

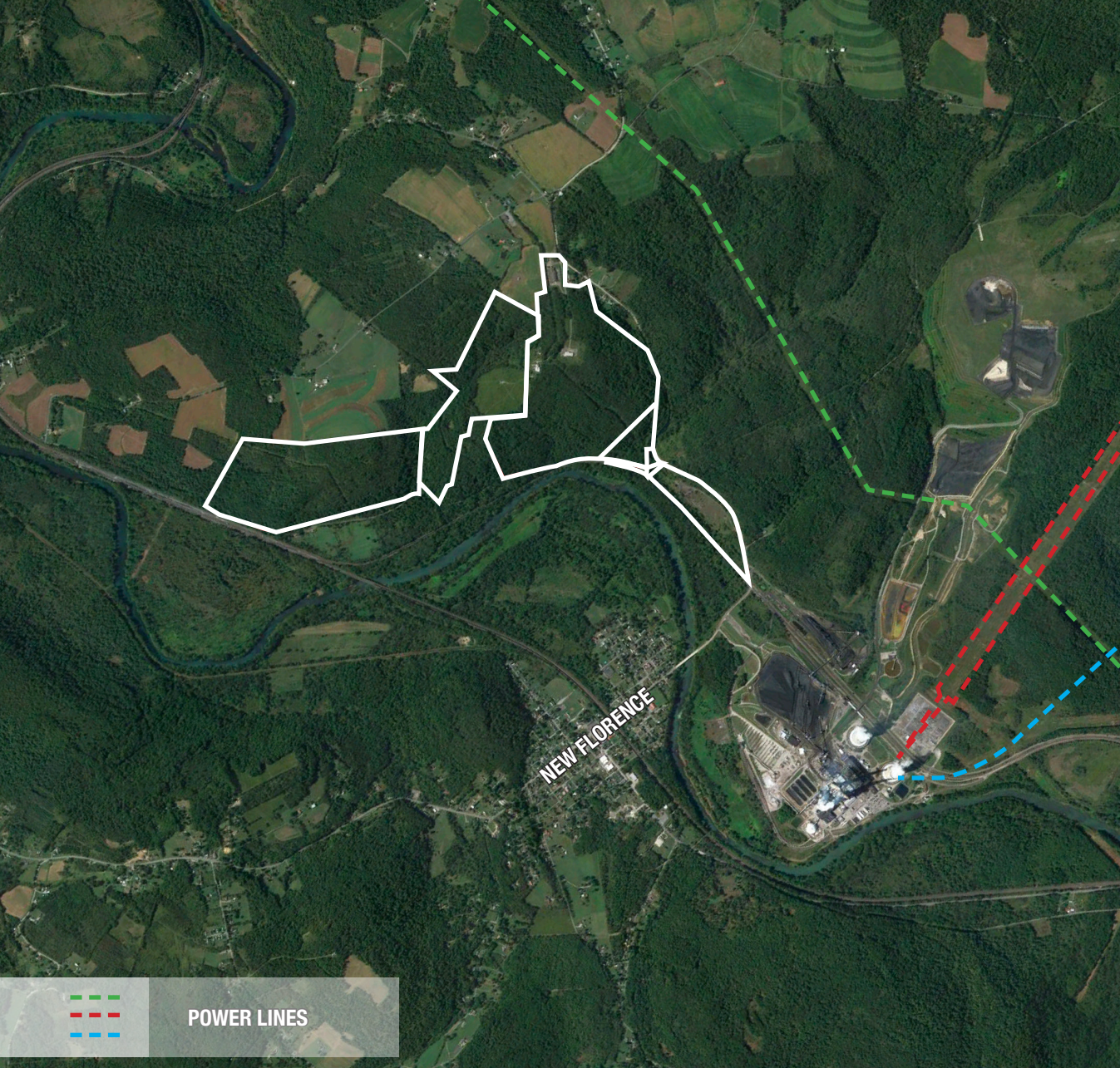
FOR SALE

WESTERN PA DATA CENTER SITE #1

1820 Mulligan Hill Rd
New Florence, PA 15944

- Indiana County
- 1,218.33 Acres (could add more acreage)
- Contiguous to power plant
- Contiguous to substation (available to a 345 kV, 135 kV. & 230 kV)
- Contiguous to long-haul fiber
- On significant river

