



VISIT PARK  
WEBSITE

# Pittsburgh Innovation Park

**596-ACRE CLASS A INDUSTRIAL PARK**

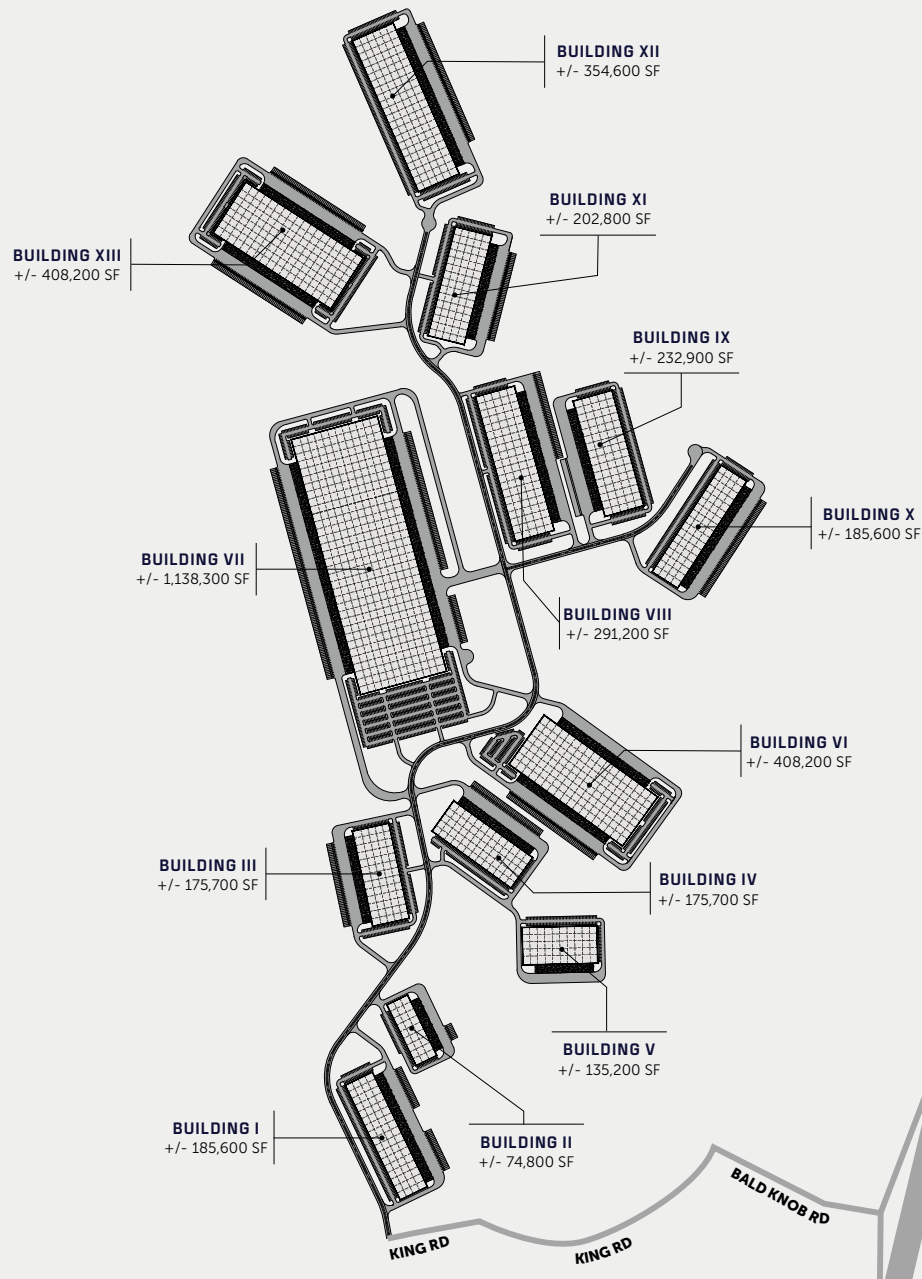
100 Innovation Ridge, Imperial, PA 15126 | Findlay Township  
Available for Build-to-Suit or User Sales

