

# Mon Valley Industrial Center

## Site Overview



Site is situated on 6 acres and is located in the City of Clairton along the State Route 837 corridor, a major artery in the Mon Valley, approximately 15 miles southeast of downtown Pittsburgh.

Site provides quick access to routes 51 North and south and all areas in Western Pennsylvania including Greater Pittsburgh International Airport, Washington, PA, Greensburg, PA and the Ohio and West Virginia borders

## Project Details

- Municipality: City Of Clairton
- Address: 265 State Street, Clairton, PA, 15025
- Owner: DiMarco Construction Company, Inc.
- Census Tract:
- Zoning:
- The second phase of development involves construction of 6,400 sq. ft. office building and 11,500 sq. ft. warehouse for DiMarco Construction Co., Inc., with additional landscaping.
- Once complete the final phase of development will involve soliciting potential tenants to construct similar structures for industrial/commercial ventures and the completion of development.

## Site Opportunities

- The first phase of development involved site clean-up, land clearing, grading, sidewalk/curb replacement, storm systems, access roads, utilities and landscaping.
- Once infrastructure is complete and DiMarco Construction headquarters is complete, other business owners will see potential of the site in terms of location and visual appeal.
- The addition of other business owners will bring additional tax revenue to the City of Clairton.

### Contact Info:

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President

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# Industrial Center McKeesport Commons I Built Out

## Site Overview



- This site sits of the former USS Steel facility site and EchoStar Call Center.
- This redevelopment will allow for a civic-based end-user to move onto the site, accommodate future office needs and will serve as a hub for the surrounding communities.

## Project Details

- Municipality: City of McKeesport
- Address: 451 Industry Drive, McKeesport, PA 15132
- Owner: Regional Industrial Development Corporation of Southwestern Pennsylvania (RIDC)
- Census Tract:
- Zoning:
- The 225,550 sq. ft. facility will be broken down into two separate projects that will allow the space to be divided into two smaller ones, transforming the space form a single sole user to a multi tenant building.
- The project involves building multiple restroom facilities, separate major utilities, and HVAC and sprinkler systems, update main entrances and office spaces within the building.

## Site Opportunities

- This project will reclaim and redevelop a former industrial site.
- Redevelopment will create a regional asset that will accommodate additional tenants
- Site is attractive to future tenants due to being adjacent to, and having access to, the Great Allegheny Passage trail.
- This project can help in keeping and attracting additional people to McKeesport.

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