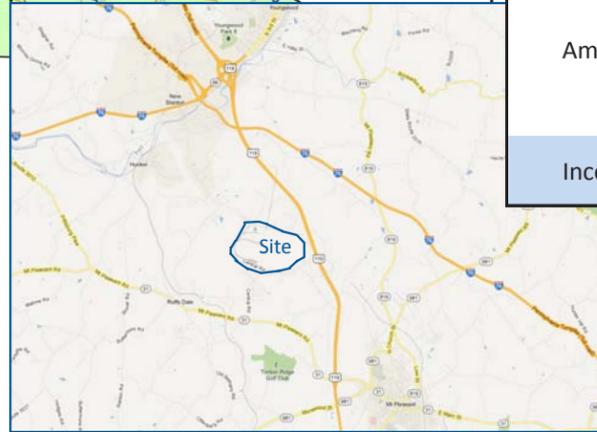
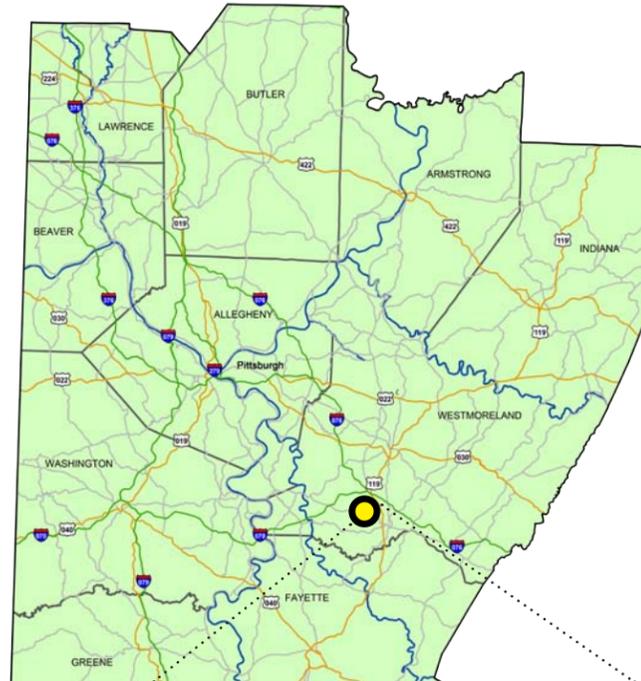


## Location



Locational Overview	
Rail	Track lines feeding property owned by Westmoreland County, operated by Southwest Pennsylvania Railroad. Connects to CSX Transportation, Norfolk Southern and Wheeling & Lake Erie
Highway	Convenient linkage to PA Turnpike (I-76), I-70 and US 119
Parking	Approximately 2,535 cars or 1,020 trailers
Airports	Five regional and general aviation airports in a 15 mile radius of the site: Mt. Pleasant-Scottsdale Airport, Arnold Palmer Regional Airport, Greensburg-Jeannette Airport and Rostraver Airport. In addition, Pittsburgh International Airport is approximately an hour away.
Amenities	RIDC Westmoreland is conveniently located in between Mt. Pleasant and New Stanton and all of their amenities; banks, restaurants, retail shops, golf courses and hotels.
Incentives	Foreign Trade Zone designation KOEZ designation starting 2013

## RIDC Westmoreland Incentives

### Foreign Trade Zone (FTZ)

- FTZs are considered “outside” the U.S. for Customs duty purposes
- Foreign goods are **not subject to Customs duty until they are removed from the zone** and entered into the U.S. commerce for consumption
- **No Customs duty if merchandise is exported**

### Keystone Opportunity Expansion Zone

The tax burden of **certain state and local states may be reduced to zero** through exemptions, deductions, abatements, and credits depending on the situation

# Available for Lease

## RIDC Westmoreland • East Huntingdon Township

1001 Technology Drive • Mt. Pleasant, PA 15666



Recently designated as a **Keystone Opportunity Expansion Zone (KOEZ)**.

