

New Kensington

ADVANCED MANUFACTURING PARK



- INDUSTRIAL
- MANUFACTURING
- TECHNOLOGY



LEASING/DEVELOPMENT OPPORTUNITIES

- ±95,000 SF Industrial Bldg.
- ±8,000 SF Flex Space
- ±18 AC Riverfront Land

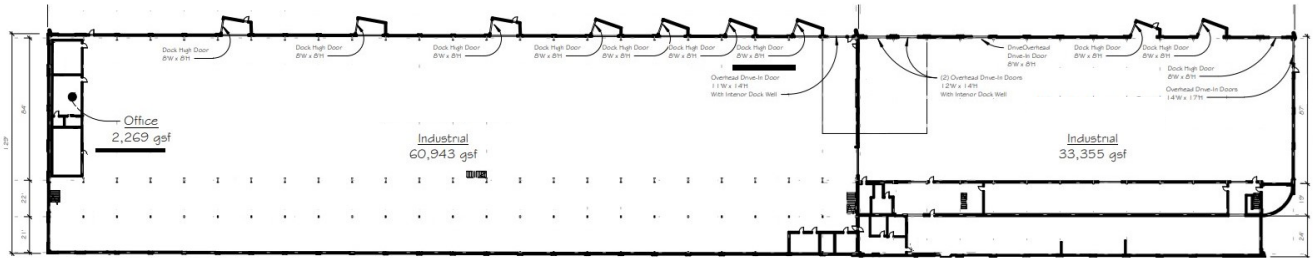
WAREHOUSE/INDUSTRIAL SPACE AVAILABLE – BUILDINGS 37 & 38



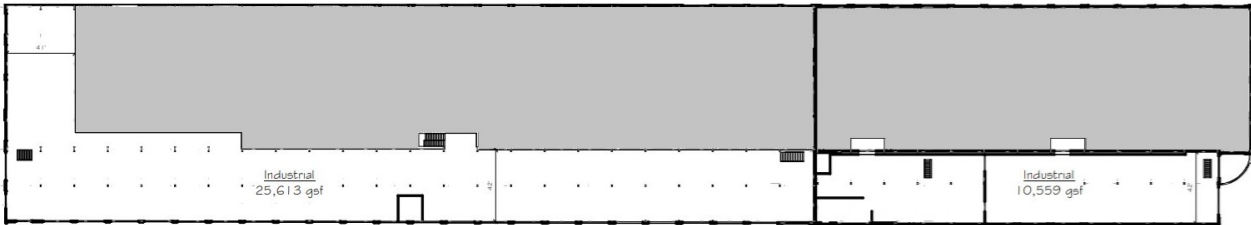
BUILDING INFORMATION

Recent/Planned Renovations	• Roof Cover Replacement (Completed 11/2024) • 480V 400A 3-phase Electrical Service (Comp. 12/24) • Façade Restoration (Mid-2026) • Window Replacement (Mid-2026)
Area	• 95,000 SF on ground level • 37,745 SF on mezzanine
Clearance	• <u>Building 37</u>: ±35' to trusses / 26' to hook / 11' to mezzanine • <u>Building 38</u>: ±47' to trusses / 35' to hook / 11' to mezzanine
Loading	• 9 dock-high doors • 4 drive-in doors
Cranes	• <u>Building 37</u>: One 10-ton crane • <u>Building 38</u>: One 50-ton crane
Rail Access	Rail siding w/ possible connection to Allegheny Valley RR
Video Tour	https://www.youtube.com/watch?v=CeRey-3v2MA

