

OFFERING MEMORANDUM

82 Acres Industrial Land for Sale - Lemont Rail Park

BRITTANY LN

Lemont Furnace, PA 15456

PRESENTED BY:

DARIN SHRIVER

Senior Advisor

C: 724.255.9540

darin.shriver@svn.com

JASON CAMPAGNA

Managing Director

C: 724.825.3137

jason.campagna@svn.com



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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.

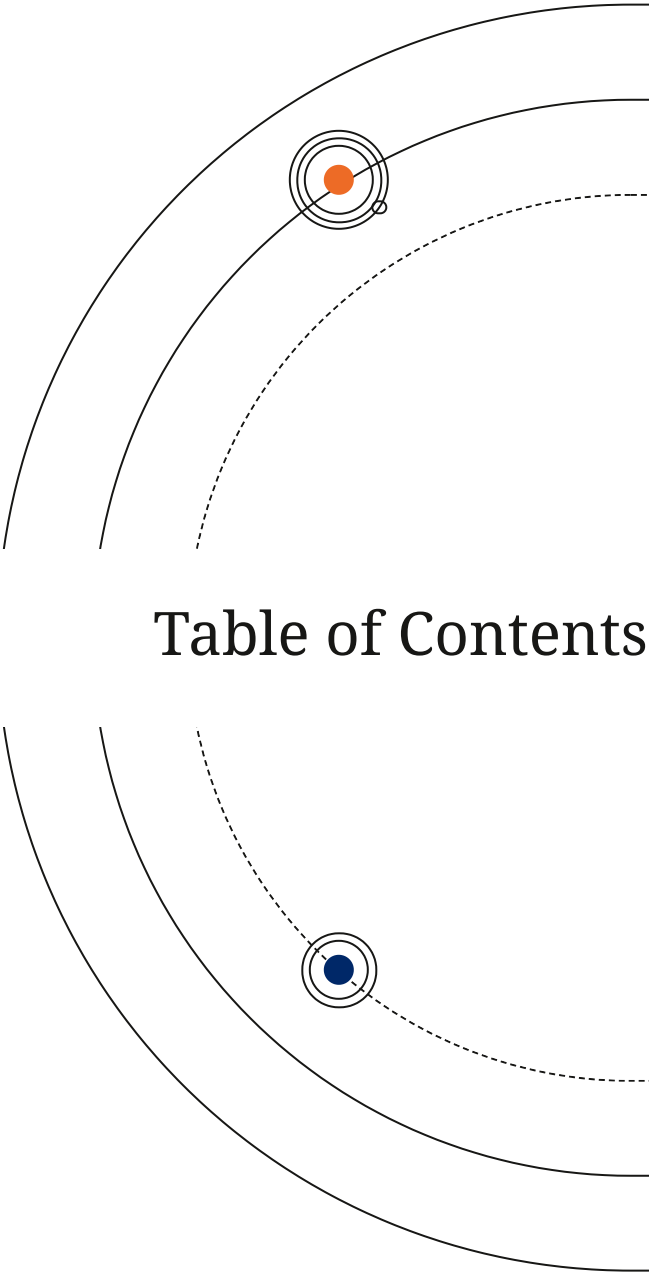


Table of Contents

4

PROPERTY INFORMATION

Executive Summary	5
Complete Highlights	6
Existing Site Plan	7
Proposed Site Plan	8
Concept Site Plan with Rail Served Building	9

