



RIDC
Regional Industrial Development Corporation

SAME Small Business Workshop Presentation

RIDC Mission & History

Creating spaces and places for economic growth

RIDC is a nonprofit developer founded by and for the Pittsburgh region. We catalyze and support economic growth through high quality job creation, real estate development, and financing of projects that advance the public interest – developing real estate to capture emerging and existing growth opportunities across diverse industry sectors.

- Incorporated in 1955 through the Allegheny Conference*
- Area of operation covers 11 counties in Southwestern Pennsylvania*
- RIDC is now self-sustaining and relies on no outside funding for its operations*

RIDC Impact via PPP



Packaging: RIDC brings together funding from a variety of private and public sources as well as its own capital to finance catalytic projects

Partnerships: RIDC partners with private, public and civic sectors on projects and regional strategies to promote economic growth. Partners include municipalities, universities, hospitals, private developers and foundations.

Patience: RIDC is financially poised to pursue projects with longer-term return horizons whose public returns are greater than private returns.

15
Parks

7.5M+
Square feet
owned

106
Companies in
our facilities

\$40M
Capital Investment
in 2019

\$3.4M+
Annual real estate
taxes paid

17,000+
Jobs in RIDC parks

Responding to the Region's Needs

RIDC has been responding to the region's needs since 1955 by:

1. Building the region's first industrial business parks
2. Redeveloping the Brownfields left by the collapse of the steel industry
3. Supporting early technology start ups by developing the first tech flex spaces

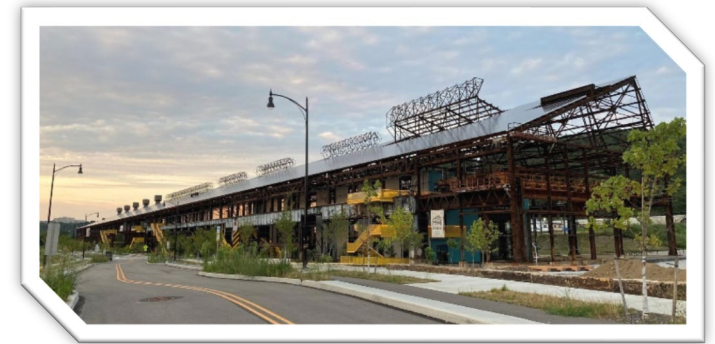
Tech Forge, one of the first tech flex buildings that catalyzed redevelopment in Lawrenceville