AMBROSE

CBRE



## CONCEPTUAL MASTER PARK SITE PLAN +/- 596 ACRES



# Available for Build-to-Suit or User Sales

### WATER & SEWER

Findlay Township Municipal  
District

### ELECTRIC

Duquesne Power & Light

### GAS

Peoples Natural Gas

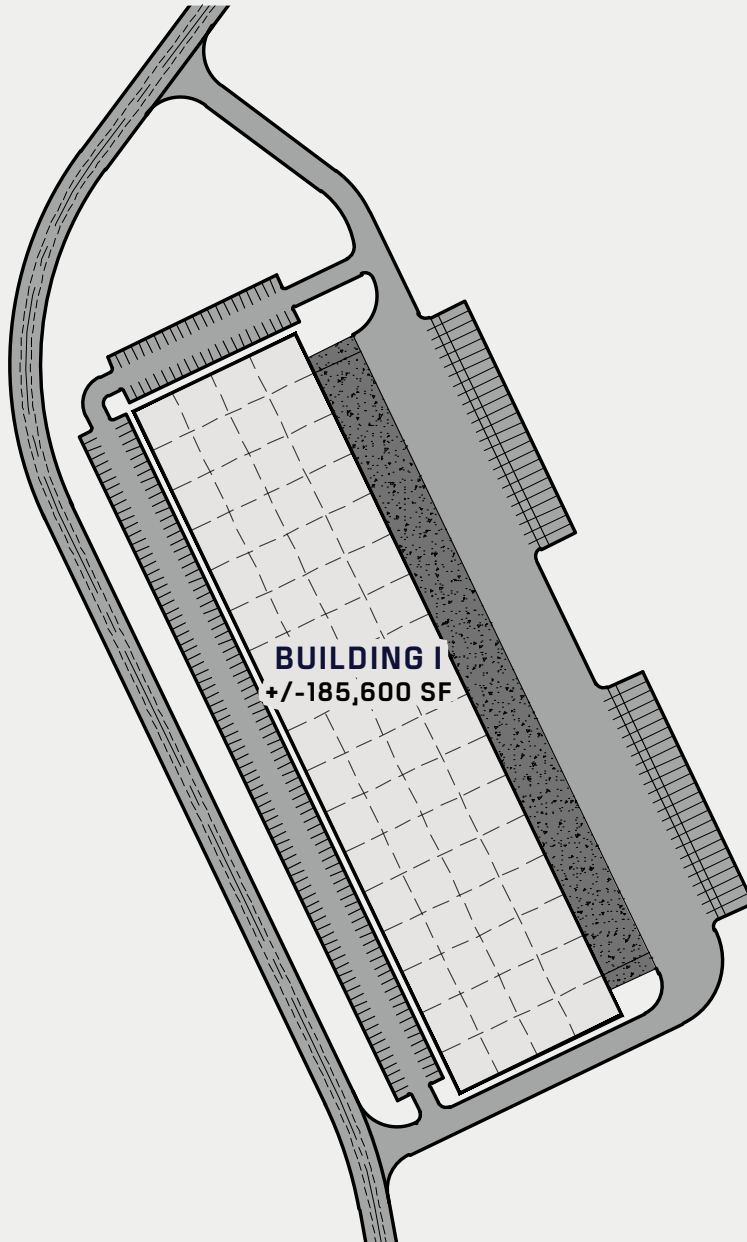
### DATA

Comcast, Verizon & FIOS

### ZONING

Light Industrial (LI)

