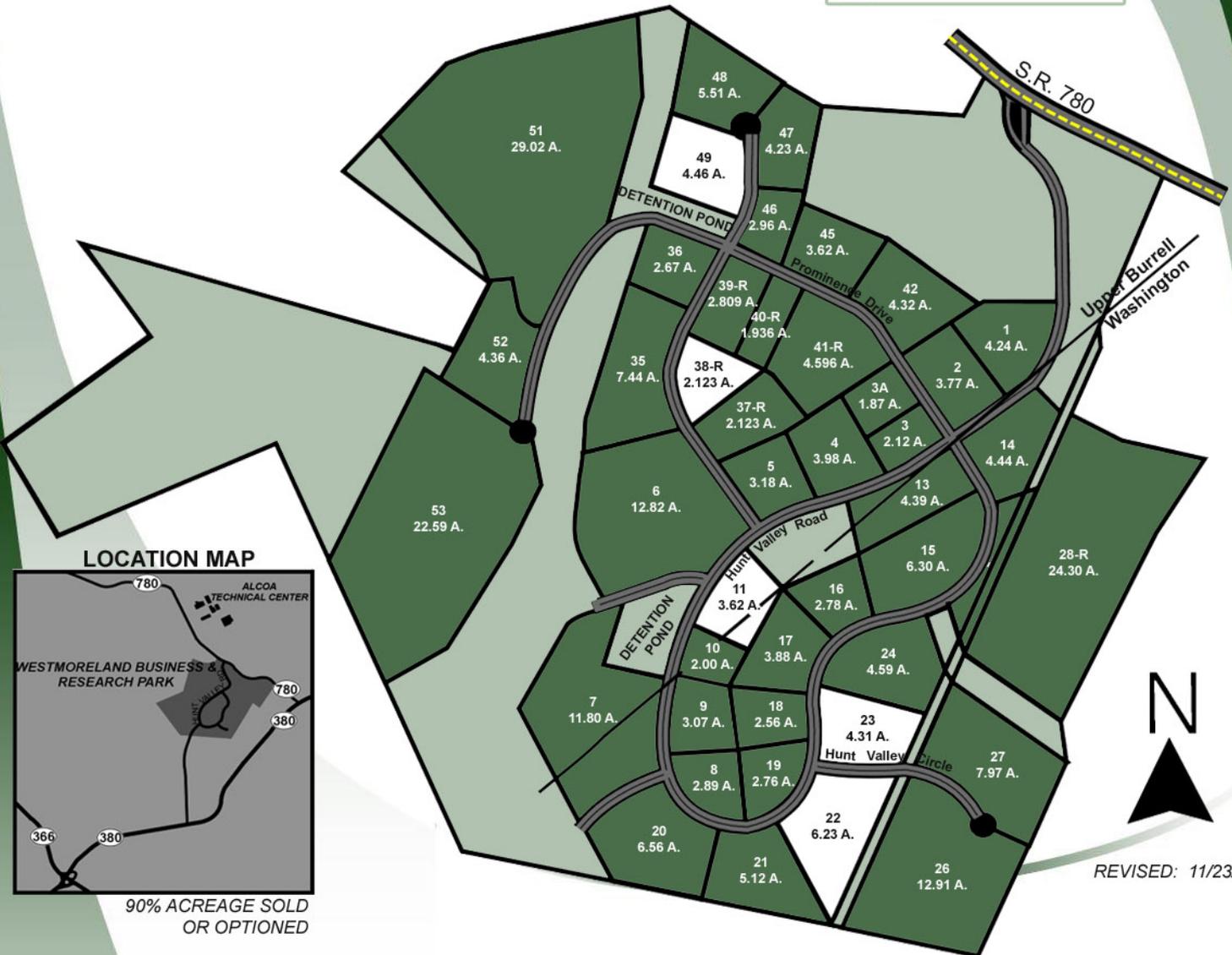


WESTMORELAND BUSINESS & RESEARCH PARK

Upper Burrell and
Washington Townships,
Westmoreland County, PA

LOT STATUS

- SOLD
- OPTIONED
- AVAILABLE
- NOT AVAILABLE / BUFFER



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

WESTMORELAND COUNTY BUSINESS & RESEARCH PARK
Designated Pennsylvania Select Site



LOCATION:

Address: Hunt Valley Drive
New Kensington, Pennsylvania 15068

Municipality: Upper Burrell Township and
Washington Township

Latitude: 40° 32’

Longitude: 79° 38’

DESCRIPTION:

Total Acreage: 544 acres

Sellable Acreage: 259.23 Acres

Number of Lots: 44 Lots

Maximum Lot Size: 29.01 acres

Minimum Lot Size: 1.936 acres

Acreage Available: 16.43 acres (Phase I-II-III)

No. of Lots Available: 4 lots (1 under option)

Zoned: Light Industrial

Topography: Gently rolling to Pad-Ready (<3%)

TRANSPORTATION:

Nearest Highway: Located at Route 780
U.S. Route 380 – 1 mile
Turnpike, Pittsburgh exit – 6 miles

Nearest Airport: Allegheny County
Airport – 20 miles

Rail Accessible: No

Closest Port: Pittsburgh

UTILITIES:

Electric: West Penn Power Company

Service: 12.5 kV Primary underground service

Gas: Peoples Natural Gas

Gas Line Size: 4”

Water: Municipal Authority of the
City of New Kensington

Water Line Size: 8” and 12”

Sewage: Westmoreland County Industrial
Park Authority

GENERAL INFORMATION:

2016

Millage Rates: Upper Burrell Twp. – 130.69 Mills
Washington Twp. – 118.28 Mills

Nearest Fire
Company: Upper Burrell Township
VFD – 1 ½ miles

Distance to
Landfill: 11 miles

SALE/LEASE:

Sale: \$35,000 - \$60,000 **per total acre**

CONTACT:



Joseph D. Sisley – Marketing Director
Kim Donnelly – Business Development
Director
(724) 830-3061
Email: wcidc@wpa.net
www.westmorelandcountyidc.org

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.

**The SMART
CHOICE**
... for your business expansion!

