

OFFERING MEMORANDUM

**3.5 Acres to 29.78 Acres
Industrial Development
Lots for Sale - University
Business Park**

EBERLY WAY & TECHWOOD DR

Lemont Furnace, PA 15456

PRESENTED BY:

JASON CAMPAGNA

Managing Director

C: 724.825.3137

jason.campagna@svn.com

DARIN SHRIVER

Senior Advisor

C: 724.255.9540

darin.shriver@svn.com



DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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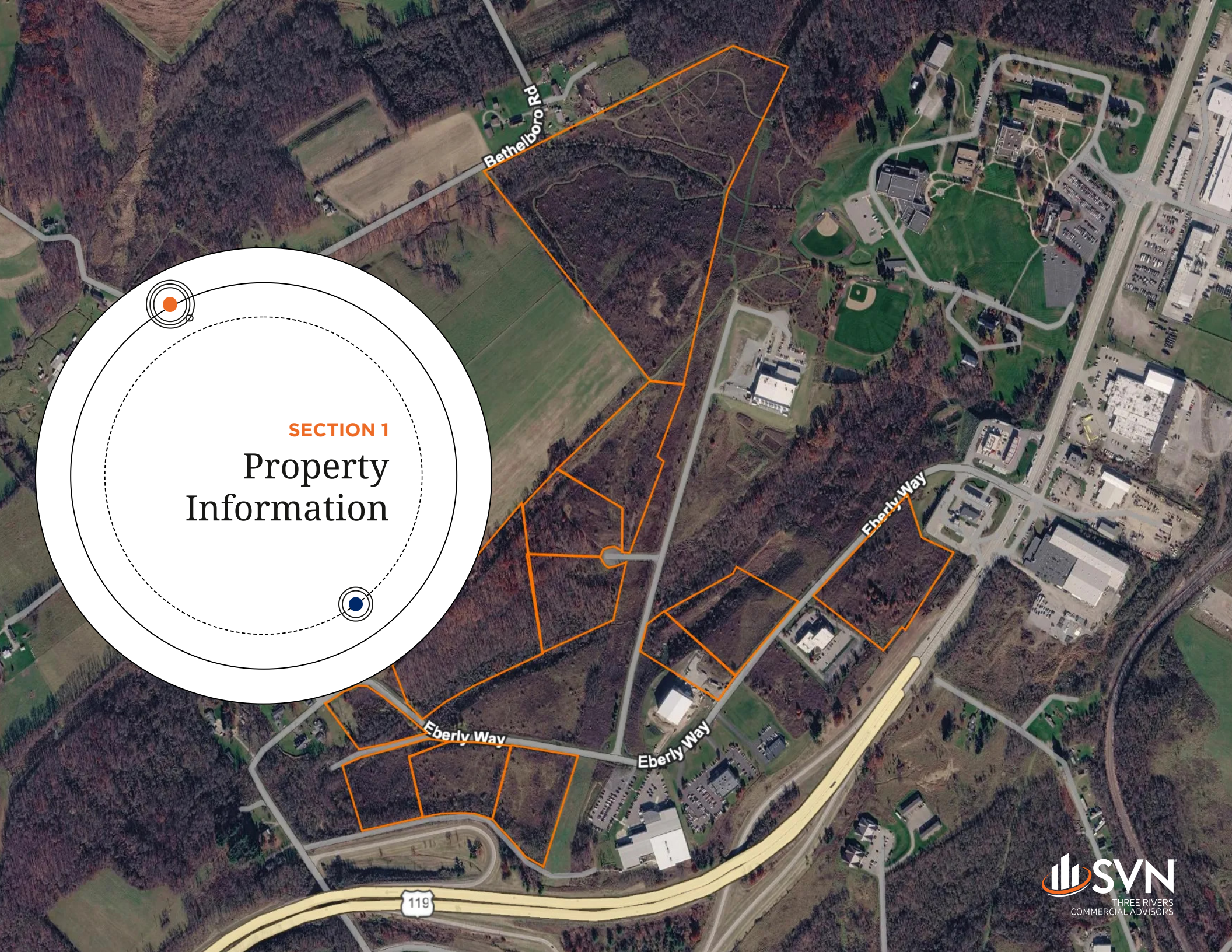
