



IMPERIAL, PA 15126 • FINDLAY TOWNSHIP • ALLEGHENY COUNTY



LAND SITE

FOR SALE

596.90
Acres[±]

Prime
Industrial Land

KIM CLACKSON
Executive Vice President
412.471.3018
kim.clackson@cbre.com

MATT CLACKSON
Senior Vice President
412.471.4069
matt.clackson@cbre.com



AERIAL

100
INNOVATION
RIDGE

596.90
Acres[±]

SITE ACCESS

1 Million Square Foot
Fulfillment Center

EXIT 4
Westport Rd.

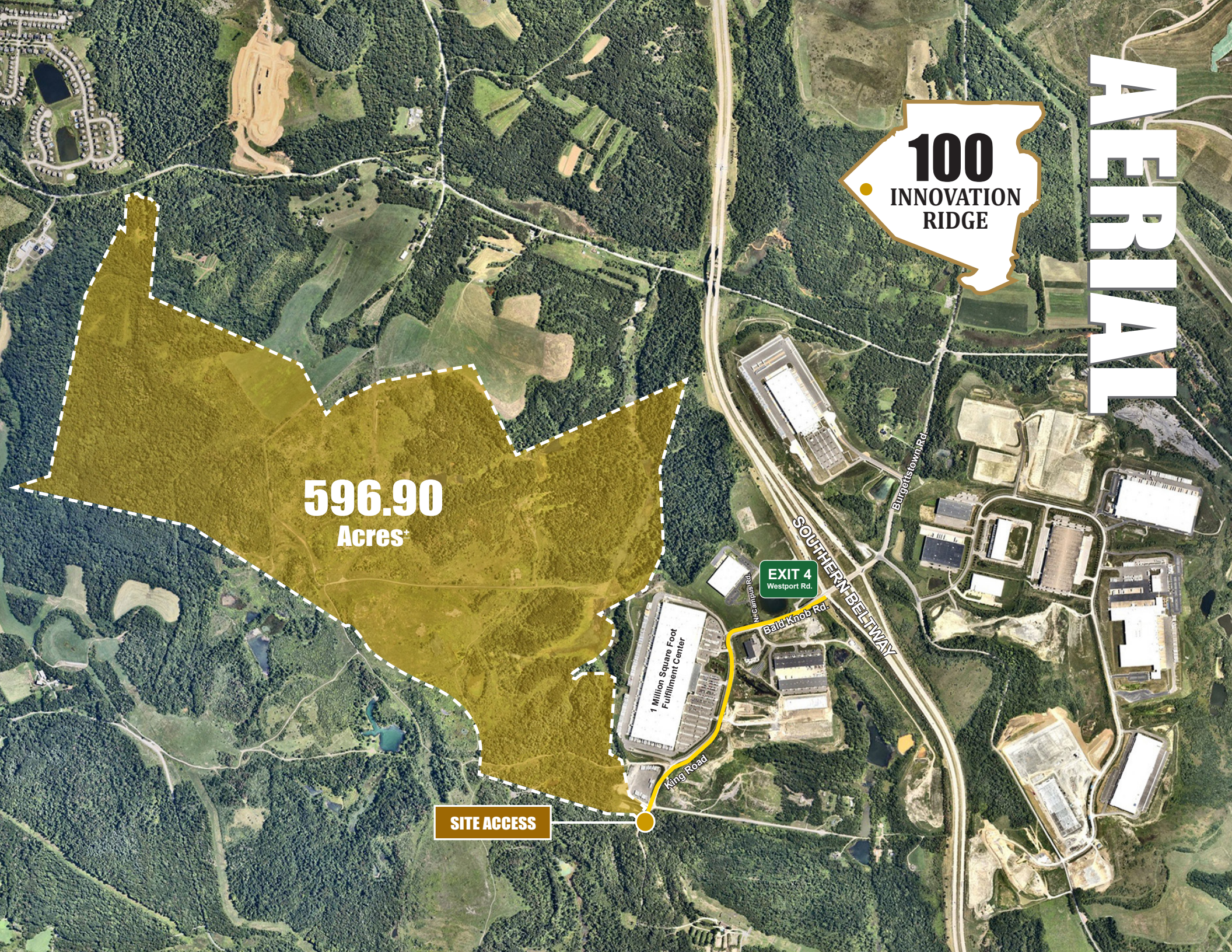
SOUTHERN BELTWAY

King Road

Bald Knob Rd.