KOEZ allows companies to receive reductions in certain state and local taxes



## Highlights

- **Industrial manufacturing building**
- Approximately 2.81 million SF  
Divisible by **150,000 to 500,000 SF**
- **Rail lines** feeding property owned by Westmoreland County, operated by Southwest Pennsylvania Railroad
- **Ceiling Heights:** 28' to deck typical
- **Parking lot** can hold approximately 2,525 cars
- Total 84 docks and 16 drive-ins and three freight lifts
- Separate **administration building** is 95,000 SF of office space, including a conference room that holds 150 people
- **Foreign Trade Zone** designation along with **KOEZ** designation starting in 2013
- Convenient linkage to **PA Turnpike (I-76), I-70, and US 119**

### For more information, please contact:

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[www.ridcwestmoreland.org](http://www.ridcwestmoreland.org)



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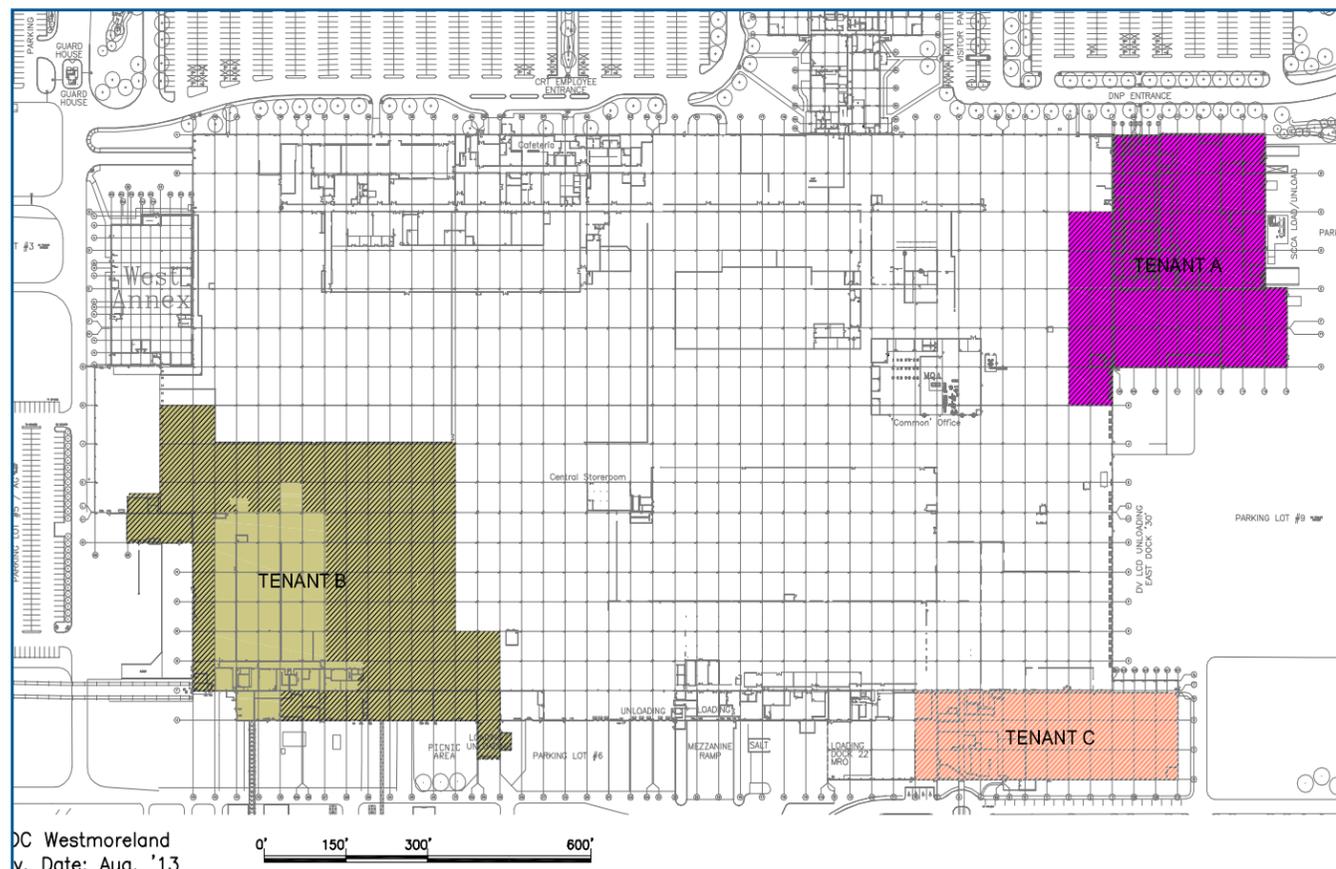