### INCENTIVES AVAILABLE



## +/-185,600 SF

40,000 SF minimum divisibility

200 auto parking

50 trailer parking

32' clear height

19 docks

2 drive-in doors

7" thick reinforced slab

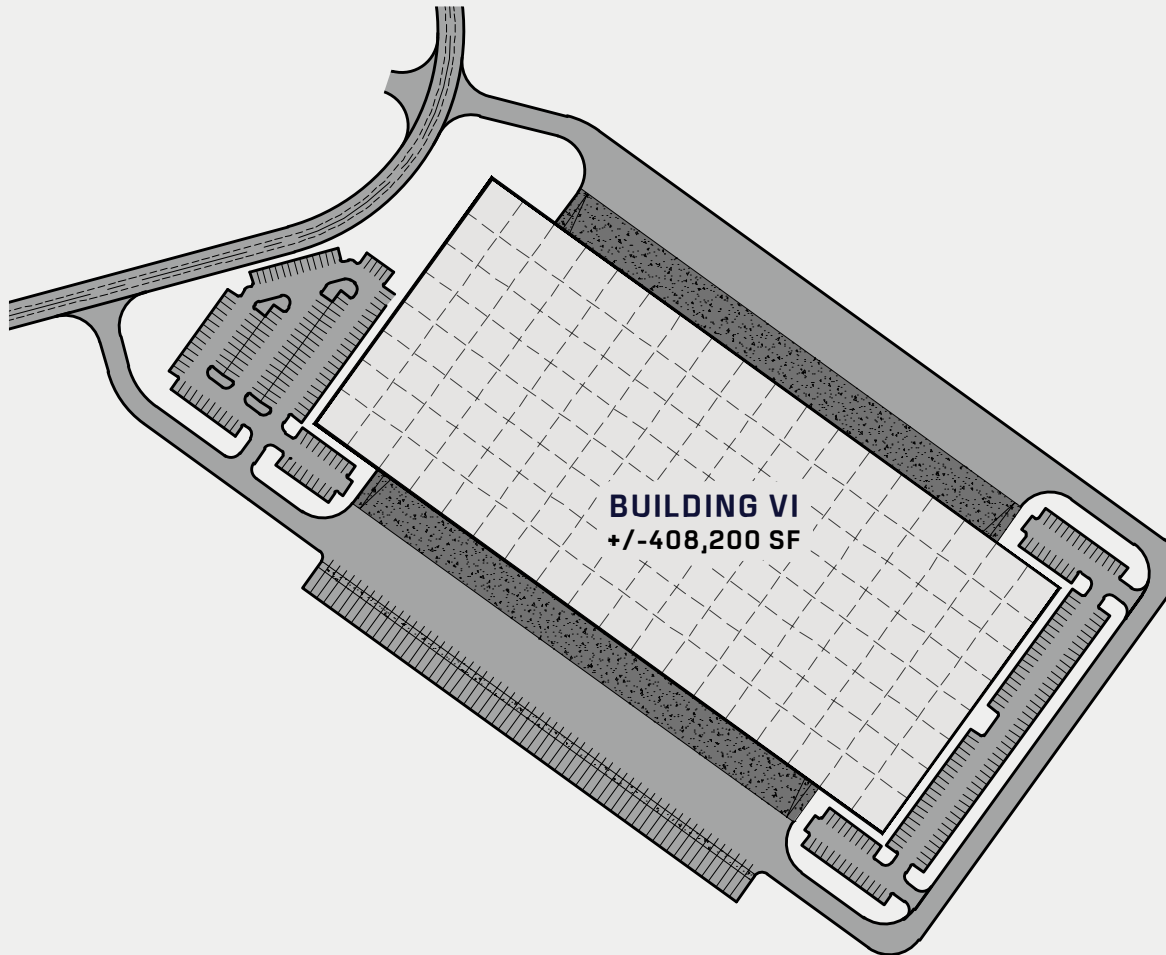
(2) 2,000-amp 480 / 277v three-phase service

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### AVAILABLE FOR BUILD-TO-SUIT

as early as 2026 delivery

SEEKING LEED® CERTIFICATION



## +/- 408,200 SF

200,000 SF minimum divisibility

240 auto parking

70 trailer parking

40' clear height(2)

