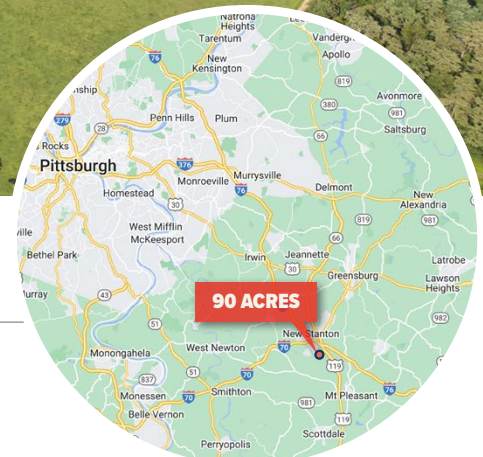


BUILD-TO-SUIT

90-ACRE INDUSTRIAL LAND DEVELOPMENT OPPORTUNITY

DISTRIBUTION CIRCLE | MT. PLEASANT, PA 15666 | EAST HUNTINGTON TWP



FOR MORE INFORMATION:

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GENFOR
REAL ESTATE

90-ACRES | INDUSTRIAL LAND DEVELOPMENT SITE

Exclusive Off-Market Opportunity

- Prime 90-acre industrial site located off the Westec Road Exit with immediate access to US-119 and excellent connectivity to I-70 and I-76. Situated within an established industrial park, the site is ideally positioned for large-scale industrial users.
- SunCap Property Group, an experienced developer of corporate industrial Build-To-Suit projects, has the property under option.
- SunCap has completed pre-development due diligence including utilities and wetlands investigations as well as initial engineering drawings for permitting and confirmation of utility availability.



Site Highlights

- Build-to-suit opportunity with fully customizable design
- Conceptual plans demonstrate the site's capacity to accommodate facilities ranging from $\pm 420,000$ SF to over 1,000,000 SF with flexible configurations tailored to user needs
- Expansive site offers a highly versatile layout for building configurations, parking, and outdoor storage uses
- Expansion capability for future growth
- Potential for road extension and cul-de-sac access into the site
- Utilities and site feasibility work already underway
- Adjacent to the First Energy 138kV King Farm Substation

90-ACRES | INDUSTRIAL LAND DEVELOPMENT SITE

SITE LOCATION

ADDRESS	Distribution Circle, Mount Pleasant, PA 15666
MUNICIPALITY	East Huntingdon Township
SCHOOL	Southmoreland School District
COUNTY	Westmoreland County

SITE DEVELOPMENT DETAILS

SITE SIZE	90 Acres
BUILDING CONCEPTS	420,000 SF and 1,006,880 SF conceptual site plans enclosed
ZONING	No Zoning
TOPOGRAPHY	Flat to rolling
DEVELOPER	Developer Controlled - Suncap
TIMING	Anticipated to be 8-9 months to vertical construction after a signed agreement.