GROUND LEVEL



MEZZANINE

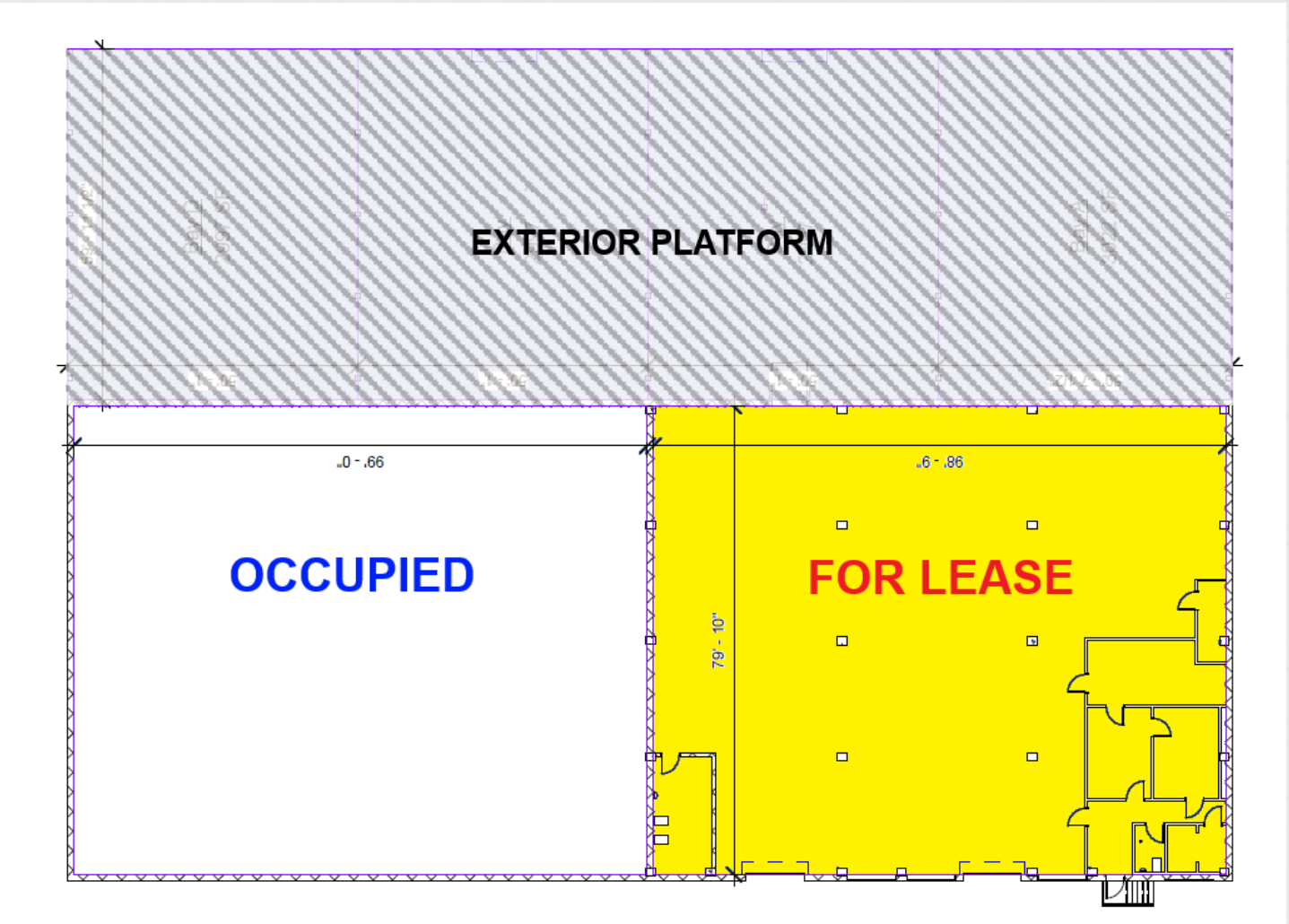


