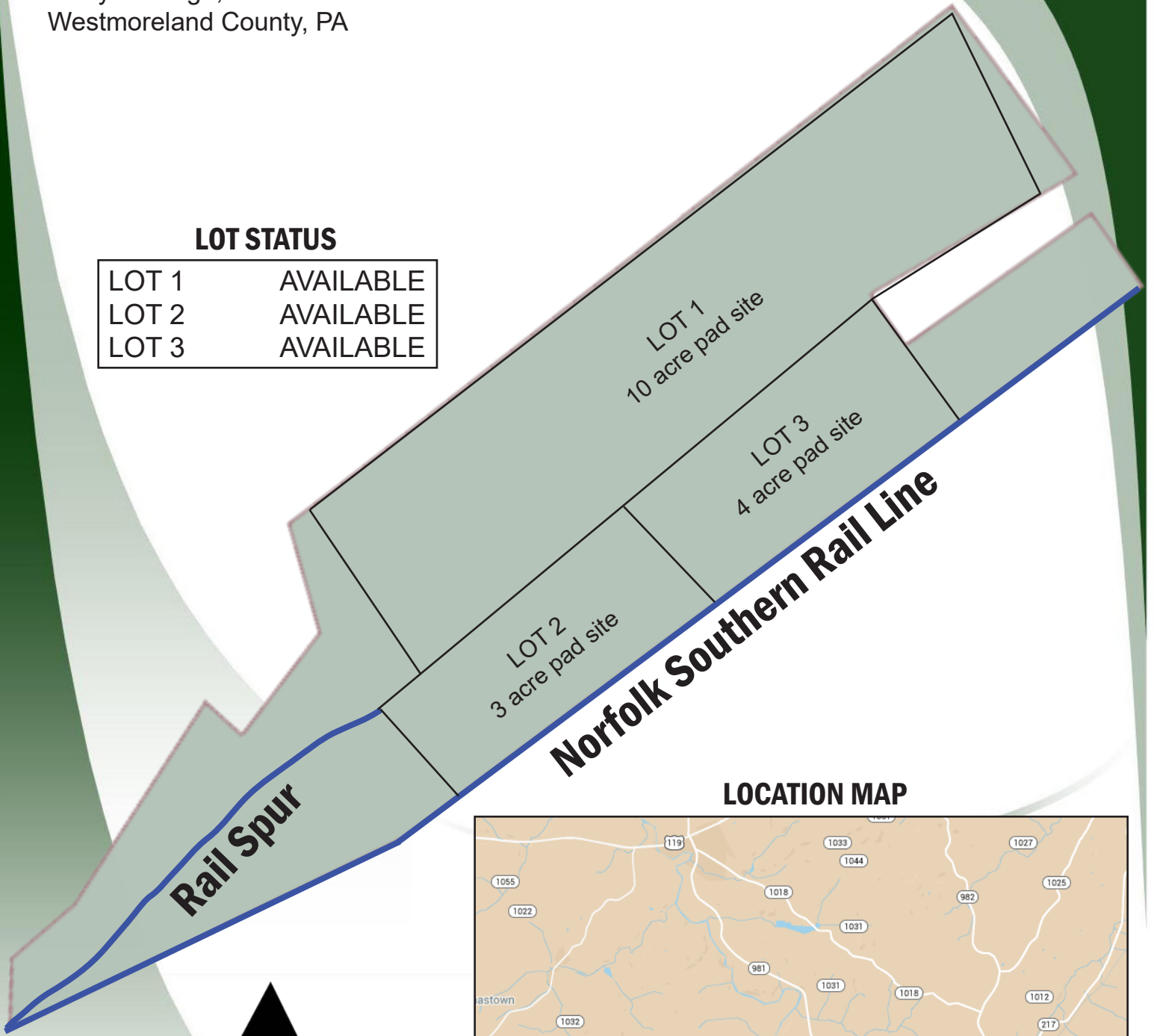


DERRY BUSINESS PARK

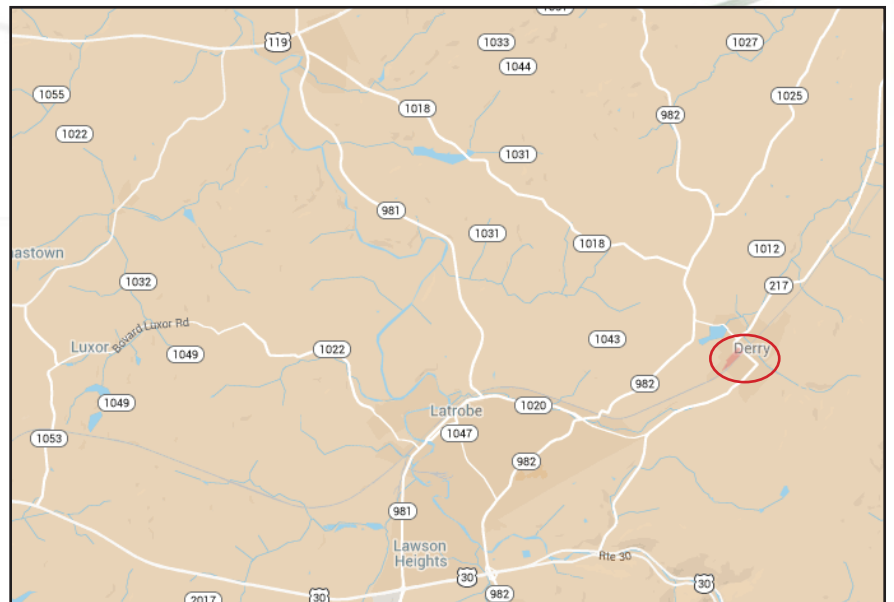
Derry Borough,
Westmoreland County, PA

LOT STATUS

LOT 1	AVAILABLE
LOT 2	AVAILABLE
LOT 3	AVAILABLE



LOCATION MAP



DERRY BUSINESS PARK



UTILITIES:

Electric: West Penn Power Company
Gas: Peoples Natural Gas
Water: Municipal Authority of
The Borough of Derry
Sewage: Municipal Authority of
The Borough of Derry
Telecommunications: Unknown

GENERAL INFORMATION:

2018
Millage Rate: Derry Borough. – 140.29 mills
Nearest Fire
Company: Derry Volunteer Fire Dept. – .7 mile
Distance to
Landfill: 5.8 miles

SALE/LEASE:

Sale: Negotiable

CONTACT:

Joseph D. Sisley – Marketing Director
Kim Donnelly – Business
Development Director
(724) 830-3061



Email: wcidc@wpa.net
www.westmorelandcountyyidc.org

NOTE: Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal notice, or other conditions.

**The SMART
CHOICE**
... for your business expansion!

LOCATION:

Address: West Third Street
Derry, PA 15627
Municipality: Derry Borough
Latitude: 40° 19'53.8"
Longitude: -79° 18'25.9"

DESCRIPTION:

Total Acreage: 19.3±
Sellable Acreage: 19.3 acres
Number of Lots: 3
Maximum Lot Size: 19.3 acres
Minimum lot size: 3 acres
Acreage Available: 19.3 acres
Number of Lots Available: 3
Zoned: Industrial
Topography: Level

TRANSPORTATION:

Nearest Highway: U.S. Route 30 – 3.5 miles
PA Turnpike, New Stanton – 18 miles
Nearest Airport: Arnold Palmer Regional Airport – 8 miles
Rail Accessible: Yes, via siding to adjoining Norfolk
Southern rail line (PA Main Line)
Closest Port: Pittsburgh