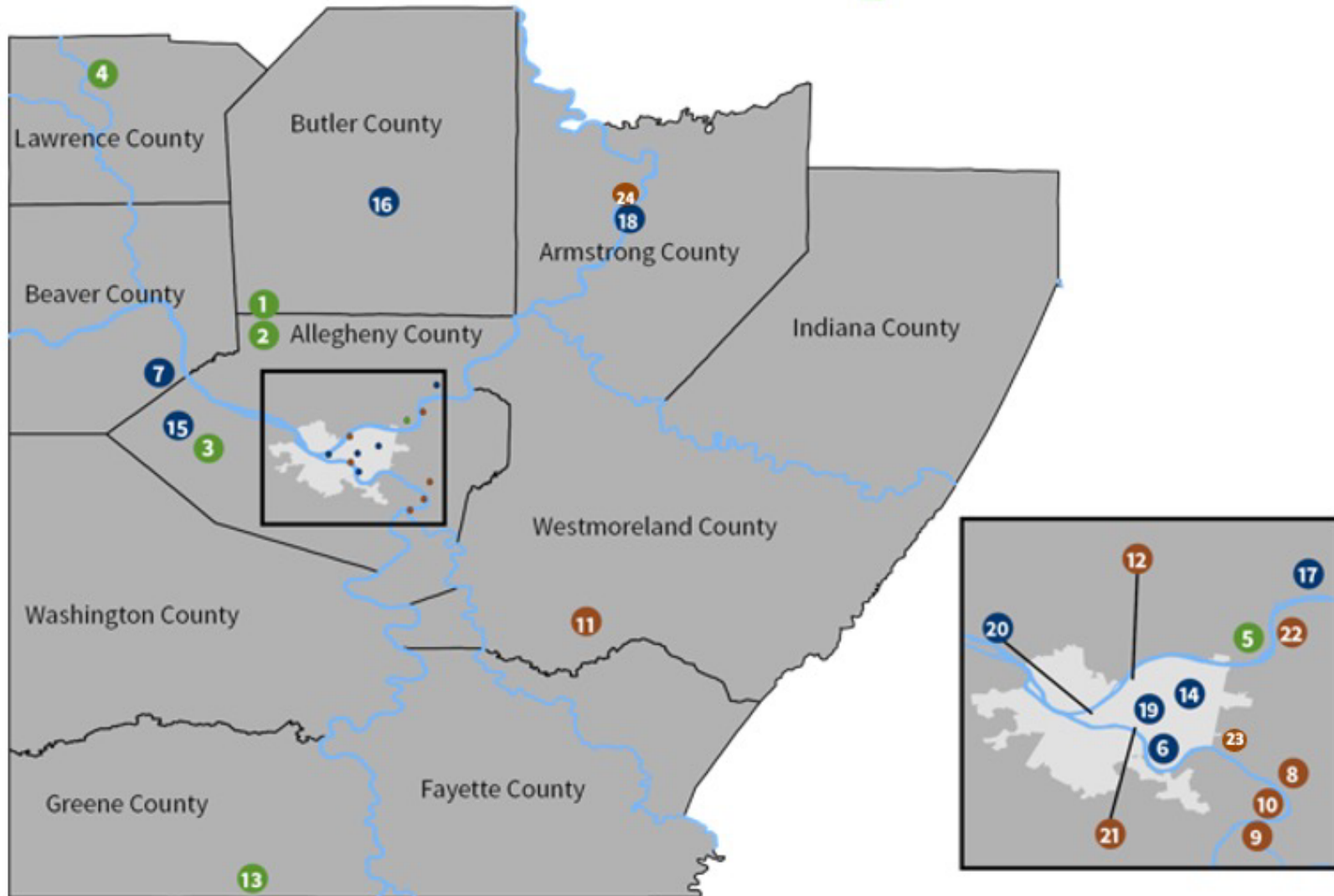
Today we continue those efforts, now focused into two strategic directions:

1. Building and strengthening **tech clusters**
 - Invest in real estate assets that support the needs of advanced tech industries including autonomous vehicles, AI, robotics and advanced manufacturing
2. Investing in the region's **seedling communities**
 - Using RIDC's expertise to catalyze development by partnering with communities with leadership and seeds of growth

Mill 19, a former steel mill, now a green, advanced manufacturing hub with the largest solar panel array of its kind in North America



RIDC Developments



- Greenfield Development Project**
- Standalone Building**
- Brownfield Development Project**

Current Projects

1. Thorn Hill Industrial Park
2. Innovation Ridge
3. RIDC Park West
4. Neshannock Business Park
5. O'Hara RIDC Industrial Park
6. RIDC Mill 19 at Hazelwood Green
8. Keystone Commons
9. Industrial Park of McKeesport
10. City Center of Duquesne
11. RIDC Westmoreland
12. Lawrenceville Technology Park
23. RIDC Carrie Furnace
24. RIDC Armstrong Innovation Park