10

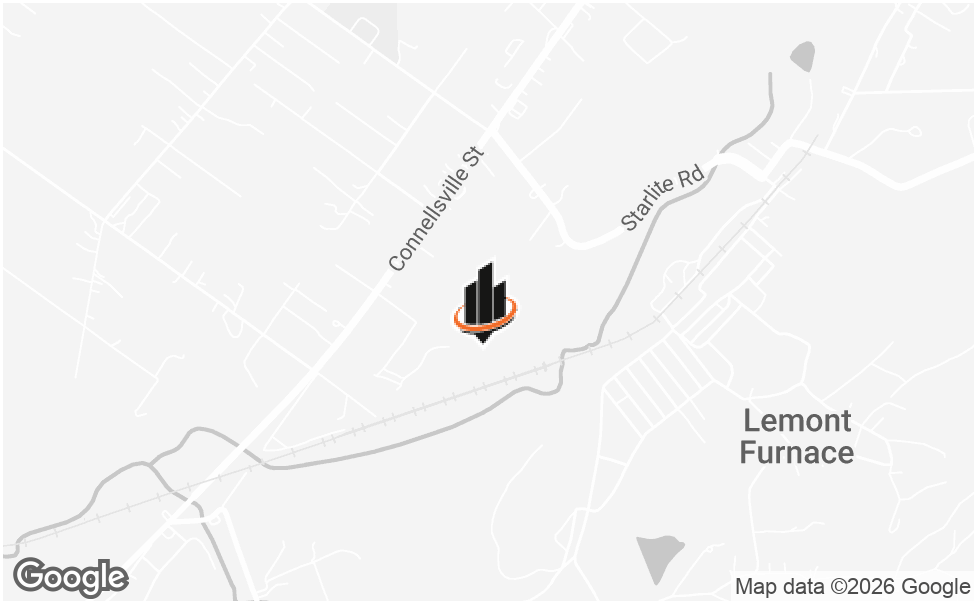
LOCATION INFORMATION

Regional Map	11
Location Maps	12
Parcel Map	13
Demographics Map & Report	14
Fayette County	15
Fayette County	16

SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LOT SIZE:	82.921 Acres
ZONING:	M-1
MARKET:	Pittsburgh
SUBMARKET:	Fayette County
PARCEL:	25-27-0018

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present Lemont Rail Park, a prime industrial or commercial development site consisting of 82 acres in Lemont Furnace, PA off of Brittany Lane. Property is a vacant brownfield site, zoned M-1, offering direct rail line accessibility via the Southwest Pennsylvania Railroad. With build-to-suit options, some utilities available, and others planned for upgrade/extension, it's a prime location with proximity to PA Turnpike access, opening avenues to markets in PA, WV, and MD. Benefit from tax-free Keystone Opportunity Zone (KOZ) status through 2030. Seize the potential of this strategically positioned property.

