

WCIDC approves option sales agreement for Red Fish LLC to purchase 5.72 acres in Westmoreland Technology Park II

Agreement would enable start-up manufacturer Fossil Industries to expand its operations by building 52,000 SF facility

GREENSBURG, PA, April 13, 2022 — The Westmoreland County Industrial Development Corporation (WCIDC) Board of Directors today approved an option agreement to sell 5.72 acres in [Westmoreland Technology Park II](#) to Red Fish LLC so a start-up manufacturer can expand its high-tech operations in the park.

The deal calls for Red Fish to pay \$228,800 for Lot 6 in the park. Red Fish has six months to finalize the purchase.

The LLC represents Fossil Industries, which earlier this year finished construction of a 41,000 SF advanced manufacturing facility on an adjacent parcel in the Hempfield Township industrial park. Fossil Industries uses high-tech processes to manufacture items for, among others, the consumer, automotive and military industries; it intends to expand its operation by building a 52,000 SF facility on Lot 6. This expansion project is expected to add five salaried employees and up to 20 hourly employees to the Fossil Industries workforce within three years. Fossil Industries also plans to expand its existing building in the coming years.



This October 2021 photo shows the first Fossil Industries facility (upper middle of photo) being built in Tech Park II. A Fossil Industries affiliate has signed an option sales agreement to purchase the 5.72-acre lot to the right of the facility. [Click here for a hi-res version of the photo.](#) [Click here to view a drone video](#) from that same photo shoot.

“Given how important the manufacturing industry is to Westmoreland County, we’re excited that an advanced manufacturer is able to expand so quickly after opening its doors,” said Sean Kertes, chairman of the WCIDC Board of Commissioners. “Manufacturing is entering a new era where companies must be flexible, and Fossil Industries’ ability to serve as both an original equipment manufacturer and subcontractor bodes well for its ability to thrive in the Industry 4.0 economy.”

Noting that the county’s comprehensive plan prioritizes the development of skilled labor and the support of Industry 4.0, WCIDC Vice-Chairman Douglas Chew said he’s heartened to see a company such as Fossil Industries grow. And he’s optimistic that the county’s economic development efforts have set the stage for the Westmoreland manufacturing sector to similarly grow.

“Between COVID-19 and the war in Ukraine, we’ve seen the vulnerabilities of the global supply chain. We can’t

control what happens in the world, but we can make sure that Westmoreland County is well-positioned to attract businesses that are looking for great opportunities for domestic manufacturing. That's what we've done by developing such a robust industrial park system and supporting initiatives such as the Digital Foundry at New Kensington. Manufacturing is the second-largest sector in the county, and we're committed to supporting employers and workers."

Fossil Industries CEO James Rose said he, too, is committed — committed to showing those entering the workforce that manufacturing offers a rewarding career path.

"Fossil Industries believes one of the greatest assets of America used to be its manufacturing expertise," Rose said. "This effort will bring manufacturing capacity and jobs to Westmoreland County and promote manufacturing as a great career for our young people. The Covid-19 pandemic aptly pointed out the importance of 'Made in America.'"

Secretary Gina Cerilli Thrasher noted the WCIDC has been on quite a roll lately when it comes to Tech Park II.

"This Red Fish option is the latest in a series of agreements that are rapidly transforming Tech Park II," Cerilli Thrasher said. "In the past 21 months, 48.6 percent of the park's developed acreage has either been sold or placed under option agreement."

Al. Neyer continues construction of its 150,000 SF Hempfield Commerce Center I facility on Lot 13 in the park, and in February of this year, the developer signed an option agreement to purchase an adjacent lot to build a similar 150,000 SF flex industrial/warehouse facility. Only four industrial lots, ranging in size from 3.44 to 6.16 acres, remain available in Tech Park II, which also has two commercially zoned lots.

"It's amazing how different the park looks compared to how it was in late 2020, and it's exciting to think how much more it's going to change in the coming months," Cerilli Thrasher said. "With only a few parcels available and this market being so active, we are moving quickly to develop additional sites across the street in Distribution Park North."

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, 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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