

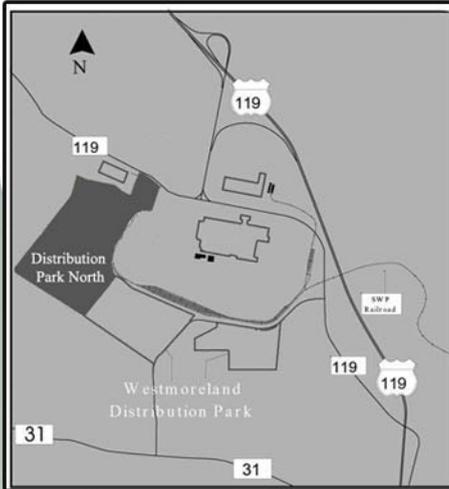
WESTMORELAND DISTRIBUTION PARK NORTH

East Huntingdon Township,
Westmoreland County, PA

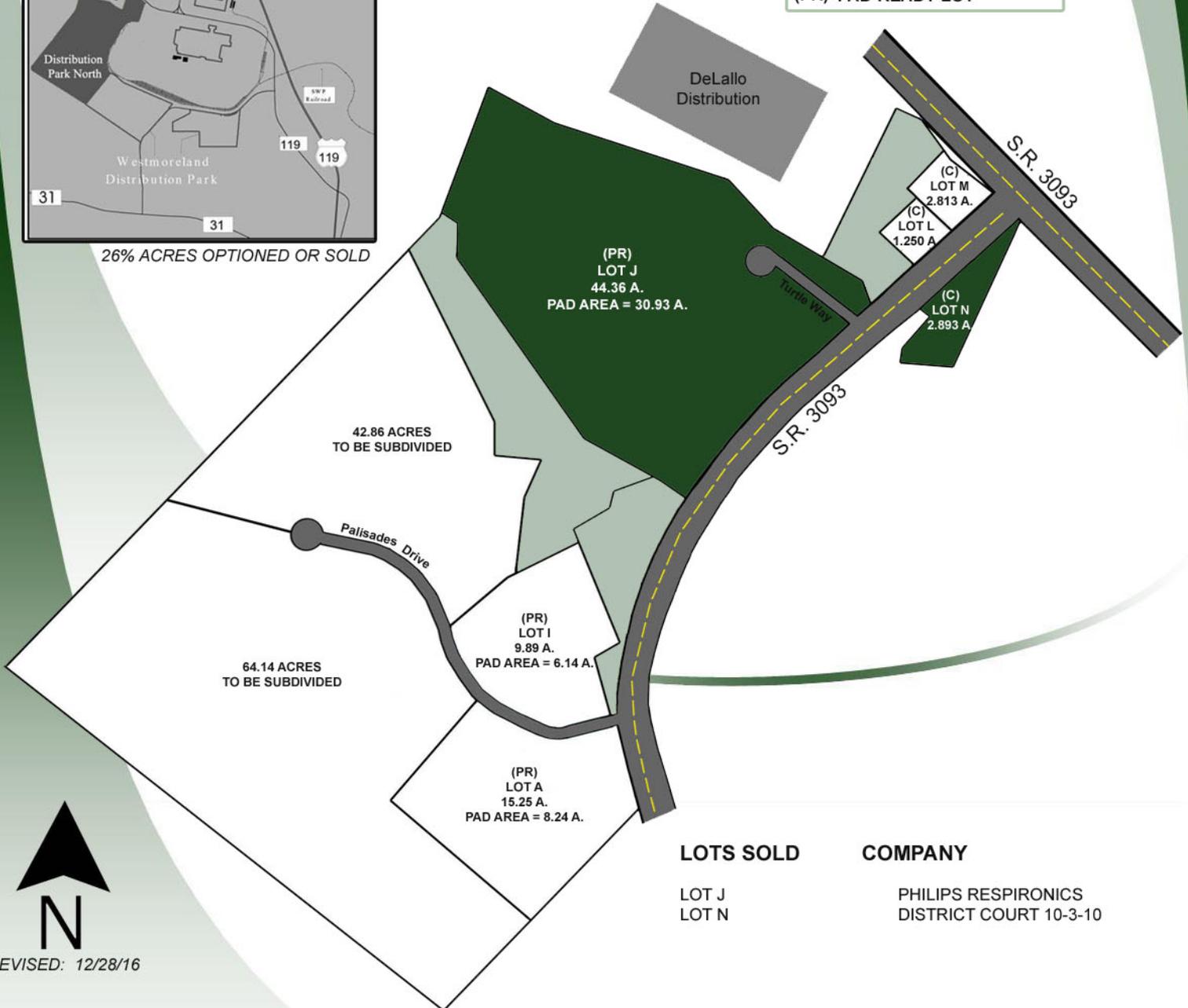
LOT STATUS

- SOLD
- OPTIONED
- AVAILABLE
- NOT AVAILABLE / BUFFER
- (C) COMMERCIAL LOT
- (PR) PAD-READY LOT

LOCATION MAP



26% ACRES OPTIONED OR SOLD



LOTS SOLD

LOT J
LOT N

COMPANY

PHILIPS RESPIRONICS
DISTRICT COURT 10-3-10



REVISED: 12/28/16



WESTMORELAND DISTRIBUTION PARK - NORTH

Designated Pennsylvania Select Site



Gas: Peoples Natural Gas
Gas Line Size: 6"
Water: Municipal Authority of Westmoreland County
Water Line Size: 20" transmission line
(Parcel J – 48" transmission line)
Sewage: Hempfield Township Municipal Authority
Sewage Line Size: 8" PVC
Internet Connect: Fiber (Allegheny Communication Connect – 1 mile.
Cable (Armstrong Cable – 1 mile)

LOCATION:

Address: SR 3193
Mt. Pleasant, PA 15666
Municipality: East Huntingdon Township
Latitude: 40° 11'
Longitude: 79° 34'

DESCRIPTION:

Total Acreage: 183±
Number of Lots: 7
Maximum Lot Size: 44.36 acres
Minimum lot size: 1.25 acre
Acreage Available: 136.21
Number of Industrial Lots Available: 4
Zoned: No Zoning
Topography: Pad Ready – Gently Sloping
Commercial Lots: 2
(Lot L and Lot M)

TRANSPORTATION:

Nearest Highway: U.S. Route 119 - <1 mile
PA Turnpike, New Stanton – 2 miles
Nearest Airport: Arnold Palmer Regional Airport – 15 miles
Rail Accessible: Westmoreland Logistics Park – Rail Freight Terminal within close proximity
Closest Port: Pittsburgh

UTILITIES:

Electric: West Penn Power Company
Service: 12 kVA (138 kVA line – ¼ mile away)

GENERAL INFORMATION:

2016
Millage Rate: East Huntingdon Twp. – 97.85 mills
Nearest Fire Company: East Huntingdon Twp. Fire Dept. – 1 mile
Distance to Landfill: 6 miles

SALE/LEASE:

Sale: Pad Sites
Parcel A - \$915,000
Parcel I - \$593,400
Non-Pad Sites
\$40,000 per total acre
Commercial Sites
\$250,000 per total acre

CONTACT:

Joseph D. Sisley – Marketing Director

Kim Donnelly – Business Development Director



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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.

The SMART CHOICE
... for your business expansion!

