



## **WCIDC Finalizes Sale of 10.99 Acres at Westmoreland Technology Park II**

### *Start-up manufacturer Fossil Industries to build 41,000 SF facility*

GREENSBURG, PA, August 17, 2020 — The Westmoreland County Industrial Development Corporation (WCIDC) Board of Directors — Sean Kertes, Douglas Chew and Gina Cerilli — has reached a sale agreement with Red Fish, LLC for 10.99 acres at [Westmoreland Technology Park II](#) in Hempfield Township.

Red Fish, which represents start-up manufacturer Fossil Industries, purchased Lots 5 and 7 of the industrial park for \$439,600. Fossil Industries plans to construct a 41,000 square foot building with 36,000 square feet of manufacturing space and the remainder for office use. The company will use high-tech manufacturing techniques to build a variety of consumer products, such as barbecue grills, fireplace components and aftermarket automotive components.

Noting that Fossil Industries projects that it will employ as many as 38 workers within five years, WCIDC Chairman Sean Kertes said the company is joining an important part of the local economy.

“The pandemic’s impact on supply chains has spurred a national discussion on the need for increased domestic manufacturing, but here in Westmoreland County we have long known how important businesses like Fossil Industries are to our economy,” said WCIDC Chairman Sean Kertes. “With nearly 18,000 jobs, manufacturing remains the second-largest employment sector in the county. We’re excited to grow that number with the addition of Fossil Industries.”

Fossil Industries was founded by James Rose of Murrysville. An engineer with 30 years of experience in oil and gas development, Rose previously served as Director of Engineering and Construction at EQT in Pittsburgh. Rose is confident that the company’s flexibility to serve as both an original equipment manufacturer and a subcontractor will pay dividends.

“I think there will always be demand for top-quality components in all sorts of industries. We’re both an OEM and a sub, so we should be able to follow opportunity when we find it,” Rose said.

WCIDC Vice-Chair Doug Chew said he’s impressed by Rose’s plan to provide profit-sharing of up to 50 percent to his employees.

“Jim Rose has a track record of success, and he’s eager to help others advance, as well. Profit-sharing is an excellent incentive to get all employees on the same trajectory. This looks to be another good opportunity for skilled labor in Westmoreland County,” Chew said.

WCIDC Secretary Gina Cerilli said Rose is looking forward to sharing his passion for the trades.

“Fossil Industries is eager to partner with our vo-tech schools to stimulate an interest in the trades,” Cerilli said. “It’s exciting to hear a business owner talk about inspiring young people — inspiring them to not only consider a rewarding career but also to seriously think about entrepreneurship. Perhaps someday they’ll establish businesses of their own in Westmoreland County.”

Fossil Industries will join Donegal Construction and Vale Vista as tenants of Technology Park II. They soon could be joined by others — Al. Neyer, LLC (13.39 acres) and Pressure Chemical Company (14.79 acres) have option agreements to purchase lots in the industrial park. Seven lots ranging from about 1 acre to 16.64 acres remain available. Just 2 miles from the Pennsylvania Turnpike's New Stanton interchange, the park is conveniently located at the county's transportation hub.

Rose anticipates two additional phases of development after the building's initial construction. The second phase — which is expected to occur between three and five years after the completion of the initial construction — would add 12,000 square feet of manufacturing space and 1,500 square feet of office space. The third phase — which has a variable timeline — would build an additional facility with approximately 24,000 square feet of space.

### **About Fossil Industries**

Fossil Industries is a new manufacturing company that was founded by James Rose of Murrysville. An engineer with 30 years of experience in oil and gas development, Rose previously served as Director of Engineering and Construction at EQT in Pittsburgh. He retired from EQT to continue development of his manufacturing company, Cellar Tech. After a period of rapid growth, Cellar Tech was acquired by National Oilwell Varco in 2018, and Rose served in a transitional role through 2019. Rose's entrepreneurial achievements were honored at the 2019 Pittsburgh Aspire Conference.

### **About Westmoreland County Industrial Development Corporation**

Founded in 1983 by the Westmoreland County Board of Commissioners, the Westmoreland County Industrial Development Corporation implements a comprehensive economic development strategy to promote growth in terms of job creation, economic output and a stable tax base for Westmoreland County. Through the development of a county-wide industrial park system, a responsive Business Calling Program and involvement in public/private partnerships, WCIDC strives to foster business growth, resulting in job opportunities for the citizens of Westmoreland County.

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