

RIDGE ROAD INDUSTRIAL PARK

RIDGE ROAD, ROBINSON TWP | BURGETTSTOWN ROAD, FINDLAY TWP

INDUSTRIAL LAND SITES
Infrastructure In Place

± 5-16 ACRES
AVAILABLE

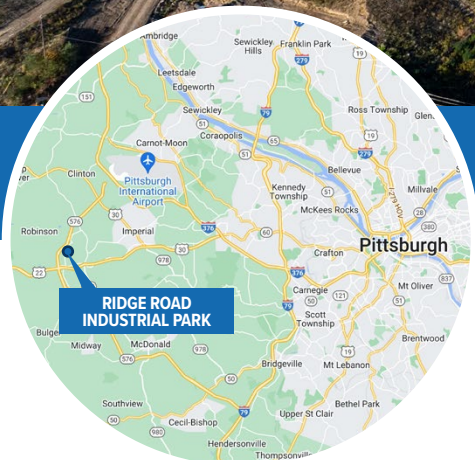


EXIT 4
Westport Road
576

LOT A - 16.022 ACRES

LOT 1 - 4.784 ACRES

LOT 4 - 4.809 ACRES



LAND AVAILABLE FOR SALE
BUILD-TO-SUIT FOR LEASE OR SALE

FOR MORE INFORMATION:

RICH GASPERINI
rgasperini@genforrealestate.com
D 412.564.0752 | C 412.651.6888

MATEO VILLA
mvilla@genforrealestate.com
D 412.564.0754 | C 412.715.3454



Frontage



3 Miles



2 Miles

GENFOR
REAL ESTATE

CHAPMAN
PROPERTIES

RIDGE ROAD INDUSTRIAL PARK

RIDGE ROAD, ROBINSON TWP | BURGETTSTOWN ROAD, FINDLAY TWP

INDUSTRIAL LAND

**± 5-16 ACRES
AVAILABLE**



- Industrial Land Available
- New Road to the Sites
- Utilities at the Site Boundary
- Zoned: LI (Light Industrial)
- Frontage on PA 576
- Land For Sale
- Build to Suit to Lease
- Build to Suit to Own
- 5 Year Phased LERTA Tax Abatement (Robinson Twp/ Fort Cherry School District)

SITE PARCELS

LOT A	16.022 Acres	Findlay Twp, Allegheny Co
LOT 1	4.784 Acres	Robinson Twp, Washington Co
LOT 2	Leased	Robinson Twp, Washington Co
LOT 3	Leased	Robinson Twp, Washington Co
LOT 4	4.809 Acres	Robinson Twp, Washington Co

