

JUST MISSED THE LIST

Ranked by acres of land developed in the park

| | | |
|----|---|-----|
| 26 | Parkway West-Vista Business Parks | 124 |
| 27 | 79 North Industrial Park | 123 |
| 28 | Port Ambridge Industrial Park | 115 |
| 29 | Bilmar Office Park | 110 |
| 29 | California Technology Park | 110 |
| 29 | Greater Uniontown Bus. Park | 110 |
| 32 | Meadowlands Park | 100 |
| 33 | Imperial Business Park | 95 |
| 33 | RIDC Keystone Commons | 95 |
| 35 | Penn Center East | 92 |
| 36 | Westmoreland Co. Indus. Park I | 88 |
| 37 | U-PARC | 86 |
| 38 | Abele Business Park | 82 |
| 39 | Ambridge Regional Distribution & Manufacturing Center | 80 |
| 39 | McKees Rocks Indus. Enterprises | 80 |
| 39 | Speers Industrial Park | 80 |

FOOTNOTES

Sources: Pittsburgh Business Times Commercial Real Estate Guide, individual park management companies/owners/leasing agents, area chambers of commerce, county development authorities.

Note: There are two separate parks lists, the list of Industrial Parks and the list of Business Parks. Parks with no office space are included only in the Industrial Parks list. Parks with no or insignificant amounts of nonoffice space are included only in the Business Parks list. Parks with both office and nonoffice space may be found on both lists.

DND: Did not disclose

NA: Not available/not applicable

¹ Developed acreage means space in the park that has been prepared for use, including amenities such as utilities and access. Potential land to clear and utilize is considered undeveloped.

² Some business parks are no longer consolidated under one owner/manager, so, accurate vacancy rates and division of space information is not available. In these cases, the management company listed represents the largest segment of the park or is the most appropriate point-of-contact for information about the park. Park tenants listed may also own their space.

³ Types of space abbreviations: WH, warehouse; manuf., manufacturing; indus., industrial

Counties surveyed for this list: Allegheny, Armstrong, Beaver, Butler, Fayette, Washington and Westmoreland

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LARGEST PITTSBURGH-AREA INDUSTRIAL PARKS

(Ranked by developed acreage¹)