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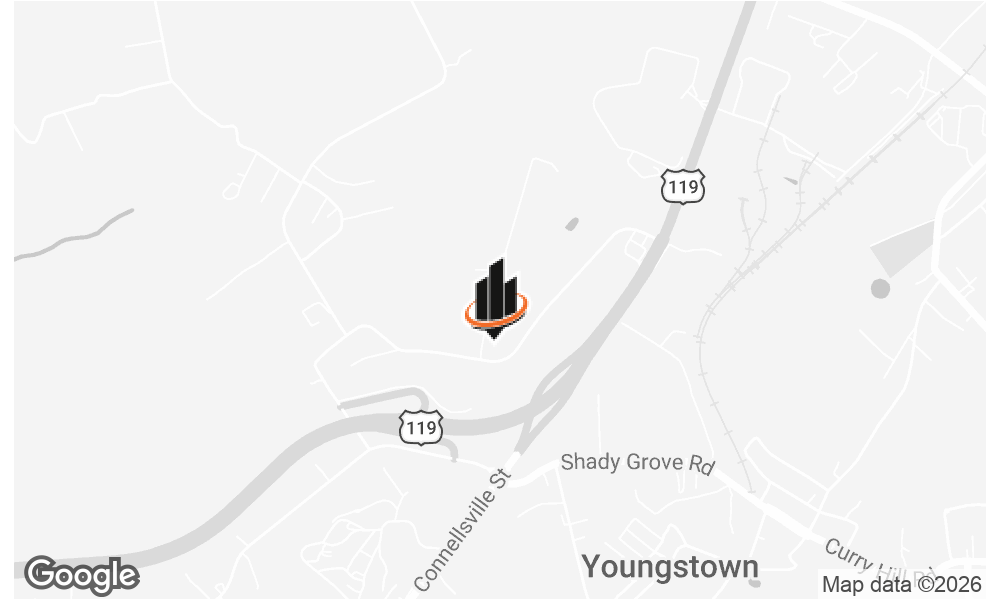
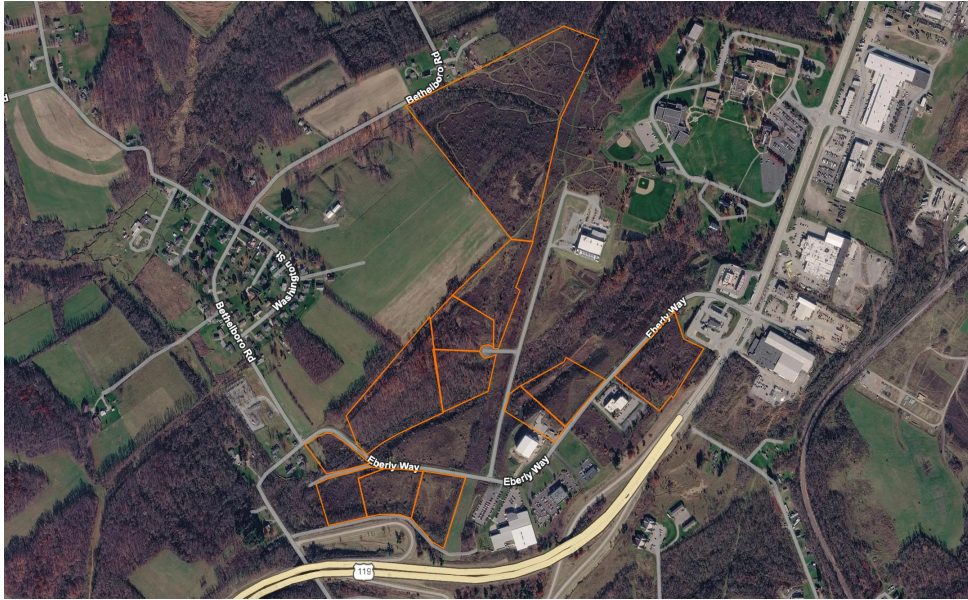
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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
TOTAL SIZE:	98.47 AC
ZONING:	M-2 Heavy Industrial
MARKET:	Pittsburgh
SUBMARKET:	Uniontown
COUNTY:	Fayette County

