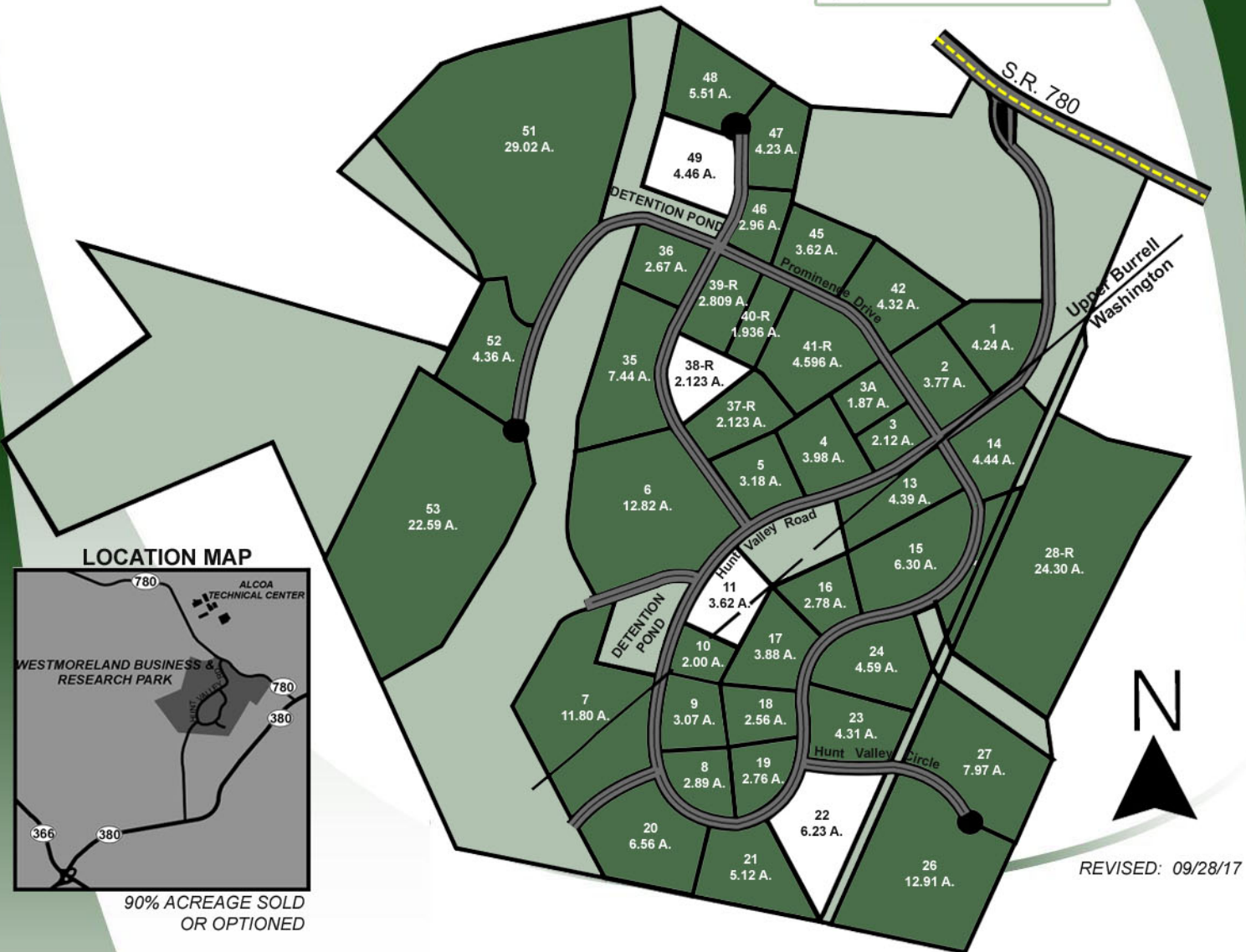


# WESTMORELAND BUSINESS & RESEARCH PARK

Upper Burrell and  
Washington Townships,  
Westmoreland County, PA

## LOT STATUS

- SOLD
- OPTIONED
- AVAILABLE
- NOT AVAILABLE / BUFFER



### LOCATION MAP



90% ACREAGE SOLD  
OR OPTIONED

REVISED: 09/28/17

### LOTS SOLD

- LOT 1, 2 & 27
- LOT 3
- LOT 3A
- LOT 4 & 5
- LOT 6 & 35
- LOT 7, 20, 21, 28-R,  
37-R & 41-R
- LOT 8, 9, 10, 18 & 19
- LOT 13 & 15
- LOT 14
- LOT 16 & 17
- LOT 23
- LOT 24

### COMPANY

- NAMSCO PLASTICS
- GRANDMA'S HOUSE CHILDCARE
- ACCURATE MARKING PRODUCTS
- VERSA FAB
- SIEMENS INDUSTRY INC.
- POLYCONCEPT NORTH AMERICA
- ACCRO TOOL ENTERPRISES
- YERECIC LABEL COMPANY
- OUTPUT SALES CORPORATION
- BACHARACH
- AE DYNAMICS, LLC
- SWANK ASSOCIATED

### LOTS SOLD

- LOT 26
- LOT 27
- LOT 36
- LOT 39-R
- LOT 42
- LOT 40-R
- LOT 45
- LOT 47 & 48
- LOT 51 & 52
- LOT 53
- LOT 46

### COMPANY

- WHITAKER/ANCHOR
- PITTSBURGH TECHNOLOGIES GROUP
- XODUS MEDICAL
- BALDOR INC.
- PRECISION AUTOMATIC MACHINE
- SPECTROCHEMICAL LABORATORIES
- JK TOOL, INC.
- FOREST HILLS TRANSFER
- PHILIPS, INC.
- POLYCONCEPT NORTH AMERICA
- XODUS MEDICAL



Westmoreland County Industrial Development Corporation  
Fifth Floor | Suite 520 | 40 North Pennsylvania Avenue | Greensburg, PA 15601  
phone 724.830.3061 | fax 724.830.3611 | email wcidc@wpa.net

[www.westmorelandcountyidc.org](http://www.westmorelandcountyidc.org)

# 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:

2018

Millage Rates: Upper Burrell Twp. – 125.69 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:

Joseph D. Sisley – Marketing Director  
Kim Donnelly – Business  
Development Director  
(724) 830-3061  
Email: [wcidc@wpa.net](mailto:wcidc@wpa.net)  
[www.westmorelandcountyidc.org](http://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.

**The SMART  
CHOICE**  
... for your business expansion!