## Area and Usage

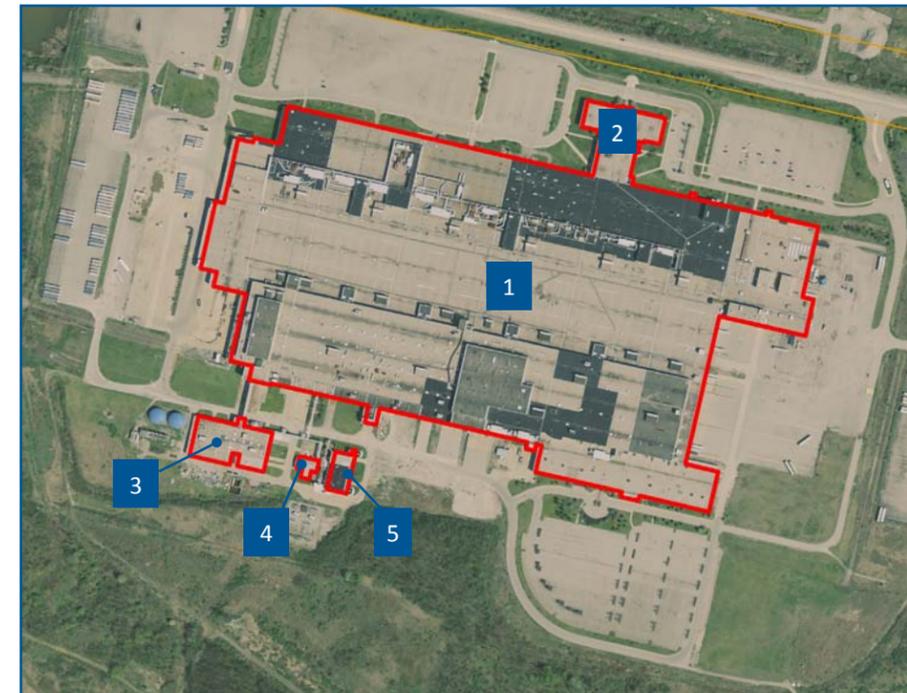
Zoning and Use	
Zoning	No zoning in East Huntingdon Township
Current Status	Four tenants occupying 20% of the space
Plan	Develop into a multiple-tenant facility
Uses	Uses such as industrial/manufacturing, research & development, educational, and computer operation centers

Land & Building Area	
Land	330 acres
<b>Building</b>	
Entire Facility	2.81 million SF
Main Assembly Building	2.27 million SF
First Floor	1.77 million SF
Second Floor	504,000 SF
West Annex	74,000 SF
East Annex	134,000 SF
Administration Building	95,000 SF

## Floor Plan



## Site Layout



1. Main Building
2. Administrative Building
3. Central Utilities Plant (CUP)
4. Storage
5. Waste Water Treatment Plant

## Building Specifications

Facility Overview	
<b>Ceiling Heights</b>	
1st Floor	20' to steel, 28' to deck, typical
2nd Floor	20' to steel, 26' to deck, typical
West Annex	15' to steel, 17' to deck
<b>Sprinklers</b>	
Main plant	100%
Administration building	Not sprinklered. Two 500,000 gallon fire tanks by CUP. Two fire pumps, 2500 SPM each (1 diesel, 1 electric)
<b>Loading Area</b>	
North	0 docks, 1 drive-in
East	33 docks, 4 drive-ins
South	21 docks (6 covered), 3 drive-ins
West	12 docks (all covered), 8 drive-ins
<b>Typical Bay Size</b>	
First Floor	65'x40', north half, 50'x40' south half
Second Floor	50'x40'
<b>Elevators</b>	
Plant	Three freight lifts
Administration building	One 3500 lb hydraulic

Facility Overview	
Physical Status	Well maintained and in excellent condition; Industrial manufacturing building with steel frame construction with concrete panel/siding walls and built-up roof
Utilities	
Electricity	Allegheny Power (12.5 KV and 24MW) Dual feed from single transformer. Cost estimate for 1.2 million KWH @ 5.5 cents is \$66,000
Water	Westmoreland County; 12 in. feed of 20 in main; 2000 GPM @ 100 PSI. Cost estimate for 250,000 gpd @ \$5.00 ptg combined with sewer is \$85,000
Sewage	Hempfield Township Municipal Authority @ \$6.40 ptg Supplied to the site at the North East corner; line runs through building - available to tap for process. Agreement with Columbia to deliver & purchase direct. Pricing is based on index.
Natural Gas	Additionally, five supplemental gas wells are located on site. Cost estimate for 800,000 therms @ \$4.10 per Dth is \$328,000