



IMPERIAL, PA 15126 • FINDLAY TOWNSHIP • ALLEGHENY COUNTY



LAND SITE

FOR SALE

596.90 Acres<sup>±</sup>

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.

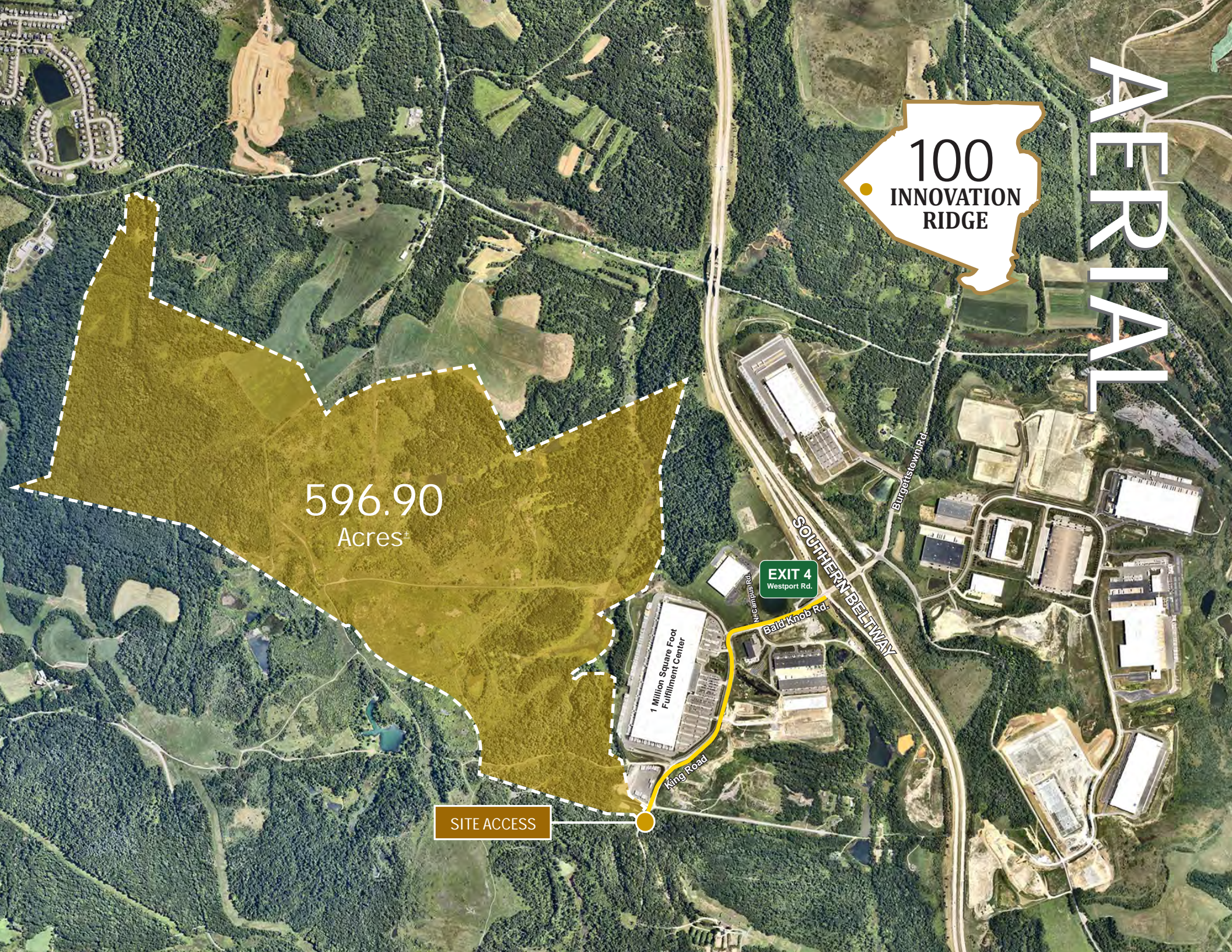
SOUTHERN BELTWAY

King Road

Bald Knob Rd.

Burgettstown Rd.

