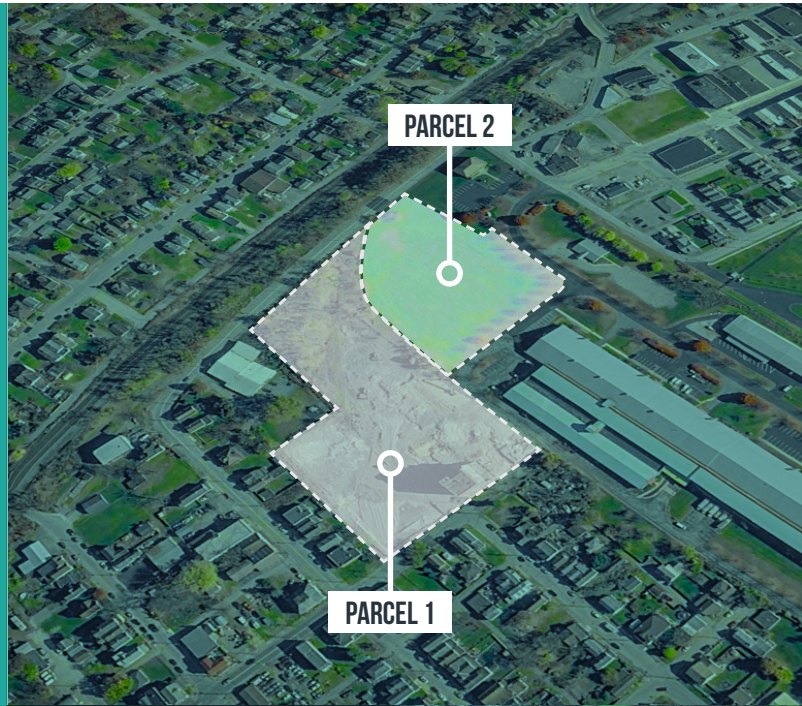


FOR SALE

REDEVELOPMENT OPPORTUNITY

1001-1101 PENN AVE.
JEANNETTE, PA 15644

Two adjacent, development-ready parcels totaling ±8 acres available for purchase, adjacent to Westmoreland County's Jeannette Industrial Park.



PARCEL #1: 4.6 AC
APN: 14-01-12-0-503

PARCEL #2: 3.35 AC
APN: 14-01-12-0-616

TOTAL AC AVAILABLE:
7.95 AC (BOTH PARCELS)

JEANNETTE INDUSTRIAL PK. TENANTS



ABOUT THE SITE

This site formerly housed the historic Jeannette Brewery; the buildings have since been demolished (2024). Now a flat, development-ready lot, this ±8-acre opportunity is zoned for a variety of industrial/commercial uses and is positioned directly adjacent to the nearly fully-occupied Jeannette Industrial Park.

PROPERTY PERKS

- Level terrain offers ample room for lay-down yard.
- Property is not in the 100-year flood plain.
- Located next to an existing 210,000 sq. ft. industrial park

3-MILE RADIUS DEMOGRAPHICS

28,467
Population

1,066
Area Businesses

11,157
Total Employees

ZONED II (INDUSTRIAL INNOVATION DISTRICT)

Permitted uses at this site include:

- Industrial Park
- Manufacturing, Light
- Manufacturing, Custom
- Warehousing/Distribution, Ltd.
- Bldg. Maintenance Services
- Forestry
- Convenience Storage
- Communication Services
- Essential Services
- Solar Energy Production



COLLIERS | PITTSBURGH

525 William Penn Place, Suite #3510
Pittsburgh, PA 15219
412 321 4200
PittsburghMarketing@colliers.com

JOHN BILYAK, SIOR, CCIM

Market Leader | Pittsburgh
Industrial Brokerage

412 515 8522

john.bilyak@colliers.com

CODY HUNT

Senior Associate | Pittsburgh
Industrial Brokerage

412 515 8533

cody.hunt@colliers.com

DEVELOPMENT INCENTIVES & CONCEPTUAL LAYOUTS

7.95 TOTAL AC | PARCEL #1: 4.6 AC | PARCEL #2: 3.35 AC.



[CLICK HERE TO VIEW LERTA ORDINANCE](#)

LERTA ABATEMENT OPPORTUNITY

State legislation enables municipalities to exempt the value of all improvements made to a property from local taxes for up to 10 years.

