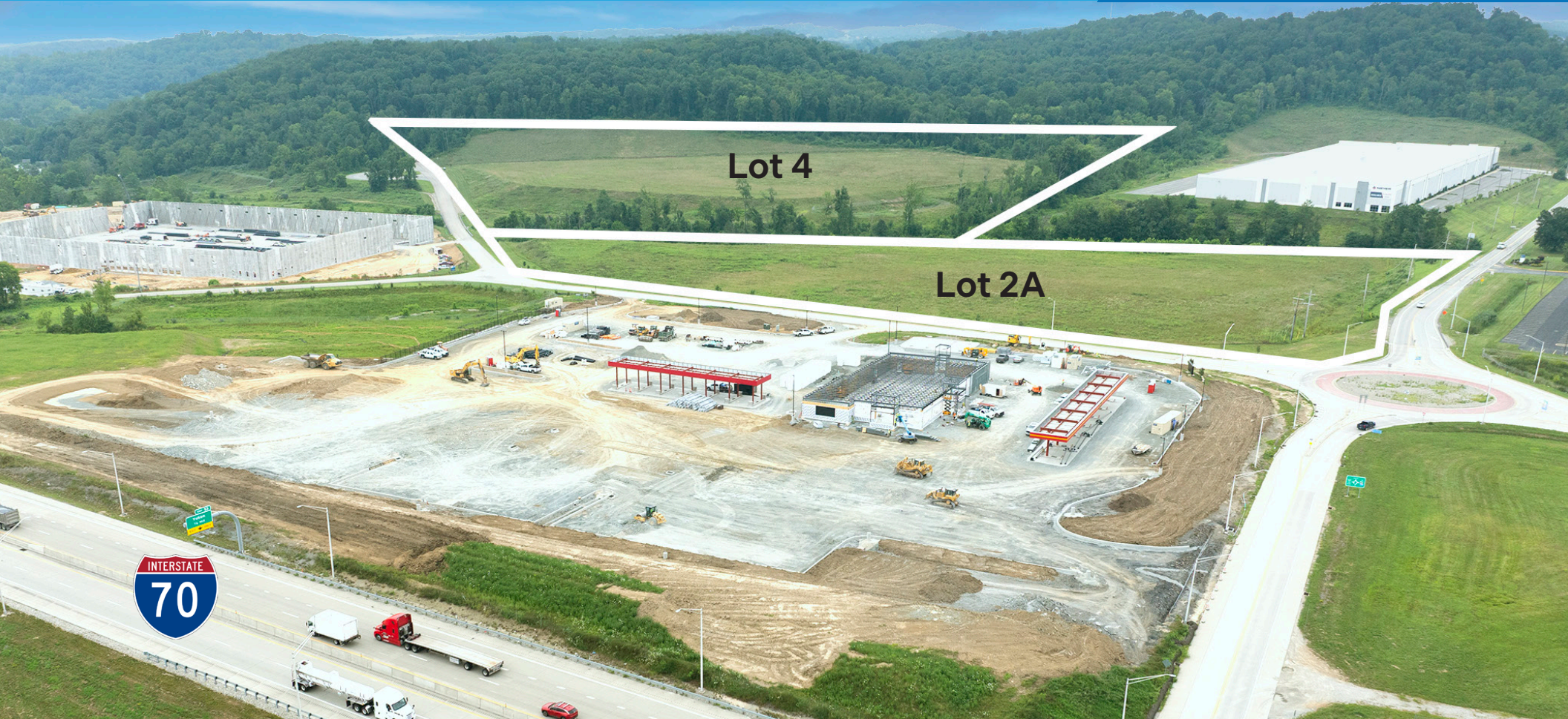


FOR SALE

COMMERCE CROSSING AT WESTMORELAND

SEWICKLEY TOWNSHIP, WESTMORELAND COUNTY, PA

PARCELS OF
19.69 & 27.96 ACRES



Lot 4

Lot 2A



 ADJACENT

 4 MILES

CONTACT

ALICIA HENRY | Marketing Director
724-830-3061 | ahenry@westmorelandcountypa.gov

WCIDC
WESTMORELAND COUNTY
INDUSTRIAL DEVELOPMENT CORPORATION

FOR SALE

COMMERCE CROSSING AT WESTMORELAND

SEWICKLEY TOWNSHIP, WESTMORELAND COUNTY, PA

PRIME LOCATION FOR INDUSTRIAL DEVELOPMENT

PROPERTY DETAILS

LOT 2A	9.8-acre pad site
	19.69 total acres
	\$1,772,100
LOT 4	12.13-acre pad site
	27.96 total acres
	\$2,516,400

TOP-RATED SITE IN PENNSYLVANIA

Lot 4 earned the highest score in a 2024 Pennsylvania site-readiness evaluation conducted by Deloitte, and both it and Lot 2A were recognized as “Tier 1” sites — an honor granted to only 15 of 165 properties reviewed statewide.

RAIL ACCESS

