

JEANNETTE INDUSTRIAL PARK

City of Jeannette,
Westmoreland County, PA



REVISED: 07/23/12

BUILDING STATUS

	LEASED/SOLD
	SHORT-TERM LEASED/OPTIONED
	AVAILABLE
	COMMON AREA

40% BUILDING LEASED

BUILDINGS

LEASED

	SQ. FT.	COMPANY
200A&B & 300A&B	39,783	TECH 2000 WOODWORKS
500A & 700A&B	26,000 (31,922)	CASEWORKS INC.
500C	5,030	HATCH-MDS, INC.
600	14,058	MISTRAS GROUP

BUILDINGS

AVAILABLE

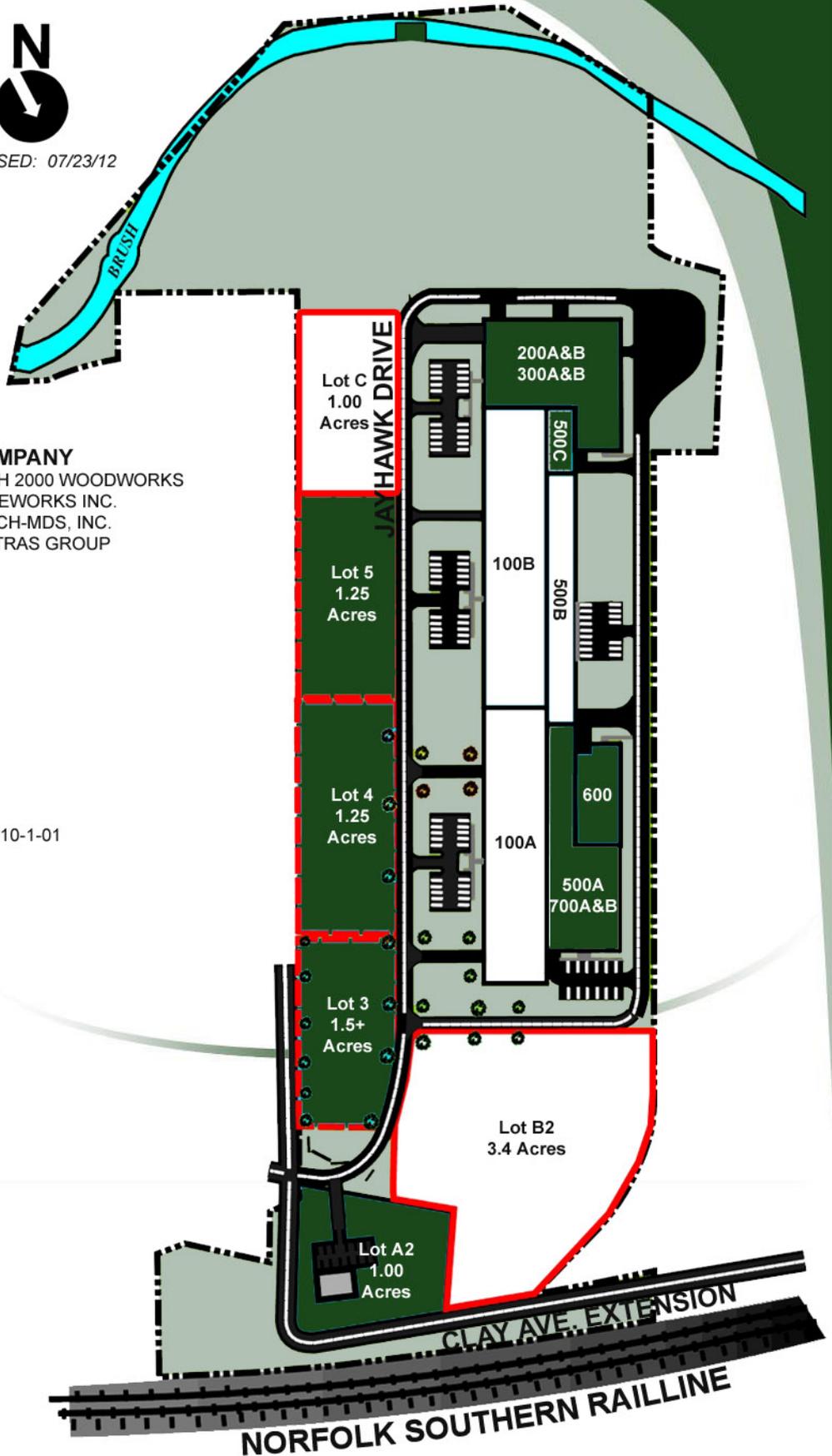
	SQ. FT.
100A	50,095
100B	55,019
500B	17,182