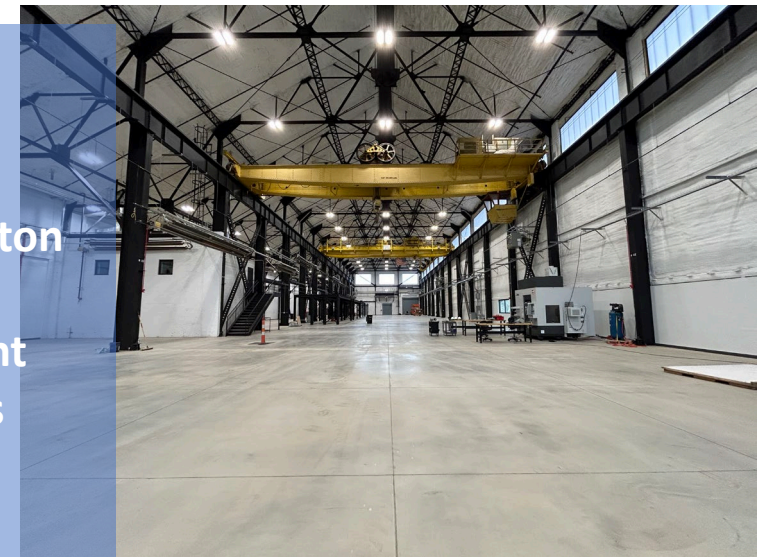
Past Projects

7. Beaver Manor
13. Meadow Ridge Business Park
14. Nabisco Bakery
15. Air Cargo Building III
16. Pullman Plaza
17. Harmar Manor
18. West Hills Commons
19. Oakland-University Area
20. Penn Garrison Cultural District Properties
21. Pittsburgh Technology Center
22. Edgewater Steel

New Kensington Advanced Manufacturing Park



- Former home of Alcoa's production and research facilities
- 70 AC park in New Kensington and Arnold
- 1.2 million sf for heavy, light industrial or tech flex users
- Partnership with Westmoreland County IDC



Armstrong Innovation Park



RIDC
Regional Industrial Development Corporation



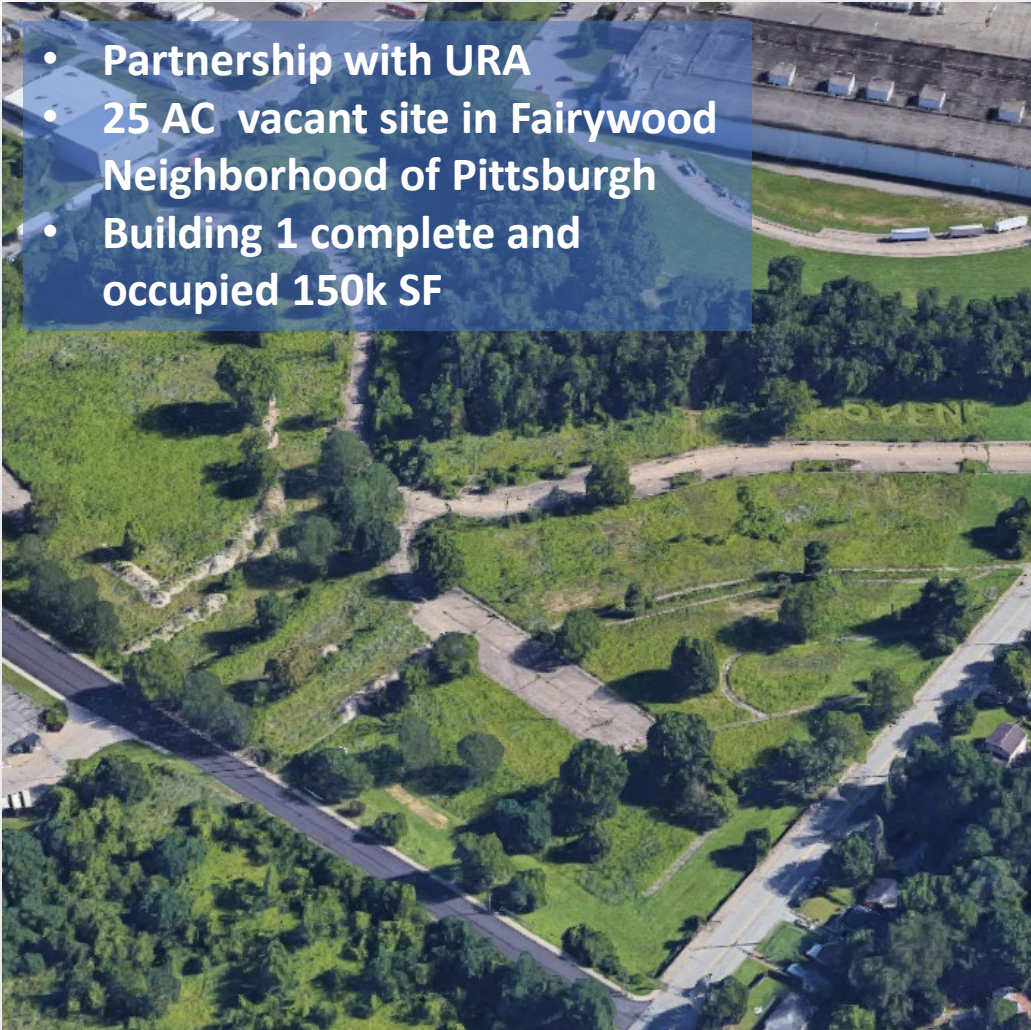
- Partnership with Armstrong County IDC
- Previously Northpointe Industrial Park
- Over 100 AC of pad ready land
- 30 k sf tech flex finished in late May 2024



