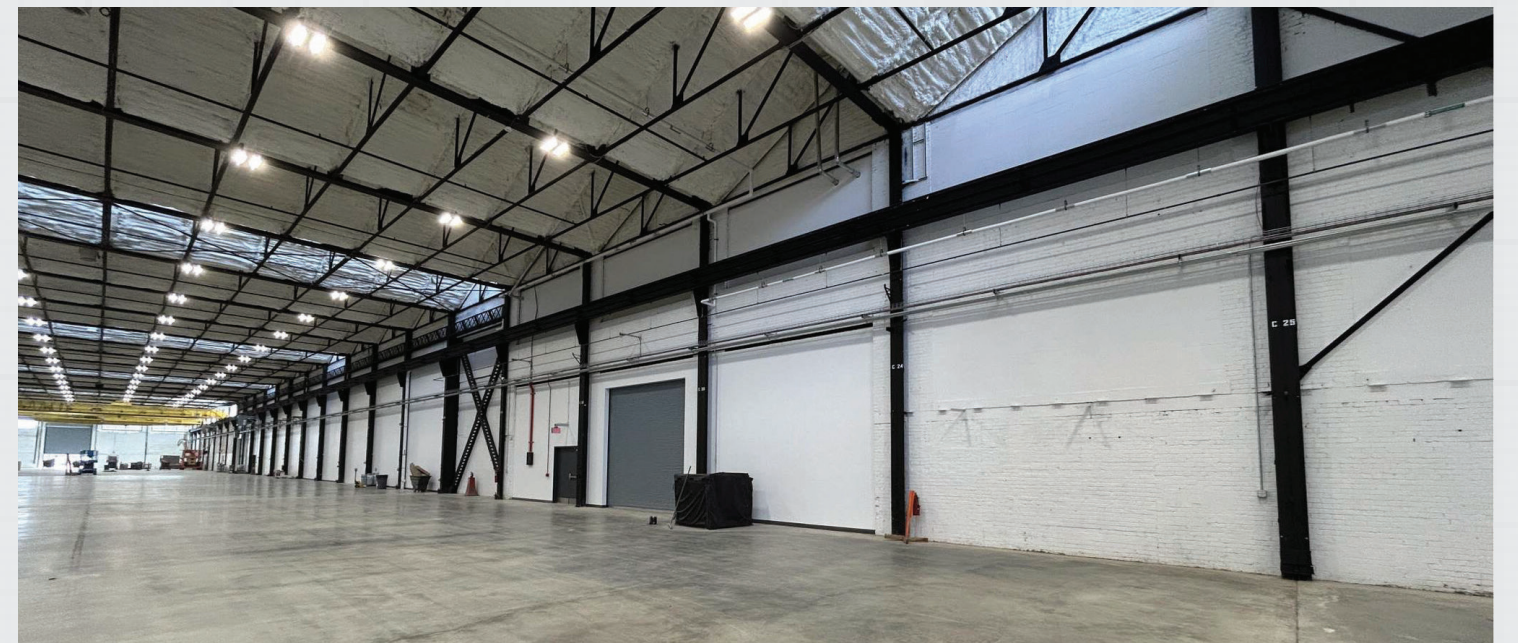
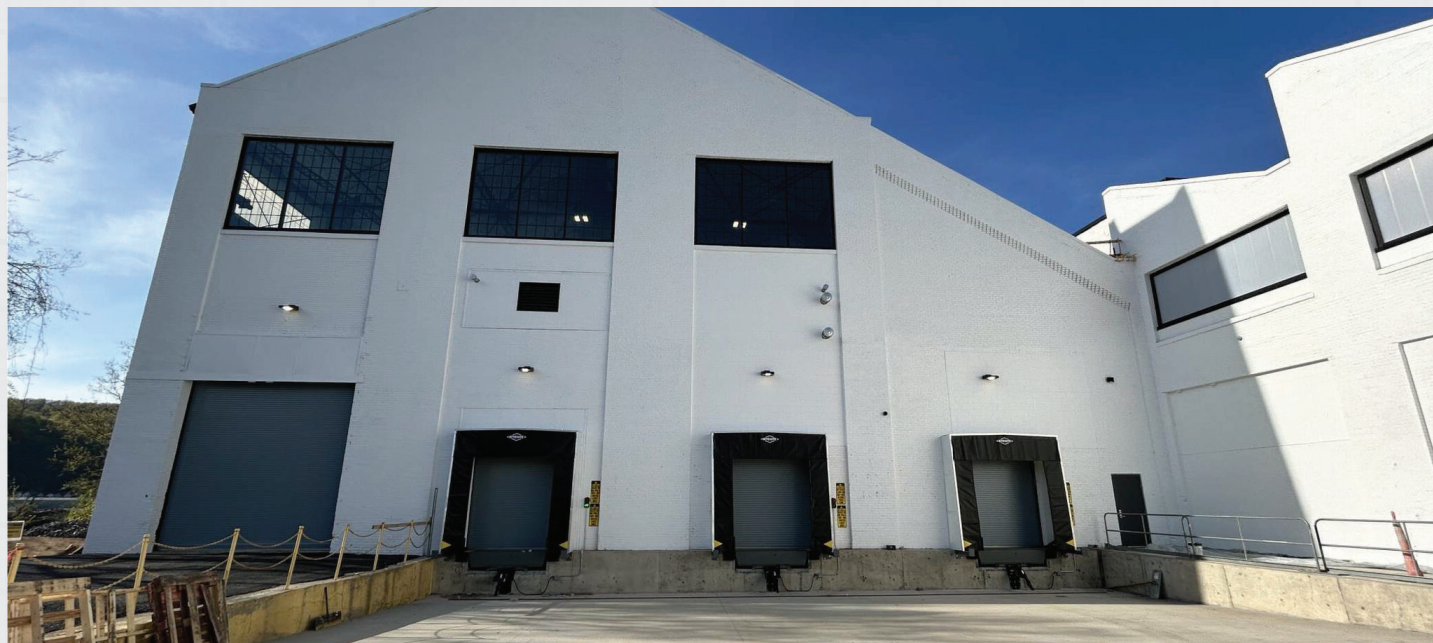
 APA
INCORPORATED
PITTSBURGH, PA

