

# CARRIE FURNACE

## TECH · R&D · LIGHT INDUSTRY

A TRANSFORMATIVE DEVELOPMENT



**60,000 SF TECH/FLEX BUILDING | PAD-READY SITES**

35.71 DEVELOPABLE ACRES | BTS TECH/FLEX OPPORTUNITIES | PARCELS FOR SALE



## PROPERTY 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 development will be home to technology, biotech, R&D, light industrial, and other commercial enterprises.

The initial phase of construction, completed in 2024, consisted of site infrastructure, access roadways, and the core & shell of a prime, 60,000 SF tech/flex building. Long term plans for the park include the accommodation of 550,000 SF of construction.

## 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 (RAAC)** assists with the generation, stimulation, and management of economic and community growth through acquisition, preparation, and reuse of real estate.



### PROPERTY INFO

Municipality	Rankin Borough
Acreage	35.71 developable acres
Zoning	CFDD (Carrie Furnace Development District)
Utilities	All utilities to site

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## SUBDIVISION PLAN

PAD READY SITES FROM  $\pm$  2 TO 12 ACRES: BUILD-TO-SUIT OR PURCHASE



### PARCELS

LOT ID	TAX PARCEL	ACREAGE
Lot 1	179-D-1	4.31 acres
Lot 4-1	179-H-12	4.45 acres
Lot 5	179-G-5	2.9 acres
Lot 7	179-H-18	2.35 acres
Lot 8-1	179-C-3	9.49 acres
Lot 8-3	236-J-68	12.21 acres
*Lot 2 (Stormwater)	179-D-4	1.8 acres
*Lot 6 (Stormwater)	179-H-14	1.2 acres

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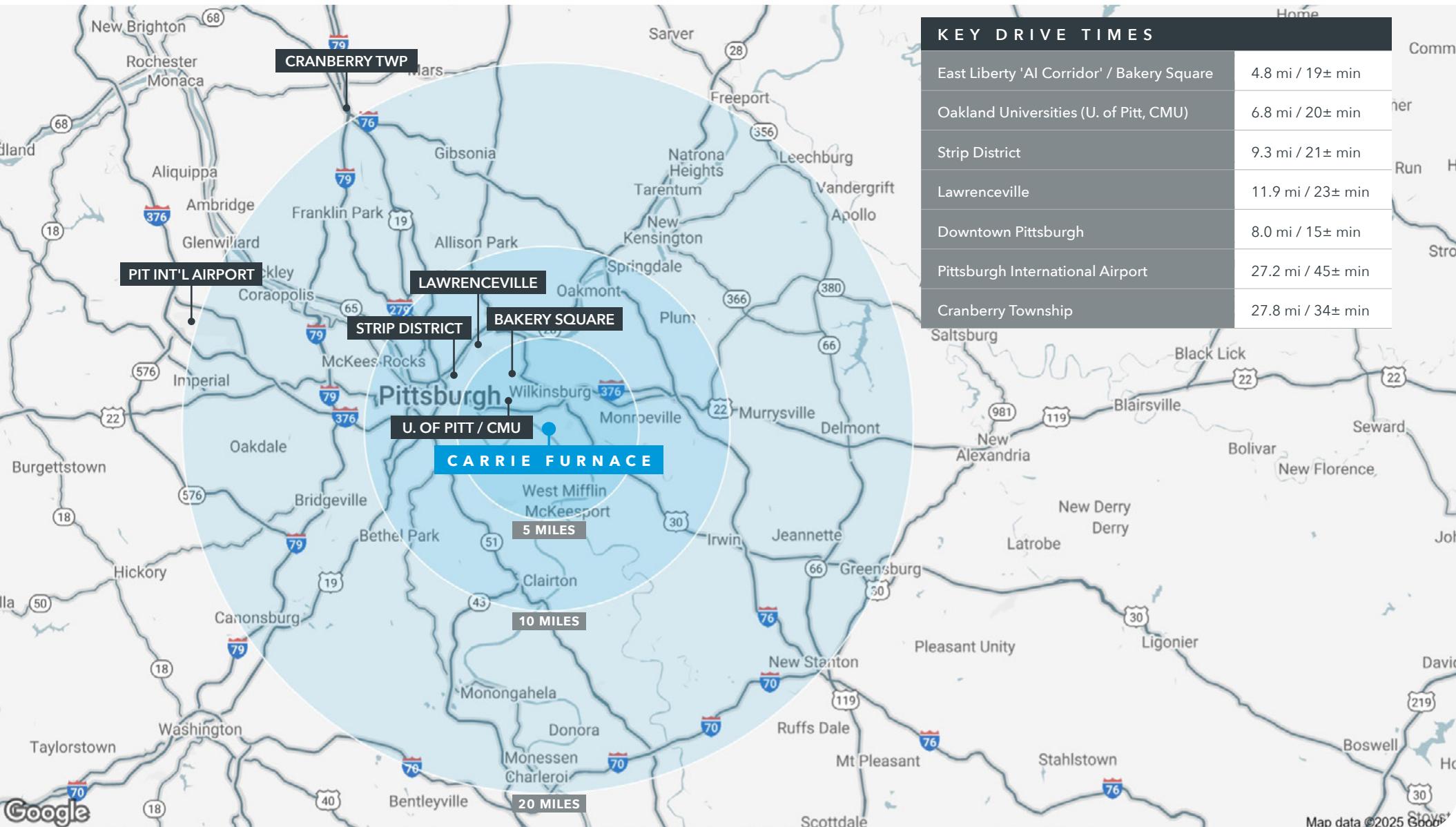
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# Tech/Flex I

