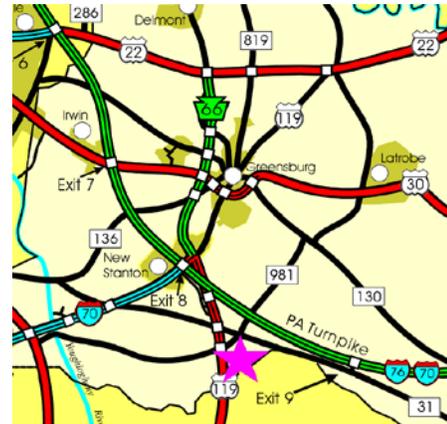


Amcel Center Properties, Mt. Pleasant



MUNICIPALITY: East Huntingdon Township
LOCATION: 1558 Mt. Pleasant -
 Connellsville Rd.
ADDRESS: Mt. Pleasant, Pennsylvania

SITE DESCRIPTION:

Type of Building: Industrial/Warehouse and
 Distribution

Area of Building:

- a. Warehouse: 487,886 Sq. Ft.
 Available: 350,000 Sq. Ft.
- b. Office: 30,000 Sq. Ft.
 Available: 15,000 Sq. Ft.
- c. Laydown Area: 6 Acres
 Available: 3 Acres

Wall Construction: Reinforced concrete/Metal
 Floor Construction: 8"-10" Reinforced Concrete
 Roof Construction: 300,000 sq. ft. Rubber
 Membrane (2012-2014)
 187,886 sq. ft. BUR/Torch
 Down/Foam (1990-2000)
 Ceiling Heights: 18' – 32' clear
 Truck Doors: 13 Dock High;
 12 Grade Level
 Cranes: 1-10 Ton; 1-7.5 Ton; 1-5 Ton
 Sprinkling System: No
 Security System: No
 Comments: N/A

CONTACT:

Westmoreland County Industrial
 Development Corporation
 Fifth Floor, Suite 520
 40 North Pennsylvania Avenue
 Greensburg, PA 15601
 Phone: (724) 830-3061 FAX: (724) 830-3611
 Web Site: www.westmorelandcountycidc.org

UTILITIES:

Electricity: Allegheny Power - 480 volt 3 phase,
 10,000 KVA
 Gas: Columbia Gas
 Water: Municipal Authority
 of Westmoreland County
 Sewage: On-Site Sewage Disposal Plant
 Phone & Internet: Verizon and Armstrong
 Comments: N/A

TRANSPORTATION:

Nearest
 Highway: Route 119 - .3 miles
 PA Turnpike – 6 miles
 Nearest Airport: Arnold Palmer Regional
 Airport - 18 miles
 Pittsburgh International – 60 miles
 Rail Accessible: May be feasible
 Water Access: No

STATUS:

Available for: Lease
 Consider Subdivision: Yes

NOTE: Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal notice, or other conditions.