Fairywood Industrial Park



- Partnership with URA
- 25 AC vacant site in Fairywood Neighborhood of Pittsburgh
- Building 1 complete and occupied 150k SF



Carrie Furnace



- Partnership with Redevelopment Authority of Allegheny County
- 60 AC former Carrie Blast Furnace Site
- Building 1 complete 60k SF

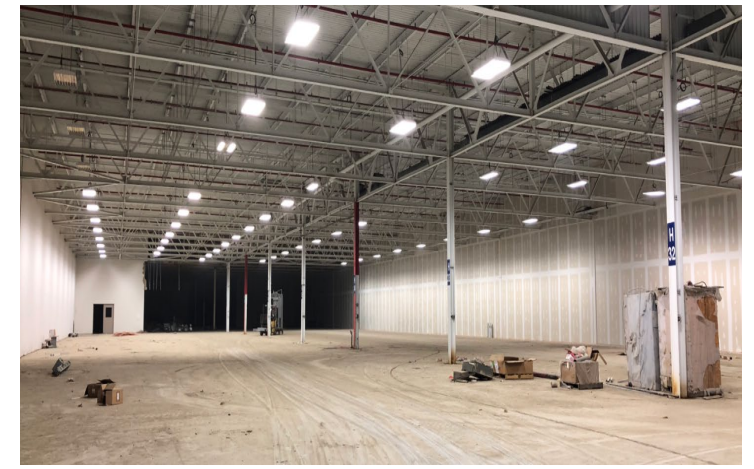
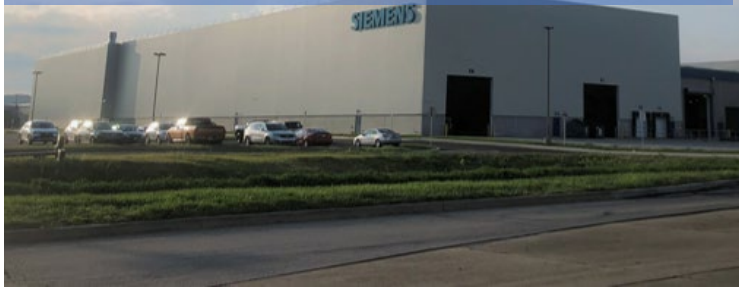


Westmoreland Innovation Center



RIDC
Regional Industrial Development Corporation

- Former Sony plant 2.8 million square feet under one roof 6 companies 800+ jobs



PennSTART



- Partnership with PennDOT, PA Turnpike, CMU, Westmoreland County
- State of the art vehicle training & testing facility



Located 37 miles southwest of Pittsburgh



Training, Testing, and Research and Development



Connected & Automated Vehicles (CAV)
Electric Vehicles (EV) Advanced Air Mobility (AAM) Field Robotics



High-Speed Test Track, Urban and Suburban Course, Vehicle Dynamic Area, Off Road and More