| Name Location Current management ² / Phone | Acreage: developed/ undeveloped ¹ | Space (sq. ft.) existing in park | Division of space ³ | Major tenants ⁴ |
|---|--|--|--|--|
| 1 RIDC Thorn Hill Industrial Park I-79 North, Cranberry exit, Marshall and Cranberry townships, PA 16066 RIDC / (412) 471-3938 | 830 120 | 1,900,000 | Office, 11%; indus./manuf./W.H., 80%; other, 9% | Three Rivers Pharmaceutical, Verizon, Tribune Review Newsworks, Mitsubishi Electric Corp., United States Postal Service |
| 2 Southpointe Interstate 79, exit 48, Cecil, PA 15231 Southpointe Chamber of Commerce / (724) 877-7777 | 609 NA | 2,311,489 | Office, 75%; indus./manuf./W.H., 25% | More than 200 including, Mylan, ANSYS, Centimark, AccuTex, Aker Kværner, Alma Actuators, Columbia Gas, Hilton Garden Inn, Community Bank, Janney Montgomery Scott |
| 3 RIDC Industrial Park Allegheny Valley Expressway, O'Hara Township, PA 15238 RIDC / (412) 471-3939 | 588 12 | 3,750,000 | Office, 25%; indus./manuf./W.H., 65%; retail, 5%; other, 5% | Giant Eagle, Mine Safety Appliances, Accutronix, Level 3 Communications, Emerson Process Control |
| 4 Westmoreland Business & Research Park Hunt Valley Drive, Upper Burrell Township, PA 15601 Westmoreland County Industrial Develop. Corp. / (724) 830-3061 | 544 265 | NA | Office, 10%; indus./manuf./W.H., 90% | Namsco Plastics, Siemens, Leeds Inc., Acro Tool Enterprises, Whitaker/Anchor, Yereco Label Co., Responics Inc., Bacharach Inc. |
| 5 Aliquippa Industrial Park Woodlawn Road, Aliquippa, PA 15001 Beaver County CED / (724) 728-8610 | 530 300 | 1,375,000 | Office, 2%; indus./manuf./W.H., 98% | US Gypsum, USEM, Metalwerks, Master Haisco, Beaver Valley Slag, Ralich Trucking, Shasta |
| 6 RIDC Park West Parkway West and Route 60, Findlay and North Fayette townships, PA 15438 RIDC / (412) 471-3939 | 440 60 | 1,100,000 | Office, 45%; indus./manuf./W.H., 50%; other, 5% | Draeger Safety, Oncology Nursing Society, Lanxess, Prominent Fluids, Volkwein's |
| 7 Rockpointe Business Airpark 1000 Rockpointe Blvd., West Deer Township, PA 15064 Rock Airport of Pittsburgh LLC / (724) 265-1144 | 325 625 | 500,000 | Office, 40%; indus./manuf./W.H., 30%; retail, 20%; other, 5% | Joseph B. Fay Co., Management Science Associates, Rock-Built Inc., Zambano Corp. |
| 8 Victory Road Business Park Route 228 and Victory Road, Clinton Township, PA 15066 Community Development Corp. of Butler Co. / (724) 283-1961 | 275 79 | NA | NA | Aldi Foods, Medrad, Cygnus Manufacturing Co., Brayman Construction, Castcon Stone, Cassidy Pierce, Isis Tek, Pittsburgh Power, Kayberry Manufacturing, Gaven Industries, RAM Trucking, Productivity Product Services |
| 9 RIDC (Riverplace) Route 837 and Lysle Boulevard, Duquesne and McKeesport, PA 15110 RIDC / (412) 471-3939 | 270 105 | 1,360,000 | Office, 25%; indus./manuf./W.H., 70%; other, 5% | American Textile Co., Thermal Transfer Corp., EchoStar Communications, US Steel, Bulk Conveyor |
| 10 Cranberry Woods Office Park Cranberry Township, Butler County, PA 16066 CB Richard Ellis / (412) 471-4062 | 260 67 | 1,600,000 | Office, 85%; indus./manuf./W.H., 15% | Westinghouse Electric Co., McKesson Automation, Verizon Wireless, Network Appliances, Mine Safety Appliances, Daniel Corp. |
| 11 AltaVista Fairfield Township, Washington County, PA 15033 Middle Monongahela Indus. Develop. Association Inc. / (724) 379-5600 | 256 NA | 52,500 | Office, 20%; indus./manuf./W.H., 80% | Progeny Systems, Exide Technologies, Chem Station |
| 11 Donora Industrial Park Donora, Washington County, PA 15033 Middle Monongahela Indus. Develop. Association Inc. / (724) 379-5600 | 256 NA | 52,500 | NA | Spartech Polymor, Elliott, Power Indus. Supply, Pgh. Flexcor, Regal Indus. Dyna-Nobel, Glasser, Power Piping, Eastern Alloy, LaRoche Industries, MIDA, Bergen Power Pipe Support |
