

Available for Sale
Proposed North Fayette Business Park Site
Situated between RT 22, Bateman Road & Pattridge Lane
North Fayette Township, Allegheny County, PA



As exclusive agents, we are pleased to offer the following property for sale:

LAND AREA: +/- 227 Acres

ZONING: B-2/PNRD

LOCATION: Property is situated approximately 12 miles west of Pittsburgh and 5 miles southeast of the Pittsburgh International Airport. The site bounded by State Route 22/30 to the north; Pattridge Lane to the west and Bateman Road to the east.

ACCESS: Primary access will be off Bateman Road utilizing the existing International Drive located in the Imperial Business Park. The site was initially planned to be an expansion of the Imperial Business Park.

POTENTIAL USES: Office/Light Industrial/Warehouse-Distribution/R&D Flex

Louis V. Oliva, CCIM, SIOR Executive Managing Director **412.434.1053** loliva@ngkf.com

Newmark Grubb
Knight Frank

210 Sixth Avenue, Suite 600, Pittsburgh, PA 15222

Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Real Estate Tax Rates (2013)

<i>Allegheny County</i>	<i>4.73 mills</i>
<i>North Fayette Township</i>	<i>3.29 mills</i>
<i>West Allegheny Schools</i>	<i><u>18.51 mills</u></i>
<i>Total</i>	<i>26.53 mills</i>

Utilities:

<i>Electric:</i>	<i>Allegheny Power</i>
<i>Gas:</i>	<i>Peoples Natural Gas</i>
<i>Water:</i>	<i>Western Allegheny County Municipal Authority</i>
<i>Sanitary Sewer:</i>	<i>North Fayette Township</i>
<i>Telephone/Data:</i>	<i>Verizon</i>

Assessed Value (2013): \$996,400

Asking Price: \$3,850,000

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