



# Making it in McKees Rocks

*Building on our long history of manufacturing, McKees Rocks is excited to invite you to consider the newly developed Rocks Industrial Park for your startup, expansion, or relocation needs. Located in the heart of the community, we are looking for small to mid-sized manufacturers and makers to build on our already robust community of similar businesses. McKees Rocks Community Development Corporation is your conduit to the community. We will assist you every step of the way to completing your project and make you a part of one of Pittsburgh's next great turnaround communities.*

## **Here are just a few of the amenities and benefits to consider:**

- Immediate access to the McKees Rocks Bridge and SR51 / West Carson Street
- 7 minutes from Pittsburgh Central Business District
- 5 minutes from I-79
- PA Enterprise Zone
- LERTA tax abatement and other local incentives
- Walking/Bike Trail connectivity to local and regional trail networks
- Adjacent to revitalizing business district focused on restaurant, arts, and entertainment
- 1 mile from Ohio Valley Hospital
- Adjacent to \$60M CSX Intermodal facility and \$60M reconstruction of West Carson Street
- Rail access
- Parcels available for lease or own
- Sized to your needs
- Lease / Sale price negotiable
- Designated as a focus community by the Allegheny Conference in 2013

# McKees Rocks— making it here

*Join us in making McKees Rocks your home!  
Discover what so many world-class  
manufacturers already know about one of  
Pittsburgh's best-kept secrets – McKees Rocks.*

## JOIN OUR WORLD CLASS COMPANIES

- Ace Wire Spring & Form Co., Inc.
- Armstrong Kover Kwick
- Aztec Steel Corp.
- Boyd Roll-Off Services, Inc.
- Butler Gas Products Company
- CSX – Pittsburgh Intermodal Rail Terminal
- 5 Generation Bakers
- Fortunes Gourmet Coffee
- Frank Bryan Inc., Bryan Materials Group
- General Wire and Spring Co.
- George V. Hamilton Inc.
- IDEAZ, LLC
- Lane Steel Co.
- Mancini's Bakery
- McKees Rocks Forgings
- McKees Rocks Industrial Enterprises
- Pierogies Plus
- Pittsburgh & Ohio Central Railroad
- Ruthrauff Sauer
- YRC Freight
- Silver Star Meats, Inc.
- Temtek Solution/MSSI Refractory
- Tudi Mechanical Systems
- Theresa's Italian Bakery

## CONTACT US

Call or email us today to start the conversation and  
set up a site tour:

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*From top to bottom: Lane Steel Co., Mancini's  
Bakery and Fortunes Gourmet Coffees.*