LOTS SOLD

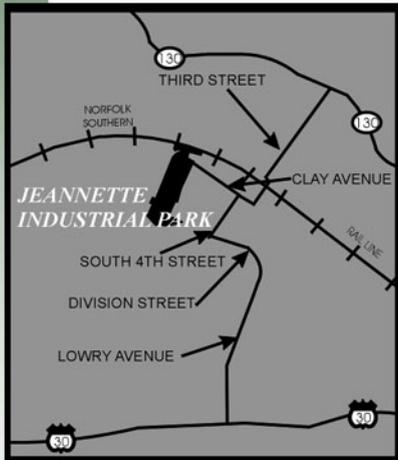
LOT	COMPANY
LOT A2	DIMENSION X
LOT 3	DISTRICT COURT 10-1-01
LOT 4 & 5	EXCEL GLASS

LOTS OPTIONED

COMPANY



LOCATION MAP



Westmoreland County Industrial Development Corporation
Fifth Floor | Suite 520 | 40 North Pennsylvania Avenue | Greensburg, PA 15601
phone 724.830.3061 | fax 724.830.3611 | email wcidc@wpa.net

www.westmorelandcountyidc.org

JEANNETTE INDUSTRIAL PARK



LOCATION:

Address: 9th and Clay Avenue
Jeannette, Pennsylvania 15644

Municipality: City of Jeannette

Latitude: 40° 19' 30"

Longitude: 40° 37' 30"

DESCRIPTION:

Building Type: Industrial
Warehouse/Distribution

Area of Building:

- a. Total: 213,035 sq. ft.
- b. Phase I: 127,755 sq. ft.
- c. Phase II: 85,280 sq. ft.
- d. Available: 50,095 sq. ft. (Bldg. 100A)
55,019 sq. ft. (Bldg. 100B)
17,182 sq. ft. (Bldg. 500B)

Floor Type: Reinforced Concrete

Construction Type: Stone and Brick

Roof Type: Metal

Ceiling Heights: 19'

Truck Doors: 1 Docks; 1 Drive-in (Bldg. 100A)
2 Docks; 1 Drive-in (Bldg. 100B)
Exterior Dock (Bldg. 500B)

Number of Floors: 1

Acreage Available: 4.4±

Number of Lots: 2

Minimum Lot Size: 1.5 Acres (could be altered)

Maximum Lot Size: 3.4 Acres (could be altered)

Zoned: Light Industrial

Topography: Flat

TRANSPORTATION:

Nearest Highway: U.S. Route 30 – 1.5 miles
PA Turnpike, Irwin – 6 miles

Nearest Airport: Arnold Palmer Regional
Airport – 13 miles

Rail Accessible: No

Closest Port: Pittsburgh

UTILITIES:

Electric: West Penn Power Company

Service: 7.2 kV Primary single phase on site

Gas: Columbia Gas

Water: Municipal Authority of
Westmoreland County

Water Line Size: 8" throughout park

Sewage: Jeannette Municipal Authority

Fiber Optic: Yes

GENERAL INFORMATION:

2012

Millage Rates: Jeannette – 136.33 mills

Nearest Fire Company: Jeannette – less than one mile

Distance to Landfill: 6 miles

SALE/LEASE:

Building:

- Lease: \$2.50 per square foot net, net, net

Land:

- Sale: \$25,000 per acre

CONTACT:

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Ben Wentzel – Business Development
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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.

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CHOICE**
... for your business expansion!