Rail access is available to Lot 2A via a nearby rail spur that can be extended to the property. Operated by Southwest Pennsylvania Railroad, the rail line offers daily service and connections to the entire North American rail network via Norfolk Southern, CSX Transportation, and Wheeling and Lake Erie Railway. SWP is rated at 286,000 lbs railcar capacity.



FOR SALE

COMMERCE CROSSING AT WESTMORELAND

SEWICKLEY TOWNSHIP, WESTMORELAND COUNTY, PA

PARK DETAILS

UTILITIES

ELECTRICAL PROVIDER	West Penn Power
ELECTRIC SERVICE	12kV & 25kV at site; 138kV approx 0.15 miles away
GAS PROVIDER	Peoples Natural Gas
GAS LINE SIZE	4"
WATER PROVIDER	Municipal Authority Westmoreland Co.
WATER LINE SIZE	12" & 20"
SEWAGE PROVIDER	Municipal Authority Westmoreland Co.
TELECOM PROVIDERS	DQE Communications, LHTC Broadband



PARK HIGHLIGHTS

- Utilities at roadway
- Lot 1 is being developed for a convenience store with fuel
- Lot 5 is being developed for a 228,000 SF manufacturing facility

TRANSPORTATION HIGHLIGHTS

- Immediate, institution-grade access to Interstate 70
- PA Turnpike New Stanton interchange - 4 miles
- Adjacent recently modernized 3.7-mile stretch of I-70
- Rail-spur connectivity on Lots 2A & 5