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 11 individual lots for sale located within the the University Business Park in Fayette County. Sizes range from 3.5 acres to 29.78 acres, totaling 98.47 available acres. Monument signage available along Route 119. Business incentives available.

PROPERTY HIGHLIGHTS

- All parcels are designated Keystone Opportunity Zone until 2030
- 3.5 acres to 29.78 acres available for commercial or industrial development, can subdivide
- All utilities available
- Zoned M-2 Heavy Industrial
- Prime location off of Route 119 near Penn State Fayette Campus
- Easily accessible to markets in PA, WV and OH
- Located 25 miles to north and south PA Turnpike access via US 119 and PA-43

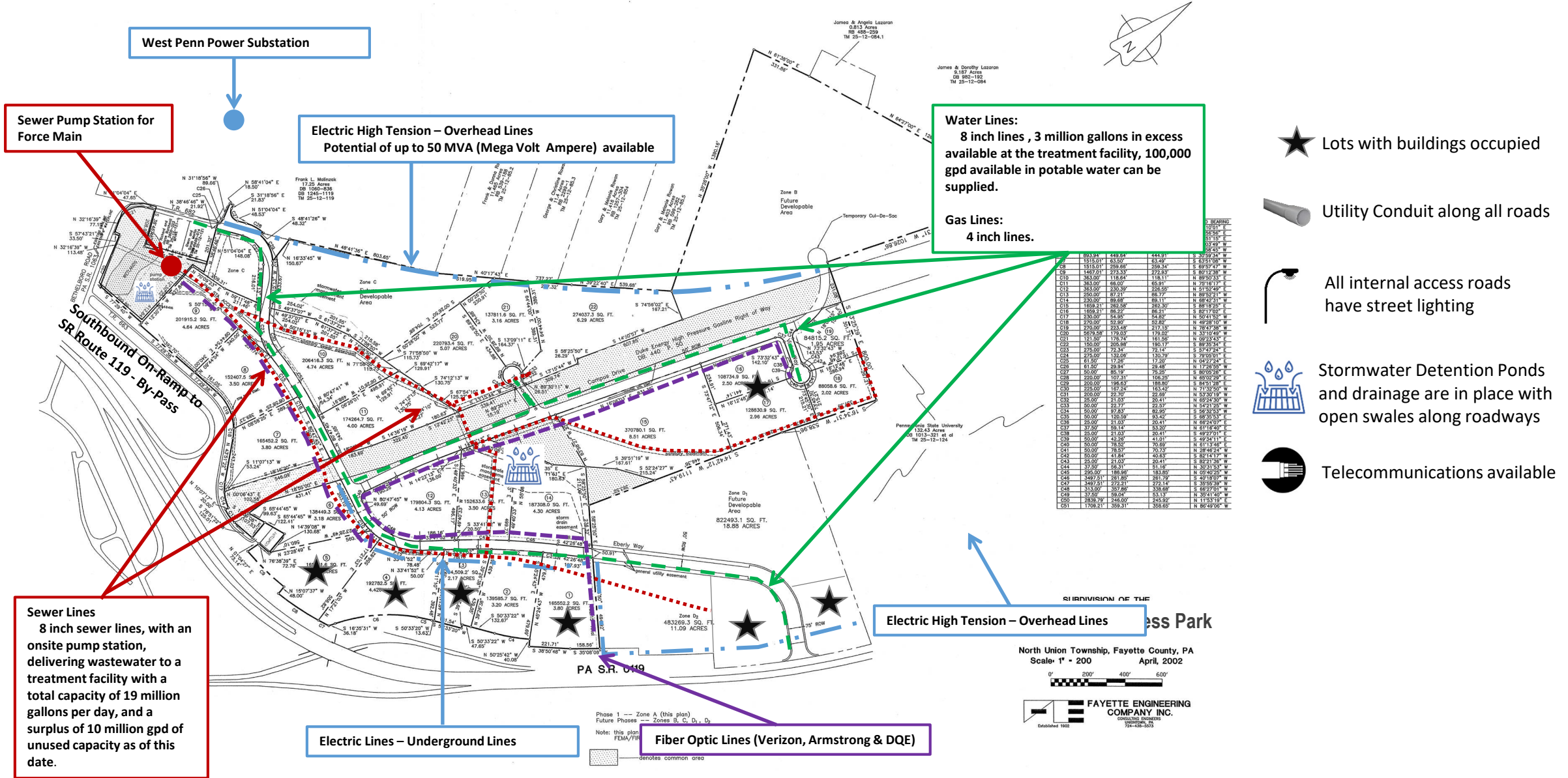
AVAILABLE LOTS

Parcel	Size (AC)
25-12-0123	29.78
25-12-0123-07	3.8
25-12-0123-08	3.5
25-12-0123-09	4.64
25-12-0123-13	3.5
25-12-0123-14	4.3
25-12-0123-20	5.07
25-12-0123-21	3.16
25-12-0123-22	6.09
25-12-0123-24	11.51
25-12-0123-26	23.12
11 Parcels	98.47

