

For business editors

EFR Limited Partnership to Build Flex-Warehouse at Westmoreland County Airpark- Unity Township

Another commitment by the local developer.

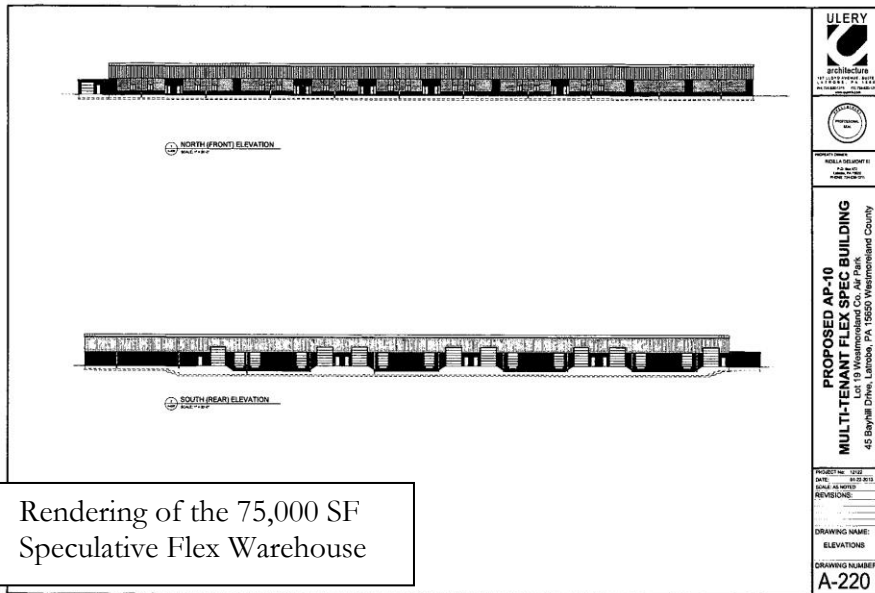
Unity Township, Pa, February 8, 2013 – The Westmoreland County Industrial Development Corporation’s (WCIDC) Board of Directors – Charles W. Anderson, R. Tyler Courtney, and Ted Kopas today announce that EFR Limited Partnership has purchased 5.84 acres in the Westmoreland County Airpark, Unity Township, Westmoreland County.

EFR Limited Partnership, an entity controlled by P. Richard Ridilla, is a private development company involved in the construction, consulting and professional management of non-



residential buildings. The company is headquartered in the Latrobe area and has been involved in the construction industry for more than 70 years. Having success with constructing and marketing more than 3,000,000 square-feet of industrial building space, most of which is located within the county’s industrial park system, EFR Partnership plans to erect yet another 75,000 square-foot speculative flex-warehouse on Lot 19 at the Airpark. “We attribute our success and accomplishments at the Airpark to joint ventures and the people of this area,” said Jim Kollar, Director of the Real Estate Division for EFR Limited Partnership. “The cooperation

that we receive from local officials and the folks at the IDC help us to focus on building quality structures that meet the needs of business.”

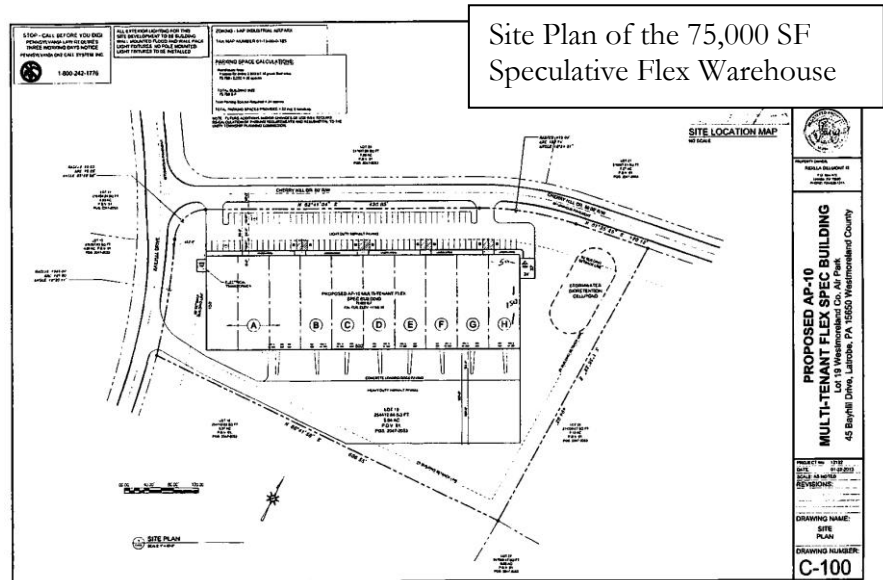


Rendering of the 75,000 SF Speculative Flex Warehouse

Plans call for EFR Partnership to break ground on the building this spring with anticipated completion by late fall of this year. “You cannot have development in today’s world without partnering

with the private sector,” adds Commissioner Chuck Anderson. Commissioner Anderson also serves as chairman of the county Industrial Development Corporation.

The 75,000 square-foot multi-tenant warehouse is the second of its type in the park that will be divisible by 7,500 square-foot increments. The building, constructed of a metal, pre-engineered Butler building with reinforced



Site Plan of the 75,000 SF Speculative Flex Warehouse

concrete flooring and 22’ ceiling heights, will offer drive-in door and loading dock capabilities designed to accommodate individualized office build-out for each tenant. The 5.84 acre site

allows plenty of room for truck manoeuvring, ample employee parking and will be marketed to warehouse and light industrial users.

“The property features all the advantages of locating in an industrial park setting,” said Jason Rigone, Executive Director of the Industrial Development Corporation. “Westmoreland Airpark is a prime locality with interior roads, a storm water management system and available public utilities.” In addition to these amenities, companies locating to the site can benefit from the nine (9) year real estate tax abatement or Local Economic Revitalization Tax Assistance (LERTA) program, which applies to improvements, renovations and new construction activities for industrial park tenants.

Prospective occupants to the building will join Anex Warehouse & Distribution, CDP Industries, Clearspan Construction Products, Hunting Energy Services, LMC, a division of PIAD Precision Casting, Menasha Packaging, Premium Plastic Solutions, Projector Doctor, Siem Tool, Sunstar Inc. and Westmoreland Mechanical Testing at the Westmoreland Airpark. For more information about EFR Limited Partnership, as a developer of industrial and commercial properties, contact Jim Kollar at 724-537-3386, extension 247.

#

For more information please contact:

**Westmoreland County Industrial
Development Corporation**
Contact Person: Joseph D. Sisley, Marketing Director
Tel: 724-830-3061
Fax: 724-830-3611
www.westmorelandcountyidc.org