CONTACT

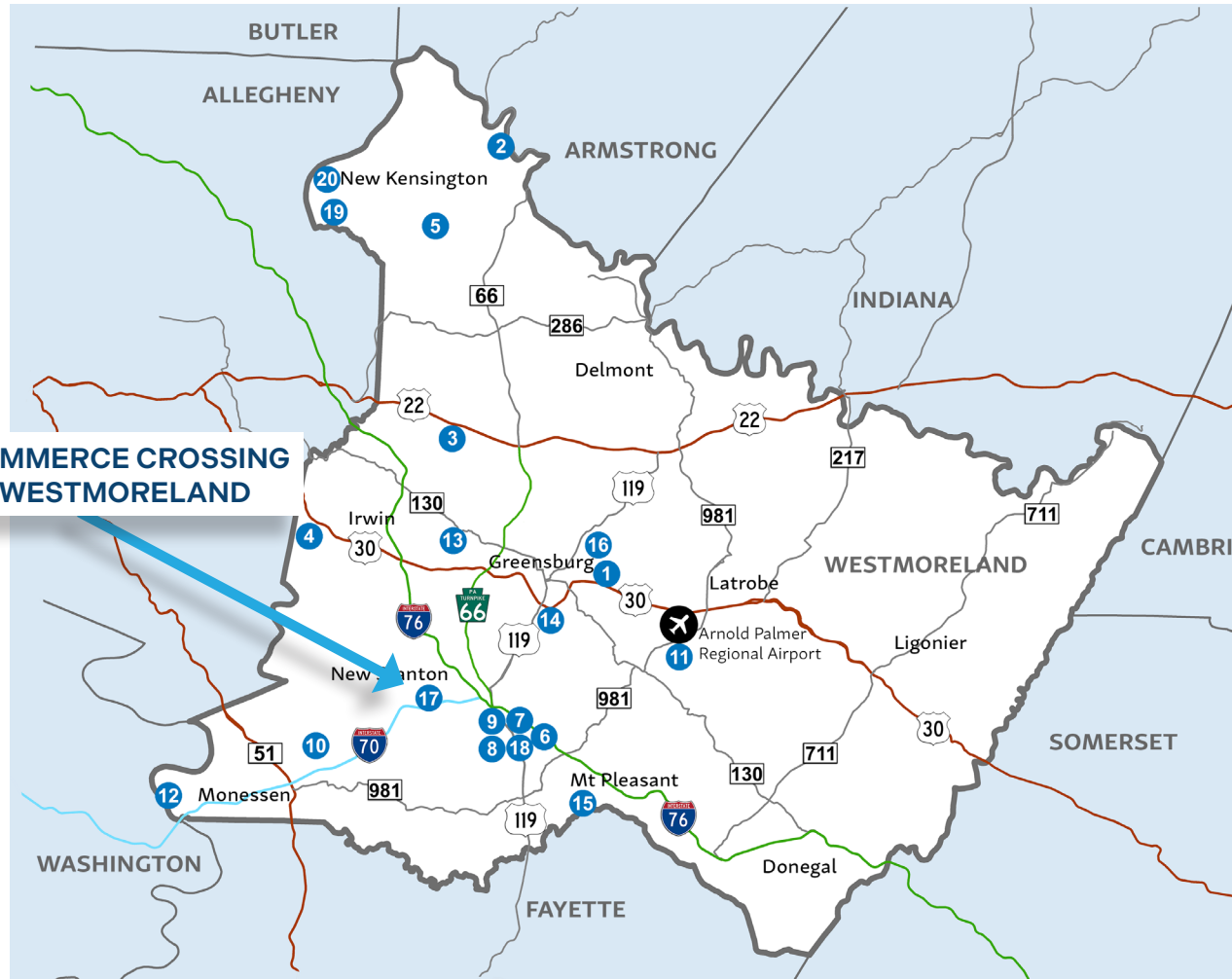
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WCIDC BUSINESS PARKS & ASSETS

WESTMORELAND COUNTY, PA

WESTMORELAND INDUSTRIAL PARK SYSTEM



COMMERCE CROSSING
AT WESTMORELAND

- 1 Westmoreland County Industrial Park I
- 2 Westmoreland County Industrial Park II
- 3 Westmoreland County Industrial Park III
- 4 Westmoreland County Industrial Park IV
- 5 Westmoreland Business & Research Park
- 6 Westmoreland Technology Park I
- 7 Westmoreland Technology Park II
- 8 Westmoreland Distribution Park East/West
- 9 Westmoreland Distribution Park North
- 10 I-70 Industrial Park
- 11 Westmoreland County Airpark
- 12 Monessen Riverfront Industrial Park
- 13 Jeannette Industrial Park
- 14 South Greensburg Commons
- 15 Mount Pleasant Glass Centre
- 16 GreenForge Building
- 17 Commerce Crossing at Westmoreland
- 18 Westmoreland Logistics Park
- 19 The Corner
- 20 New Kensington Advanced Manufacturing Park



