

PARK WEST MANOR

60,000 SF of Flex/Warehouse Space

AVAILABLE Q4 2025



170 Industry Drive, Pittsburgh, PA 15275

AIRPORT CORRIDOR | RIDC PARK WEST

Warehouse | ±45,000 SF
Office | ±15,000 SF

PROPERTY OVERVIEW

Park West Manor is a 60,000 square foot flex/warehouse building within RIDC's Park West business park in Findlay Township. Offering a mix of office and open-area work-space, the building is ideal for use in light manufacturing, assembly, and distribution.

Located within Pittsburgh's rapidly growing Airport Corridor, the building is conveniently situated just minutes from the Pittsburgh International Airport, Interstate 376, and abundant retail, lodging, & entertainment options.



HIGHLIGHTS



FLEX/WAREHOUSE AREA
16'6" CLEAR HIGH CEILINGS
FULLY SPRINKLERED



OFFICE SPACE
PRIVATE SUITES • CONFERENCE
ROOMS • KITCHEN • RESTROOMS



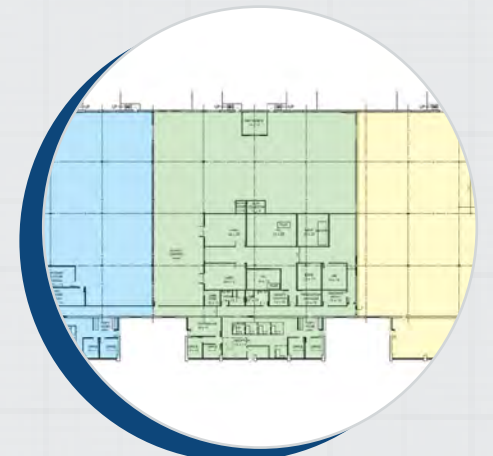
LOADING AREAS
8 DOCK DOORS IN REAR
DRIVE-IN POSSIBLE WITH RAMP



AMPLE PARKING
189 CAR SPACES
EXCLUSIVE USE OF LOT