NOTES

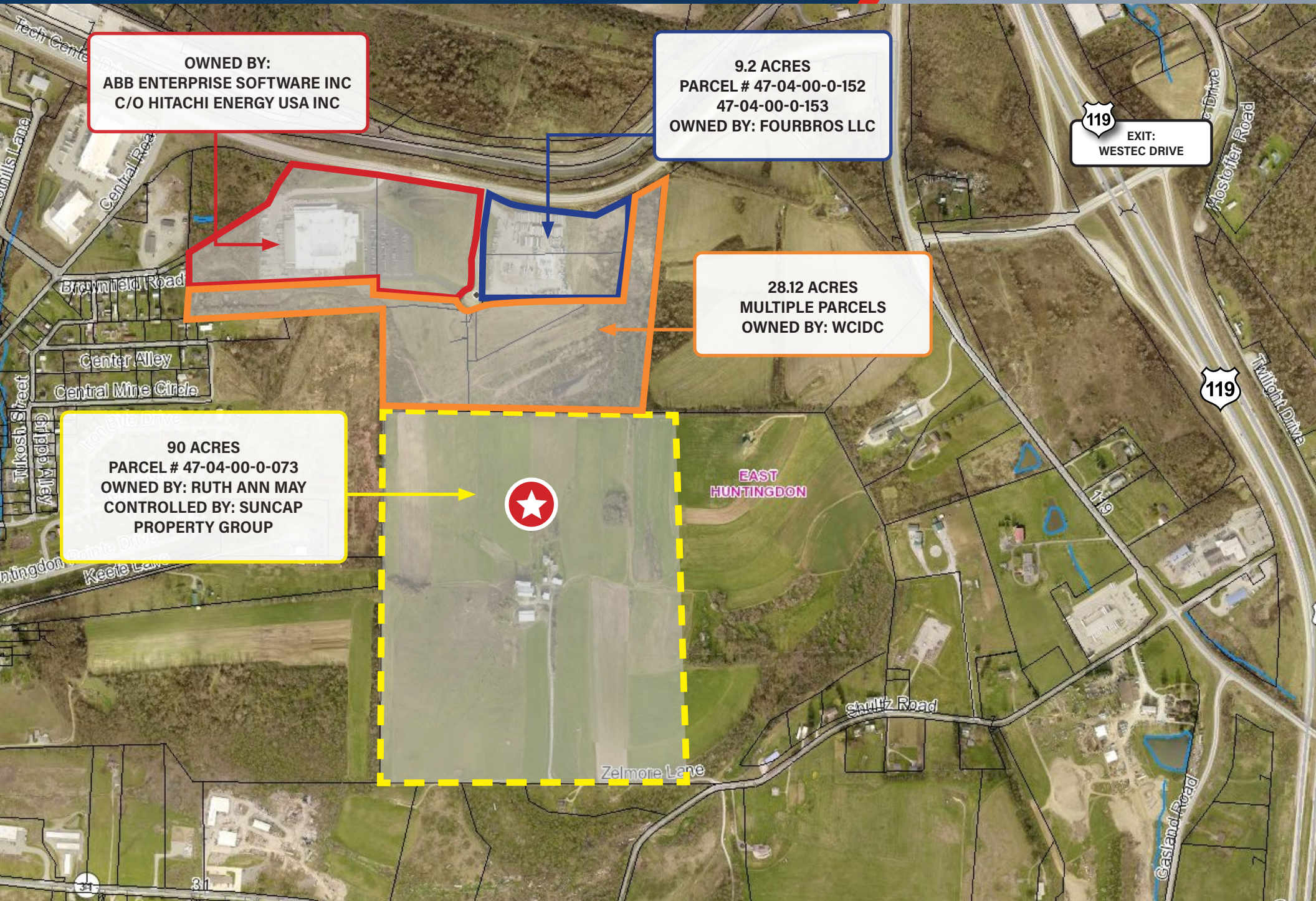
All existing improvements on the property will be demolished and removed as part of initial sitework activity.