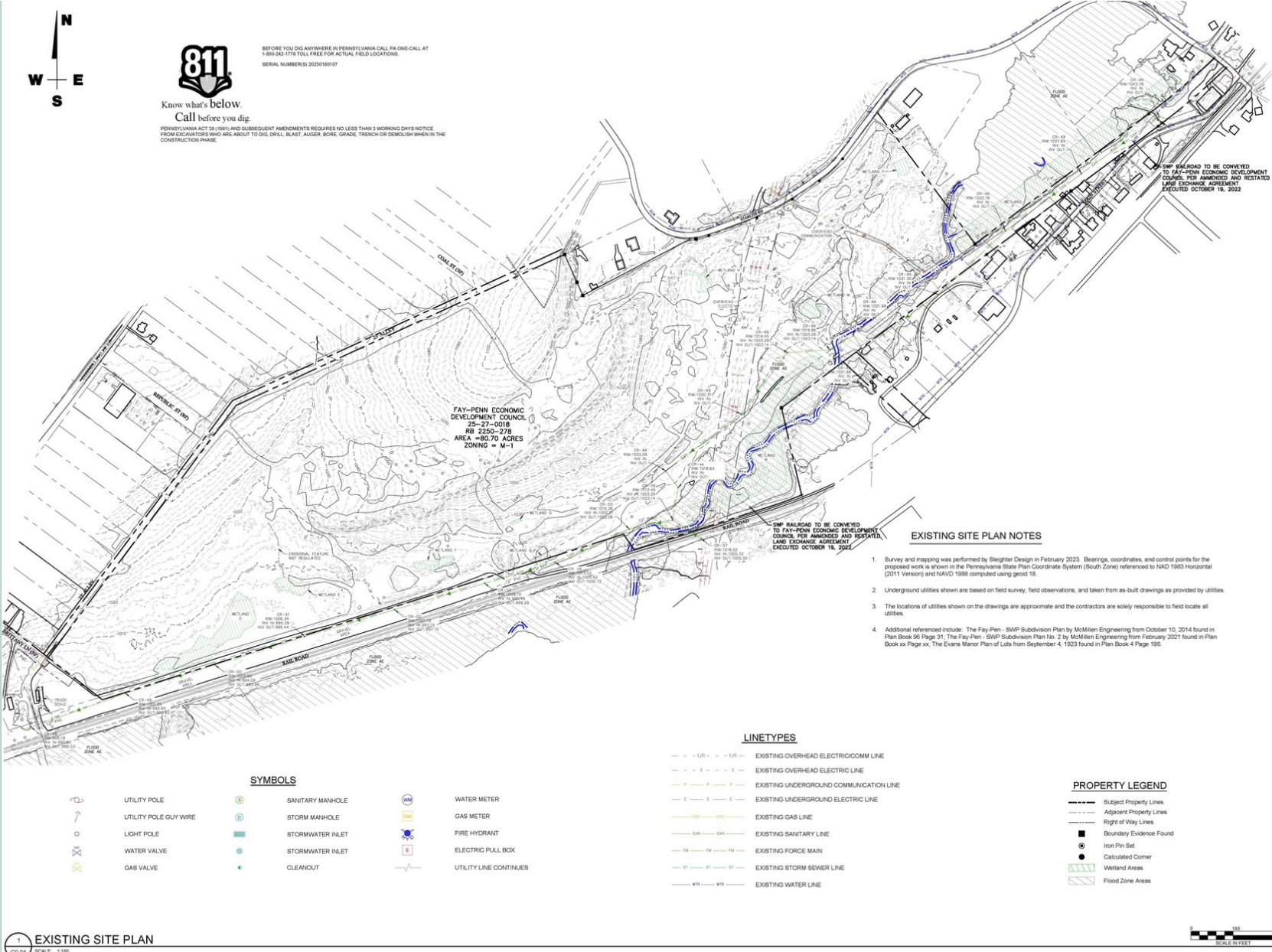
COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Approximately 82+ acre vacant brownfield site
- Build-to-suit available
- Some utilities available, others planned for upgrade/extension
- 25 miles to north and south PA Turnpike access via US 119 and PA-43
- Easily accessible to Pennsylvania, West Virginia, and Maryland markets
- Designated Keystone Opportunity Zone (KOZ) until 2030
- Heavy utility infrastructure features a 12" sewer line, 12" and 8" water lines, and a 4" high-pressure Peoples Gas line
- Direct access to high-capacity power with a 138 kV line crossing the site
- High-speed fiber-optic connectivity is available on-site
- Active rail infrastructure includes direct rail into the site and an existing rail transload yard with a scale house
- Verified clean Brownfield status with a completed Phase I Environmental Site Assessment confirming no further Phase II remediation is required
- Access to Class I rail via Carload Express SWP line