BUILDING #239A

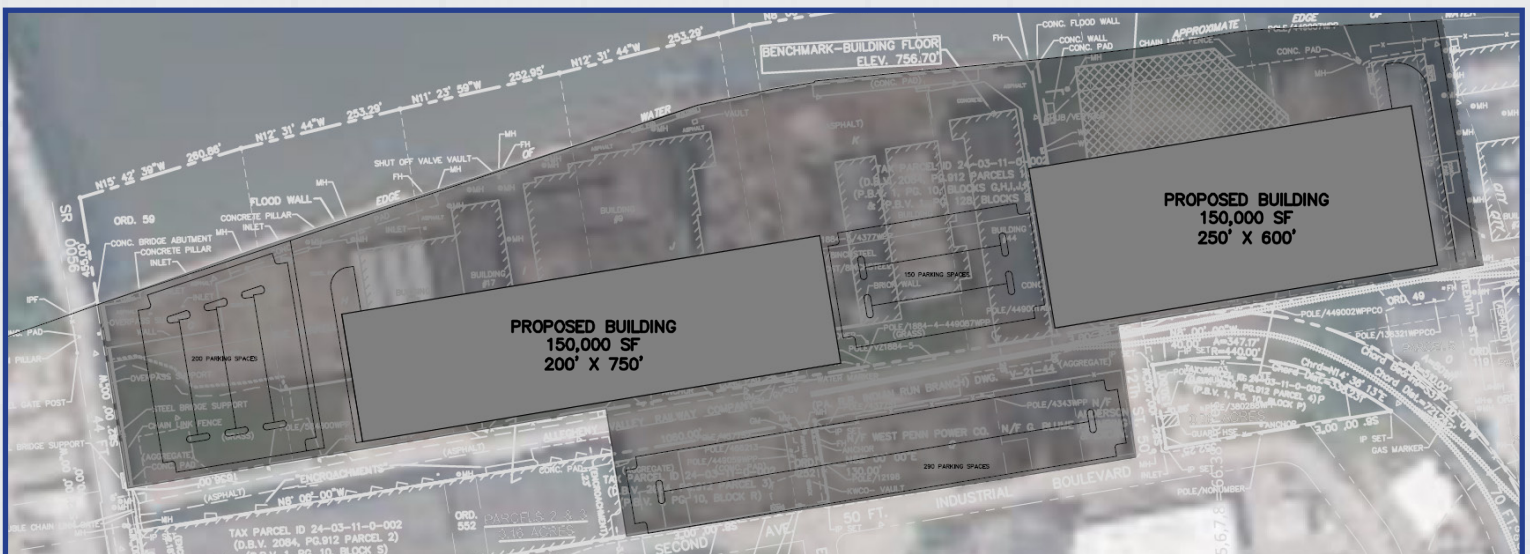
