

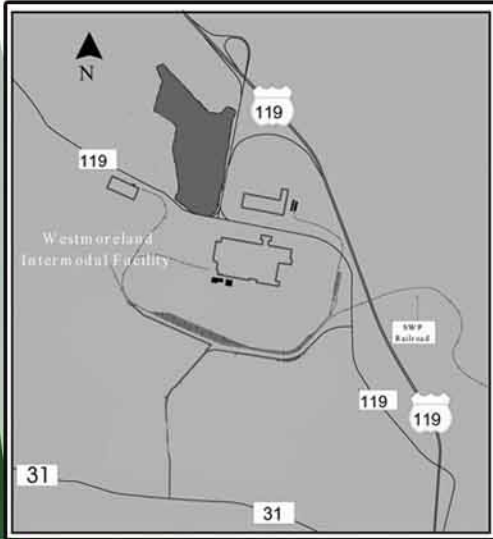
# WESTMORELAND TECHNOLOGY PARK II

East Huntingdon and Hempfield Townships,  
Westmoreland County, PA

## LOT STATUS

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

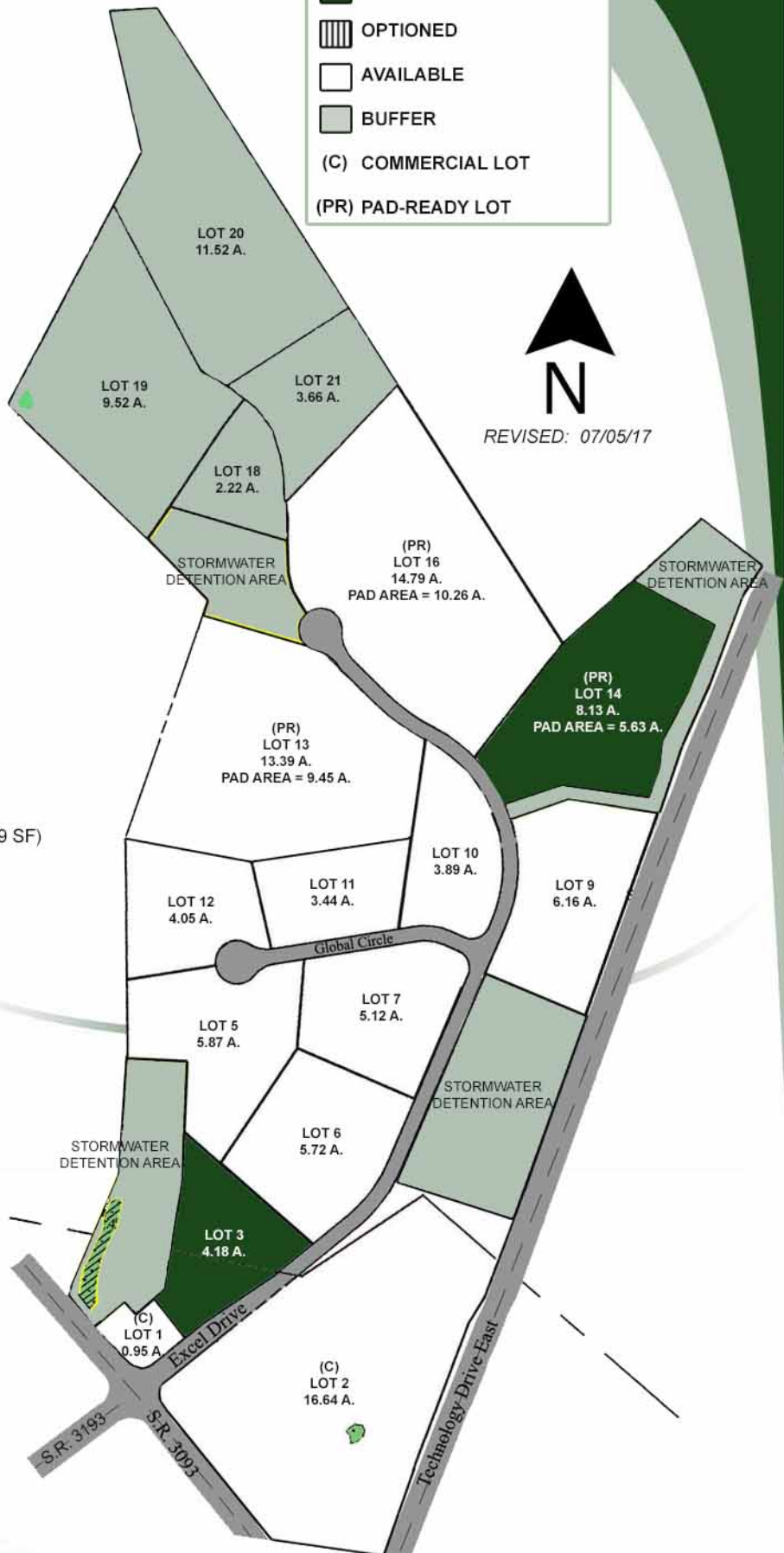
## LOCATION MAP



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:

2018  
Millage Rate: East Huntingdon Twp. – 101.02 mills  
Hempfield Twp. – 107.45 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!