

WESTMORELAND COUNTY BUSINESS & RESEARCH PARK

Designated Pennsylvania Select Site



LOCATION:

Address: Hunt Valley Drive
New Kensington, Pennsylvania 15068

Municipality: Upper Burrell Township and
Washington Township

Latitude: 40° 32'

Longitude: 79° 38'

DESCRIPTION:

Total Acreage: 544 acres

Sellable Acreage: 259.23 Acres

Number of Lots: 44 Lots

Maximum Lot Size: 29.01 acres

Minimum Lot Size: 1.936 acres

Acreage Available: 16.43 acres (Phase I-II-III)

No. of Lots Available: 4 lots

Zoned: Light Industrial

Topography: Gently rolling to Pad-Ready (<3%)

TRANSPORTATION:

Nearest Highway: Located at Route 780
U.S. Route 380 – 1 mile
Turnpike, Pittsburgh exit – 6 miles

Nearest Airport: Allegheny County
Airport – 20 miles

Rail Accessible: No

Closest Port: Pittsburgh

UTILITIES:

Electric: West Penn Power Company

Service: 12.5 kV Primary underground service

Gas: Peoples Natural Gas

Gas Line Size: 4"

Water: Municipal Authority of the
City of New Kensington

Water Line Size: 8" and 12"

Sewage: Municipal Authority of Washington Twp.

GENERAL INFORMATION:

2019

Millage Rates: Upper Burrell Twp. – 128.49 Mills
Washington Twp. – 123.26 Mills

Nearest Fire
Company: Upper Burrell Township
VFD – 1 ½ miles

Distance to
Landfill: 11 miles

SALE/LEASE:

Sale: \$35,000 - \$60,000 **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!