EXISTING SITE PLAN



SLEIGHTER
DESIGN

UNIVERSITY BUSINESS PARK
1060 EERLY WAY
LEMONT FURNACE, PA 15456
724.438.4010
WWW.SLEIGHTERDESIGN.COM

CONFIDENTIAL - ALL RIGHTS RESERVED

PRELIMINARY

REVISION		
NO.	DATE	DESCRIPTION

LEMONT RAIL PARK

FAY-PENN
ECONOMIC
DEVELOPMENT
COUNCIL

PROJECT NUMBER
R22-075-04

DESIGNED FOR
REVIEW

ISSUE DATE
4-25-23

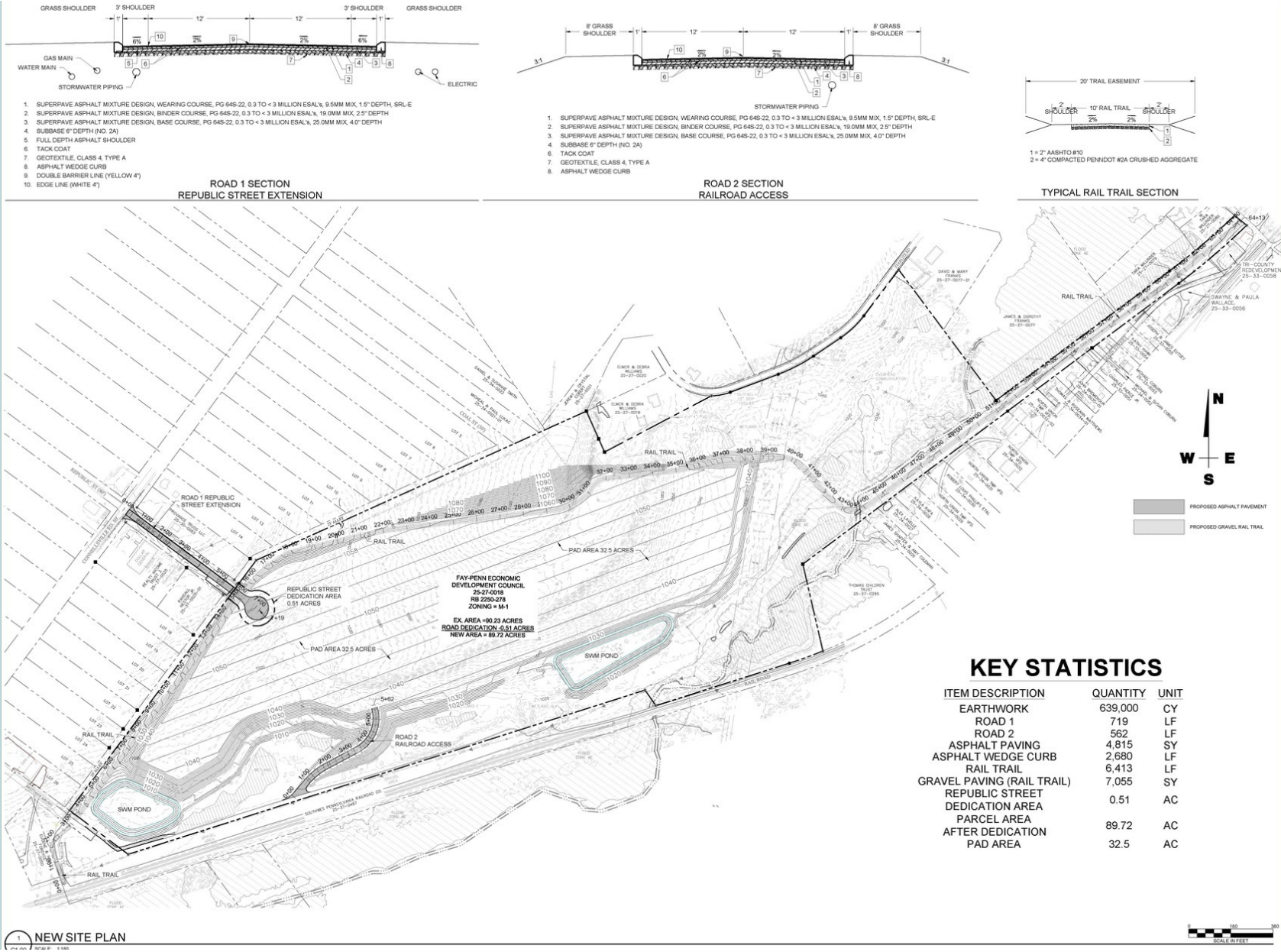
SHEET NAME

EXISTING
SITE
CONDITIONS

SHEET NUMBER

0001

PROPOSED SITE PLAN



SLEIGHTER
DESIGN

