

PALADIN PROFESSIONAL CENTER



MUNICIPALITY:		Hempfield Township	UTILITIES:	
LOCATION:		Westmoreland Technology Park II	Electricity:	Allegheny Power
ADDRESS:		631 Excel Drive Mt. Pleasant, PA 15666	Gas:	Dominion Peoples
SITE DESCRIPTION:			Water:	Municipal Authority of Westmoreland County
			Sewage:	Hempfield Township Municipal Authority
Type of Building:	Office Building		Telecommunications:	Yes
a. Total:	43,000 SF		Comments:	None
b. Available:	6,300 SF (First Floor)		TRANSPORTATION:	
c. Available:	19,422 SF (Second Floor) Available February, 2013			
Wall Construction:	Masonry		Nearest Highway:	U.S. Route 119 – ¼ mile
Floor Construction:	Carpet/Tile		Nearest Airport:	Arnold Palmer Regional Airport – 15 miles
Roof Construction:	Flat Rubber		Rail Accessible:	No
Ceiling Heights:	12'		Water Access:	No
Truck Doors:	None		Comments:	Strategically located at Westmoreland County's major transportation hub near New Stanton
Cranes:	None		STATUS:	
Sprinkling System:	Unknown			
Security System:	Unknown		Available For:	\$18.50/SF includes Utilities, Maintenance & Cleaning Services.
Comments:	This newer speculative office building is situated in a planned WCIDC Park and has approximately 25,722 SF total available on 2 floors.		Consider Subdivision:	Yes
CONTACT:			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.	
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