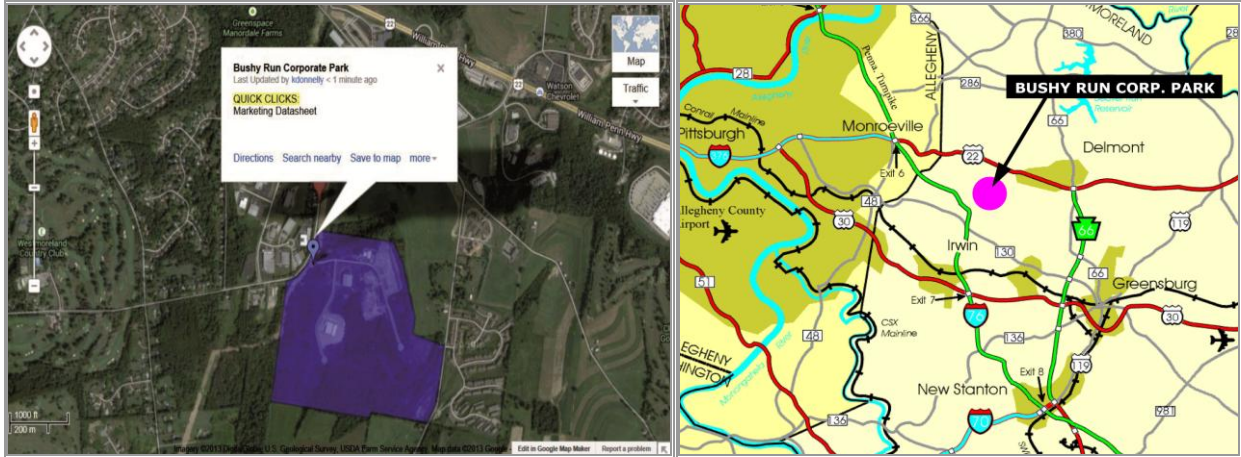


BUSHY RUN CORP. PARK



MUNICIPALITY:		Penn Township	UTILITIES:	
LOCATION:		Mellon Road and Pontiac Court	Electricity:	West Penn Power
ADDRESS:		Export, PA 15632	Gas:	Equitable Gas
			Water:	Municipal Authority of Westmoreland
SITE DESCRIPTION:			Sewage:	Penn Township Municipal Authority
Property Zoning:	Light Industrial		Telecommunications:	Available
Acreage:	77.3 Acres		Comments:	None
Comments:	Lots ranging from 3.50 to 9.63 acres in size. Site is located near Export with immediate access to U.S. Route 22 in a business park setting. Property is gently rolling with land development sites available immediately. All public utilities available within rights-of-way.		TRANSPORTATION:	
			Nearest Highway:	Located on Mellon Road U.S. Route 22 – ¾ mile PA Turnpike, Monroeville Exit – 9 miles
			Nearest Airport:	Arnold Palmer Regional Airport – 17 miles
			Rail Accessible:	No
			Water Access:	No
			Comments:	None
			STATUS:	
			Available For:	Sale – \$65,000 - \$75,000 per acre depending on particular lot.
			Consider Subdivision:	Yes
CONTACT:	WCIDC Fifth Floor, Suite 520 40 N. Pennsylvania Ave. Greensburg, PA 15601 PHONE: (724) 830-3061 FAX: (724) 830-3611 Web Site: www.westmorelandcountyidc.org		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.	