UNIVERSITY BUSINESS PARK
1060 ERLER WAY
LEMONT FURNACE, PA 15456
724.438.4010
WWW.SLEIGHTERDESIGN.COM

CONFIDENTIAL - ALL RIGHTS RESERVED
SAL

PRELIMINARY -
NOT FOR
CONSTRUCTION

REVISION		
NO.	DATE	DESCRIPTION
PROJECT		

LEMONT RAIL
PARK

FAY-PENN
ECONOMIC
DEVELOPMENT
COUNCIL

PROJECT NUMBER
S22-075-04
DESIGNED FOR
DESIGN
BOOK DATE
NOVEMBER 02, 2023
SHEET NUMBER

NEW SITE
PLAN

SHEET NUMBER
C1 00

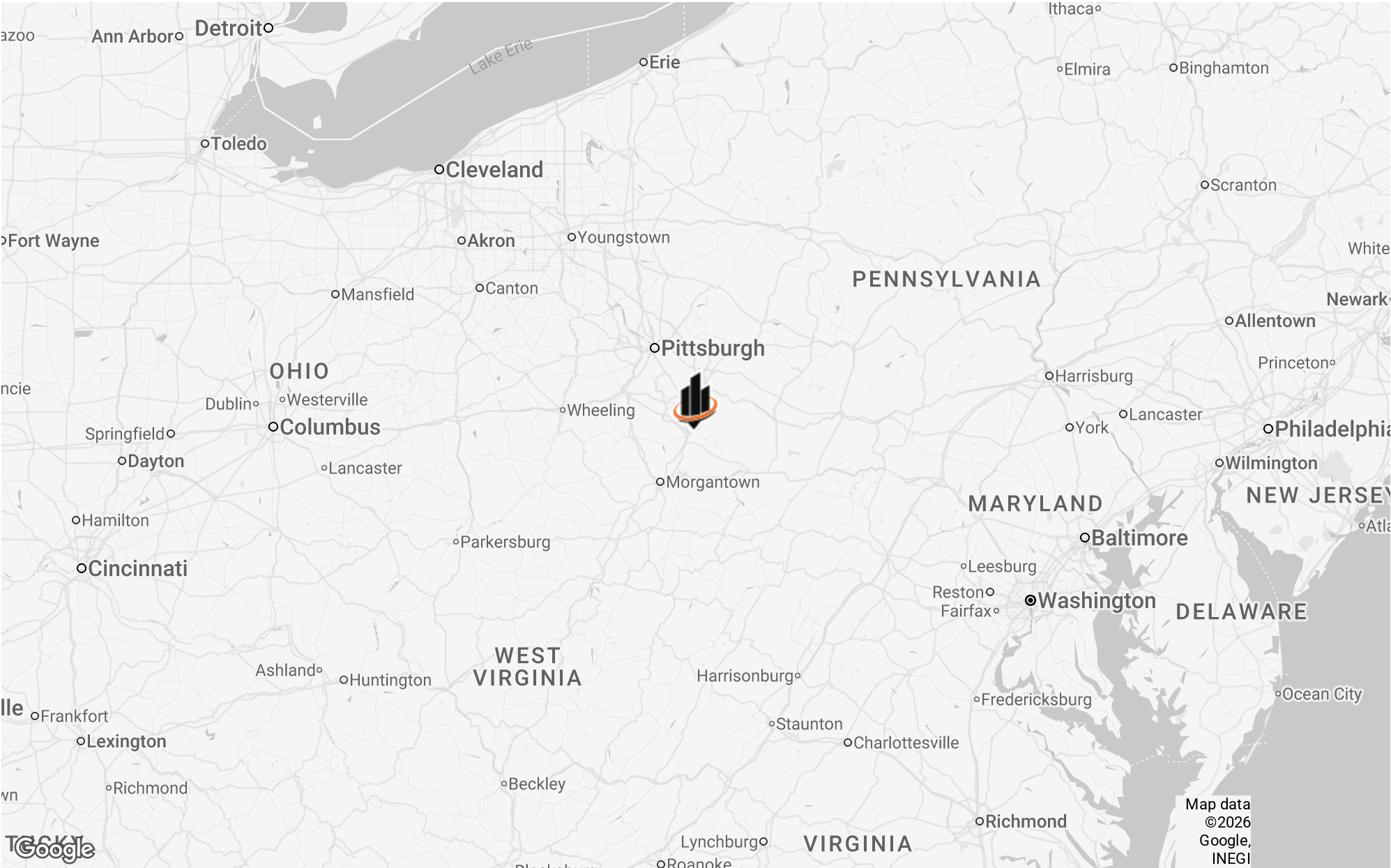
CONCEPT SITE PLAN WITH RAIL SERVED BUILDING