42 docks

4 drive-in doors

7" thick reinforced slab

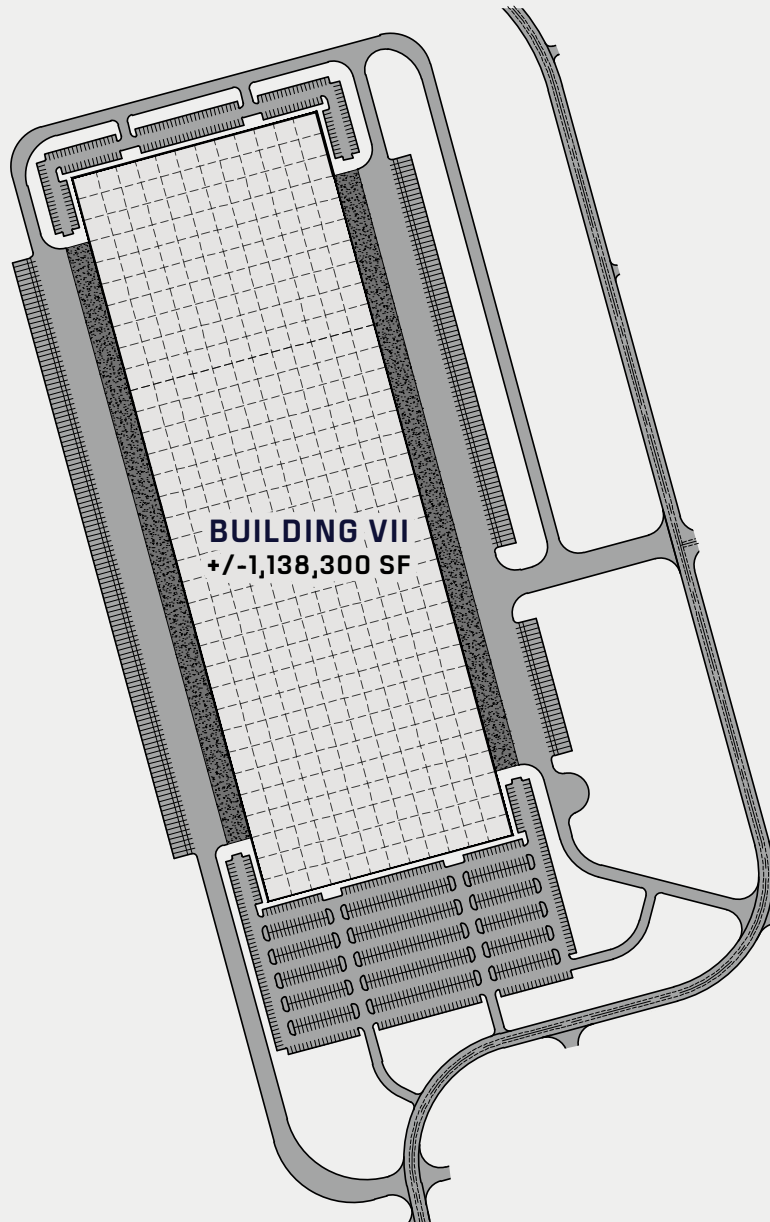
(2) 3,000-amp 480 / 277v power service

**AVAILABLE  
FOR BUILD-TO-SUIT**

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**SEEKING LEED® CERTIFICATION**





## **+/-1,138,300 SF**

500,000 SF minimum divisibility

800 auto parking

220 trailer parking

40' clear height

110 docks

4 drive-in doors

7" thick reinforced slab

(2) 4,000-amp 480 / 277v three-phase services

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### **AVAILABLE FOR BUILD-TO-SUIT**

as early as 2026 delivery

**SEEKING LEED® CERTIFICATION**



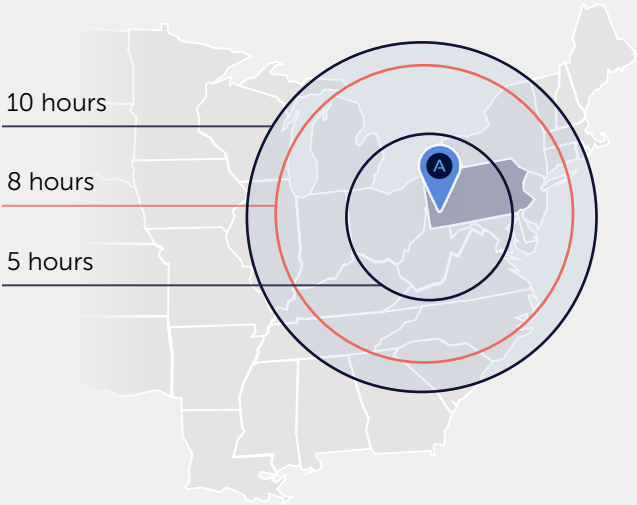
ACCESS & LABOR

Located in Imperial Pennsylvania, Pittsburgh Innovation Park is a Class A industrial park comprised of **596 acres**.  
Strategically located **4.8 miles from the Pittsburgh International Airport** and a **mile from the PA Turnpike 576**.

