



RIDC ARMSTRONG INNOVATION PARK



LARGE GREENFIELD ACREAGE
530+ ACRES
GIGAFACTORY POTENTIAL

VARIOUS GROWTH OPPORTUNITIES

NOW AVAILABLE



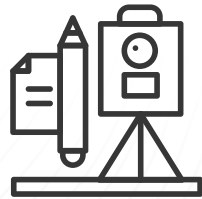
RIDC ARMSTRONG INNOVATION PARK

ABOUT RIDC ARMSTRONG INNOVATION PARK

Located along PA Route 28 at exit 18, The RIDC Armstrong Innovation Park is a 925-acre master-planned development of current and future residential, commercial and industrial development with over 300 acres of dedicated open space, walking trails and hilltop views of Armstrong County. In partnership with Armstrong County, RIDC Armstrong Innovation Park (formerly Northpointe Industrial Park) can offer over 530+ acres of excess land to accommodate large scale projects. The park's mixed-use, access to data, power, labor pool and outdoor recreational amenities make this an attractive place for companies to invest and grow in Armstrong County.



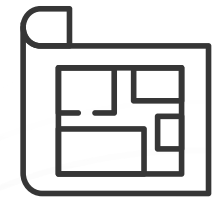
**EXCESS GREENFIELD
530+ ACRES**



**PAD READY SITES
4-21 ACRES**



**30,000 SF SPEC
BUILDING FOR LEASE
SHELL COMPLETE**



**FLEX / OFFICE SUITES
NOW AVAILABLE
1,045 SF - 13,021 SF**



PROPERTY HIGHLIGHTS



RIDC
Regional Industrial Development Corporation



ARMSTRONG COUNTY
Industrial Development Council

Excess Greenfield Land of 530+ Acres Available

- 30 Minutes north of Pittsburgh
- Immediate highway access to PA Route 28 at exit 18 with a Penndot Ride Share Lot
- Highway connectivity to PA Turnpike, US 422, I-79, PA 66 & 356 and the cities of Kittanning, Ford City, New Kensington, Vandergrift and Apollo
- Scenic views from open green space, walking trails and sidewalks
- PRD, Mixed Use Zoning provides a wide variety of uses to promote a modern workplace
- Permitted uses include: manufacturing | warehousing | research and development | commercial | business, professional and medical offices | and other uses of similar nature
- All public utilities located underground at curb

Electric: West Penn Power / First Energy

Gas: Peoples Gas

Water & Sewer: South Buffalo Township Municipal Authority/ACIDA

Data/Voice: Consolidated Communications / Comcast

High Bandwidth Fiber: Consolidated Communications, DOE Communications, Salsgiver, inc., Zayo Group, Lumos Networks

- 138 kV networked substation onsite; loop feed capable; new 4.7Mw line in process from different circuit
- We have the technology: fully redundant fiber optic ring with no single point of failure; dedicated dark fiber

The RIDC Armstrong Innovation Park is centrally located in Armstrong County having over 10% of the workforce actively engaged in manufacturing and over 28% in total The Goods Producing sector.

Freeport Area Senior High School earned U.S. News “Best High School Award - 2024”; overall score of 87.47

Join this growing business park, with park tenants including universities, Fortune 500 companies, as well as local and regional businesses.



INNOVATION PARK TENANTS



WAREHOUSE / FLEX
FOR LEASE
30,000 SF TOTAL
SUBDIVIDABLE TO 15,000 SF
SPRING 2024 DELIVERY

GREENFIELD LAND
530+ ACRES



NORTHPOINTE VILLAGE
90 RESIDENTIAL UNITS
(IN PLANNING STAGE)