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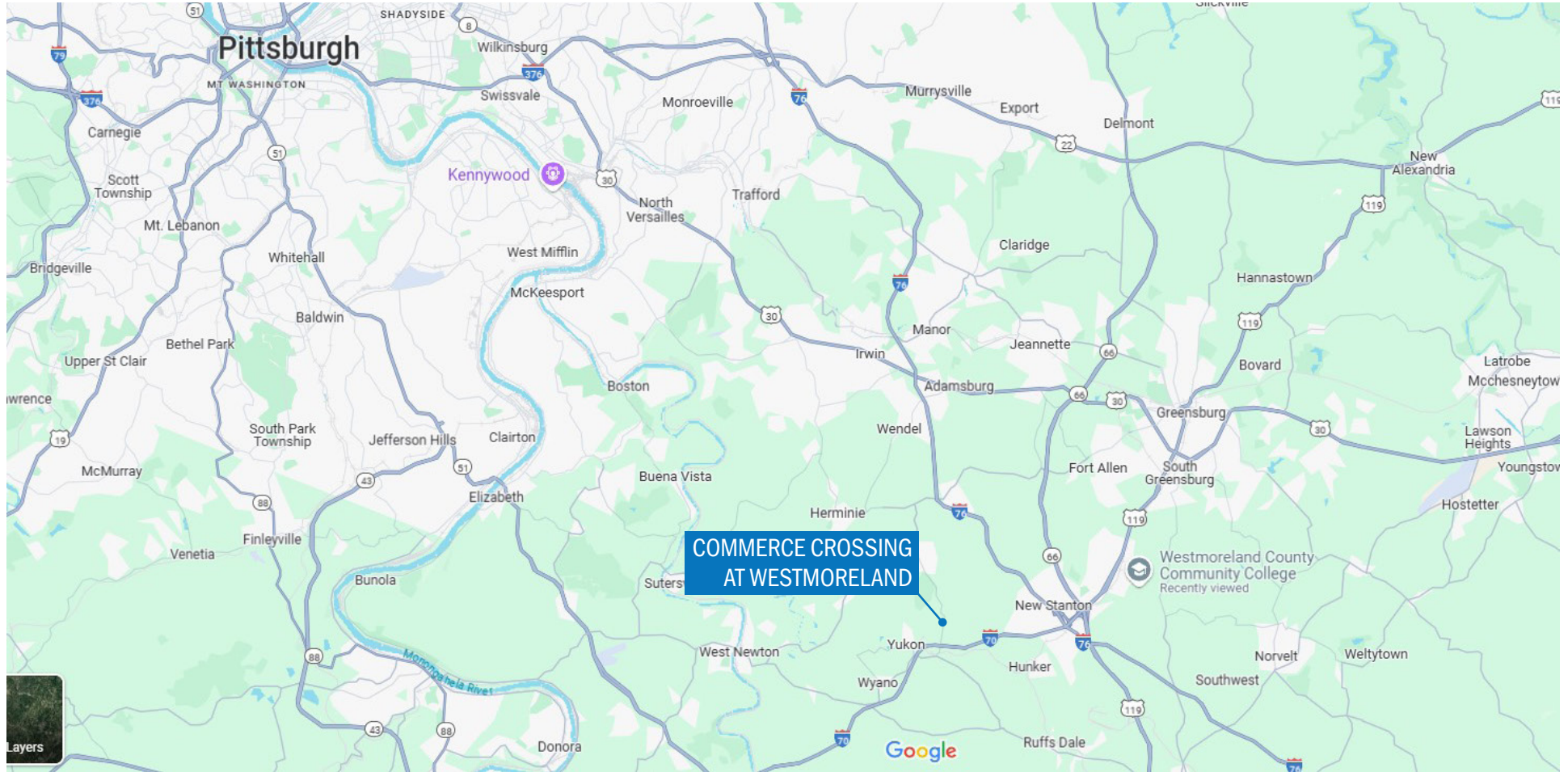
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COMMERCE CROSSING AT WESTMORELAND

SEWICKLEY TOWNSHIP, WESTMORELAND COUNTY, PA

REGIONAL MAP



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SEWICKLEY TOWNSHIP, WESTMORELAND COUNTY, PA

PRIME LOCATION FOR
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