

JEANNETTE INDUSTRIAL PARK

City of Jeannette,
Westmoreland County, PA



REVISED: 05/27/2016

BUILDING STATUS

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

100% BUILDING LEASED

BUILDINGS

LEASED

	SQ. FT.
100A	50,095
100B	30,000 (55,019)
200A&B & 300A&B	39,783
500A & 700A&B	26,000 (31,922)
500B	16,112
500C	5,030
600	14,058

COMPANY

JEANNETTE SPECIALTY GLASS/ OCEANA
DeLALLO'S (SHORT-TERM)
TECH 2000 WOODWORKS
CASEWORKS INC.
RYAN MOVING LLC
HATCH-MDS, INC.
MISTRAS GROUP

BUILDINGS AVAILABLE

SQ. FT.

LOTS SOLD

LOT A2
LOT 3
LOT 4 & 5

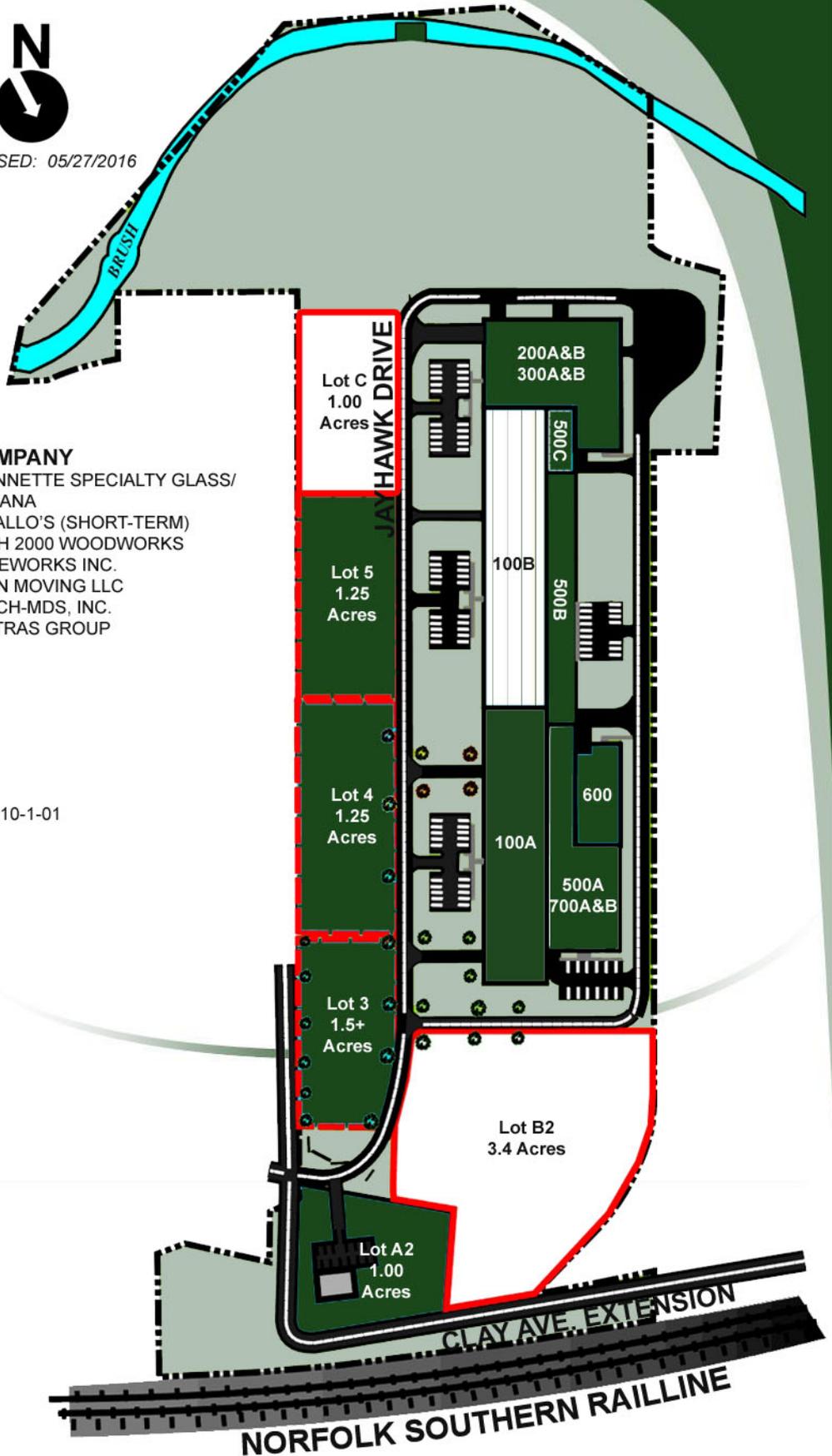
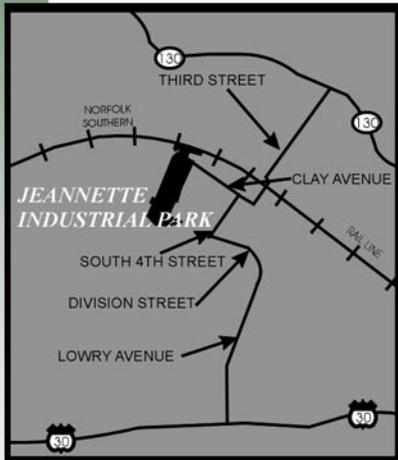
COMPANY

DIMENSION X
DISTRICT COURT 10-1-01
EXCEL GLASS

LOTS OPTIONED

COMPANY

LOCATION MAP



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: 212,019 sq. ft.
- b. Phase I: 127,809 sq. ft.
- c. Phase II: 84,210 sq. ft.
- d. Available: 50,095 sq. ft. (Bldg. 100A) Short-Term Occupant
55,019 sq. ft. (Bldg. 100B) Short-Term Occupant
16,112 sq. ft. (Bldg. 500B) Short-Term Occupants

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)

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:

2016

Millage Rates: Jeannette – 137.86 mills

Nearest Fire Company: Jeannette – less than one mile

Distance to Landfill: 6 miles

SALE/LEASE:

Building:

- Lease: \$2.75 per square foot net, net, net

Land:

- Sale: \$25,000 per acre

CONTACT:



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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!