28

28

128

ALLEGHENY VALLEY EXPRESSWAY - ROUTE 28

FREEPORT ROAD - ROUTE 128

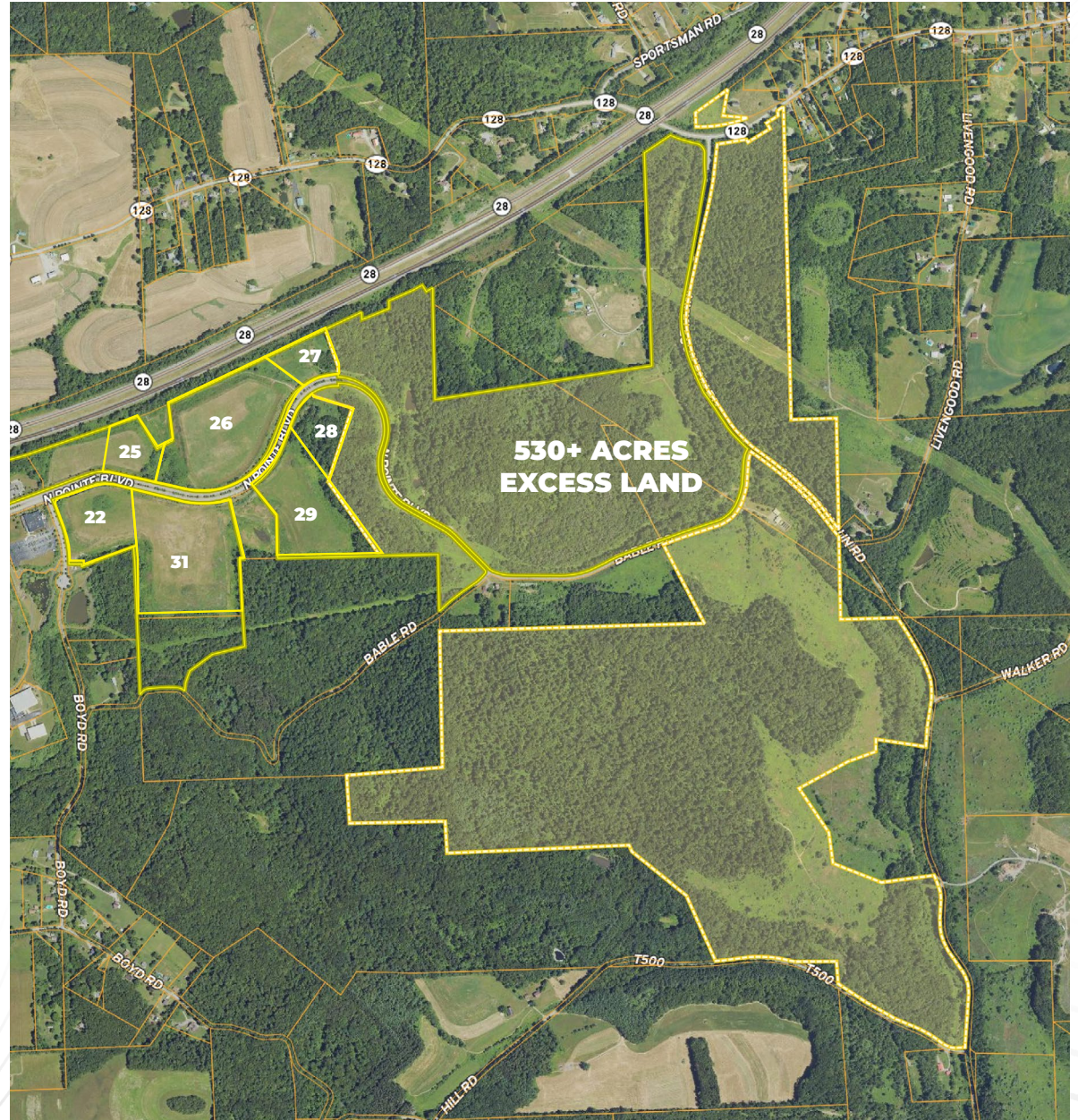


RIDC ARMSTRONG INNOVATION PARK

530+ Acres Excess Land Available:

The RIDC Armstrong Innovation Park is an ideal place for businesses looking to expand and thrive with over 530+ acres of excess land available for large-scale projects.