| 13 Northpointe Freepor-Kittanning Road/Route 28, Freepor, PA 15229 Armstrong Co. Department of Economic Development / (724) 548-1500 | 250 675 | 308,976 | Office, 25%; indus./manuf./W.H., 75% | Bank of New York Mellon, Penn State Electro-Optics Center, Boeing SVS, Dynamic Manufacturing, Sleam Brothers Co., Indiana University of Pennsylvania Northpointe Regional Campus |
| 14 Chartiers Valley Industrial Park Route 60 at Thornburg Bridge, Pittsburgh, PA 15142 Urban Redevelopment Authority of Pittsburgh / (412) 255-6600 | 243 13 | NA | Indus./manuf./W.H., 100% | Giant Eagle (OK Grocery warehouse), UPS Inc., ABF Freight Systems Inc., Roomful Express |
| 15 Interstate 70 Industrial Park Glacier Drive, Smithton, PA 15479 Westmoreland County Industrial Development Corp. / (724) 830-3061 | 240 360 | NA | Office, 5%; indus./manuf./W.H., 95% | Dick's Sporting Goods, Levin Furniture Co., Snavely Forest Products, D.C. Class Truss Inc., All States Transportation, Target Drilling Inc. |
| 16 West Hills Industrial Park Route 422 and Route 28, Kittanning, PA 16001 Armstrong Co. Department of Economic Development / (724) 548-1500 | 232 160 | 424,692 | Office, 25%; indus./manuf./W.H., 75% | Armstrong County Memorial Hospital, Sylvan America, Snyder Associated Cos., BLX Inc., SinterMet, Hess Trucking, Drug Plastics |
| 17 Westmoreland Distribution Park North Old Route 119, Mount Pleasant, PA 15666 Westmoreland County Industrial Development Corp. / (724) 830-3061 | 190 93 | NA | Office, 5%; indus./manuf./W.H., 95% | Recently completed/ready for occupancy |
| 18 Cranberry Business Park 210 West Kensington Drive, Suite 400, Cranberry, PA 16066 Richard Donley / (724) 779-3892 | 180 NA | 675,000 | Office, 50%; indus./manuf./W.H., 29%; other, 21% | Simplex Grinnell, Westinghouse, OfficeMax, Conair, Coventry HealthCare, GMAC, Curbel Plastics, Fidelity National, SMS, Three Dimension Systems, Pittsburgh Logistics |
| 19 Westmoreland County Airpark Route 981, Latrobe, PA 15650 Westmoreland County Industrial Development Corp. / (724) 830-3061 | 157 53 | NA | Office, 5%; indus./manuf./W.H., 95% | Premium Molding Inc., Accu-Mold Inc., Siem Tool Co., Latrobe Maching Company, Tach Technologies Inc. |
| 20 Starpointe Business Park Intersection of routes 18 & 22, Hanover Township, PA 15021 Fourth River Development LLC / (412) 231-4444 | 148 1,005 | 215,000 | Indus./manuf./W.H., 100% | Lanxess, Volvo Rents, Miller Plastics, Olson Industries, Mach 1 Air Services |
| 21 Westmoreland Technology Park II Old Route 119, Mount Pleasant, PA 15666 Westmoreland County Industrial Development Corp. / (724) 830-3061 | 143 121 | NA | Office, 5%; indus./manuf./W.H., 95% | Recently completed/ready for occupancy |
| 22 Fayette Business Park Mountain View Drive, Smithfield, PA 15478 Fay-Penn Economic Development Council / (724) 437-7913 | 142 168 | NA | NA | Johnson Matthey, Argon ST, Vertex Outsourcing, Berkeley Medical Resources, Atlas, Hunter Panels, Mypodiamond |
| 23 Leetsdale Industrial Park 100 Leetsdale Industrial Drive, Leetsdale, PA 15056 Chapman Properties / (724) 266-2500 | 126 2 | 1,978,348 | Office, 3%; indus./manuf./W.H., 97% | Shell Oil, ArcelorMittal, FedEx, Shaw, Air Products, Almatris |
| 23 Westmoreland Distribution Park East/West Central Road, Mount Pleasant, PA 15666 Westmoreland County Industrial Development Corp. / (724) 830-3061 | 126 28 | NA | Office, 5%; indus./manuf./W.H., 95% | ABB Inc., Reinhart FoodService, FedEx, Reuss Engineers, One Call Rentals, RECO Equipment, Penske Truck Leasing |
| 25 Buncher Leetsdale Commerce Park Route 65 and Ohio River Boulevard, Leetsdale, PA 15056 The Buncher Co. / (412) 422-9900 | 125 10 | NA | Office, 10%; indus./manuf./W.H., 90% | DND |