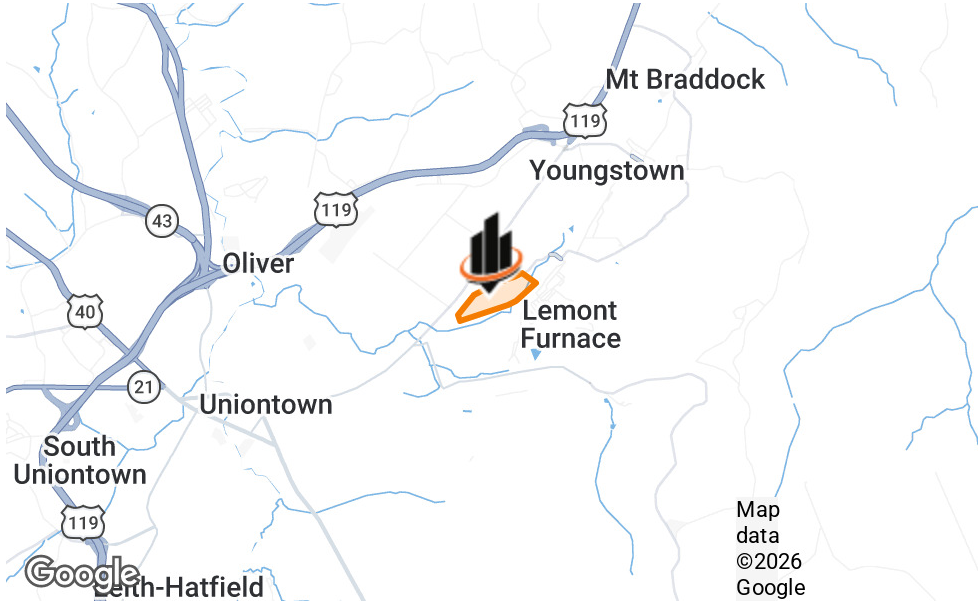
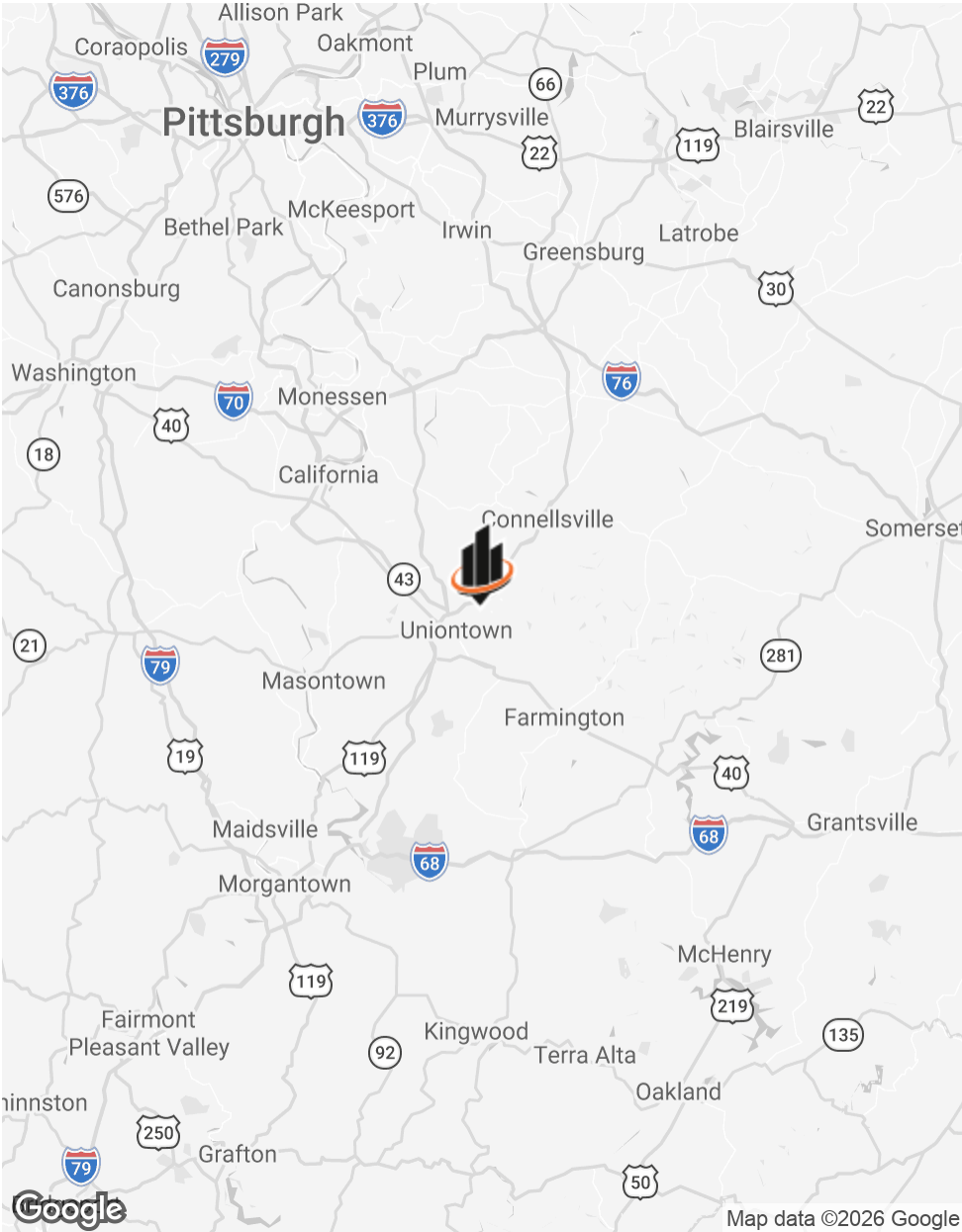
SECTION 2
Location
Information