N. Campus Rd.

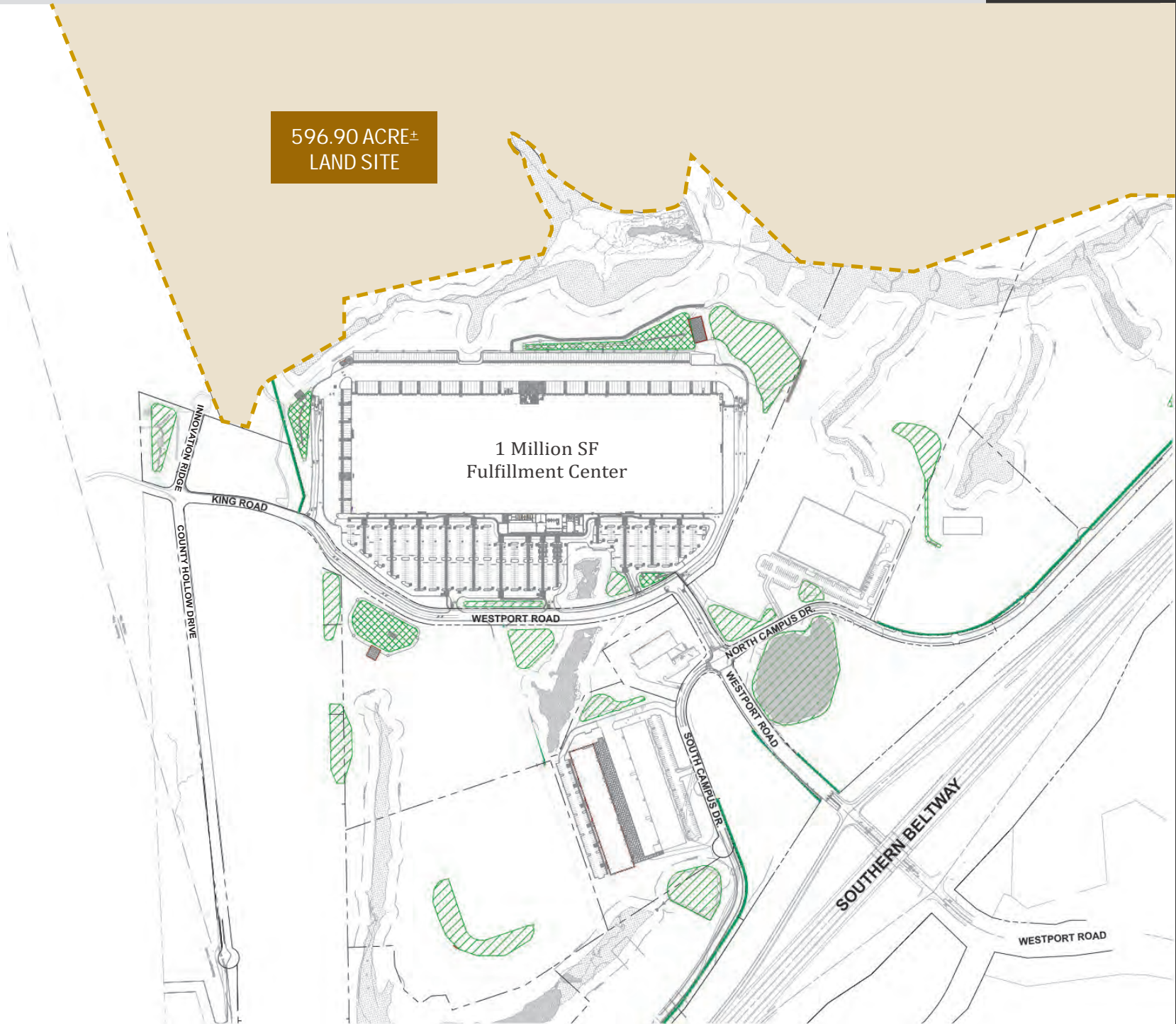




# SITE PLAN

596.90 ACRE±  
LAND SITE

1 Million SF  
Fulfillment Center







PITTSBURGH INTERNATIONAL AIRPORT

EXIT 4  
Westport Rd.



