

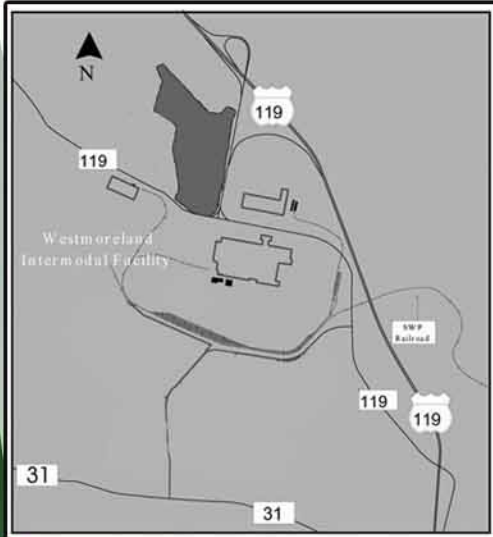
WESTMORELAND TECHNOLOGY PARK II

East Huntingdon and Hempfield Townships,
Westmoreland County, PA

LOT STATUS

- SOLD
- OPTIONED
- AVAILABLE
- BUFFER
- (C) COMMERCIAL LOT
- (PR) PAD-READY LOT

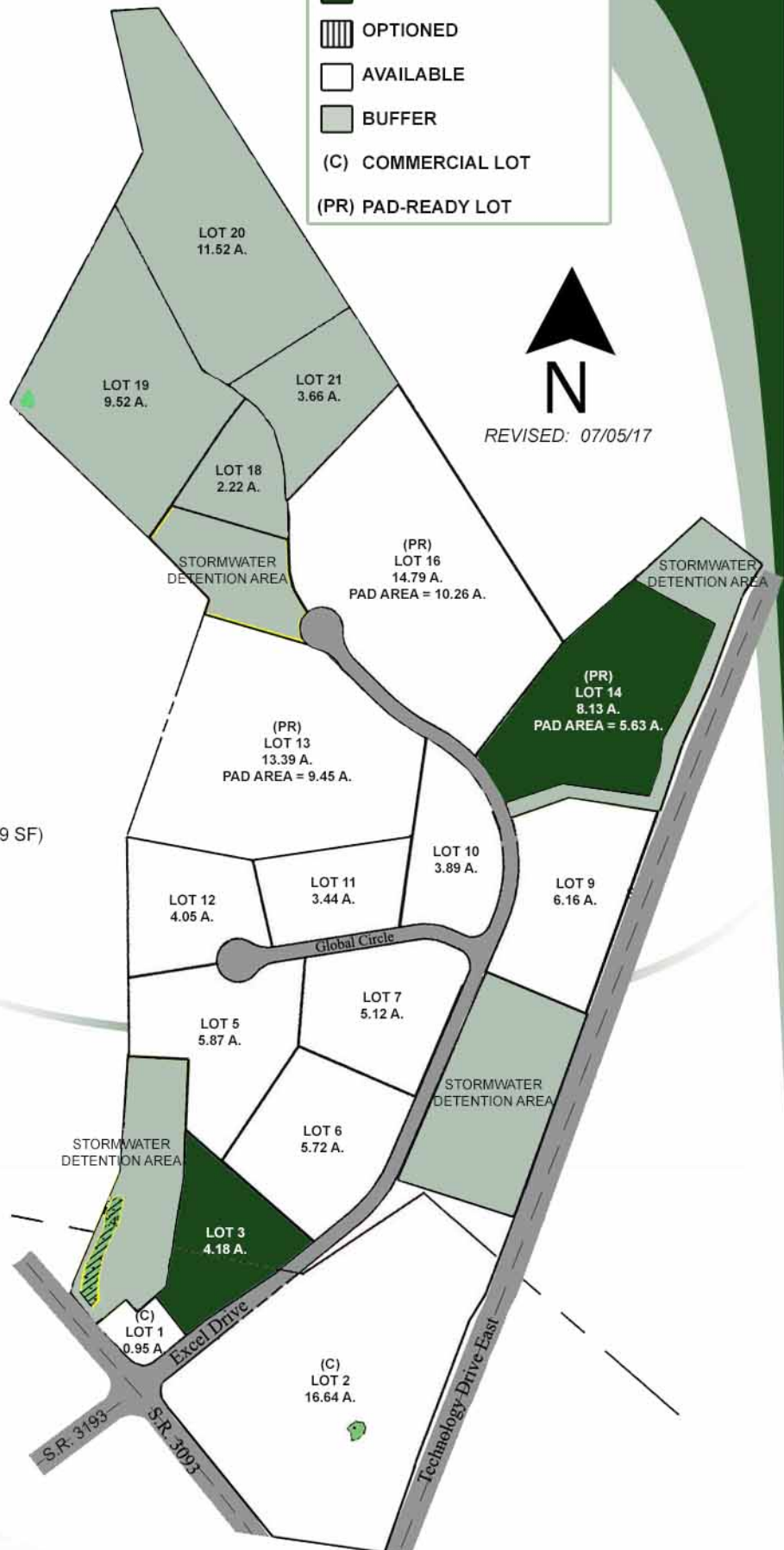
LOCATION MAP



13% ACRES SOLD

LOTS SOLD
LOT 3
LOT 14

COMPANY
VALE VISTA (BLDG AVAILABLE 18,289 SF)
DONEGAL CONSTRUCTION



N
REVISED: 07/05/17



WESTMORELAND TECHNOLOGY PARK II



Service: 12 kV – A&B Circuit
Gas: Peoples Natural Gas
Gas Line Size: 8”
Water: Municipal Authority of Westmoreland County
Water Line Size: 12”
Sewage: Municipal Authority of Westmoreland County
Sewage Line Size: 8”
Internet Connect: Fiber (Allegheny Communication Connect – 1 mile.
Cable (Armstrong Cable – 1 mile)

LOCATION:

Address: Excel Drive
Mt. Pleasant, PA 15666
Municipality: East Huntingdon Township
Latitude: 40° 11’
Longitude: 79° 34’

DESCRIPTION:

Total Acreage: 143±
Sellable Acreage: 92.33
Number of Lots: 13
Maximum Lot Size: 14.90 acres
Minimum lot size: 0.95 acre
Acreage Available: 80.02
Number of Industrial Lots Available: 11
Zoned: I-1 (Light Industrial)
Topography: Gently Sloping & Pad-Ready
Commercial Lots: 2
(Lot 1 and Lot 2)

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

GENERAL INFORMATION:

2017
Millage Rate: East Huntingdon Twp. – 97.85 mills
Hempfield Twp. – 106.20 mills
Nearest Fire Company: East Huntingdon Twp. Fire Dept. – 1 mile
Distance to Landfill: 6 miles

SALE/LEASE:

Sale: Pad Sites
Parcel 13 - \$803,400
Parcel 16 - \$887,400
Non-Pad Sites
\$40,000 per total acre
Commercial Sites
\$200,000 per total 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.

The SMART CHOICE
... for your business expansion!