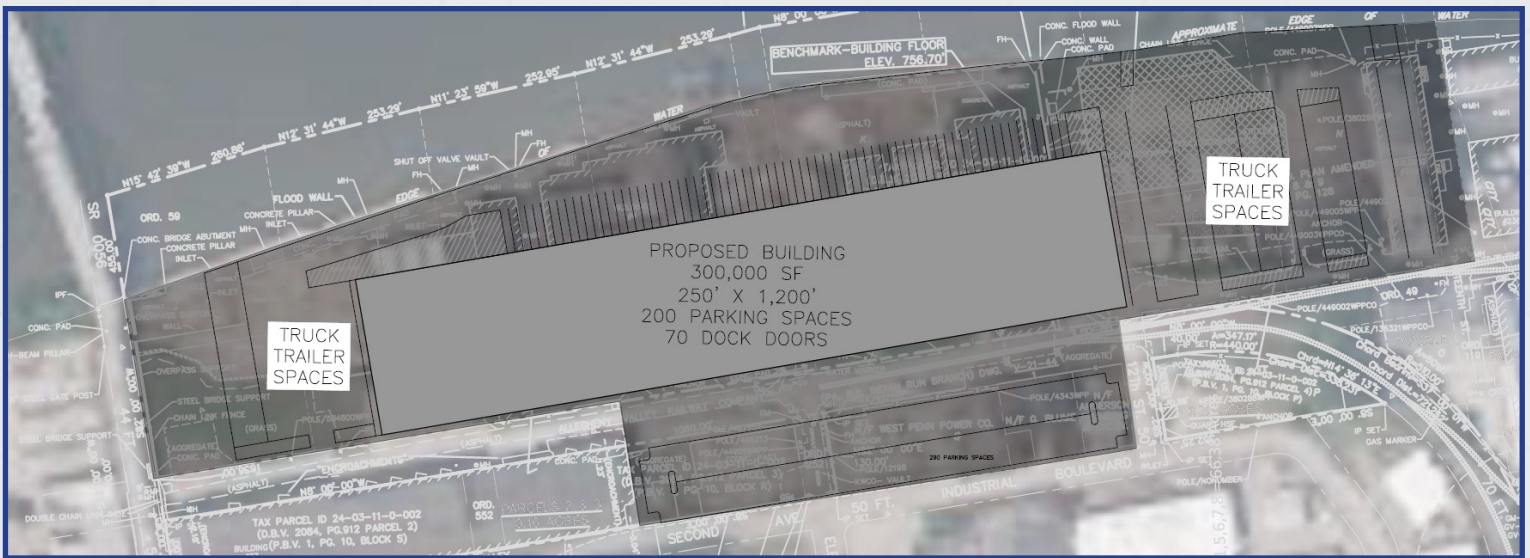
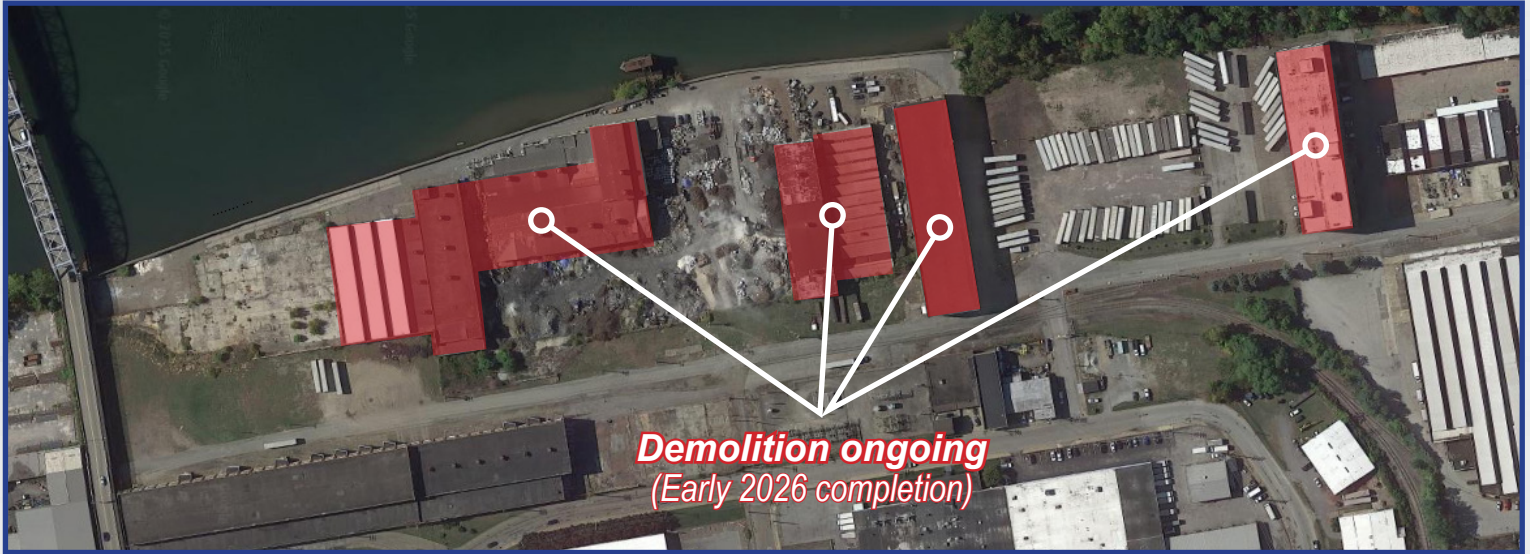