1 Million SF  
Fulfillment Center



SOUTHERN BELTWAY

KING ROAD

COUNTY HOLLOW DR.

INNOVATION RIDGE

SITE ACCESS



LAND SITE

### 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

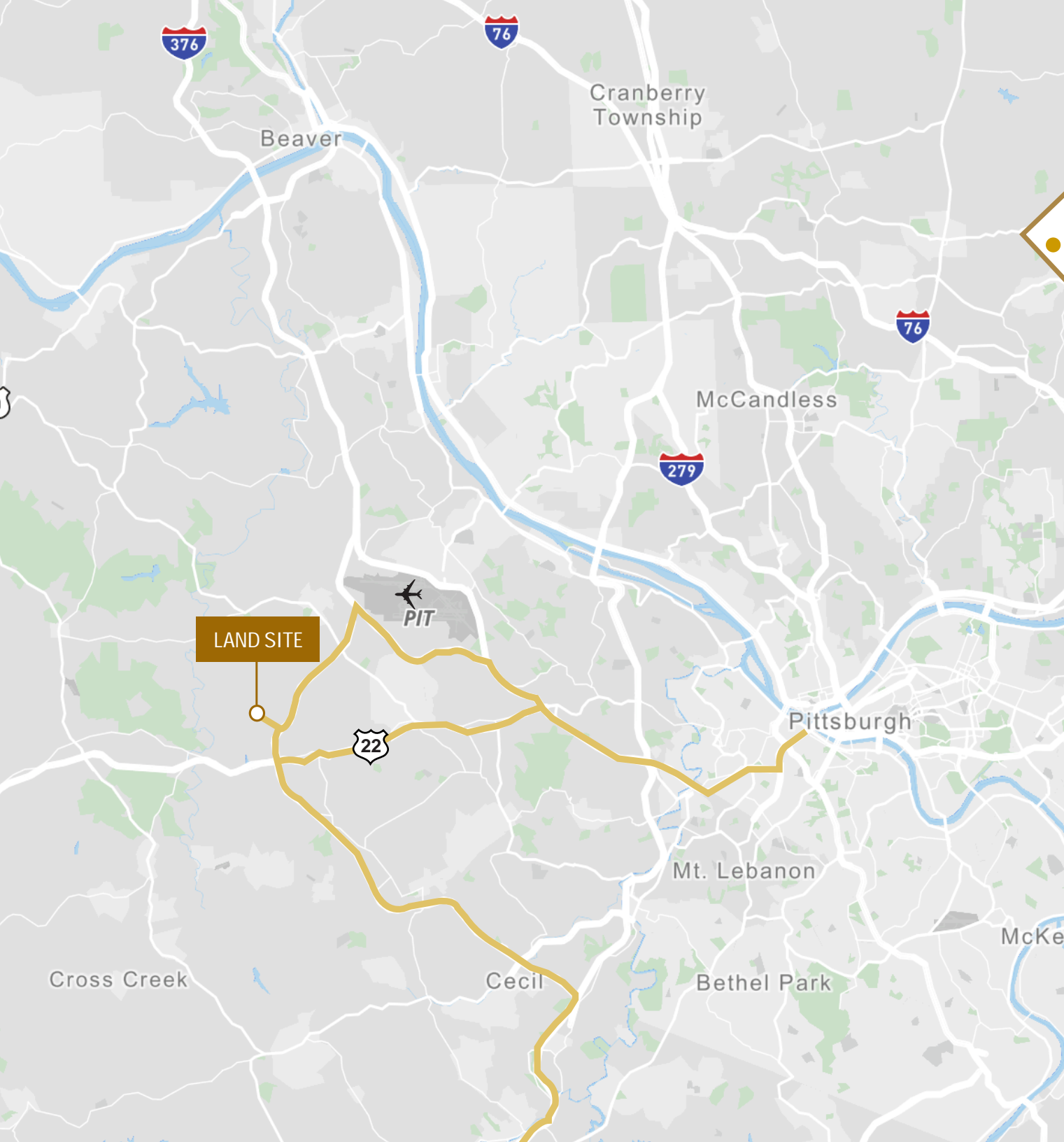


31 Minutes / 23 Miles  
from Downtown Pittsburgh  
via Interstate 376

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