Under a LERTA program, the property owners still pay a local tax, but during the abatement period they do not see any increase in local taxes based upon the value of renovations made to the property within the LERTA boundary. The property owner still is obligated to pay property taxes on the assessed value of the land.

INCENTIVE TERMS: FIVE-YEAR, 100% ABATEMENT
APPLICATION DEADLINE: JULY 31, 2030

QOZ QUALIFIED OPPORTUNITY ZONE

The federal tax bill passed at the end of December 2017 enables the governor to designate certain census tracts as Opportunity Zones. Investments made by individuals through special funds in these zones would be allowed to defer or eliminate federal taxes on capital gains.

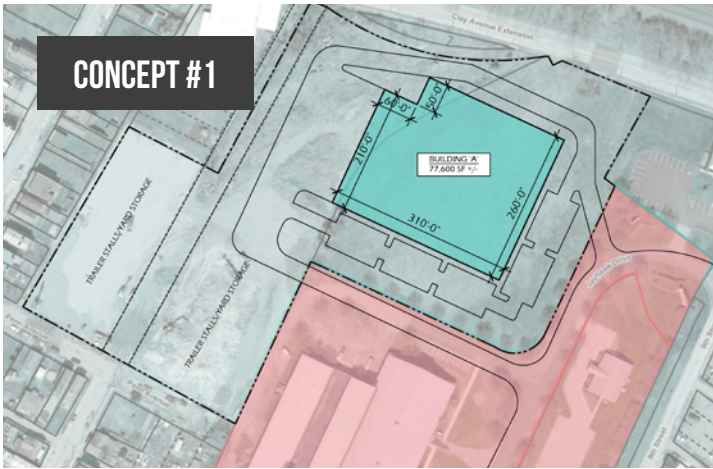
This site is located within a PA Federal Opportunity Zone. All QOZ investments must occur within a QOZ. Most industrial, commercial, residential, and direct business investments are eligible.

[CLICK HERE TO VIEW INTERACTIVE QOZ MAP](#)
SITE TRACT ID: 8,036.00



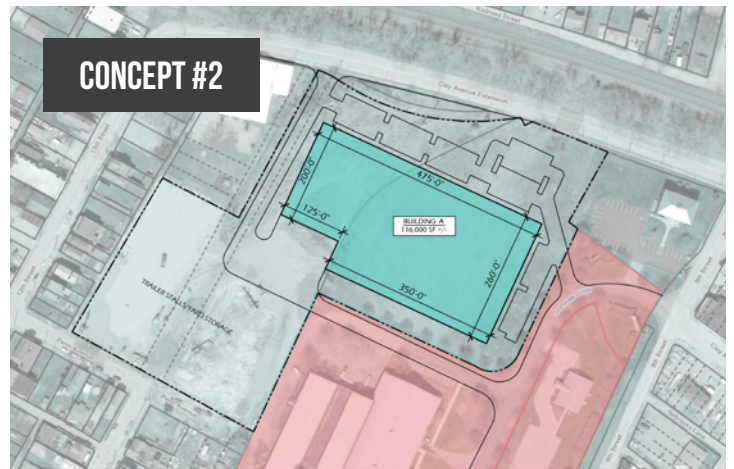
VARIETY OF DEVELOPMENT-READY CONFIGURATIONS AVAILABLE

CONCEPT
LAYOUTS
DESIGNED BY
ARCO



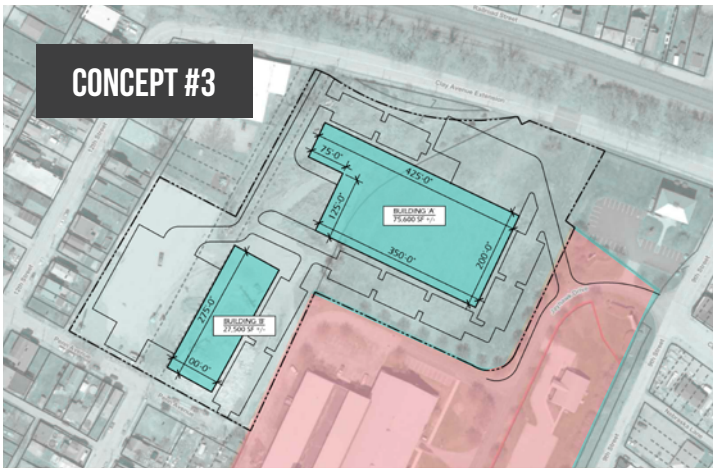
CONCEPT #1

BUILDING 1 | ±77,600 sq. ft.