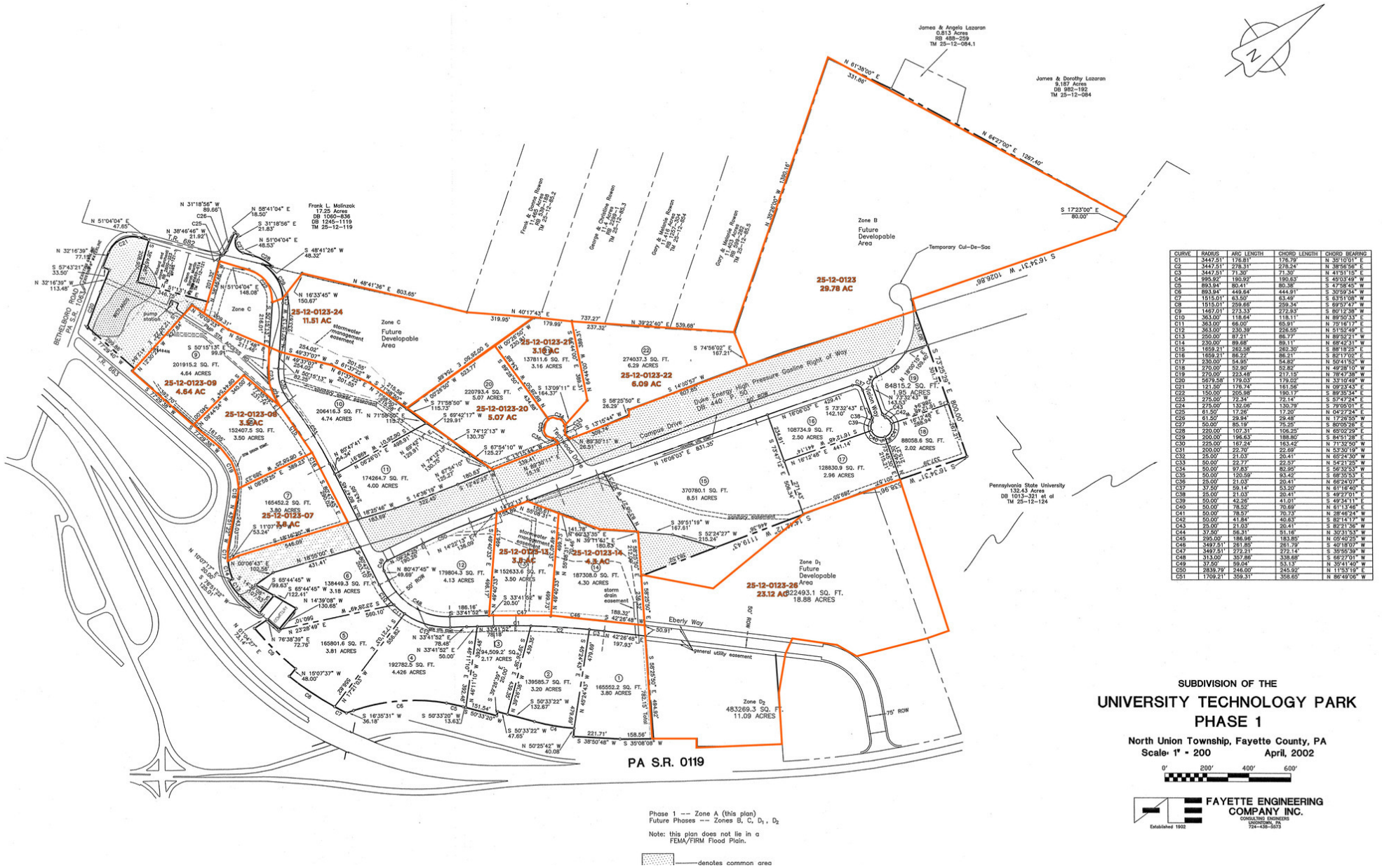
PARCELS



UNIVERSITY BUSINESS PARK



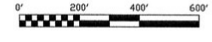
SITE PLAN



CURV	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3447.51	178.21	176.79	N 30°10'11" E
C2	3447.51	278.31	276.34	N 38°55'58" E
C3	3447.51	378.31	376.34	N 47°51'15" E
C4	3447.51	478.31	474.34	S 45°03'49" W
C5	3447.51	578.31	574.34	S 53°58'53" W
C6	3447.51	678.31	674.34	S 62°53'57" W
C7	3447.51	778.31	774.34	S 71°48'51" W
C8	3447.51	878.31	874.34	S 80°43'55" W
C9	3447.51	978.31	974.34	S 89°38'59" W
C10	3447.51	1078.31	1074.34	S 98°33'53" W
C11	3447.51	1178.31	1174.34	S 107°28'57" W
C12	3447.51	1278.31	1274.34	S 116°23'51" W
C13	3447.51	1378.31	1374.34	S 125°18'55" W
C14	3447.51	1478.31	1474.34	S 134°13'59" W
C15	3447.51	1578.31	1574.34	S 143°08'53" W
C16	3447.51	1678.31	1674.34	S 152°03'57" W
C17	3447.51	1778.31	1774.34	S 160°58'51" W
C18	3447.51	1878.31	1874.34	S 169°53'55" W
C19	3447.51	1978.31	1974.34	S 178°48'59" W
C20	3447.51	2078.31	2074.34	S 187°43'53" W
C21	3447.51	2178.31	2174.34	S 196°38'57" W
C22	3447.51	2278.31	2274.34	S 205°33'51" W
C23	3447.51	2378.31	2374.34	S 214°28'55" W
C24	3447.51	2478.31	2474.34	S 223°23'59" W
C25	3447.51	2578.31	2574.34	S 232°18'53" W
C26	3447.51	2678.31	2674.34	S 241°13'57" W
C27	3447.51	2778.31	2774.34	S 250°08'51" W
C28	3447.51	2878.31	2874.34	S 259°03'55" W
C29	3447.51	2978.31	2974.34	S 267°58'59" W
C30	3447.51	3078.31	3074.34	S 276°53'53" W
C31	3447.51	3178.31	3174.34	S 285°48'57" W
C32	3447.51	3278.31	3274.34	S 294°43'51" W
C33	3447.51	3378.31	3374.34	S 303°38'55" W
C34	3447.51	3478.31	3474.34	S 312°33'59" W
C35	3447.51	3578.31	3574.34	S 321°28'53" W
C36	3447.51	3678.31	3674.34	S 330°23'57" W
C37	3447.51	3778.31	3774.34	S 339°18'51" W
C38	3447.51	3878.31	3874.34	S 348°13'55" W
C39	3447.51	3978.31	3974.34	S 357°08'59" W
C40	3447.51	4078.31	4074.34	S 366°03'53" W
C41	3447.51	4178.31	4174.34	S 374°58'57" W
C42	3447.51	4278.31	4274.34	S 383°53'51" W
C43	3447.51	4378.31	4374.34	S 392°48'55" W
C44	3447.51	4478.31	4474.34	S 401°43'59" W
C45	3447.51	4578.31	4574.34	S 410°38'53" W
C46	3447.51	4678.31	4674.34	S 419°33'57" W
C47	3447.51	4778.31	4774.34	S 428°28'51" W
C48	3447.51	4878.31	4874.34	S 437°23'55" W
C49	3447.51	4978.31	4974.34	S 446°18'59" W
C50	3447.51	5078.31	5074.34	S 455°13'53" W
C51	3447.51	5178.31	5174.34	S 464°08'57" W
C52	3447.51	5278.31	5274.34	S 473°03'51" W
C53	3447.51	5378.31	5374.34	S 481°58'55" W
C54	3447.51	5478.31	5474.34	S 490°53'59" W
C55	3447.51	5578.31	5574.34	S 499°48'53" W
C56	3447.51	5678.31	5674.34	S 508°43'57" W
C57	3447.51	5778.31	5774.34	S 517°38'51" W
C58	3447.51	5878.31	5874.34	S 526°33'55" W
C59	3447.51	5978.31	5974.34	S 535°28'59" W
C60	3447.51	6078.31	6074.34	S 544°23'53" W
C61	3447.51	6178.31	6174.34	S 553°18'57" W