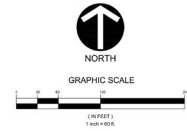
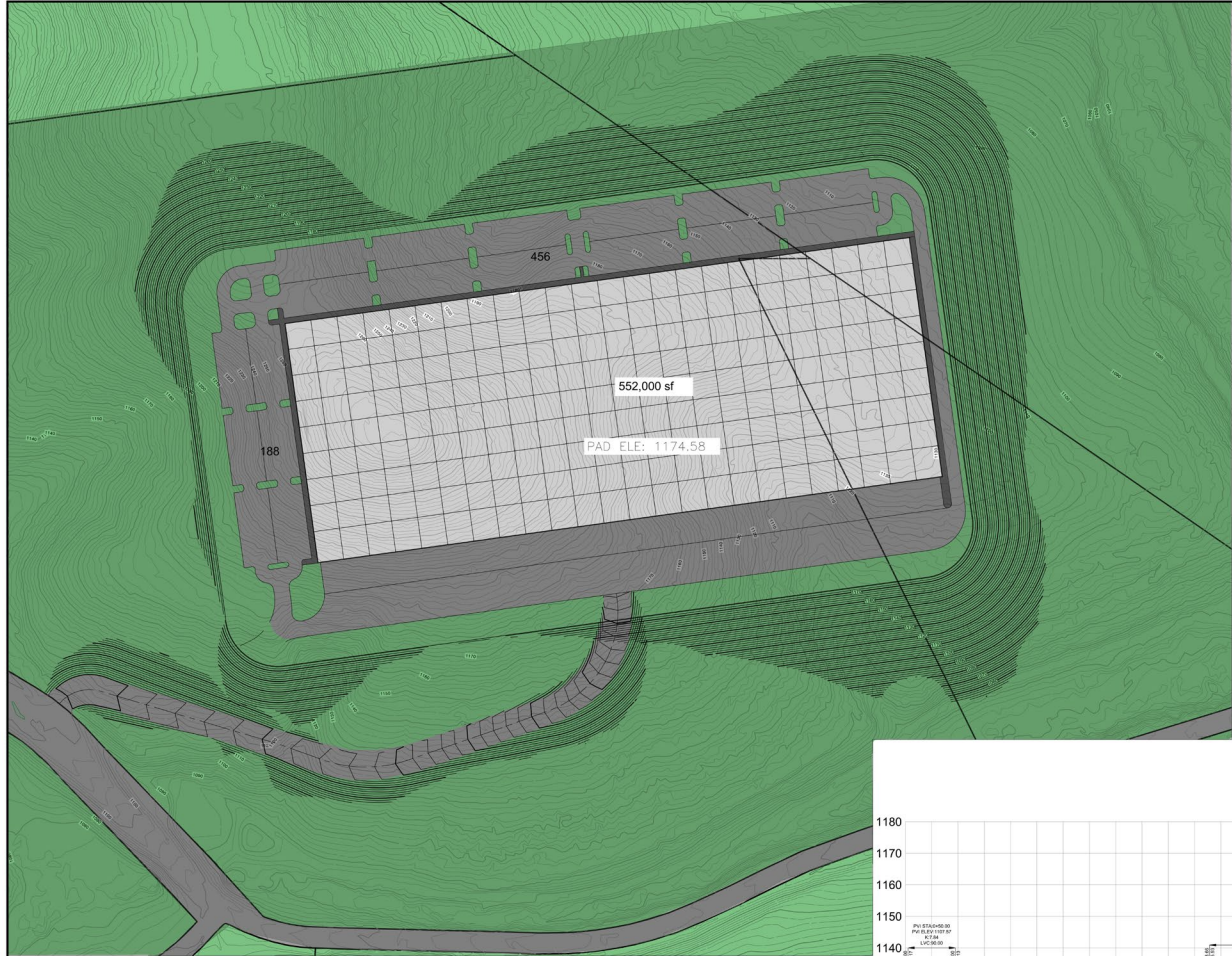
Spanning both South Buffalo & North Buffalo Townships





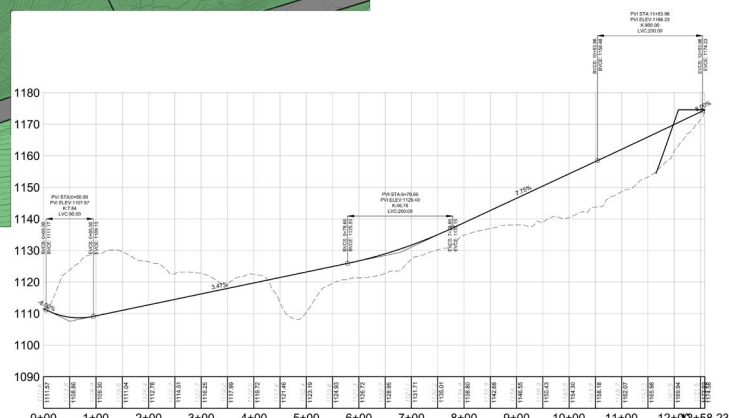
RIDC ARMSTRONG INNOVATION PARK

EXCESS LAND CONCEPT DRAWING



GATEWAY®
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
Pittsburgh, PA 15222-2528
www.gateway-engineers.com