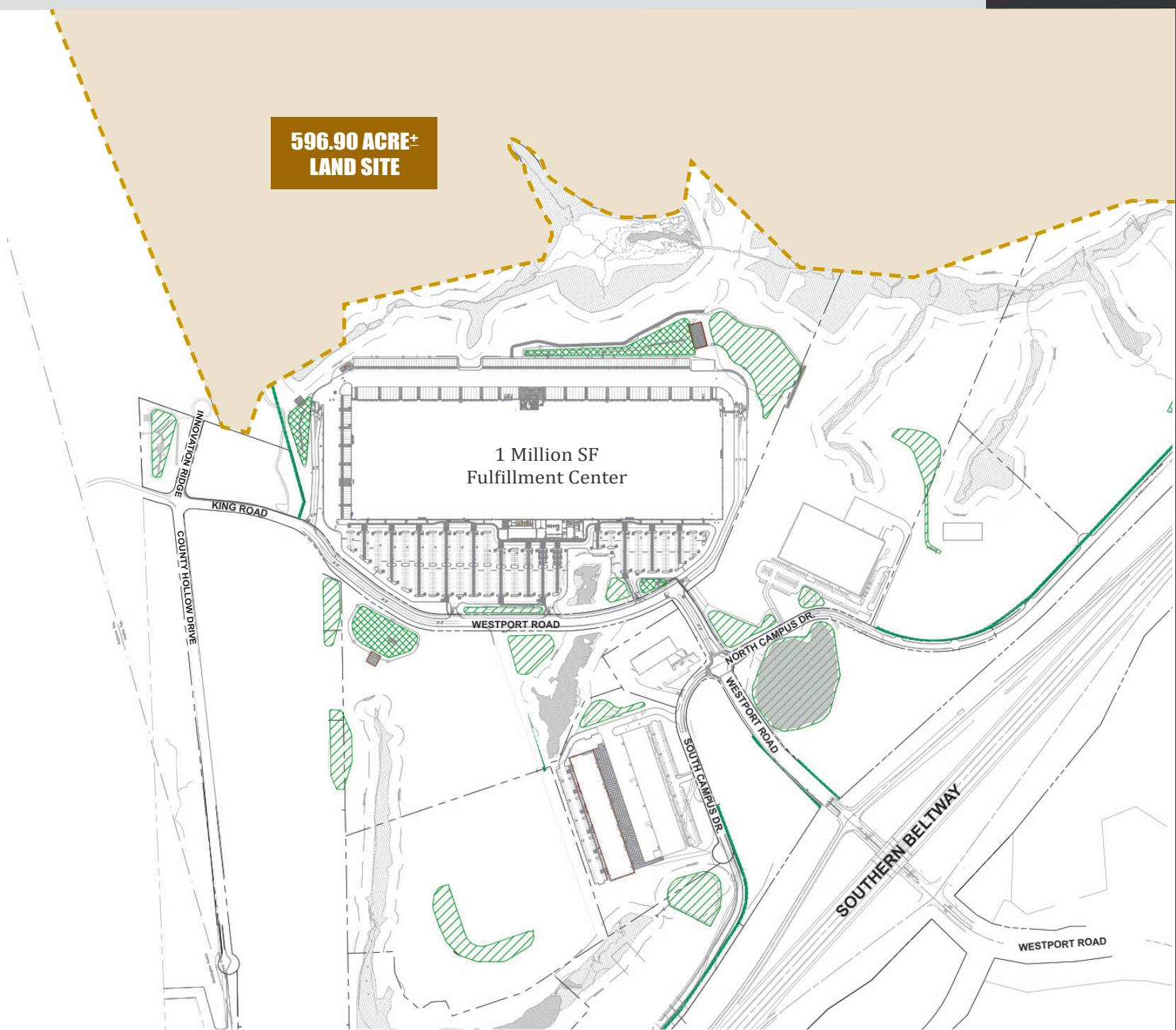
Burgettstown Rd.

McClelland Rd.



**596.90 ACRE±
LAND SITE**

**1 Million SF
Fulfillment Center**



SITE PLAN



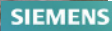


PITTSBURGH INTERNATIONAL AIRPORT



1 Million SF Fulfillment Center

EXIT 4
Westport Rd.