GENFOR
REAL ESTATE

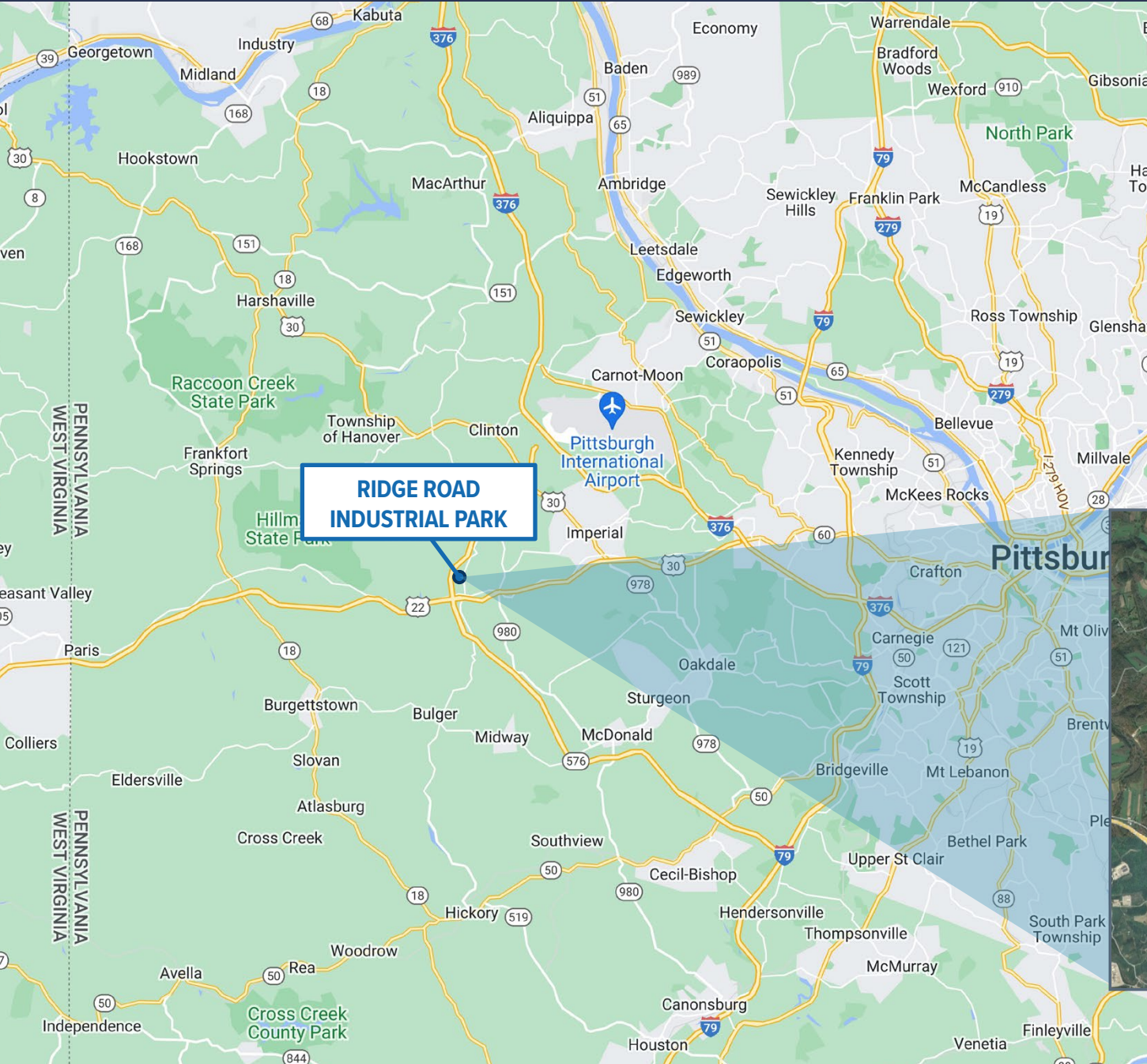

**CHAPMAN
PROPERTIES**

RIDGE ROAD INDUSTRIAL PARK

RIDGE ROAD, ROBINSON TWP | BURGETTSTOWN ROAD, FINDLAY TWP

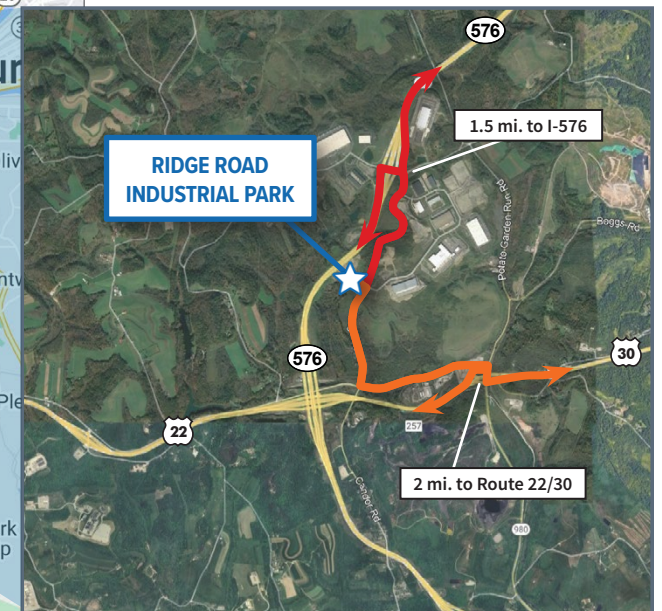
LOCATION

STRATEGICALLY LOCATED
FOR A WIDE VARIETY
OF INDUSTRIAL USES



KEY HIGHWAY DISTANCES

- Immediate access to PA 576
- 2 miles to Route 22/30
- 3 miles to I-376
- 3 miles to the PGH Intl Airport
- 20 miles to Downtown Pittsburgh

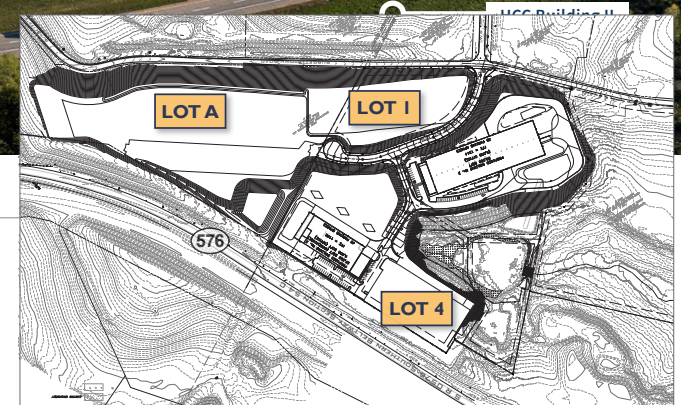


RIDGE ROAD INDUSTRIAL PARK

RIDGE ROAD, ROBINSON TWP | BURGETTSTOWN ROAD, FINDLAY TWP

INDUSTRIAL LAND

± 5-16 ACRES
AVAILABLE



Please contact the leasing team for more information:

RICH GASPERINI
rgasperini@genforrealestate.com
D 412.564.0752 | C 412.651.6888

MATEO VILLA
mvilla@genforrealestate.com
D 412.564.0754 | C 412.715.3454

GENFOR REAL ESTATE
One Altoona Place, Suite 2A
Pittsburgh, PA 15228
Office: 412.564.0750
www.genforrealestate.com

CONNOR JANGRO
cjangro@genforrealestate.com
D 412.564.0776 | C 412.805.7064

All information contained herein has been obtained from sources deemed reliable and Genfor, LLC does not doubt its accuracy; however, Genfor, LLC makes no guarantee, representation or warranty of any kind or nature, either express or limited, with respect to the accuracy or completeness of all or any portion of the information contained herein. Terms of availability of this property are subject to change and this property may be withdrawn without notice.

GENFOR
REAL ESTATE


CHAPMAN
PROPERTIES