 Filterbuy

 RE:BUILD

Re:Build Manufacturing is a growing a family of engineering and manufacturing businesses whose mission involves investing in companies, technology, and locations with the goal of rejuvenating the American manufacturing industry. After a highly-competitive multi-state search, the company announced in May 2023 that it had selected a 175,000 square foot facility in the **New Kensington Advanced Manufacturing Park** as the home of its new advanced manufacturing headquarters. The first phase of operations commenced in the Spring of 2024. The company plans to invest \$50 million in the facility and expects to employ approximately 300 workers.

PAST & PRESENT



DIRECT CONNECTION TO ALLEGHENY VALLEY RAILROAD



Allegheny Valley Railroad



CONTACTS:

Marketing:
Mike Filoni 412-426-2600
Customer Service: 412-426-2800

carloadexpress.com

PROXIMITY TO DIGITAL FOUNDRY

Located less than a mile from the New Kensington Advanced Manufacturing Park, the **Digital Foundry at New Kensington** helps train the local workforce in the use of robotics, sensors, and new technologies associated with Industry 4.0. Conceived as an initiative of **Penn State New Kensington** and the Economic Growth Connection of Westmoreland County, its mission is to partner with manufacturing companies, educators, and the workforce to drive economic growth and competitiveness using digital technologies and data-driven decision-making.



PENN STATE NEW KENSINGTON

Penn State New Kensington is part of Pennsylvania State University's family of commonwealth campuses and enrolls over 500 undergraduate students pursuing degrees in business, engineering, project management, and more. Unique to the campus is the G.R.E.A.T. Program, which connects 1st year students to professional experiences offered through the university's partners. At **The Corner** "innovation hub" downtown, students can attend free educational programs, visit with mentors, and learn about bringing their entrepreneurial or startup ideas to reality.



WHY PITTSBURGH?

Close to major metros, international markets, and natural resources, the Pittsburgh region has become a hotbed of innovation for new industries like Artificial Intelligence and Robotics, as well as legacy sectors that are quickly evolving, such as Energy and Manufacturing.



AV & Robotics



Energy

Production
Efficiency &
Storage



Headquarters



Life Sciences

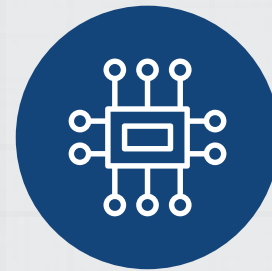


**Logistics &
Transportation**



Manufacturing

Additive &
Advanced



Tech

AI, Machine
Learning, FinTech,
Cybersecurity

With a deep talent and labor pool, strong incentive programs, ideal market access, and more, Pittsburgh is a top-ranking area for doing business.