CONCEPT #2

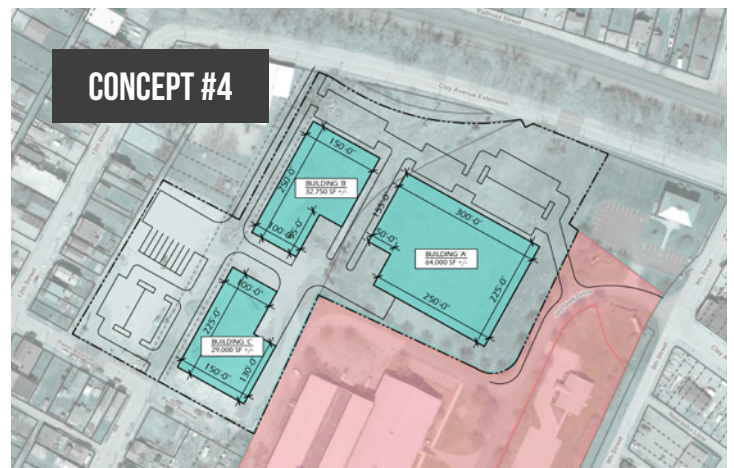
BUILDING 1 | ±116,000 sq. ft.



CONCEPT #3

BUILDING 1 | ±75,600 sq. ft.

BUILDING 2 | ±27,500 sq. ft.



CONCEPT #4

BUILDING 1 | ±64,000 sq. ft.

BUILDING 2 | ±32,750 sq. ft.

BUILDING 3 | ±29,000 sq. ft.