SPACE INFORMATION

Availability	Now Leasing
Type	Flex / Light Industrial
Floorplate	±8,000 SF ±15% office
Ceilings	15' - 18' clear
Loading	2 docks 1 small drive-in door opens to raised exterior concrete platform
Power	480/277V 400A 3-phase
Contiguous Space	Adjacent Suite #239B offers future opportunity for expansion into an additional ±8,000 SF



FUTURE DEVELOPMENT CONCEPTS



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



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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



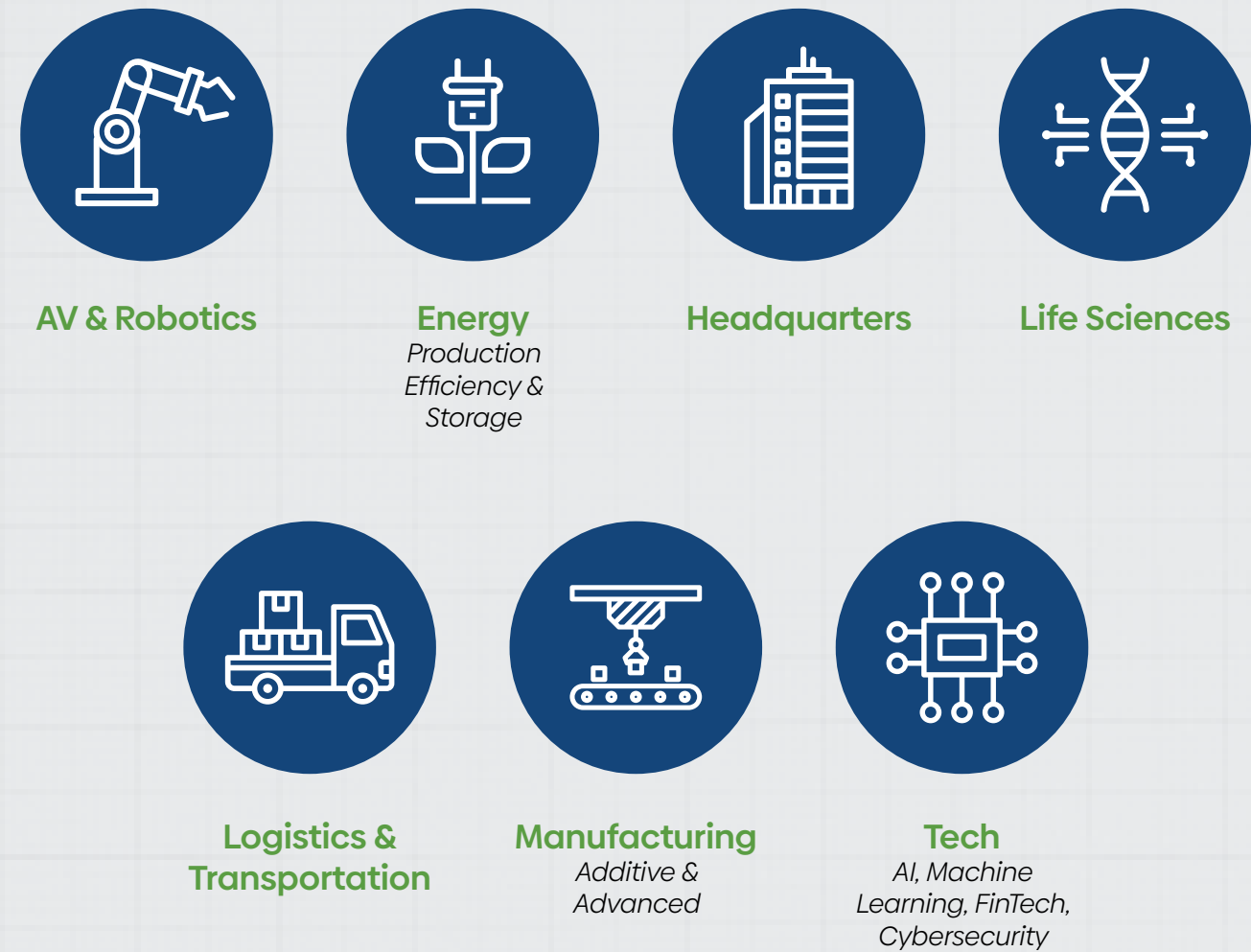
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WHY PITTSBURGH?

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.

