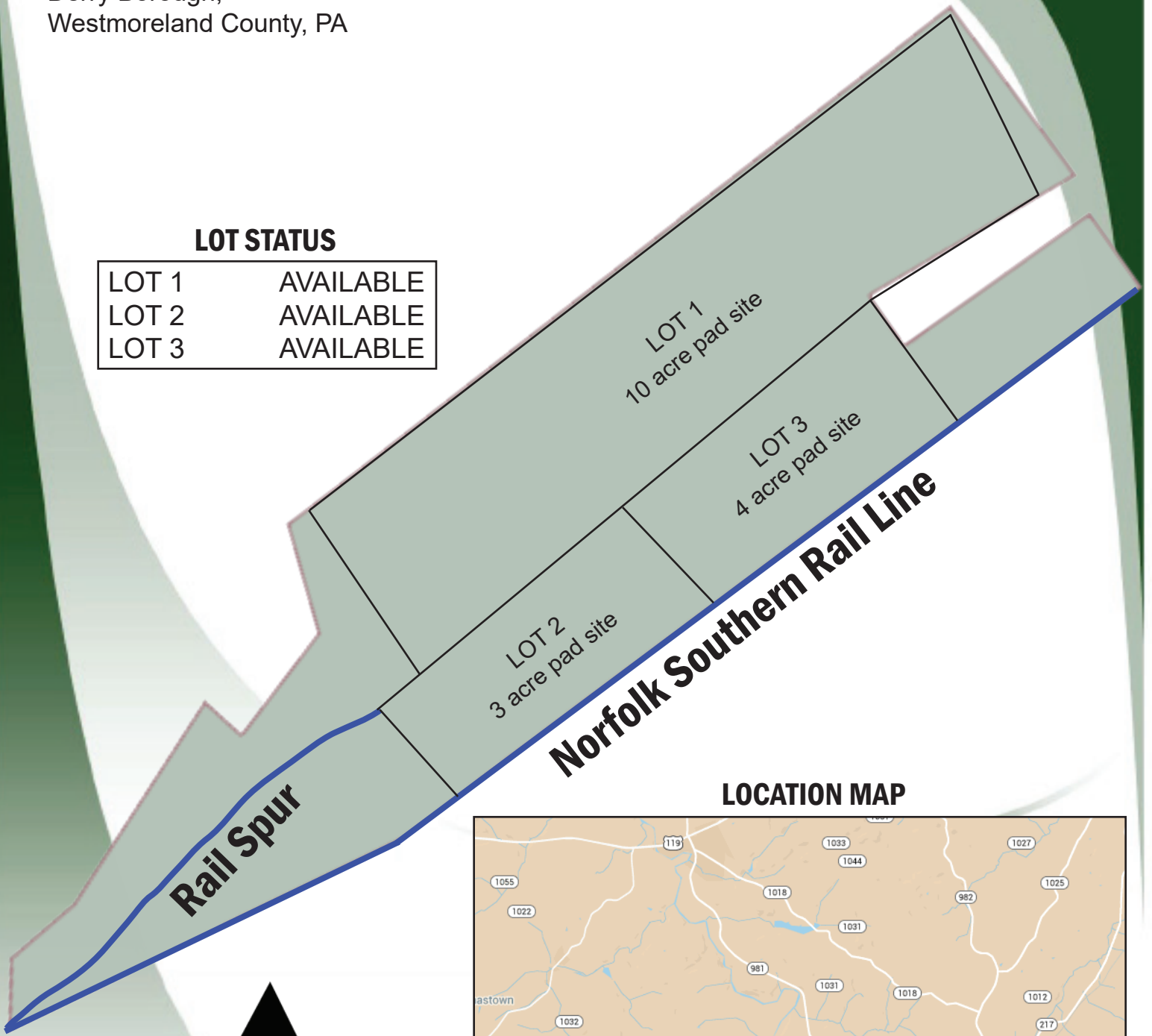


# DERRY BUSINESS PARK

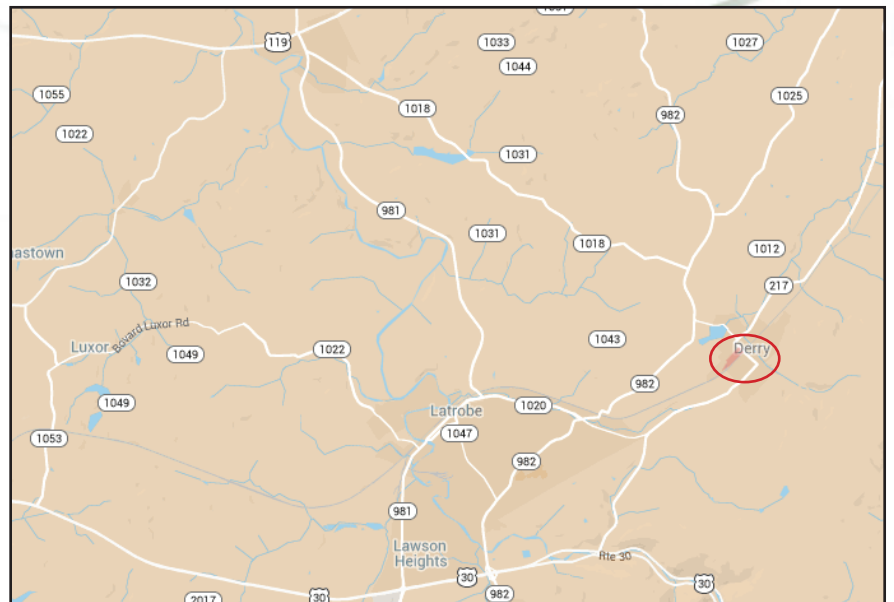
Derry Borough,  
Westmoreland County, PA

## LOT STATUS

LOT 1	AVAILABLE
LOT 2	AVAILABLE
LOT 3	AVAILABLE



## LOCATION MAP



## DERRY BUSINESS PARK



### UTILITIES:

Electric: West Penn Power Company  
Gas: Peoples Natural Gas  
Water: Municipal Authority of  
The Borough of Derry  
Sewage: Municipal Authority of  
The Borough of Derry  
Telecommunications: Unknown

### GENERAL INFORMATION:

2020  
Millage Rate: 144.79 mills  
Nearest Fire  
Company: Derry Volunteer Fire Dept. – 0.7 mile  
Distance to  
Landfill: 5.8 miles

### SALE/LEASE:

Sale: Negotiable

### CONTACT:

Joseph D. Sisley – Marketing Director  
Alicia Henry – Marketing  
Coordinator  
(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!

### LOCATION:

Address: West Third Street  
Derry, PA 15627  
Municipality: Derry Borough  
Latitude: 40° 19'53.8"  
Longitude: -79° 18'25.9"

### DESCRIPTION:

Total acreage: 19.3±  
Sellable acreage: 19.3 acres  
Number of lots: 3  
Maximum lot size: 19.3 acres  
Minimum lot size: 3 acres  
Acreage available: 19.3 acres  
Number of lots available: 3  
Zoned: Industrial  
Topography: Level

### TRANSPORTATION:

Nearest Highway: U.S. Route 30 – 3.5 miles  
PA Turnpike, New Stanton – 18 miles  
Nearest Airport: Arnold Palmer Regional Airport – 8 miles  
Rail Accessible: Yes, via siding to adjoining Norfolk  
Southern rail line (PA Main Line)  
Closest Port: Pittsburgh