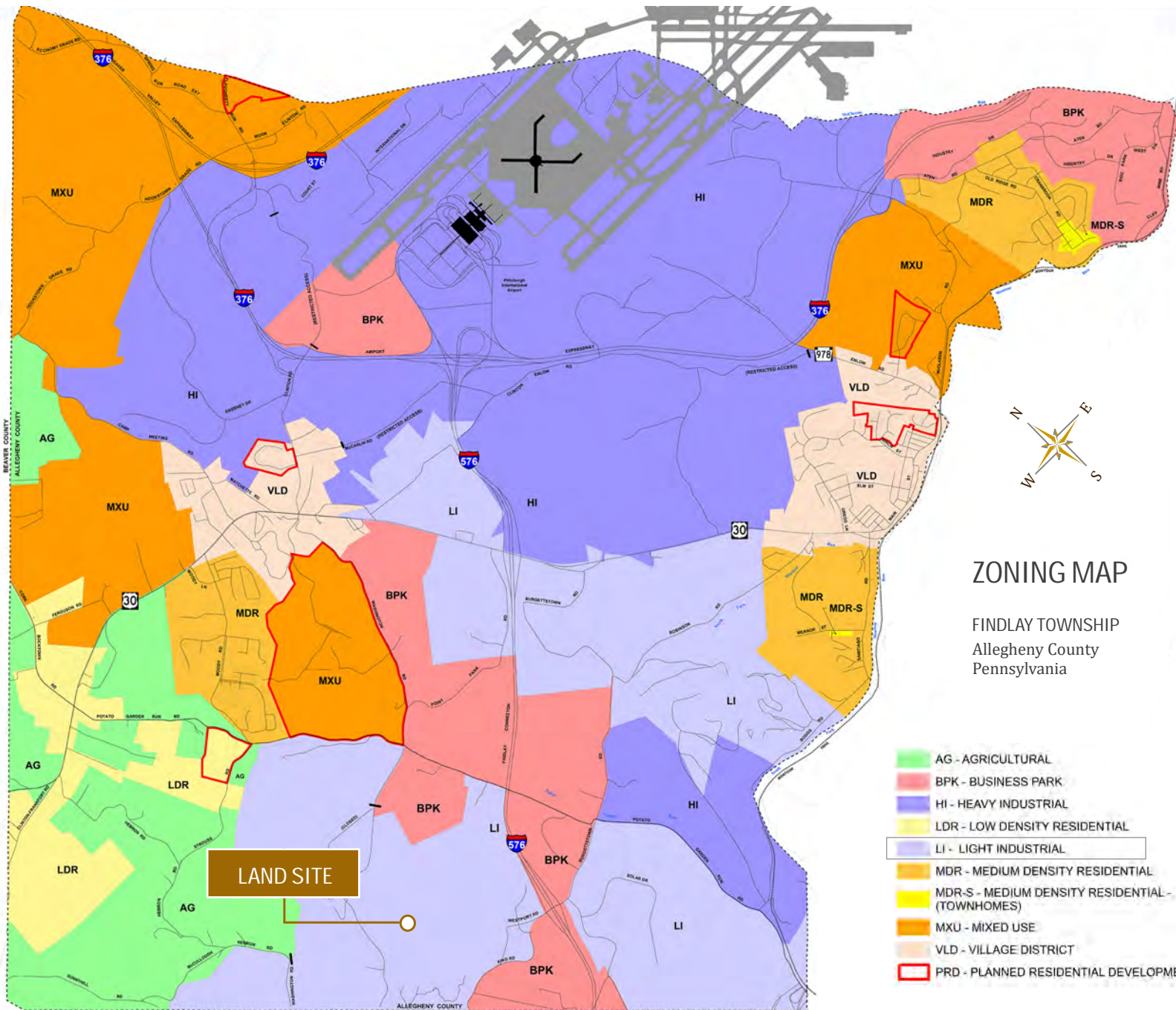
LAND SITE



# 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<sup>+</sup>

CONTACT

For more information, please contact:

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

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

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

©2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CBRE