REGIONAL MAP



LOCATION MAPS



LOCATION HIGHLIGHTS

- 2.5 miles to US-119
- 25 miles to PA Turnpike access via US-119 and PA-43

PARCEL MAP



DEMOGRAPHICS MAP & REPORT

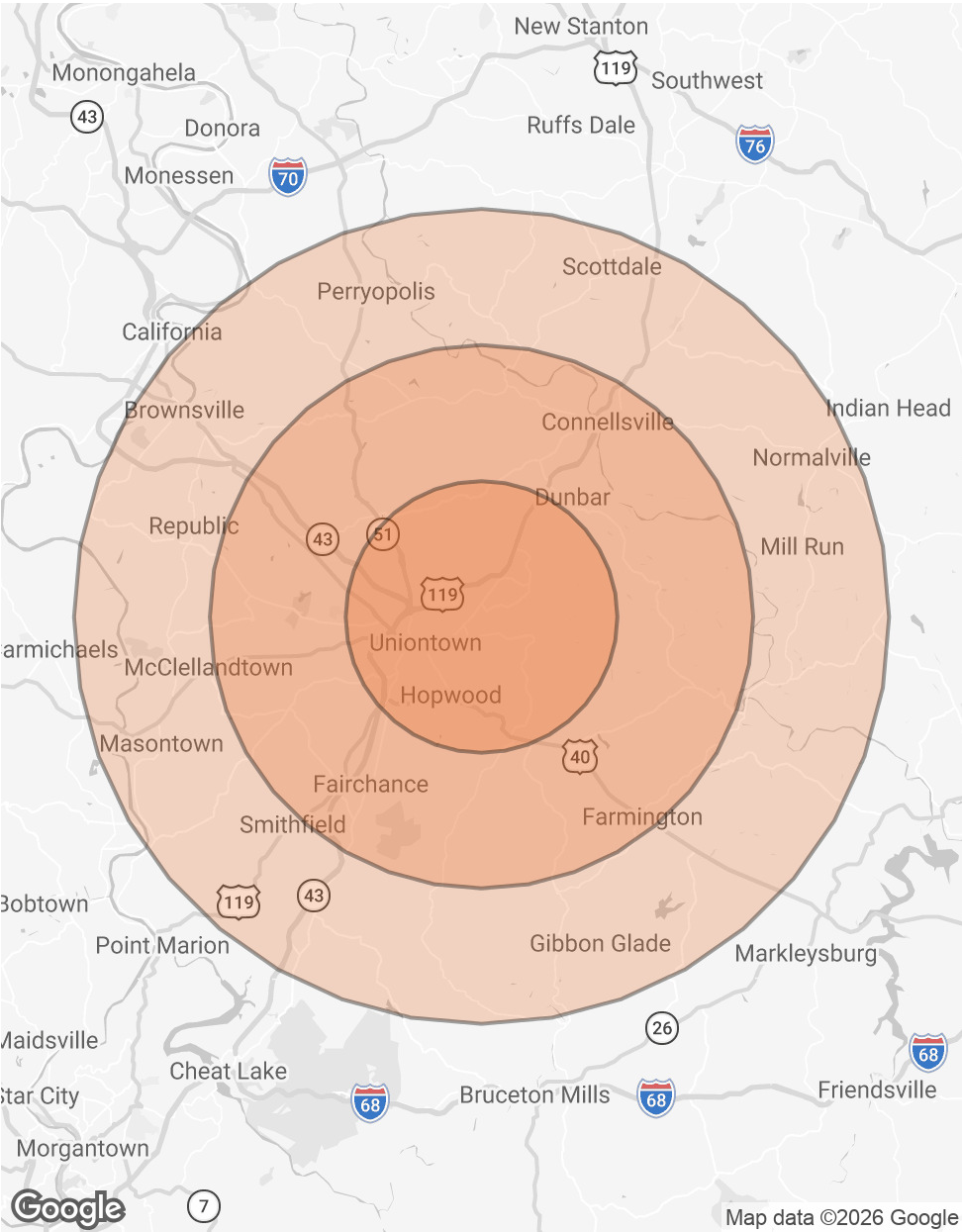
POPULATION 5 MILES 10 MILES 15 MILES

TOTAL POPULATION	33,791	69,632	120,887
AVERAGE AGE	45.6	45.8	45.2
AVERAGE AGE (MALE)	43.2	43.9	43.6
AVERAGE AGE (FEMALE)	48.8	48.3	47.3

HOUSEHOLDS & INCOME 5 MILES 10 MILES 15 MILES

TOTAL HOUSEHOLDS	15,830	31,652	53,213
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$73,580	\$75,198	\$73,776
AVERAGE HOUSE VALUE	\$160,092	\$153,991	\$154,788

2023 American Community Survey (ACS)



FAYETTE COUNTY

Fayette County, Pennsylvania, is located in the southwestern part of the state and is part of the Pittsburgh metropolitan area, situated between the Allegheny Mountains to the east and the Monongahela River to the west. It is approximately 60 miles south of Pittsburgh. Fayette County was established in 1783, from parts of Westmoreland County. It was named after the Marquis de Lafayette, a French military officer who fought in the American Revolutionary War.

Historically, the county was known for its coal mining and steel production, industries that played a significant role in its development. While these industries have declined, the county is working to diversify its economy. The local economy has shifted from traditional manufacturing to include services, retail, and some light industrial activities. The county has also seen growth in tourism and recreational opportunities, particularly in areas like the Laurel Highlands. Farming and agriculture remain important to the local economy, with various types of crops and livestock being raised in the county.

The county includes several towns and municipalities, with Uniontown being the county seat. Other notable towns include Connellsville, Belle Vernon, and Mount Pleasant. The county is served by several school districts, providing education from elementary through high school. Fayette County is home to two colleges and universities, including Penn State Fayette, The Eberly Campus, a state university system located in Lemont Furnace.

The county is known for its natural beauty, including parts of the Laurel Highlands, which offer opportunities for hiking, fishing, and other outdoor activities. The Ohiopyle State Park, known for its whitewater rafting and scenic views, is a major attraction. There are several historical landmarks and sites in the county, including the Fort Necessity National Battlefield, which commemorates George Washington's first military action.

Fayette County is well-connected with major highways such as Interstate 70 and Interstate 76. There are also rail connections and regional airports providing accessibility.

Overall, Fayette County combines a rich historical heritage with a growing economy and abundant natural resources, making it an interesting and diverse region in Pennsylvania.

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.