Multimodal: Transit, Commercial Vehicles, Rail, Vulnerable Road Users



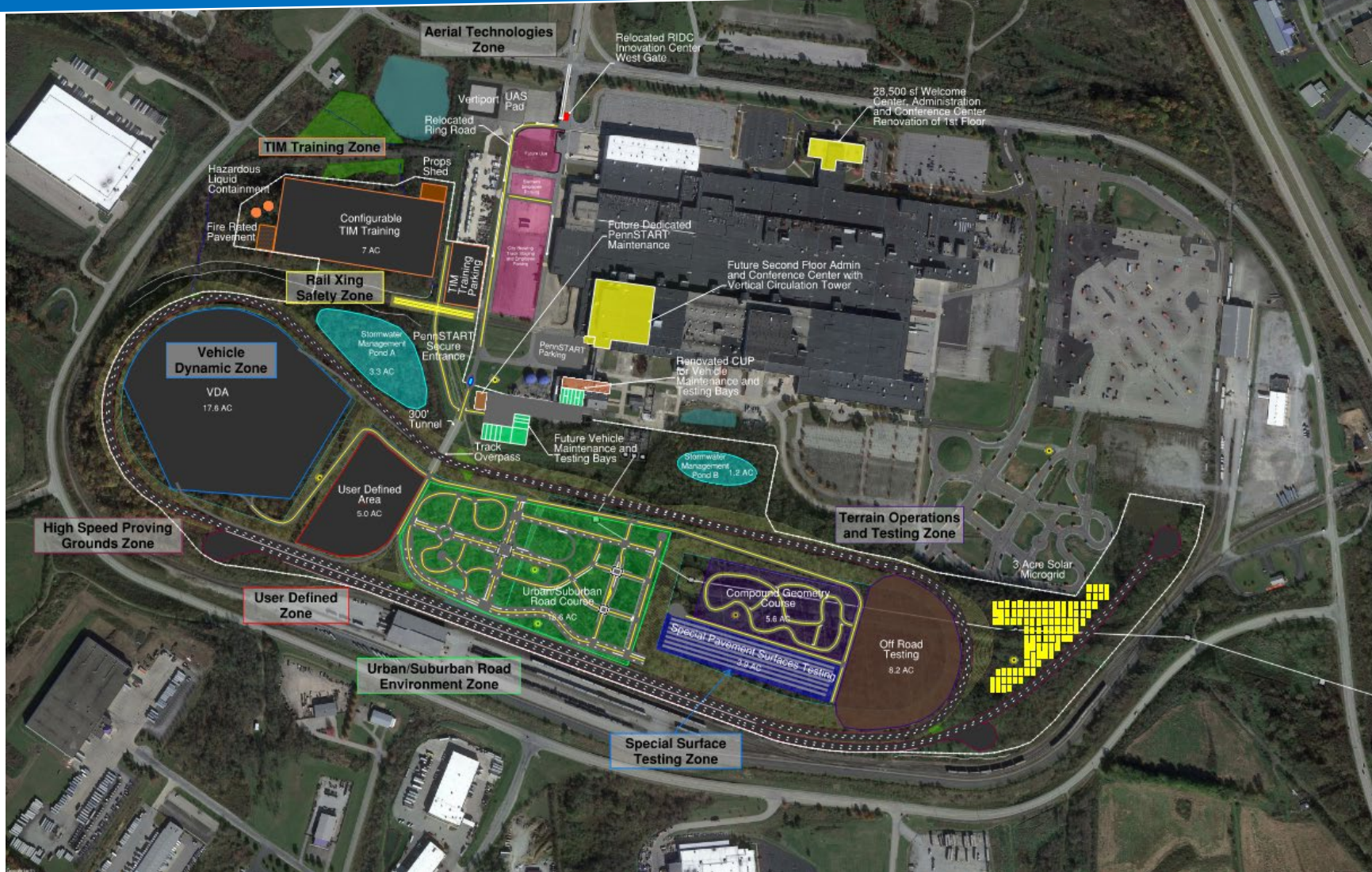
Digital Infrastructure and Connectivity

PennSTART



RIDC
Regional Industrial Development Corporation

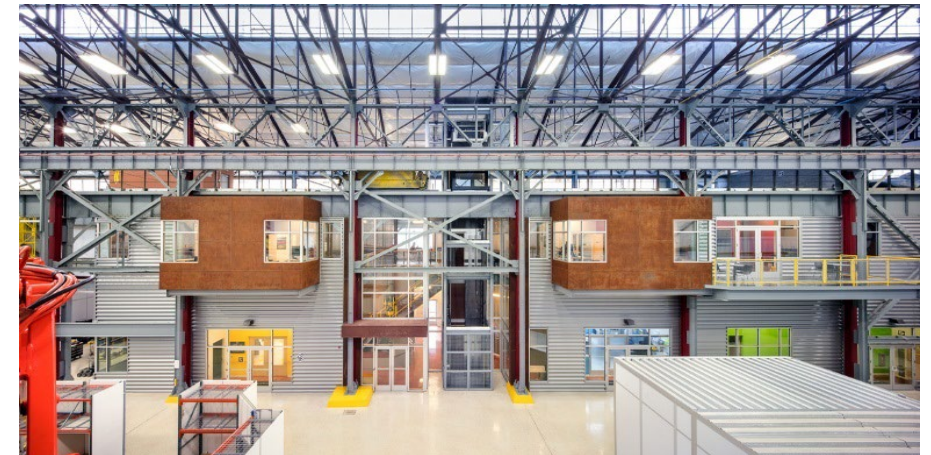
Current Master Plan



Lawrenceville Technology Center



- 16 acres
- 3 buildings, 1 additional planned
- 190,000+ square feet
- 9 companies and 3000+ jobs
- Growing high-tech and robotics cluster



RIDC Mill 19



- The hub of a tech city – an exciting existing tenant roster including Aptiv, Carnegie Mellon University, Advanced Robotics for Manufacturing (ARM), and Catalyst Connection