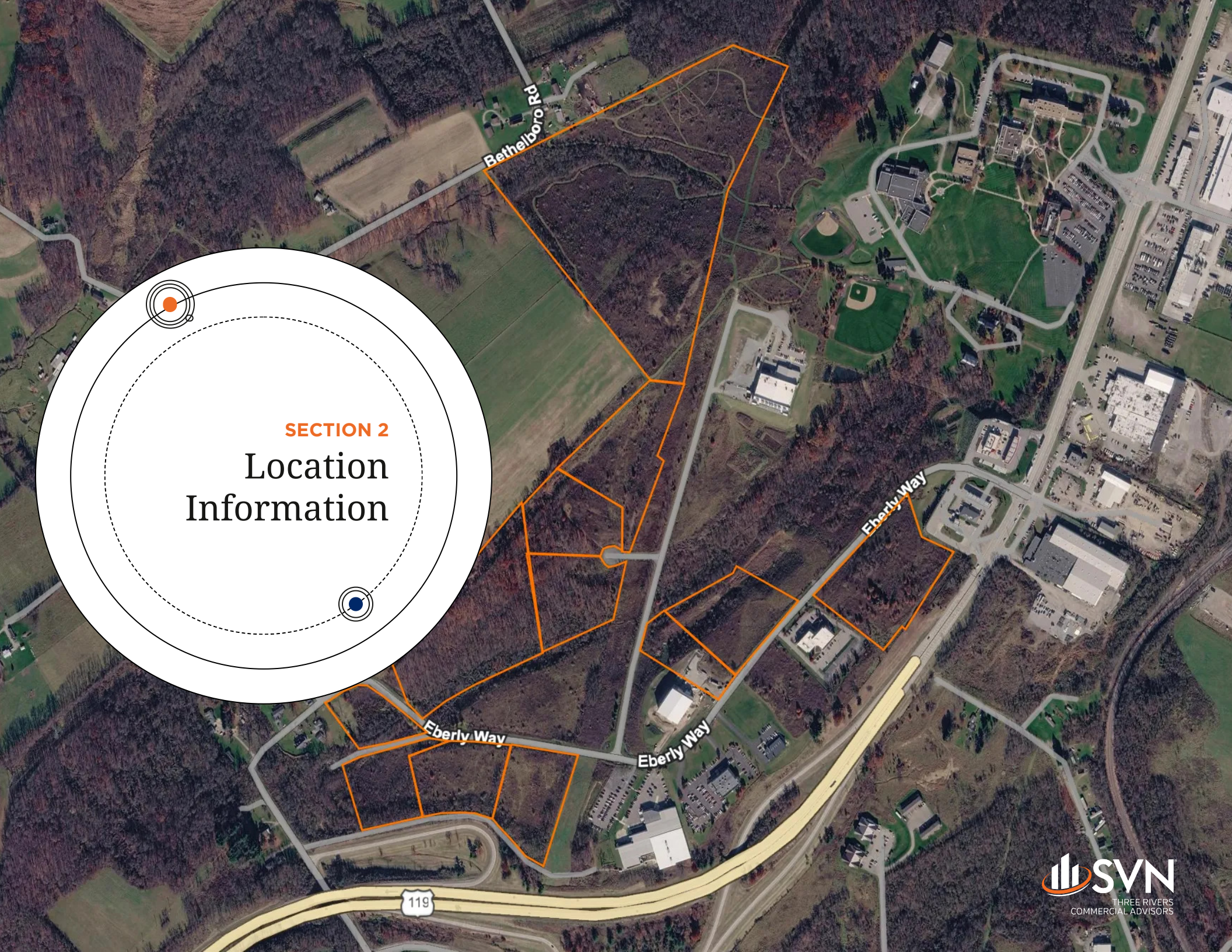
SUBDIVISION OF THE
UNIVERSITY TECHNOLOGY PARK
PHASE 1

North Union Township, Fayette County, PA
 Scale: 1" = 200 April, 2002



PA S.R. 0119

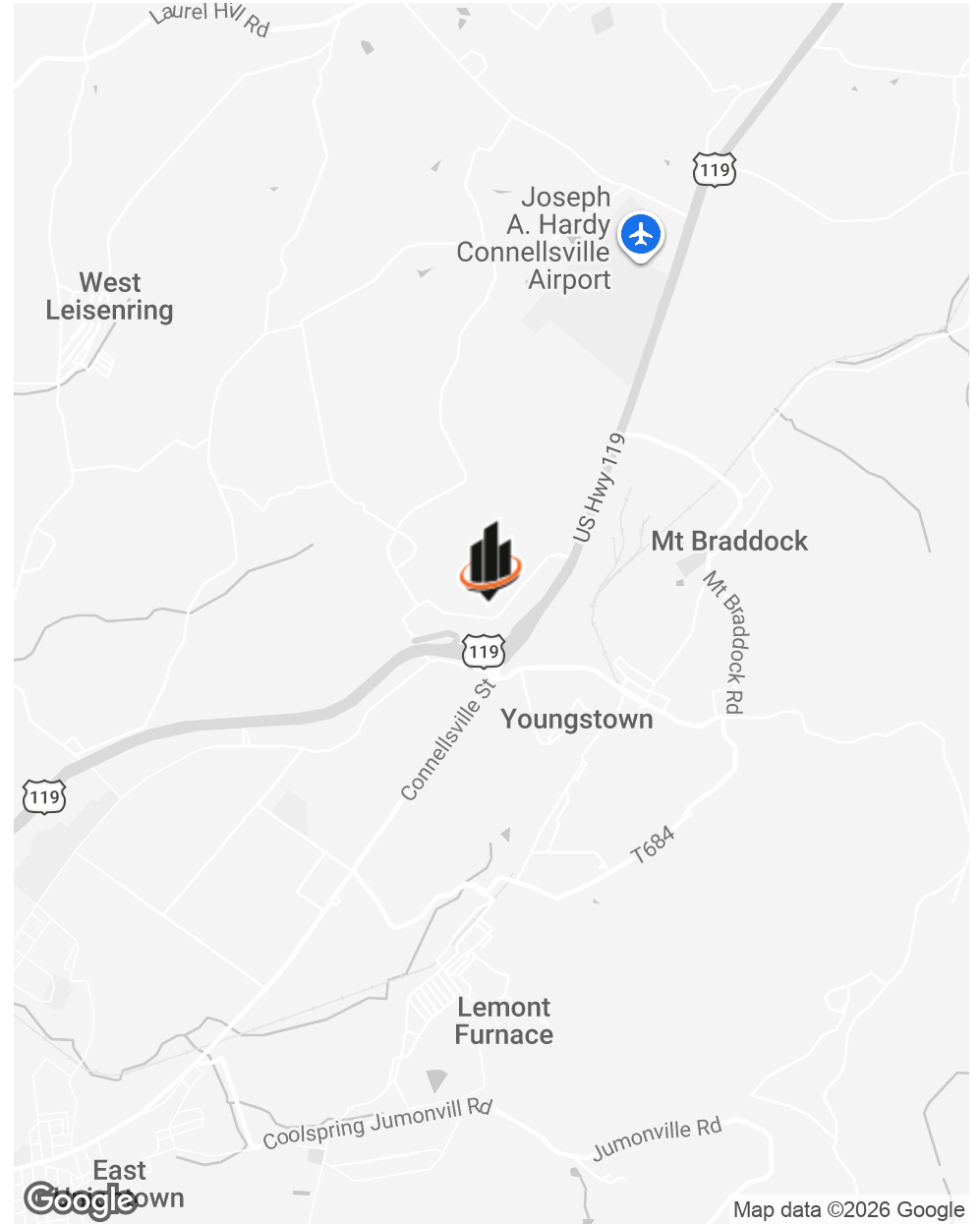