## CARRIE FURNACE

150 EAST SHORE DRIVE, PITTSBURGH 15104



**60,000 SF TECH/FLEX BUILDING**

MON VALLEY CORRIDOR

 **RIDC**  
Regional Industrial Development Corporation

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A TRANSFORMATIVE DEVELOPMENT IN PITTSBURGH'S MON VALLEY CORRIDOR  
60,000 SF TECH/FLEX BUILDING

## BUILDING SPECIFICATIONS

Building Size	60,000 SF
Office	Build-to-suit
Column Spacing	50' x 50'
Clear Height	31' clear; 37' to deck
Loading	(5) dock doors; (1) drive-in door
Dock Equipment	Hydraulic levelers with dock seals
Truck Court	134'
Power	2500 amps, 480/277V, 3-phase
Warehouse HVAC	Gas-fired radiant heat
Lighting	LED
Sprinkler	ESFR
Floor Load	100 PSF
Building Depth	200'
Car Parking	127 surface spaces; ratio of 2/1,000 SF

## UTILITIES

Electric	Duquesne Light (480/277V, 3-phase, 2500 amp)
Natural Gas	Peoples Natural Gas
Water	Wilkinsburg-Penn Joint Water Authority (8" main)
Sewage	ALCOSAN (8" main)
Telecommunications	Verizon, Comcast, Crown Castle



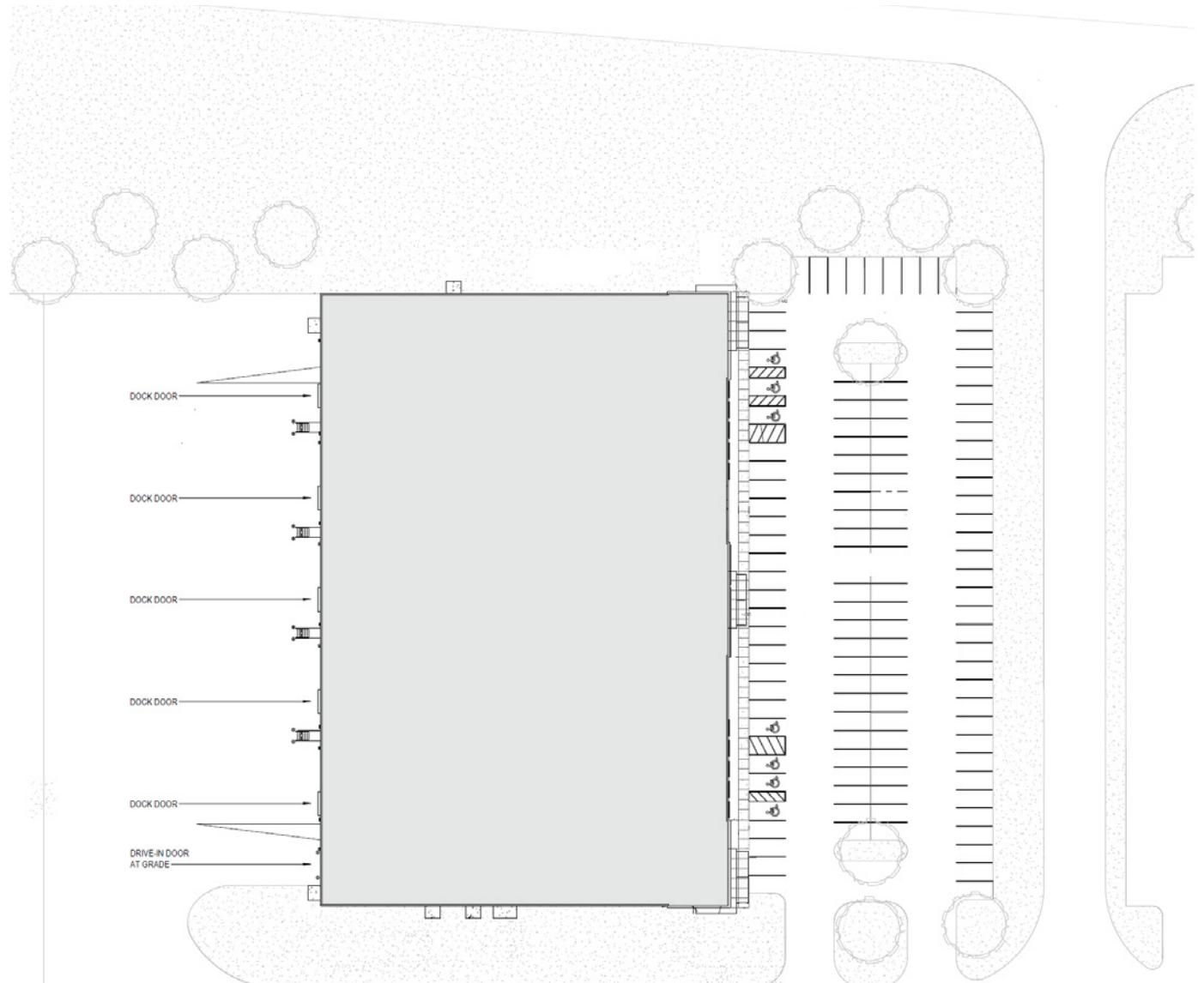
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## BUILDING PLAN