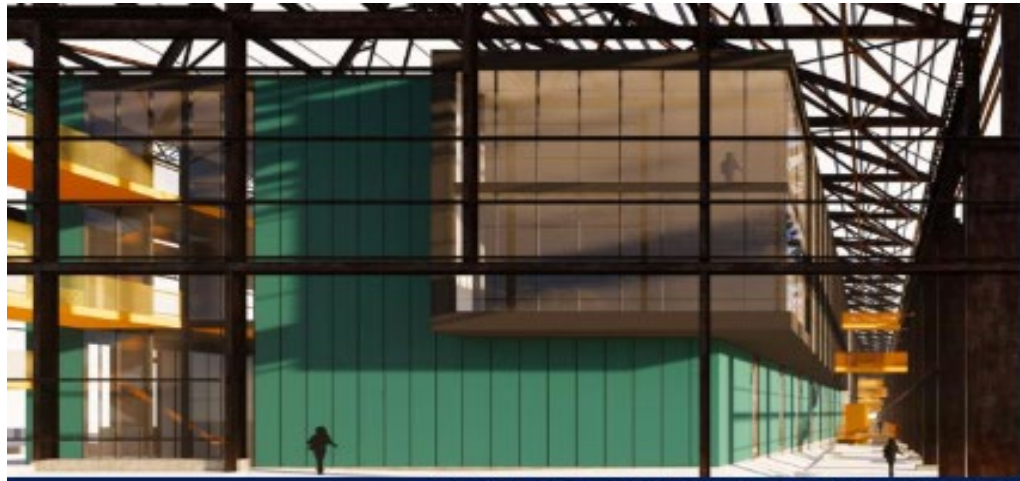
- Largest pitched-roof solar array in the country



Mill C



RIDC
Regional Industrial Development Corporation



- 100,000+ SF available
- Daylight focused office layout
- Flex/R&D space with high ceilings
- Drive-in door access
- Panoramic views



Keystone Commons

- 110 acres
- 10 buildings
- 2.2 million square feet
- 38 companies
- 1100+ jobs





RIDC
Regional Industrial Development Corporation

Contact Information:

Keith Miller, RLA
kmiller@ridc.org
724-814-9081