



71.252-ACRE INDUSTRIAL SITE
PA TURNPIKE I-76 & I-376
BEAVER COUNTY, PENNSYLVANIA



PROPERTY INFORMATION

LOCATION

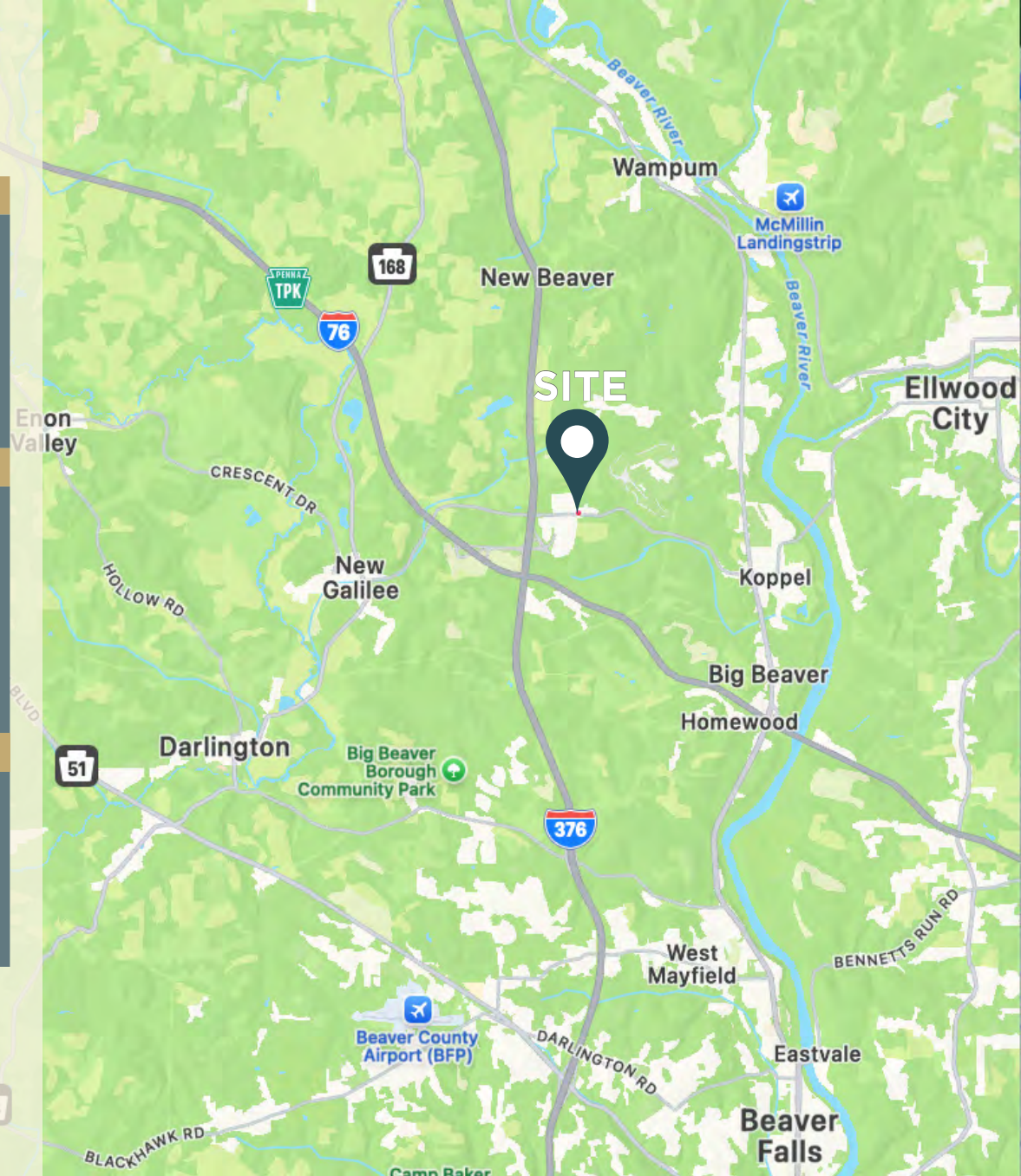
Address	472 Fairlane Boulevard
City state	New Galilee, PA
County	Beaver County, PA
Coordinates	26.902357, -81.974870
Access	Located directly off exit at intersection of I-76 PA Turnpike & I-376 Beaver Valley Expressway

SITE ATTRIBUTES

Zoning	C-2 zoning
Total acreage	71.252 acres
Square footage	750,000 SF industrial warehouse can be accommodated
Utilities	Near Hoytdale Substation Two 36 -inch Berkshire Hathaway gas lines pass through site

OTHER

Incentives	10-Year LERTA in place
Distances	Approximately 30 miles to Pittsburgh International Airport
Neighboring uses	adjacent to Switch's 1.2M sf data center campus across from Mitsubushi Electric's switchgear facility



MATT VIRGIN
412-600-2304
mvirgin@suncappg.com

BEN SCERRI
919-349-3009
bscerri@suncappg.com

TRENT McPHERSON
304-542-5148
tmcpherson@suncappg.com

