

EFR SPECULATIVE FLEX BUILDING – LOT #19
COMPLETED FALL 2013



MUNICIPALITY: Unity Township
LOCATION: 45 Bay Hill Drive
ADDRESS: Latrobe, PA 15650

SITE DESCRIPTION:

Type of Building: Flex/Industrial/Warehouse
 Area of Building:
 a. Total: 75,000 SF
 b. Available: 37,500 SF (divisible by 7,500 SF increments)

Wall Construction: Insulated Metal/Masonry
 Floor Construction: Reinforced Concrete
 Roof Construction: Metal Standing Seam
 Ceiling Heights: 22'
 Truck Doors: 9 Docks; 8 Drive-in
 Cranes: None
 Sprinkling System: Unknown
 Security System: Unknown

Comments: This speculative flex facility under construction on Lot 19 is situated on approximately 5.84 acres at the Westmoreland County Airpark. The 75,000 SF building is divisible by 7,500 SF increments. The site is located just off Route 981 adjacent to the Arnold Palmer Regional Airport in Latrobe. Real estate tax abatement may be available through the LERTA program.

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
 Email: wcidc@wpa.net

UTILITIES:

Electricity: West Penn Power Company
 Gas: Peoples Natural Gas
 Water: Municipal Authority of Westmoreland County
 Sewage: Unity Township Municipal Authority
 Comments: None

TRANSPORTATION:

Nearest Highway: Located just off Route 981
 U.S. Route 30 - 2 miles
 PA Turnpike New Stanton - 11 miles
 Nearest Airport: Arnold Palmer Regional Airport-Adjacent
 Rail Accessible: No
 Water Access: No
 Comments: None

STATUS:

Available for: Lease
 Consider Subdivision: Yes (7,500 SF increments)

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.