



WCIDC Finalizes First Sale at Commerce Crossing at Westmoreland

Al. Neyer becomes first to purchase land at WCIDC's newest industrial park; will build 250,000 SF facility that will employ 140 at full occupancy

GREENSBURG, PA, October 4, 2021 – The Westmoreland County Industrial Development Corporation (WCIDC) transferred 25.896 acres at [Commerce Crossing at Westmoreland](#) in Sewickley Township to Al. Neyer on Oct. 1, 2021. A leader in commercial real estate development and design-build, Al. Neyer will build a 250,000 SF Class A distribution center on Lot 3 of the WCIDC's newest industrial park. The \$1,533,760 agreement was approved in February 2019.

"Two years ago, Al. Neyer gave us a huge endorsement by optioning property at Commerce Crossing while the park was in its earliest stages of development," said WCIDC Chairman Sean Kertes. "Today, they're moving ahead with plans that will leverage this park's many advantages and support economic growth in Westmoreland County."

Al. Neyer will begin construction on [Commerce Crossing Business Center](#) in October 2021, with completion expectation in the second quarter of 2022.

"Our team identified an exciting opportunity at Commerce Crossing at Westmoreland for a best-in-class distribution facility," said Brandon Snyder, Pittsburgh market leader at Al. Neyer. "We're looking forward to seeing this project come to fruition."

Al. Neyer also has an option agreement to purchase a 28-acre adjacent lot.

Commerce Crossing's five pad-ready sites — which range in size from 19 to 29 acres — are built on 206 acres that the WCIDC acquired in 2018. Adjacent to the Westinghouse Waltz Mill facility, the industrial park is accessible from the Madison exit of I-70, which PennDOT has improved with the addition of two roundabouts this past year. PennDOT also is improving 3.7 miles of the interstate.

"Although they're unrelated projects, it's fitting that Commerce Crossing has been developed while [PennDOT makes \\$92.8 million in improvements](#) to the portion of I-70 next to the park," said WCIDC Vice Chairman Douglas Chew. "Following through on [Reimagining Westmoreland](#)'s mandate to attract businesses to the I-70 corridor, we specifically built this industrial park to meet the needs of businesses by providing pad-ready sites that seamlessly tie in with choice transportation options."

Those transportation options extend beyond highways. Two of the park's three remaining lots offer rail-spur connectivity to the short-line [Southwest Pennsylvania Railroad](#), which ties into an international rail network. These rail-served sites and [the county's world-class intermodal terminal](#) enable Westmoreland County to provide cost-effective logistics options to industry.

Al. Neyer's Westmoreland activity isn't limited Commerce Crossing; it currently is constructing the 150,000 SF Hempfield Commerce Center in WCIDC's [Technology Park II](#) in Hempfield Township. [Al. Neyer purchased a 13.39-acre lot in that park](#) last September and has an option agreement to purchase

more than 11 acres of adjacent property. These projects in WCIDC parks represent the national developer's first foray into Westmoreland County.

"We're really excited about Al. Neyer's activity, and we're proud that Westmoreland County offers a value proposition that's so attractive to industry," said WCIDC Secretary Gina Cerilli Thrasher. "The economic development that has been occurring in the county over the past year has been remarkable, and we plan to build on that momentum."

Jason Rigone, WCIDC executive director, noted that momentum like that doesn't happen by accident.

"The success we're seeing today is the direct result of strategic investment and collaboration with our partners in Harrisburg, including state Sen. Kim Ward, DCED and the Commonwealth Financing Authority," Rigone said. "But it wasn't just state officials who had the foresight to make this happen — elected officials with both Yough School District and Sewickley Township voted to approve a tax incremental financing package that made Commerce Crossing at Westmoreland possible."

About Al. Neyer

For more than 125 years, Al. Neyer has offered a diverse set of real estate development and design-build construction solutions for commercial clients. Established in 1894 and employee owned since 2014, the company specializes in industrial facilities, office, and medical buildings, build-to-suit commercial projects, multi-unit residential, as well as urban mixed-use developments. Al. Neyer has offices in Nashville, Raleigh, Cincinnati, and Pittsburgh, and serves a local, regional, and national client base. Learn more by visiting www.neyer.com.

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. Learn more at www.westmorelandcountyidc.org.

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