REVISION RECORD		
NO.	DATE	DESCRIPTION



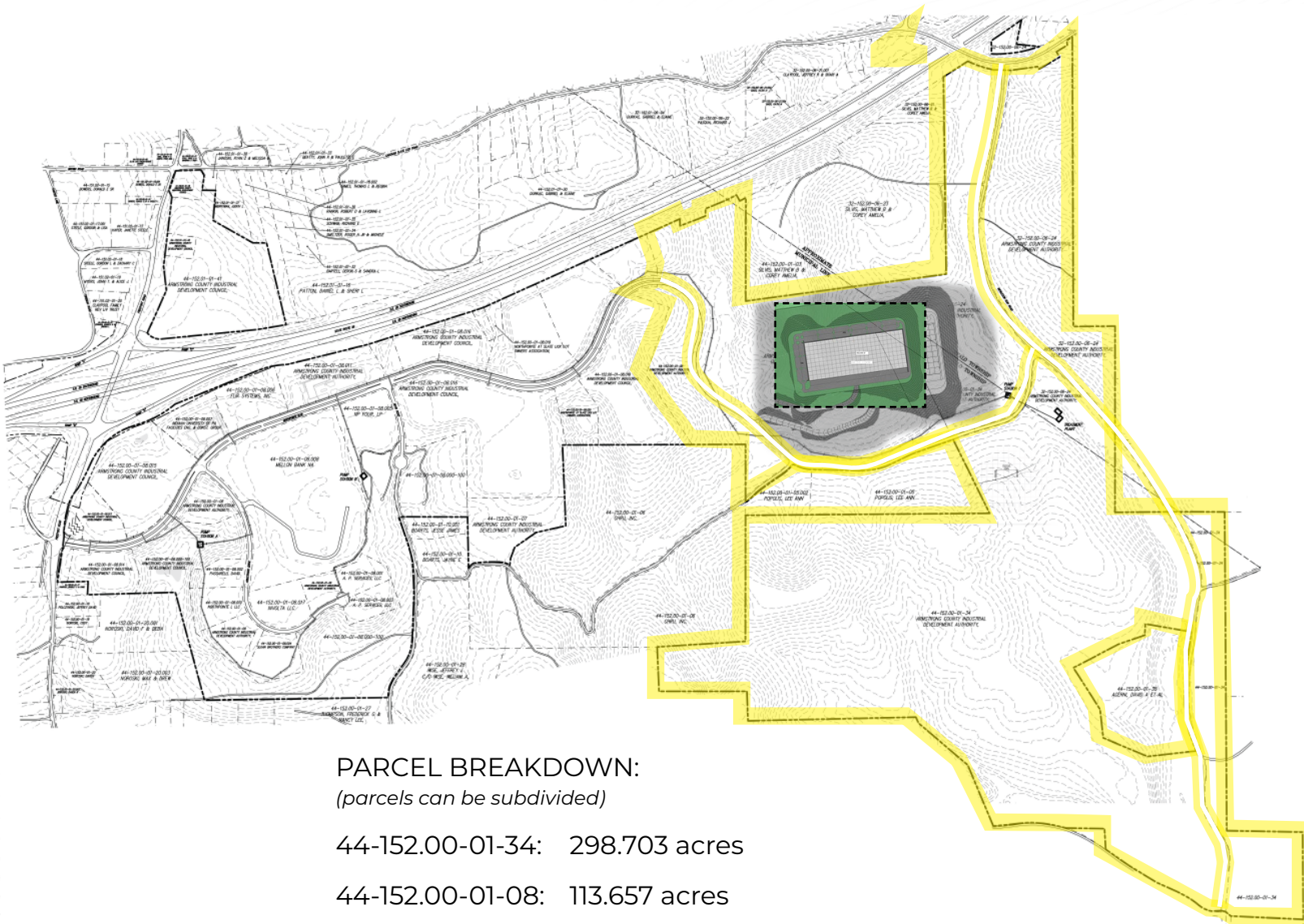
PROPOSED DRIVEWAY PROFILE
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 10'