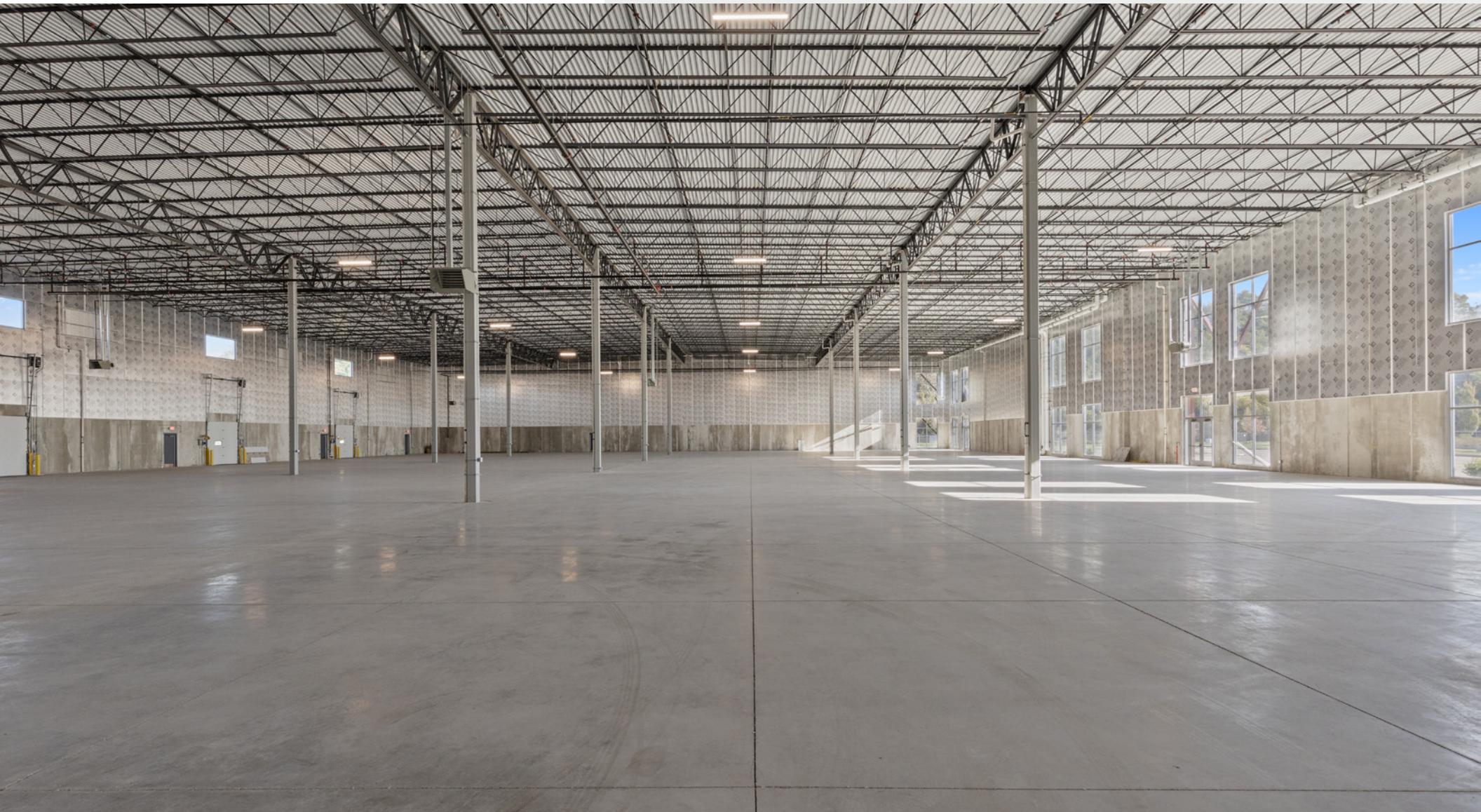


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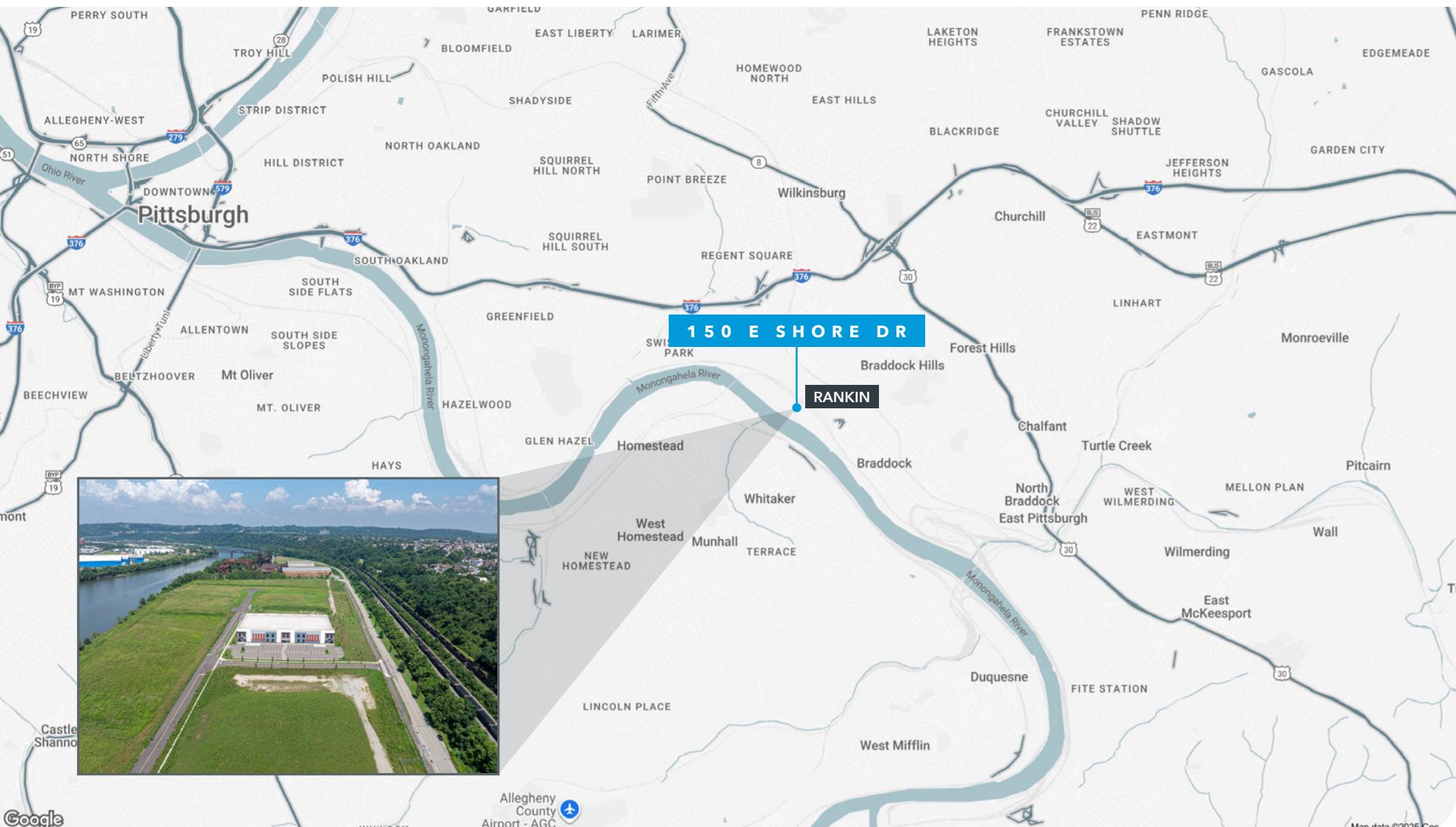


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BUILDING ON PITTSBURGH'S RICH HISTORY

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 **RIDC**  
Regional Industrial Development Corporation

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