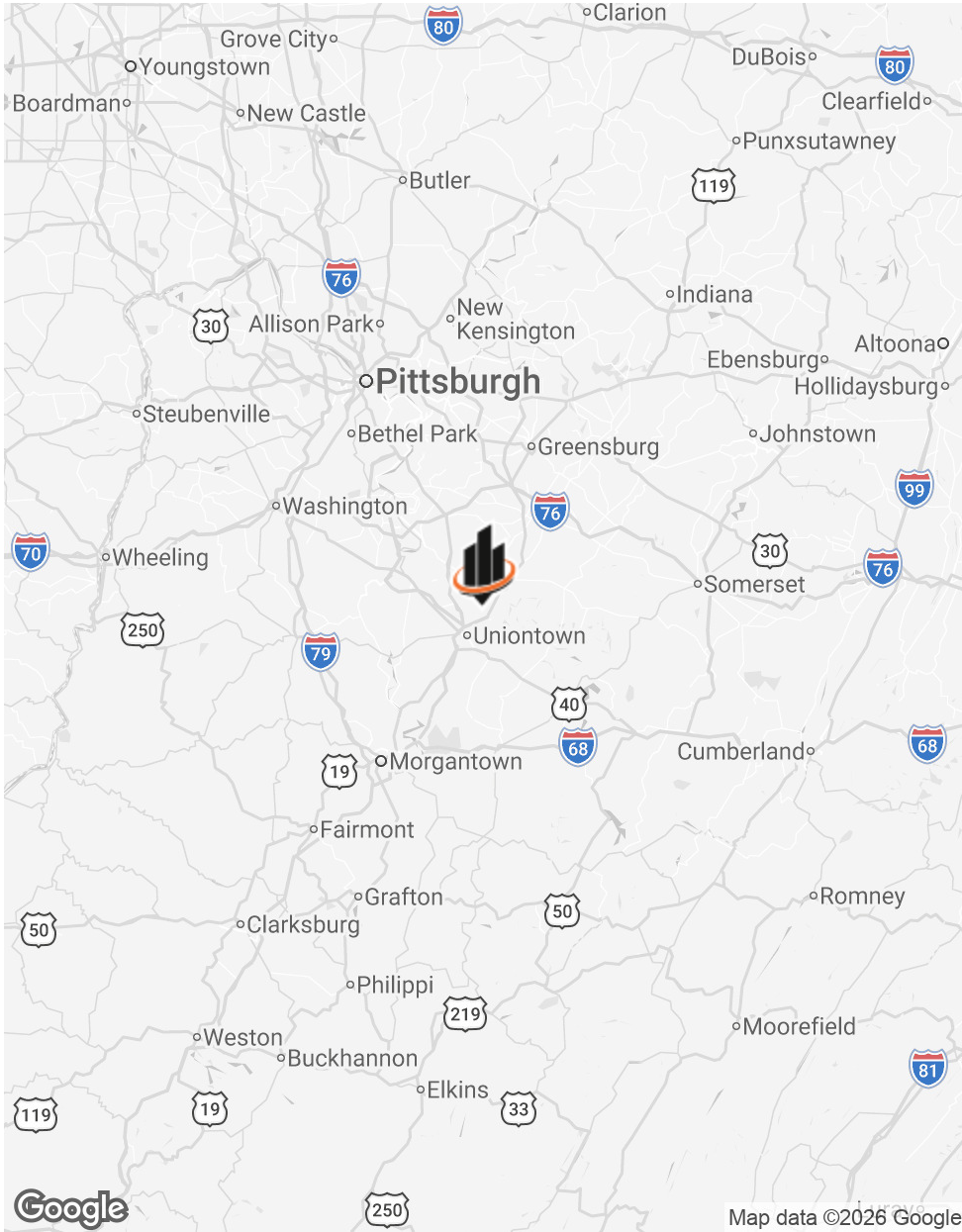
Phase 1 --- Zone A (this plan)
 Future Phases --- Zones B, C, D, D₂
 Note: this plan does not lie in a
 FEMA/FIRM Flood Plain.
 [Pattern] denotes common area