NORTHPOINTE BUSINESS PARK
NORTHPOINTE BOULEVARD
PITTSBURGH, PA 15208
PREPARED FOR:
RIDC
PITTSBURGH, PA 15222

SITE PLAN
Project Number: 0000-0000
Drawing Scale: Concept/Estimate
Date Issued: 08/28/2018
Index Number: 001
Checked By: [Redacted]
Project Manager: [Redacted]
C100



RIDC ARMSTRONG INNOVATION PARK



PARCEL BREAKDOWN:
(parcels can be subdivided)

- 44-152.00-01-34: 298.703 acres
- 44-152.00-01-08: 113.657 acres
- 32-152.00-06-24: 116.89 acres
- Total: 529.25 acres**



RIDC ARMSTRONG INNOVATION PARK



ARMSTRONG TRAIL

ARMSTRONG COUNTY

Characterized by its blend of natural beauty, historical significance, and community offerings, Armstrong County offers a rich history with diverse amenities. The county provides residents and visitors with a range of opportunities for recreation, education, and cultural exploration. From outdoor enthusiasts enjoying hiking and fishing along the Allegheny River to history buffs exploring the county's museums and landmarks, Armstrong County offers a mix of rural charm and modern convenience. The county's parks, trails, and historical sites, combined with its cultural events and community gatherings, create a well-rounded destination that celebrates both its heritage and the present-day interests of its residents.



BIRDSFOOT GOLF CLUB



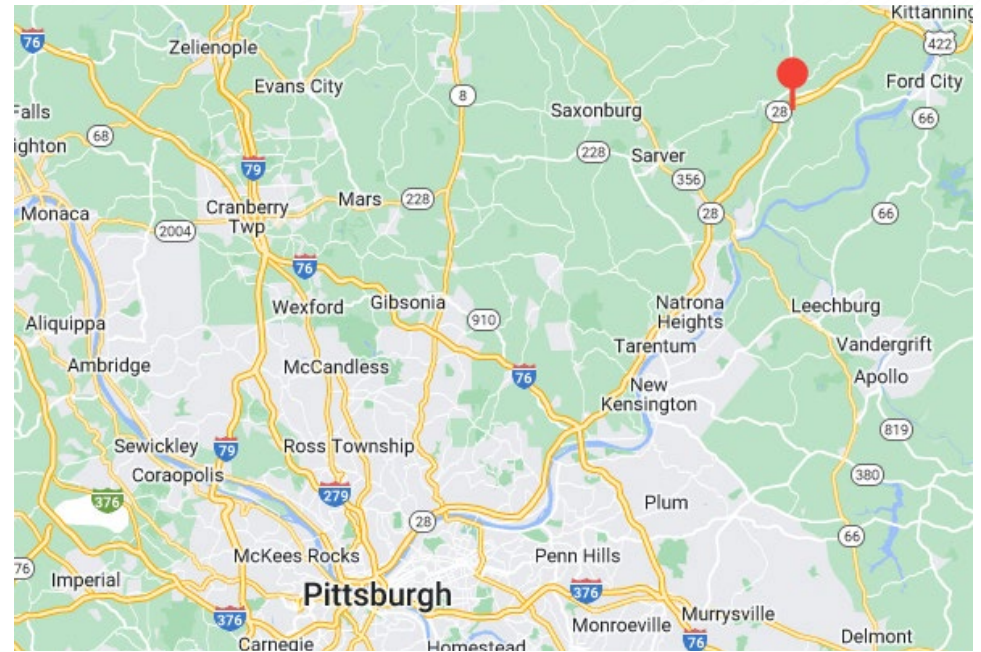
armstrongtrails.org



GREAT OUTDOOR HIKING & FISHING



RIDC ARMSTRONG INNOVATION PARK



KEY DRIVE TIMES	DISTANCE	TIME
PITTSBURGH	33.3 miles	35 minutes
KITTANNING	10.6 miles	16 minutes
NEW KENSINGTON	17.1 miles	24 minutes
BUTLER	35.4 miles	33 minutes



RIDC ARMSTRONG INNOVATION PARK

FOR MORE INFORMATION, CONTACT:

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