SOUTHERN BELTWAY

KING ROAD

LAND SITE

SITE ACCESS

INNOVATION RIDGE

COUNTY HOLLOW DR.



LAND DETAILS



PARCEL ID:
1465-G-00011-000-00



PROPOSED PARCEL SIZE:
596.90 ACRES±



ZONING:
LI - LIGHT INDUSTRIAL



TOWNSHIP/BORO:
FINDLAY

HIGHLIGHTS

LOCATION

100 INNOVATION RIDGE

TRAVEL TIME



11 Minutes / 5.9 Miles
from the Pittsburgh
International Airport

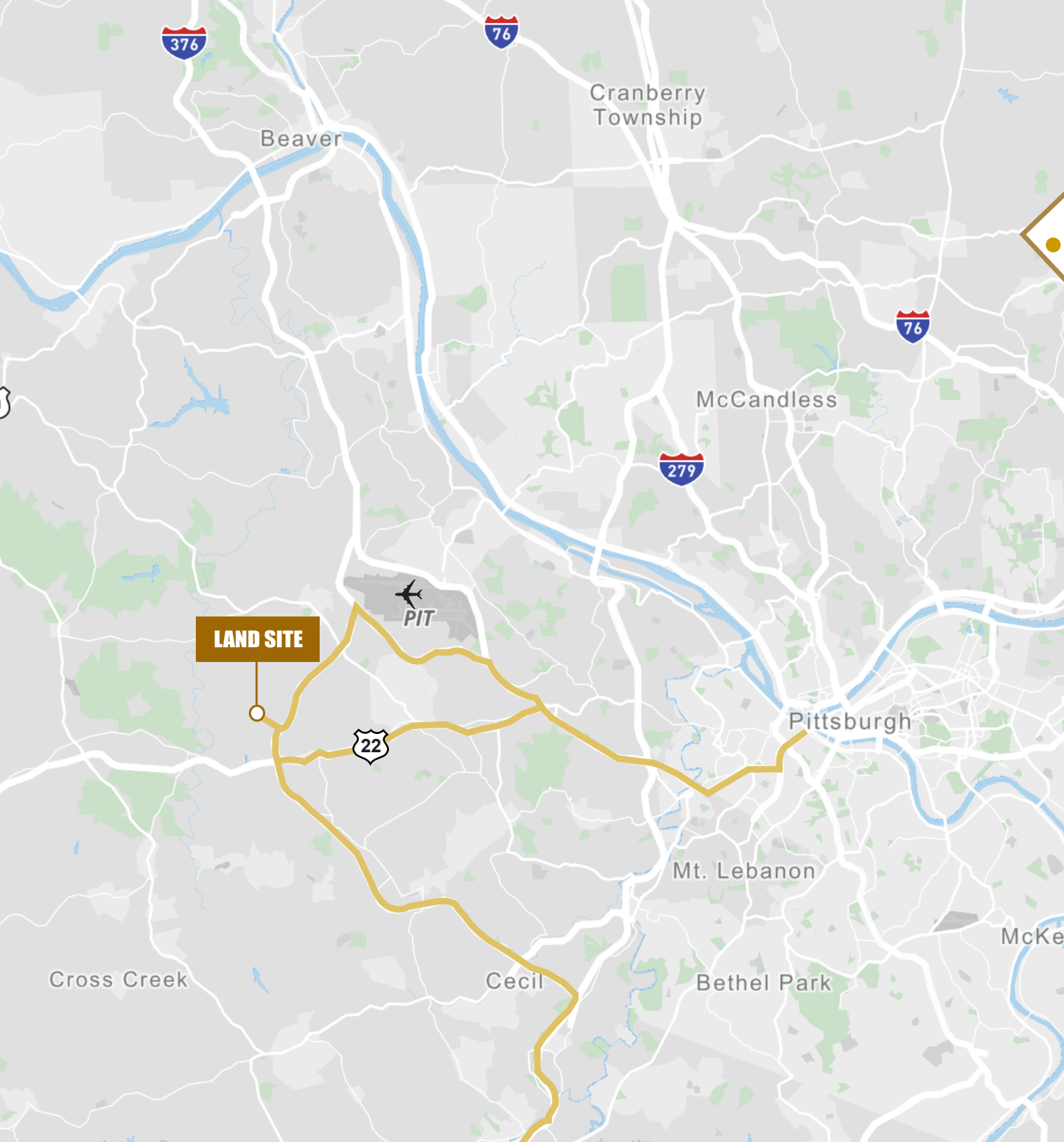


31 Minutes / 23 Miles
from Downtown Pittsburgh
via Interstate 376

45 Minutes / 26 Miles
from Downtown Pittsburgh
via PA 65 North

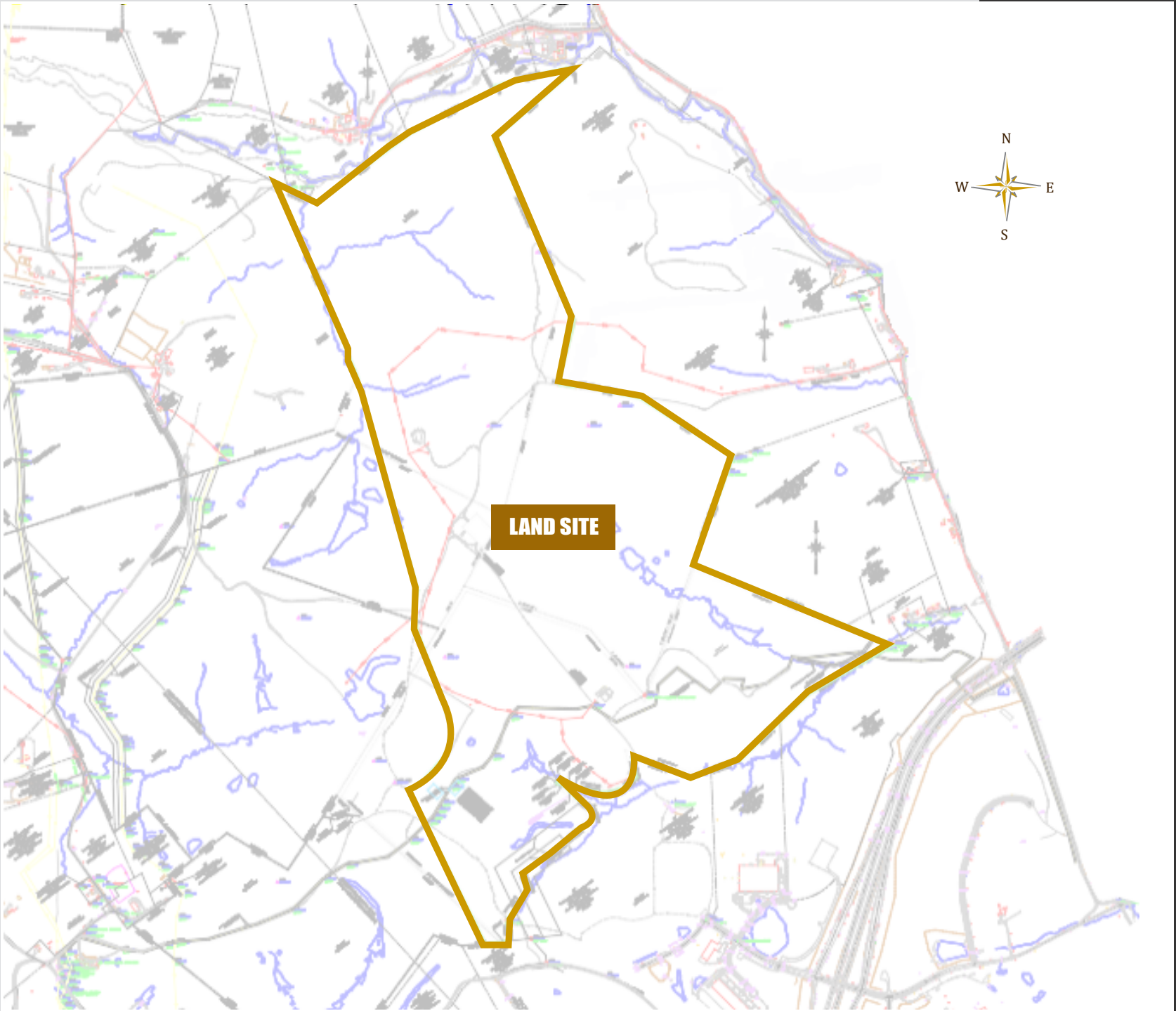


25 Minutes / 18.6 Miles
from Bridgeville via
Interstate 376 West
or US 22 West



LAND SITE



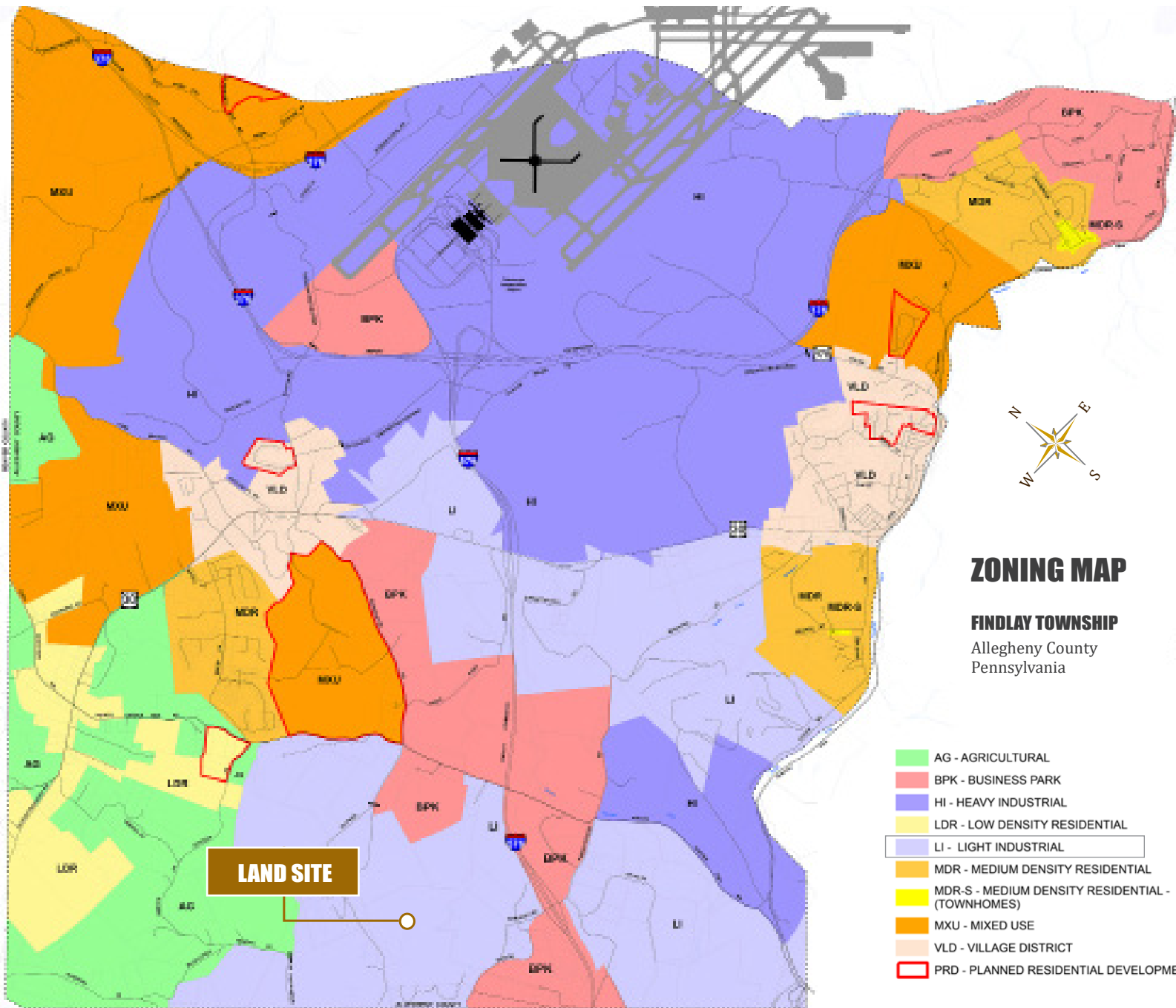