SECTION 2
Location
Information

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LOCATION MAPS



DEMOGRAPHICS MAP & REPORT

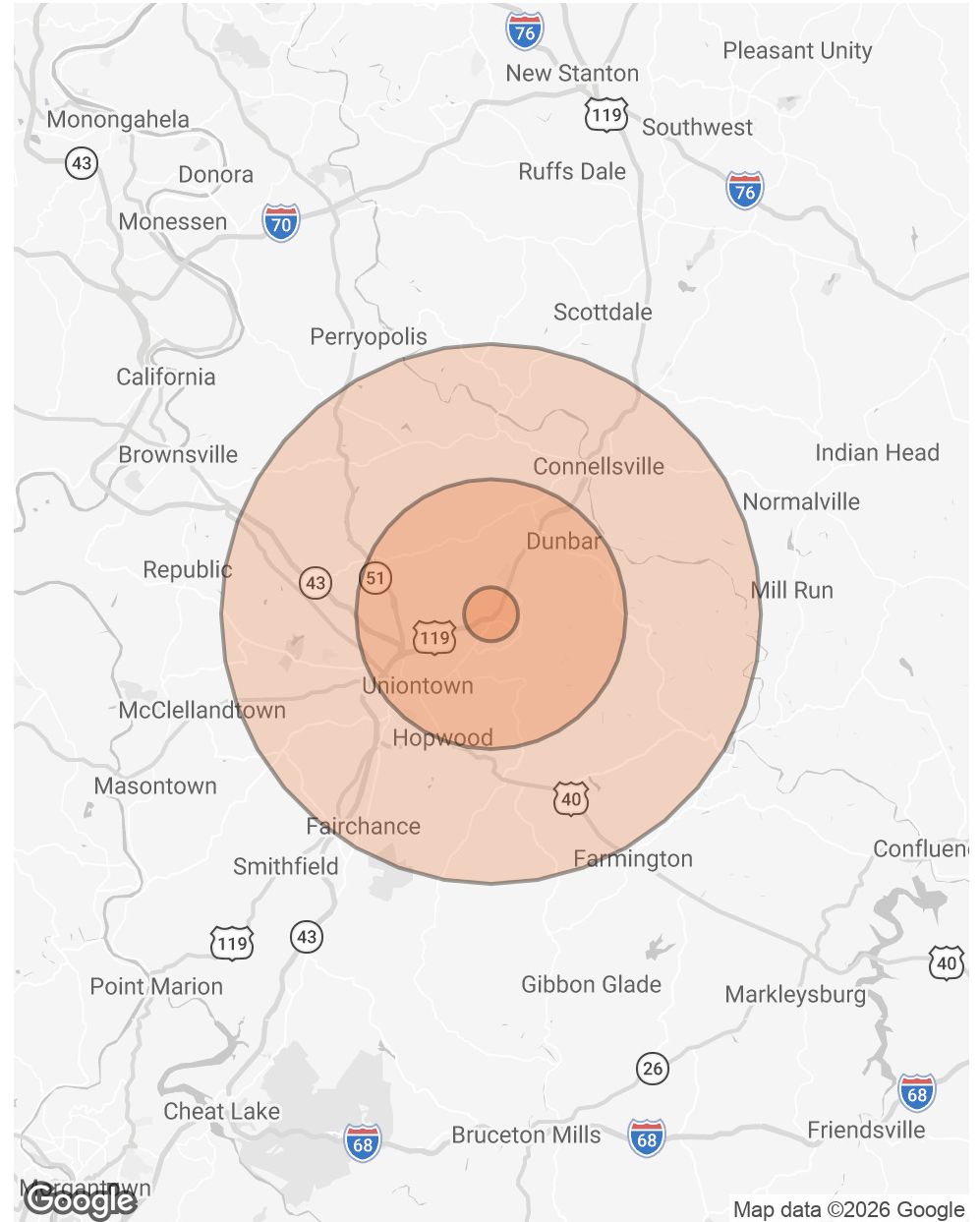
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	737	24,039	90,740
AVERAGE AGE	45.2	42.8	42.8
AVERAGE AGE (MALE)	40.6	39.9	40.4
AVERAGE AGE (FEMALE)	46.1	44.5	44.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	289	9,513	36,578
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$49,898	\$44,470	\$47,393
AVERAGE HOUSE VALUE	\$97,494	\$87,178	\$111,415

2020 American Community Survey (ACS)



COMMERCIAL TRANSPORTATION



HIGHWAY TRUCK TRANSPORTATION

Access to commercial trucking is readily available in Fayette County for both inbound & outbound freight transportation. A number of trucking transport companies providing flatbed, tri-axle, dry van, bulk container, etc. with long-haul and regional options are located within the county. Following is a list of just a few trucking operations located in the county:

[JLE Industries](#); [PFX Trucking](#); [Pleasant Trucking, Inc.](#); [GNH Trucking](#); [GRC Freight](#); and [Cavanaugh Trucking](#)

AIR SERVICE

Fifteen airports are located within 75 miles of Fayette County, PA. Commercial and commuter air transportation is available from more than fifteen airports located within 75 miles of Fayette County, PA including, but not limited to, [Pittsburgh International Airport](#); [Morgantown Municipal Airport](#); and [Arnold Palmer Airport](#) in Latrobe, PA. General aviation services are also provided at the [Joseph A. Hardy Connellsville Airport](#).



RAIL ACCESSIBILITY

Direct rail access is available to the US, Mexico and Canada via [Southwest Pennsylvania Railroad](#) (SWP), a short-line operator with interchanges to CSX Transportation, Norfolk Southern Rail Systems, and Wheeling and Lake Erie. SWP operates 66 miles of track, running from Greensburg, PA. to its southern terminus at Smithfield in Fayette County, PA. SWP is situated at the confluence of the region's major highways, which allows shippers to utilize our transload network to transfer their goods from truck to rail for delivery as far away as the eastern seaboard. [Amtrak](#) rail service along the Chicago-to-Washington-via-Cleveland [Capitol Limited](#) route stops at [Connellsville Station](#).



BARGE SERVICE – PART OF [THE PITTSBURGH PORT DISTRICT](#)

Fayette is part of the Pittsburgh Port District encompassing 200 miles of commercially navigable waterways in southwestern Pennsylvania, including three major rivers: The Allegheny, the Monongahela, and the Ohio. The Port of Pittsburgh supports over 200 river terminals and barge industry service suppliers, and is served by the CSX and Norfolk Southern railroads and by four interstate highways.



Air Service: Pittsburgh International Airport is located approximately 60 miles from Uniontown, the county seat of Fayette County, PA. Two primary commercial service facilities - The Arnold Palmer Regional Airport and Morgantown Municipal are located just a short drive from Uniontown - 35 miles and 25 miles, respectively.

Highway Transportation: Fayette County is served by four interstates — 70, 76, 68, and 79 — two major highways, 119 and 43.

Rail: Rail access throughout Fayette County includes Southwest Pennsylvania Railroad, CSX, CSXT, Norfolk Southern, Wheeling & Lake Erie. Amtrak passenger service is also available at the Connellsville station in Connellsville, PA.

LOCATION OVERVIEW

About Fayette County, PA

Fayette County, PA is located on the east coast in Southwestern PA, within a one hour drive of Pittsburgh, PA, a major market population of 8 million.