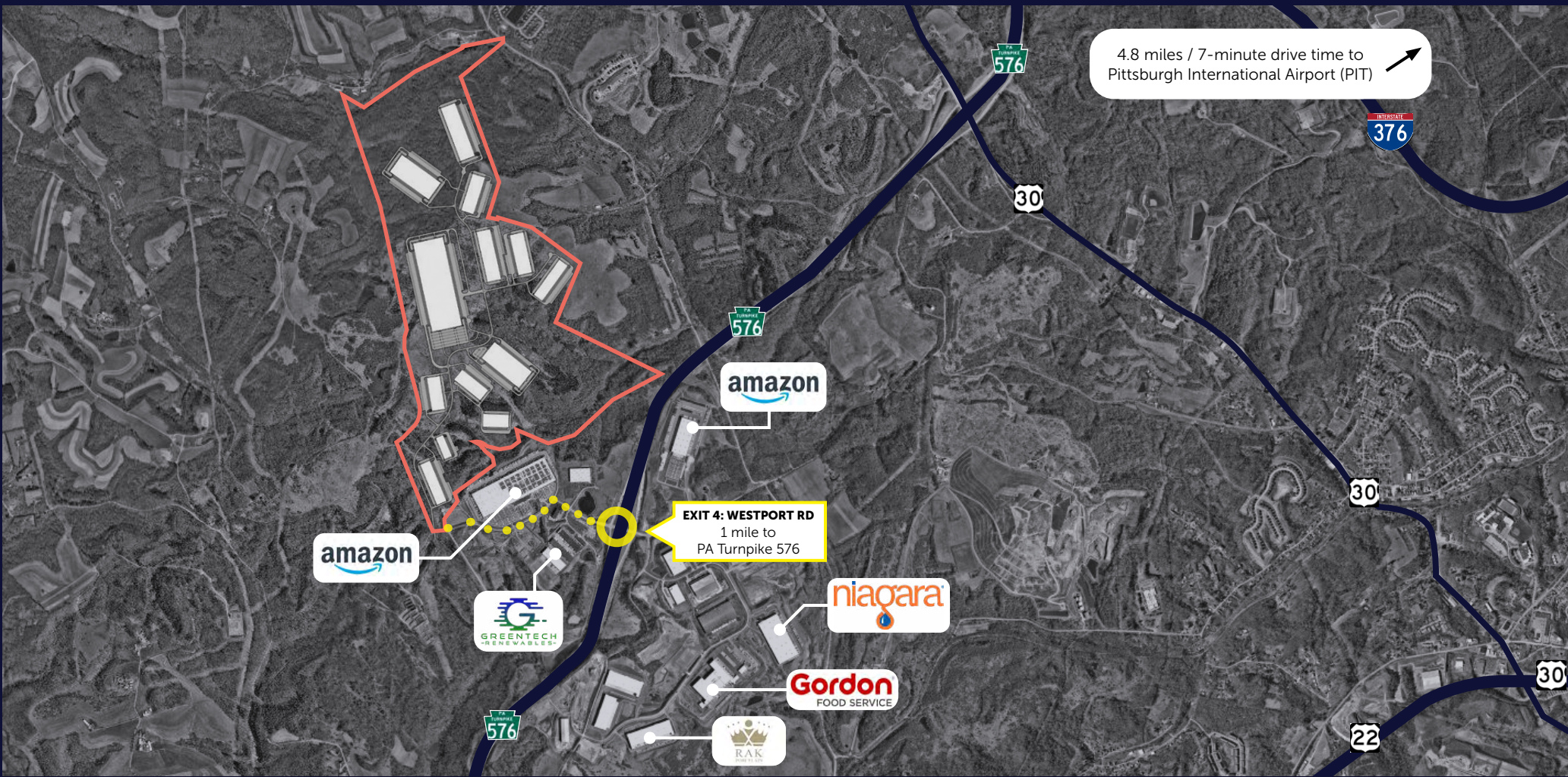
The park offers **multiple building configurations** ranging from 75,000 to 1+ million SF.

- 4.8 miles to Pittsburgh International Airport
- 1 mile to PA Turnpike 576 (Exit 4 interchange)
- 21 miles to downtown Pittsburgh via Interstate 376
- Ideal configuration for bulk distribution and local or regional distribution

DRIVE TIME RADIUS MAP







# Pittsburgh Innovation Park

[VISIT PARK WEBSITE](#)

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