**Source: Pittsburgh Regional Alliance | www.pittsburghregion.org*

LOCATION

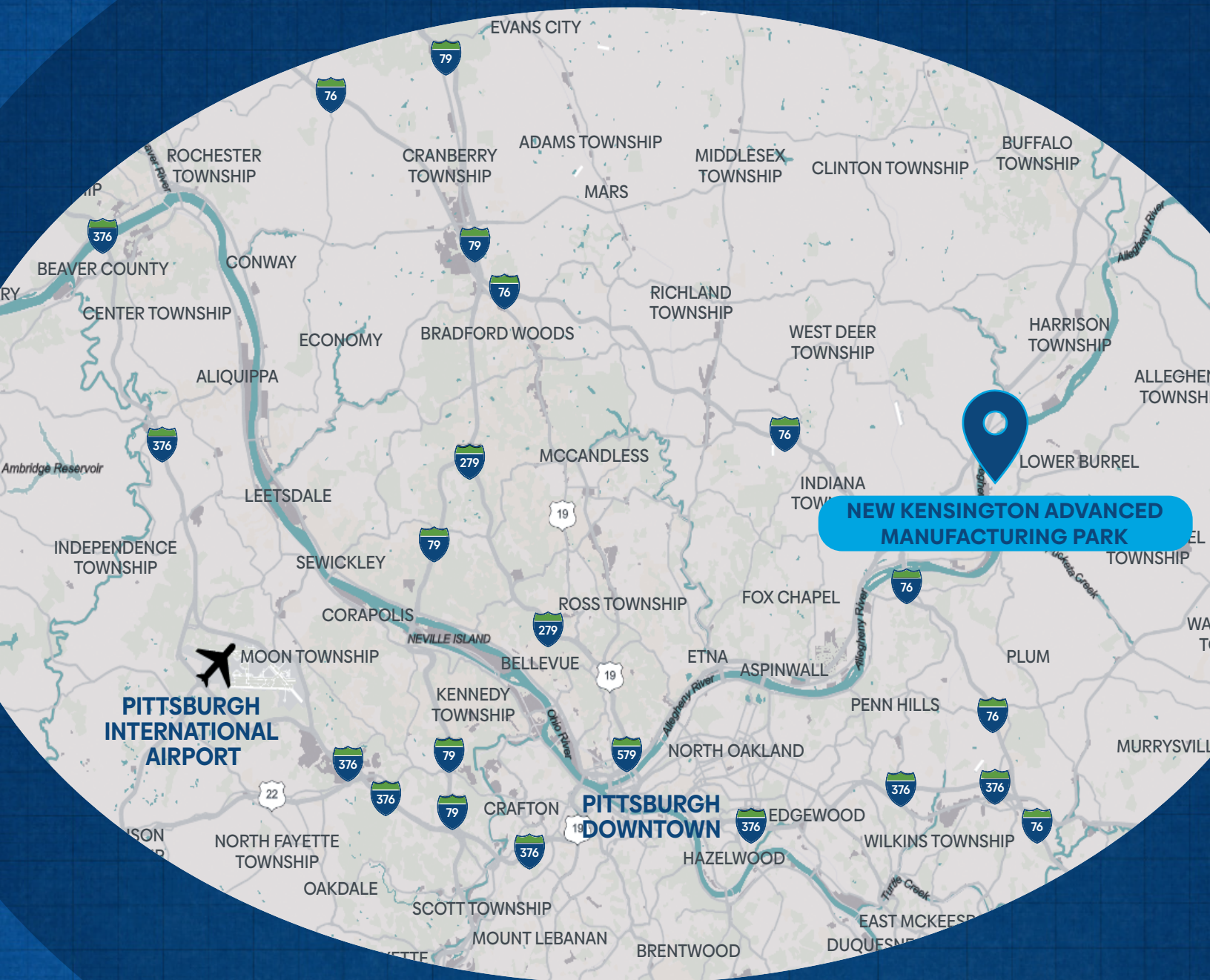


Market Access

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



**NEW KENSINGTON ADVANCED
MANUFACTURING PARK**

LEASING CONTACT:

Michael Heinricher

Director of Asset Management, RIDC

mheinricher@ridc.org

+1 412.315.6456



RIDC

WCIDC
WESTMORELAND COUNTY
INDUSTRIAL DEVELOPMENT CORPORATION