Located within a 500 mile radius of over half of the U.S. & Canadian Population:

- Total of 153 million people

Major Market Populations within 3 hours:

- Washington & Baltimore: 7 million
- Pittsburgh & Cleveland: 8 million

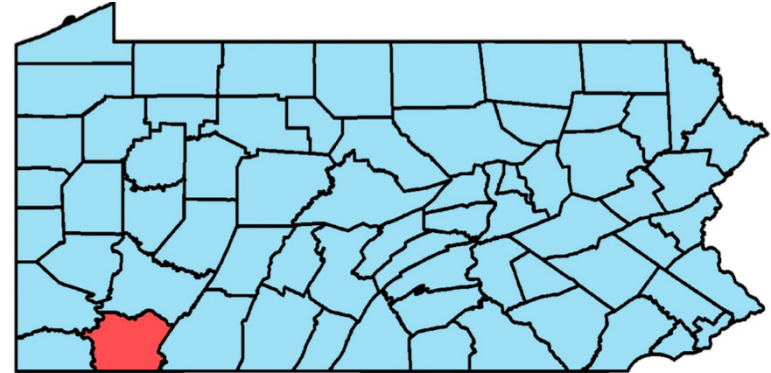
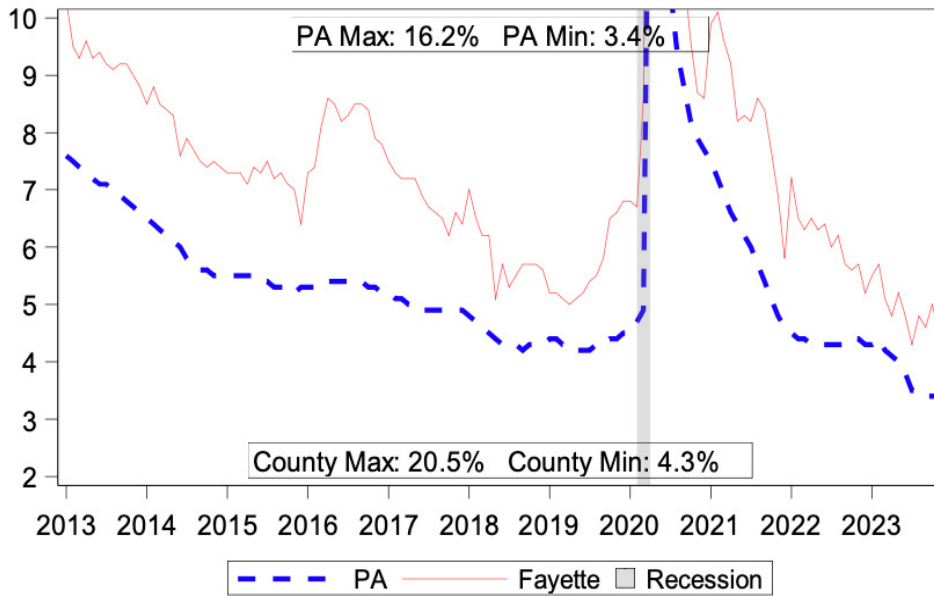
In proximity of 20 metropolitan areas with a population of over 1 million:

Baltimore, MD	Montreal, CAN
Boston, MA	Nashville, TN
Buffalo, NY	New York, NY
Charlotte, NC	Norfolk, VA
Chicago, IL	Philadelphia, PA
Cincinnati, OH	Pittsburgh, PA
Cleveland, OH	Raleigh/Durham, NC
Columbus, OH	Richmond, VA
Detroit, MI	Toronto, CAN
Louisville, KY	Washington, DC



LABOR, WORKFORCE, EMPLOYEES

Unemployment Rate, Jan 2013 to Nov 2023

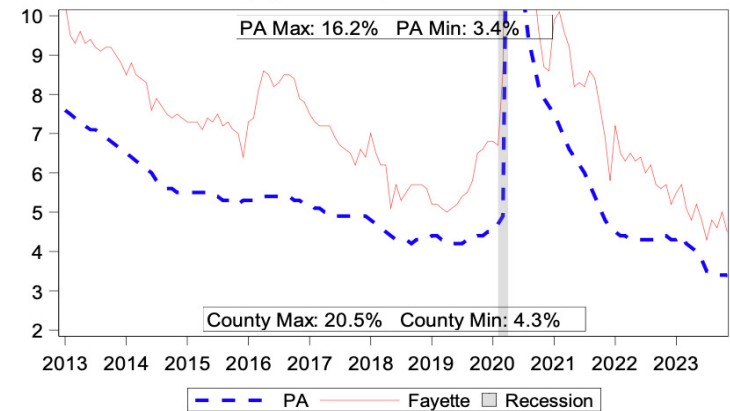


2022 Population		
Demographic	County	PA
Total Population	128,417	12,989,208
Female	64,076	6,578,442
Male	64,341	6,410,766

Local Area Unemployment Statistics		
Nov 2023	County	PA
Unemployment Rate	4.5%	3.4%
Labor Force	55,100	6,516,000
Employed	52,600	6,291,000
Unemployed	2,500	225,000

Notes: Current month's data are preliminary. Data are Seasonally Adjusted.

Unemployment Rate, Jan 2013 to Nov 2023



BUSINESS INCENTIVES & ASSISTANCE

A variety of business assistance services and financial incentives are available, some of which are highlighted below.

▪ Building Options

- Owner Builds
- Build to Suit with the following arrangement options
 - “Turnkey”
 - Lease with option to purchase
 - Straight Lease

▪ Financing Assistance

- Fay-Penn Revolving Loan Funds
 - Direct loans with competitive interest rates
- State & Regional Financing Technical Assistance
 - PA Industrial Development Authority (PIDA)
 - Small Business First (SBF)
 - Machinery & Equipment Fund (MELF)
 - Numerous Regional Funding Programs

▪ Workforce Development Assistance

- Potential Funding
 - Job Training Funds - Customized Job Training

▪ Tax Abatement

- Various Keystone Opportunity Zones (KOZ's)
 - No property tax
 - No corporate income tax
 - No capital stock franchise tax
 - No sales and use tax
 - No inventory tax or personal property tax on tangible assets including machinery & equipment in Pennsylvania
- Keystone Innovation Zone (KIZ) Tax Credits

▪ Strong Workforce Delivery System in Place

- Career Link Network
- Human Resource Network

Resource Links:

- [Comprehensive Business Incentives](#)
- [Economic Development Resources Listing](#)

BUSINESS DIVERSITY



PRESENTED BY:

Jason Campagna

Managing Director

C: 724.825.3137

jason.campagna@svn.com

Darin Shriver

Senior Advisor

C: 724.255.9540

darin.shriver@svn.com