SUFFICIENT POWER
480/277 VOLTS • 1,200 AMPS •
3-PHASE SERVICE



SUBDIVIDABLE
THREE 20,000 UNITS POSSIBLE
EACH WITH OFFICE COMPONENT

LOCATION

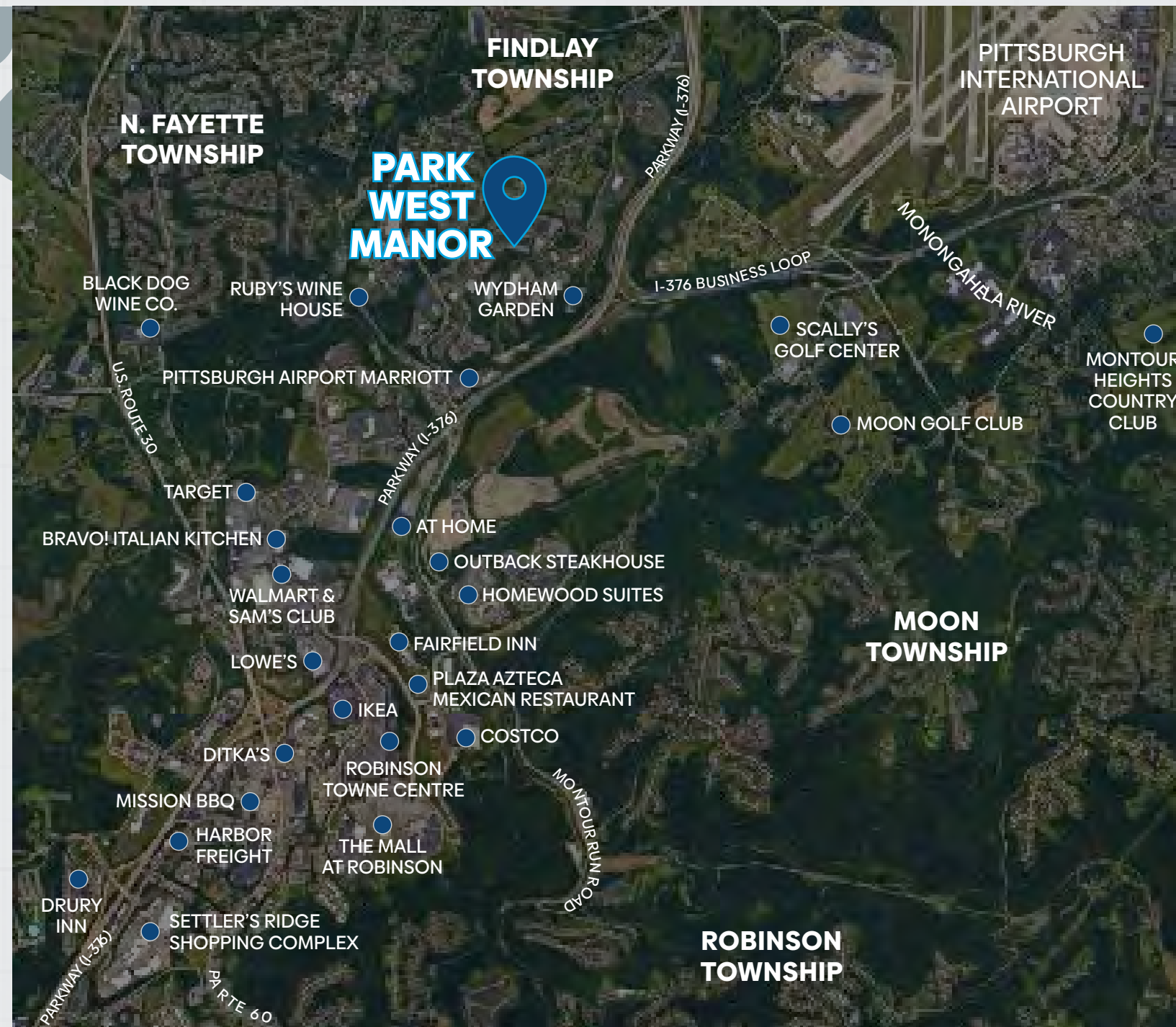


Market Access

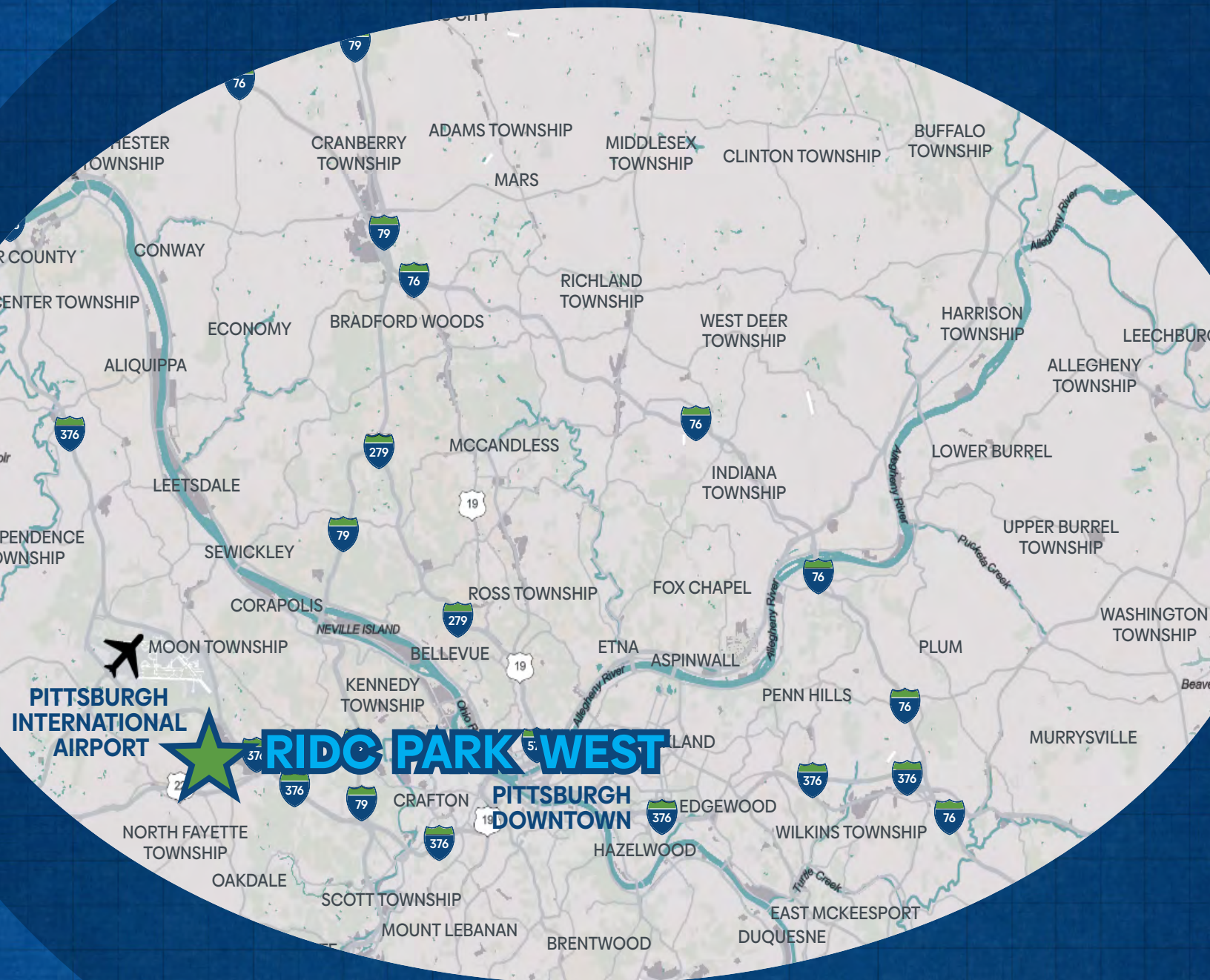
- Pittsburgh is located within 500 miles of:
- 48% of the country's businesses
 - 40% of the U.S. and Canadian population
 - 45% of total U.S. retail sales
 - 23 of the top 50 U.S. Metropolitan retail markets
 - 136 million U.S. residents

Source: Pittsburgh Regional Alliance

AMENITY MAP



| | | | |
|---|--|--|--|
| <p>1½ MILES INTERSTATE 376</p> | <p>8 MINUTES PITTSBURGH INTL. AIRPORT</p> | <p>3½ MILES STUEBENVILLE PIKE (U.S. ROUTE 30)</p> | <p>21 MINUTES DOWNTOWN PITTSBURGH</p> |
|---|--|--|--|



**PITTSBURGH
INTERNATIONAL
AIRPORT**



RIDC PARK WEST

**PITTSBURGH
DOWNTOWN**

LEASING CONTACT:

Michael Heinricher

Director of Asset Management, RIDC

mheinricher@ridc.org

+1 412.315.6456

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