LAND SITE

SURVEY MAP



ZONING MAP



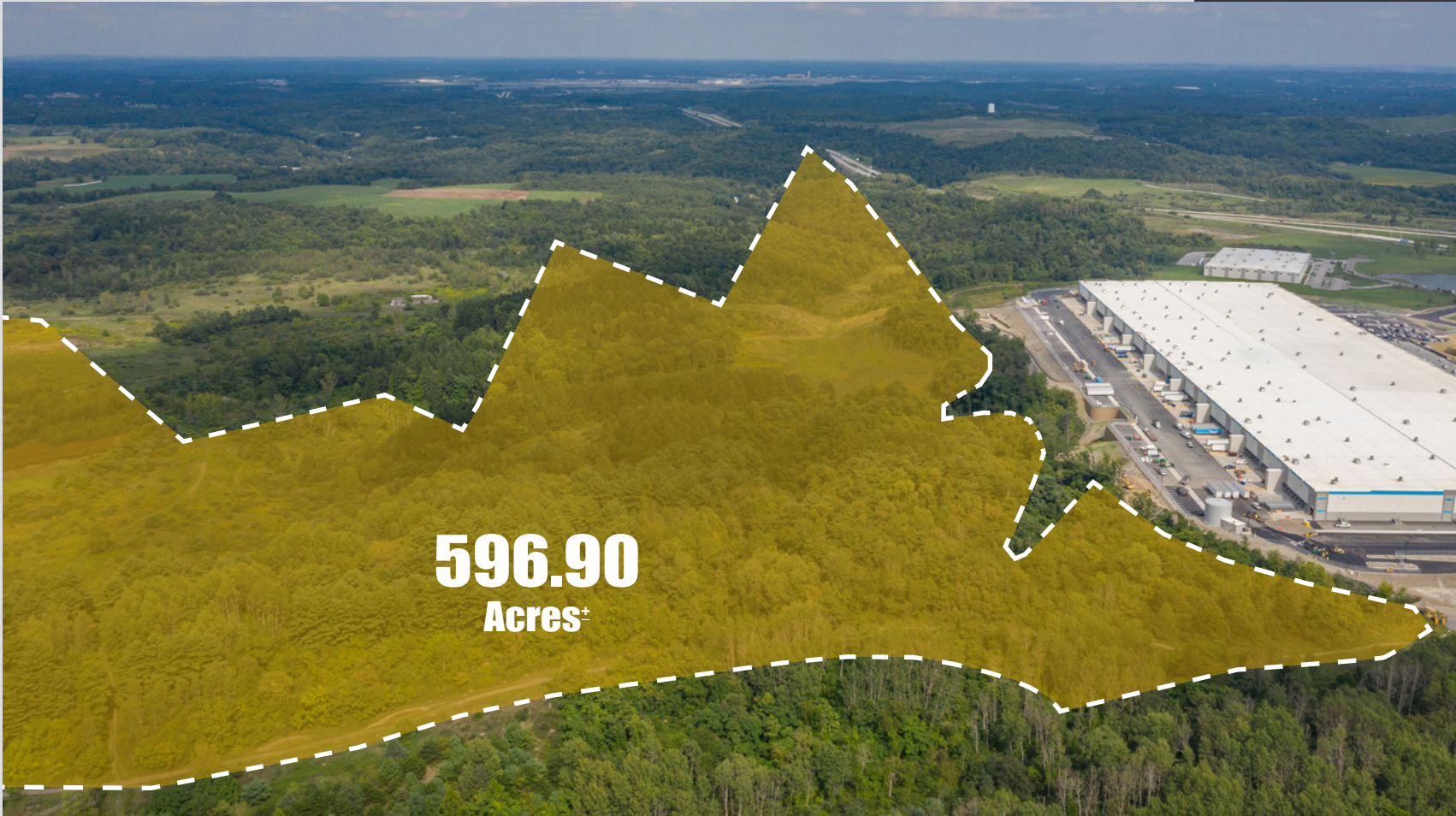
ZONING MAP

FINDLAY TOWNSHIP

Allegheny County
Pennsylvania

- AG - AGRICULTURAL
- BPK - BUSINESS PARK
- HI - HEAVY INDUSTRIAL
- LDR - LOW DENSITY RESIDENTIAL
- LI - LIGHT INDUSTRIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- MDR-S - MEDIUM DENSITY RESIDENTIAL - (TOWNHOMES)
- MXU - MIXED USE
- VLD - VILLAGE DISTRICT
- PRD - PLANNED RESIDENTIAL DEVELOPMENT





596.90
Acres⁺

CONTACT

For more information, please contact:

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CBRE, Inc.

301 Grant Street, Suite 4000 • Pittsburgh, PA 15219 • cbre.com

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