

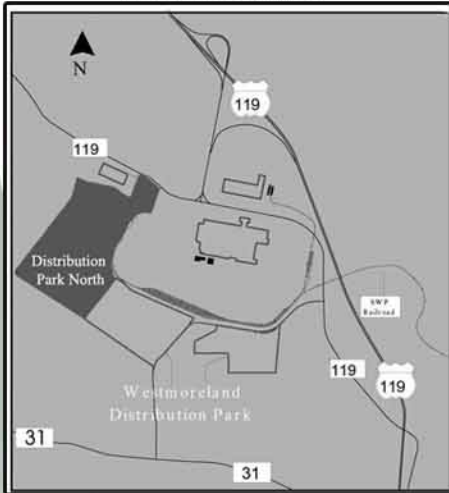
# WESTMORELAND DISTRIBUTION PARK NORTH

East Huntingdon Township,  
Westmoreland County, PA

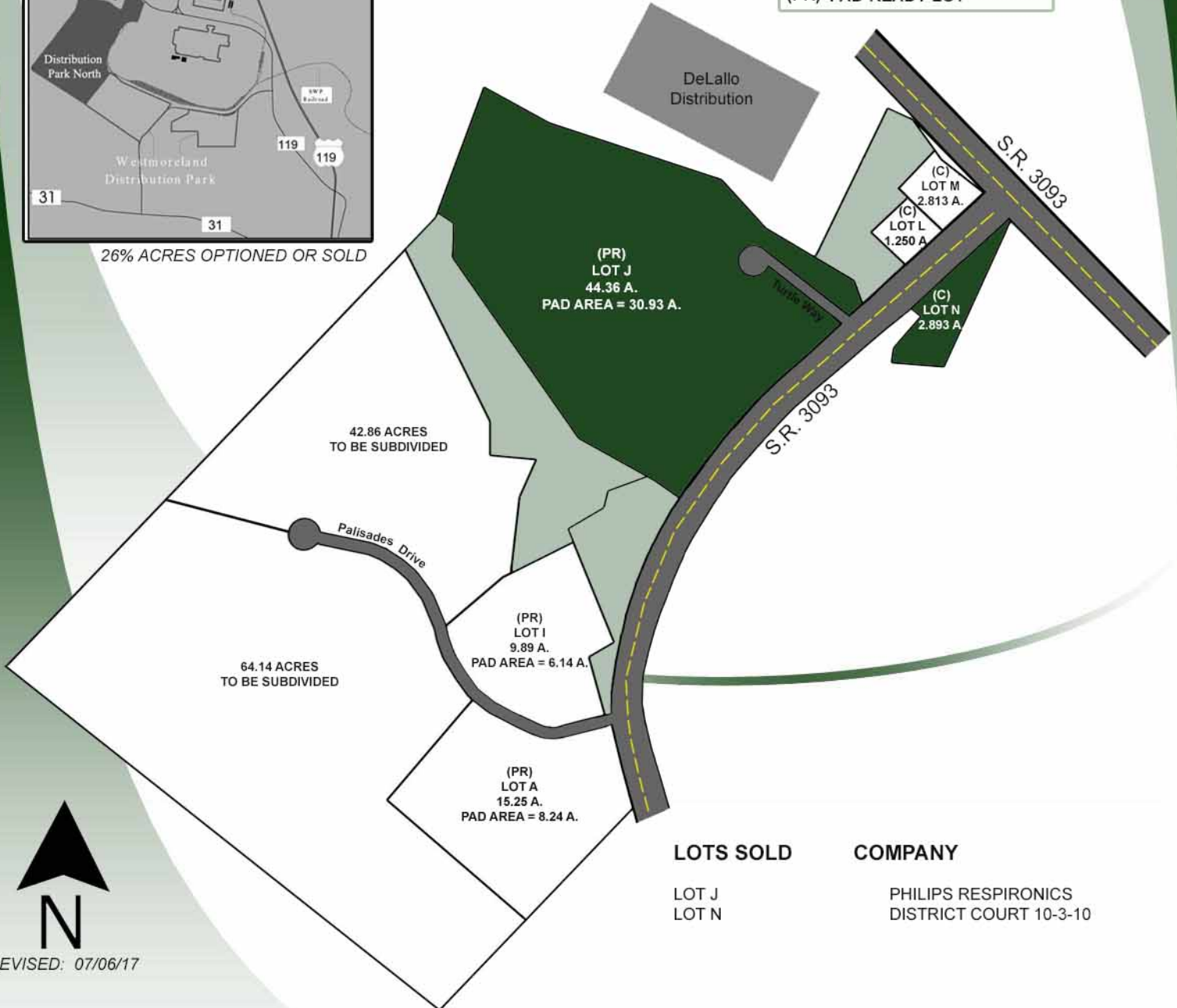
## LOT STATUS

- SOLD
- OPTIONED
- AVAILABLE
- NOT AVAILABLE / BUFFER
- (C) COMMERCIAL LOT
- (PR) PAD-READY LOT

### LOCATION MAP



26% ACRES OPTIONED OR SOLD



### LOTS SOLD

LOT J  
LOT N

### COMPANY

PHILIPS RESPIRONICS  
DISTRICT COURT 10-3-10



REVISED: 07/06/17



## WESTMORELAND DISTRIBUTION PARK - NORTH

### *Designated Pennsylvania Select Site*



Gas: Peoples Natural Gas  
Gas Line Size: 6"  
Water: Municipal Authority of Westmoreland County  
Water Line Size: 20" transmission line  
(Parcel J – 48" transmission line)  
Sewage: Municipal Authority of Westmoreland County  
Sewage Line Size: 8" PVC  
Internet Connect: Fiber (Allegheny Communication Connect – 1 mile.  
Cable (Armstrong Cable – 1 mile)

#### **LOCATION:**

Address: SR 3193  
Mt. Pleasant, PA 15666  
Municipality: East Huntingdon Township  
Latitude: 40° 11'  
Longitude: 79° 34'

#### **DESCRIPTION:**

Total Acreage: 183±  
Number of Lots: 7  
Maximum Lot Size: 44.36 acres  
Minimum lot size: 1.25 acre  
Acreage Available: 136.21  
Number of Industrial Lots Available: 4  
Zoned: No Zoning  
Topography: Pad Ready – Gently Sloping  
Commercial Lots: 2  
(Lot L and Lot M)

#### **TRANSPORTATION:**

Nearest Highway: U.S. Route 119 - <1 mile  
PA Turnpike, New Stanton – 2 miles  
Nearest Airport: Arnold Palmer Regional Airport – 15 miles  
Rail Accessible: Westmoreland Logistics Park – Rail Freight Terminal within close proximity  
Closest Port: Pittsburgh

#### **UTILITIES:**

Electric: West Penn Power Company  
Service: 12 kVA (138 kVA line – ¼ mile away)

#### **GENERAL INFORMATION:**

2018  
Millage Rate: East Huntingdon Twp. – 101.02 mills  
Nearest Fire Company: East Huntingdon Twp. Fire Dept. – 1 mile  
Distance to Landfill: 6 miles

#### **SALE/LEASE:**

Sale: Pad Sites  
Parcel A - \$915,000  
Parcel I - \$593,400  
Non-Pad Sites  
\$40,000 per total acre  
Commercial Sites  
\$250,000 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!

