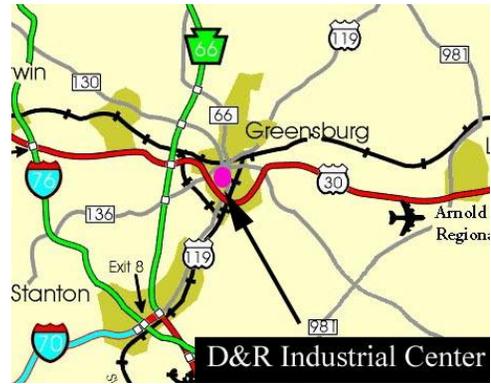


## D&R INDUSTRIAL CENTER – Available January, 2014



**MUNICIPALITY:** South Greensburg Borough  
**LOCATION:** 125 Theobald Avenue  
**ADDRESS:** Greensburg, PA 15601

### SITE DESCRIPTION:

Type of Building: Industrial-New Construction  
Area of Building:  
    Total Building 14,300 SF  
Wall Construction: Masonry/Metal  
Floor Construction: Concrete  
Roof Construction: Flat  
Ceiling Heights: 40-42'  
Truck Doors: 2 Drive-in (14'x16' doors)  
Cranes: Optional-None present but building was designed to accept up to 15 ton cranes w/29' clearance under hook  
Sprinkling System: Yes, EFSR system  
Security System: Fire alarm system  
Comments: This is a newly constructed building to be completed January of 2014...Free parking 1 block away from facility.

### 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.westmorelandcountyidc.org](http://www.westmorelandcountyidc.org)

### UTILITIES:

Electricity: Allegheny Power – 440 volt, 3 phase power  
Gas: Peoples Natural Gas  
Water: Municipal Authority of Westmoreland County  
Sewage: Greater Greensburg Sewage Authority  
Comments: High Speed Internet access available

### TRANSPORTATION:

Nearest Highway: U.S. 119 – ¼ mile  
U.S. 30 – 1 mile  
I-70 & I-76 (PA Turnpike) – 4 miles  
Nearest Airport: Arnold Palmer Regional Airport – 4 miles  
Rail Accessible: Possible  
Water Access: No  
Comments: None

### STATUS:

Available For: Lease  
Consider Subdivision: Possible within reason

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.