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:

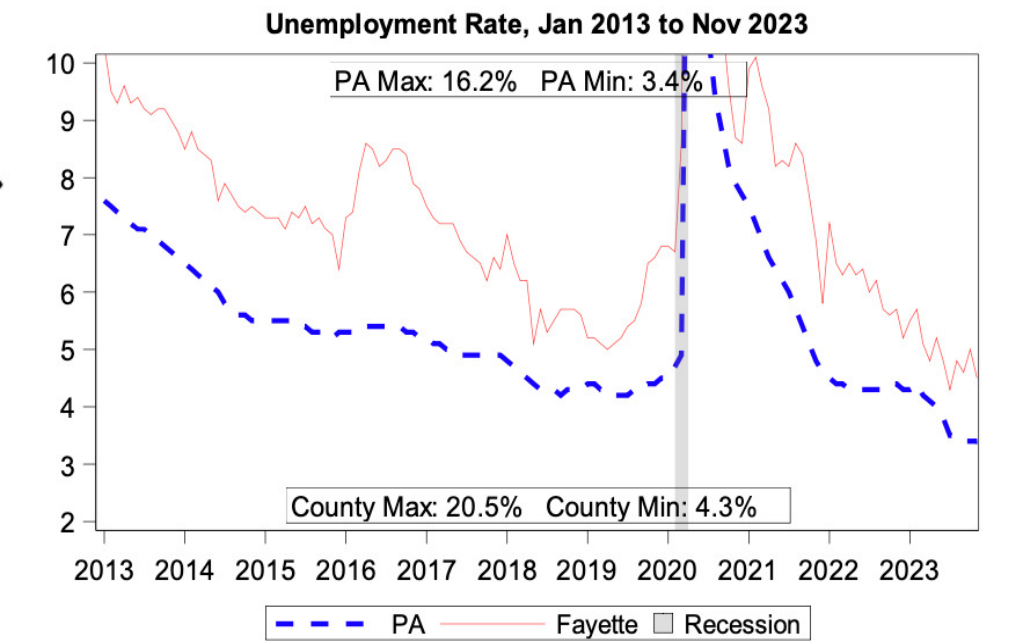
- Washington & Baltimore: 7 million
- Pittsburgh & Cleveland: 8 million

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

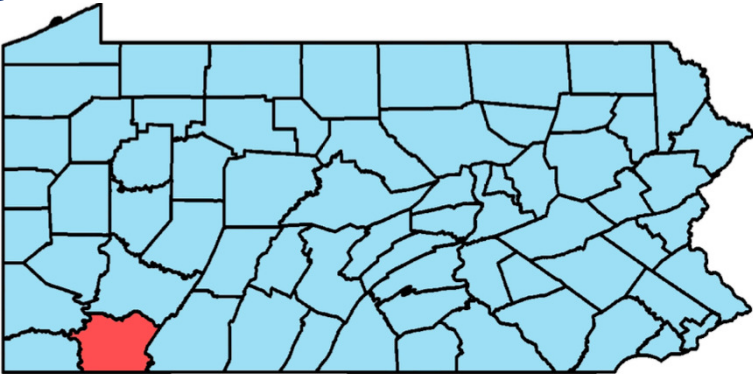


LABOR, WORKFORCE, EMPLOYEES

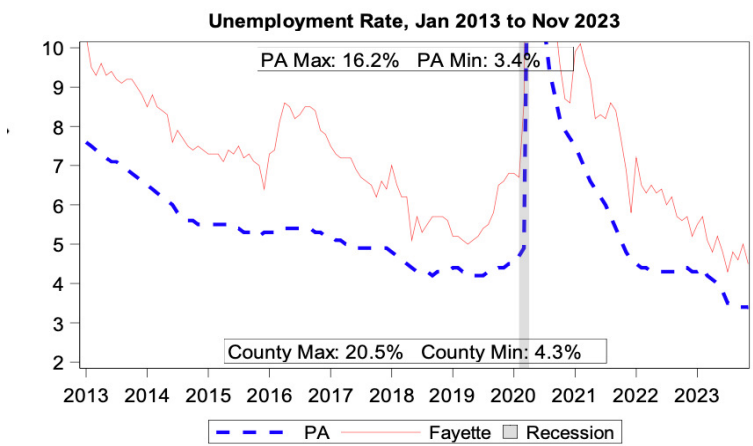


Local Area Unemployment Statistics		
Nov 2023	County	PA
Unemployment Rate	4.5%	3.4%
Labor Force	55,100	6,516,000
Employed	52,600	6,291,000
Unemployed	2,500	225,000

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



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



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:

Darin Shriver

Senior Advisor

C: 724.255.9540

darin.shriver@svn.com

Jason Campagna

Managing Director

C: 724.825.3137

jason.campagna@svn.com