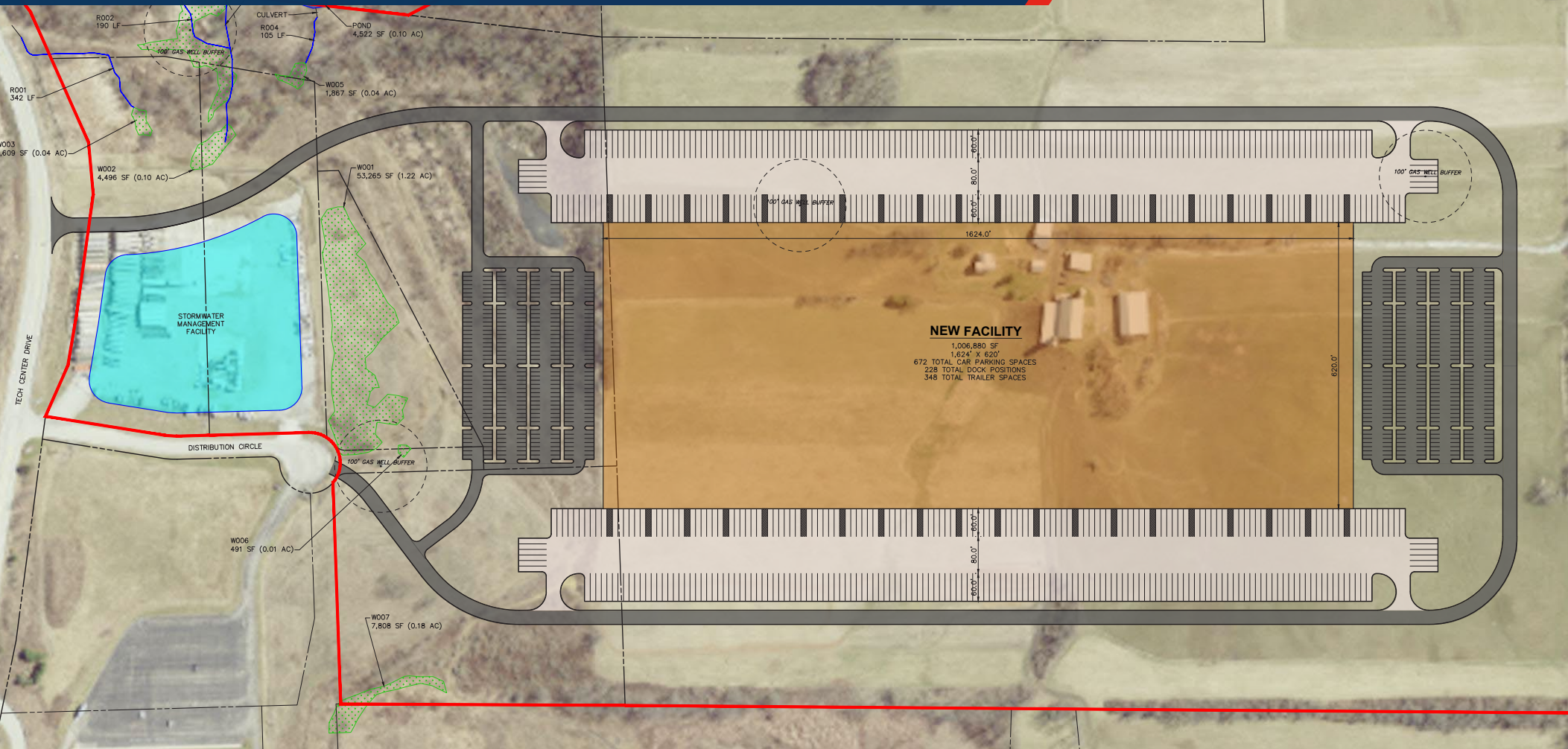
UTILITIES

POWER	First Energy. The site is adjacent to the 138kV King Farm Substation. Significant power is available to service the site.
NATURAL GAS	Columbia Gas
WATER/SEWER	Municipal Authority of Westmoreland County

90-ACRE SITE | PARCEL VIEW & ADJACENT LAND



CONCEPTUAL SITE PLAN B | 1,006,880 SF FACILITY



CONCEPTUAL PLAN B

- 1,006,880 SF Warehouse (1,624' x 620')
- 672 Total Car Parking Spaces
- 228 Total Dock Positions
- 348 Total Trailer Spaces
- The site can accommodate a wide variety of building sizes /configurations and can be modified for build-to-suit projects

90-ACRE SITE AERIAL | CURRENT CONDITIONS



819

90-ACRE INDUSTRIAL LAND DEVELOPMENT OPPORTUNITY

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DEVELOPED BY:



LEASING/SALES:

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