**CLICK HERE TO VIEW ALL
CONCEPT CONFIGURATIONS**

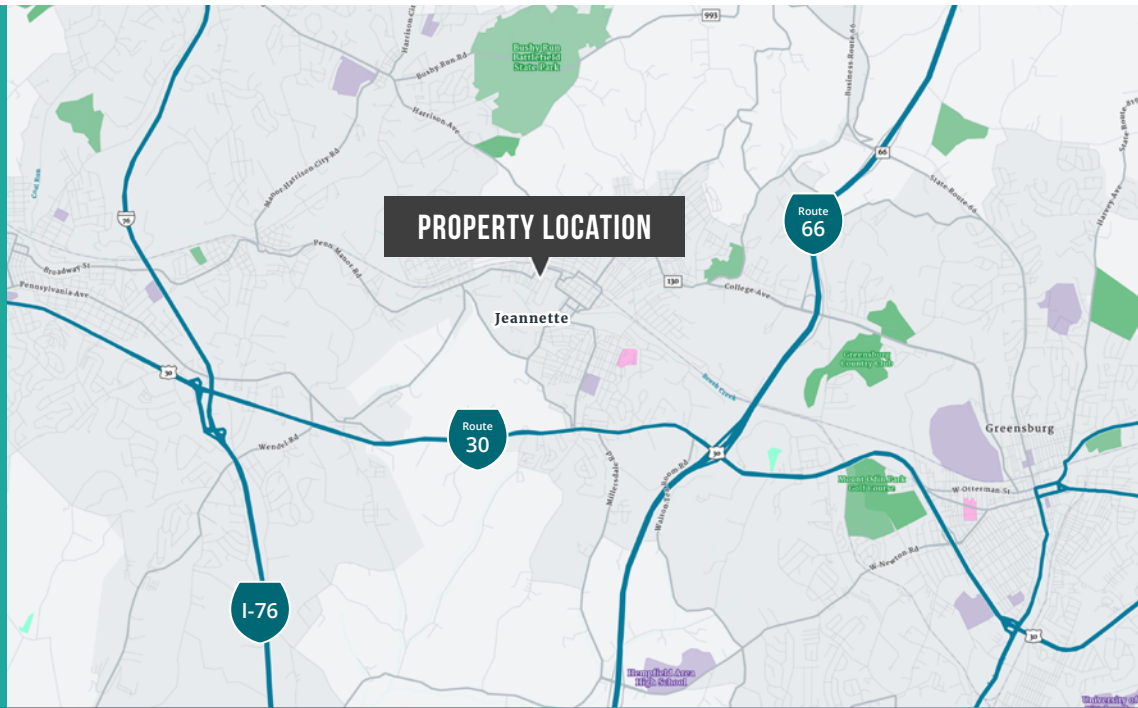


HWY. ACCESS

RT. 30
2-mile drive

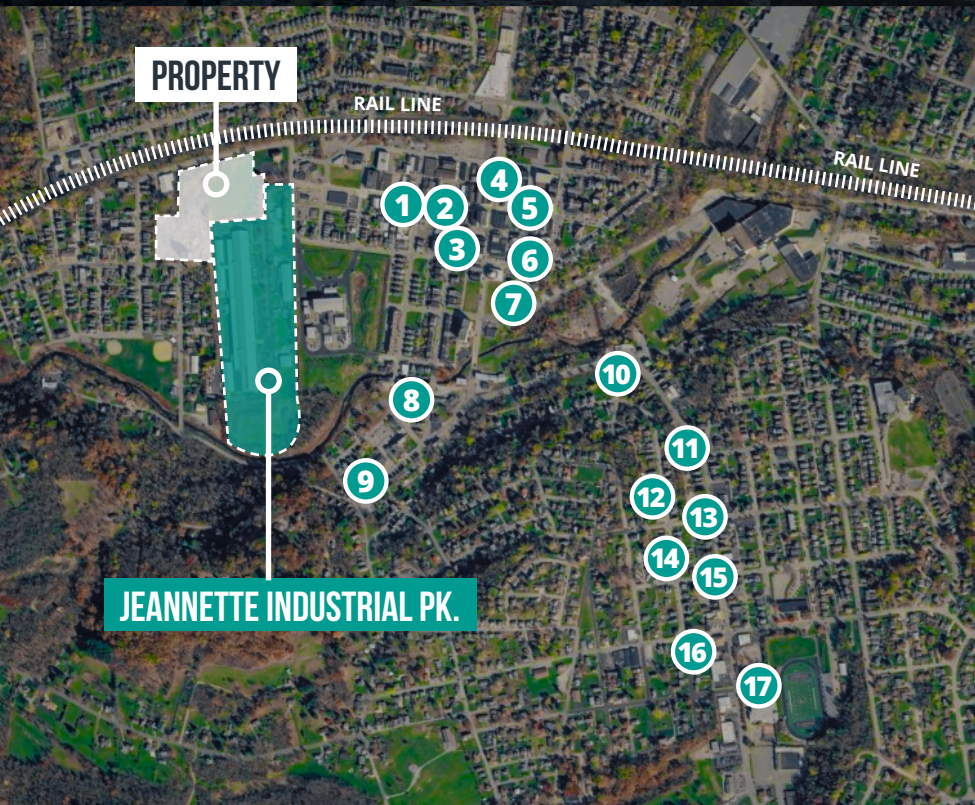
RT. 66
2-mile drive

I-76
6-mile drive



AREA AMENITIES & SERVICES

IN JEANNETTE, PA



Shops, Restaurants, & Services

located within a 1.5-mile radius:

- 1 Peinetti's Bakery
- 2 Sobel's Obscure Brewery
- 3 Kastner's Cafe & Catering
- 4 Persichetti's Restaurant
- 5 The 19th Hole Virtual Golf
- 6 The Humidor Cigars & Lounge
- 7 Citizen's Service Club
- 8 Polish Club
- 9 Candy's Corner Deli
- 10 Ricky's Classic Pizza
- 11 Your Sweet Design Cake Studio
- 12 Chicklo's Barber Shop
- 13 DeNunzio's Italian Restaurant
- 14 Neighbors Tavern
- 15 Legacy Day Spa
- 16 NAPA Auto Parts
- 17 PennDot Licensing Center



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