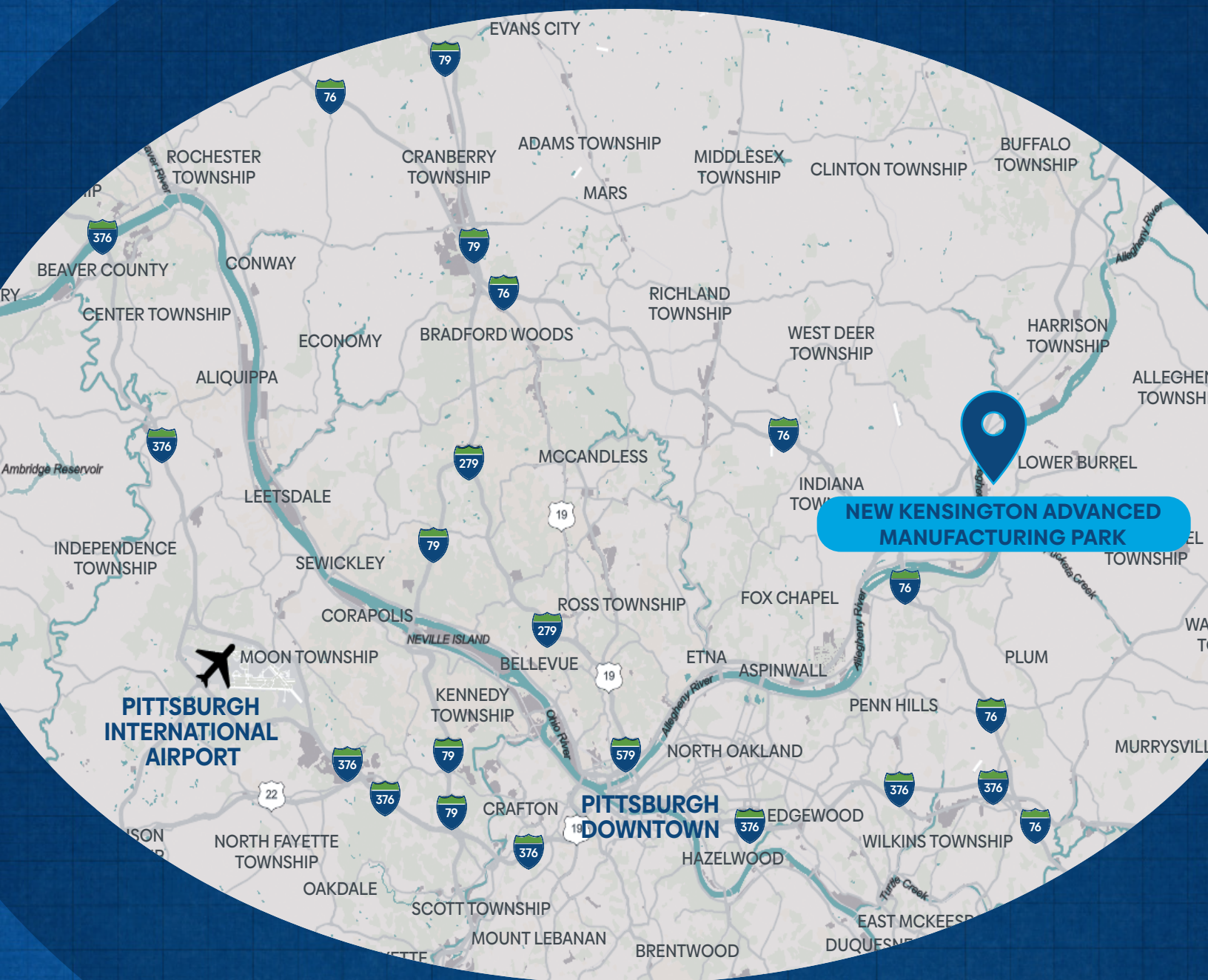


With a deep talent and labor pool, strong incentive programs, ideal market access, and more, Pittsburgh is a top-ranking area for doing business.

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

LOCATION





**NEW KENSINGTON ADVANCED
MANUFACTURING PARK**

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RIDC

WCIDC
WESTMORELAND COUNTY
INDUSTRIAL DEVELOPMENT CORPORATION