LAND | INDUSTRIAL



POWER LINES

SUMMARY

Property Specs

PRICING

Contact Broker

LOT SIZE

± ACRES

TYPE

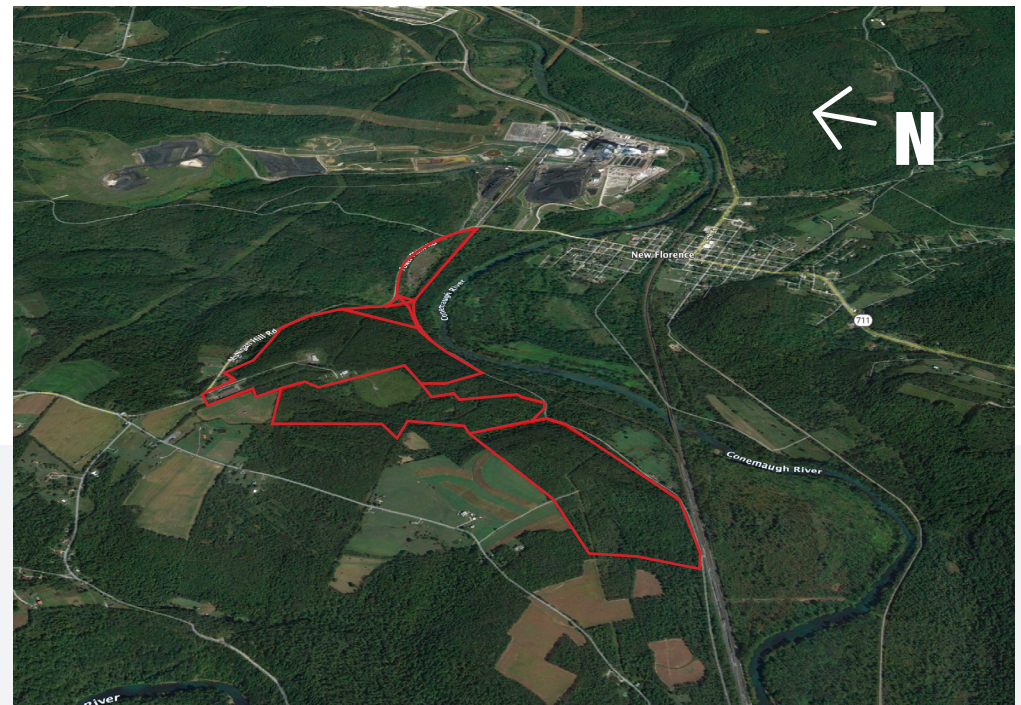
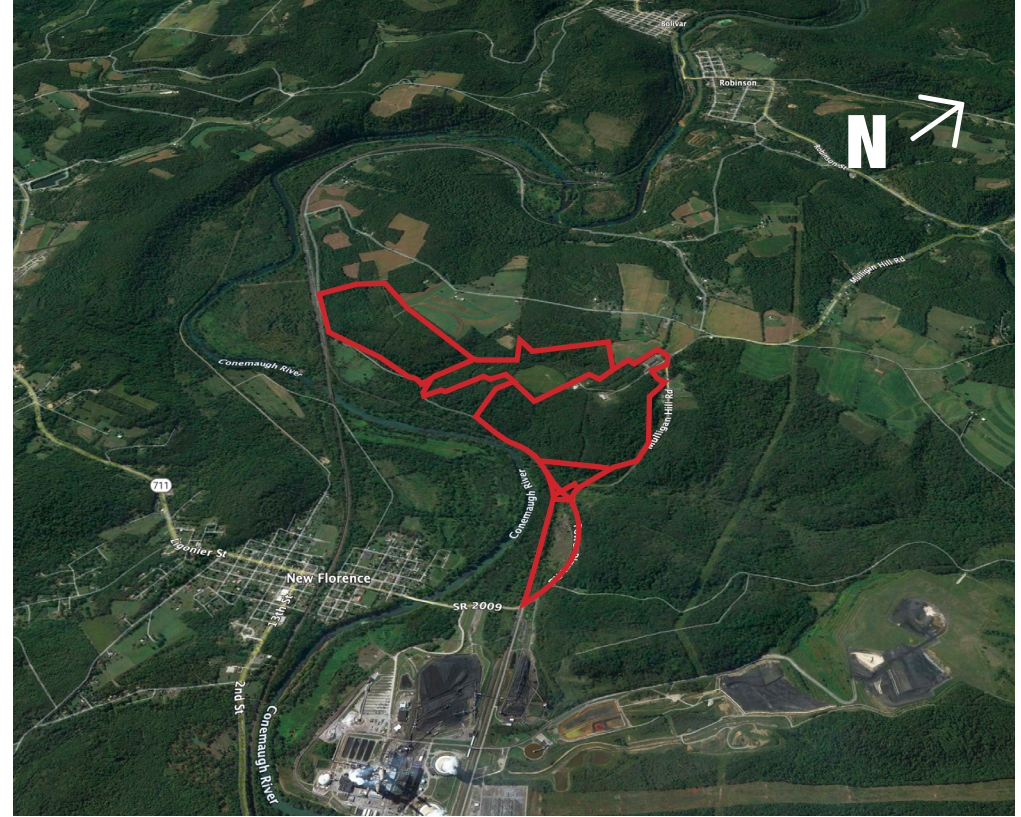
Land | Industrial

- **Location:** Western Pennsylvania
- **Focus:** Hyperscale Data Center
- **Key Industries:** AI, Cloud, Semiconductor Innovation
- **Connectivity:** Proximity to major East Coast and Midwest fiber networks
- **Target Audience:** Attracts cloud providers
- **Power Capacity:** 1.35 GW (expandable to 1.8 GW)
- **Campus Size:** Large-scale facility designed for high-capacity needs. Located next to a power substation.



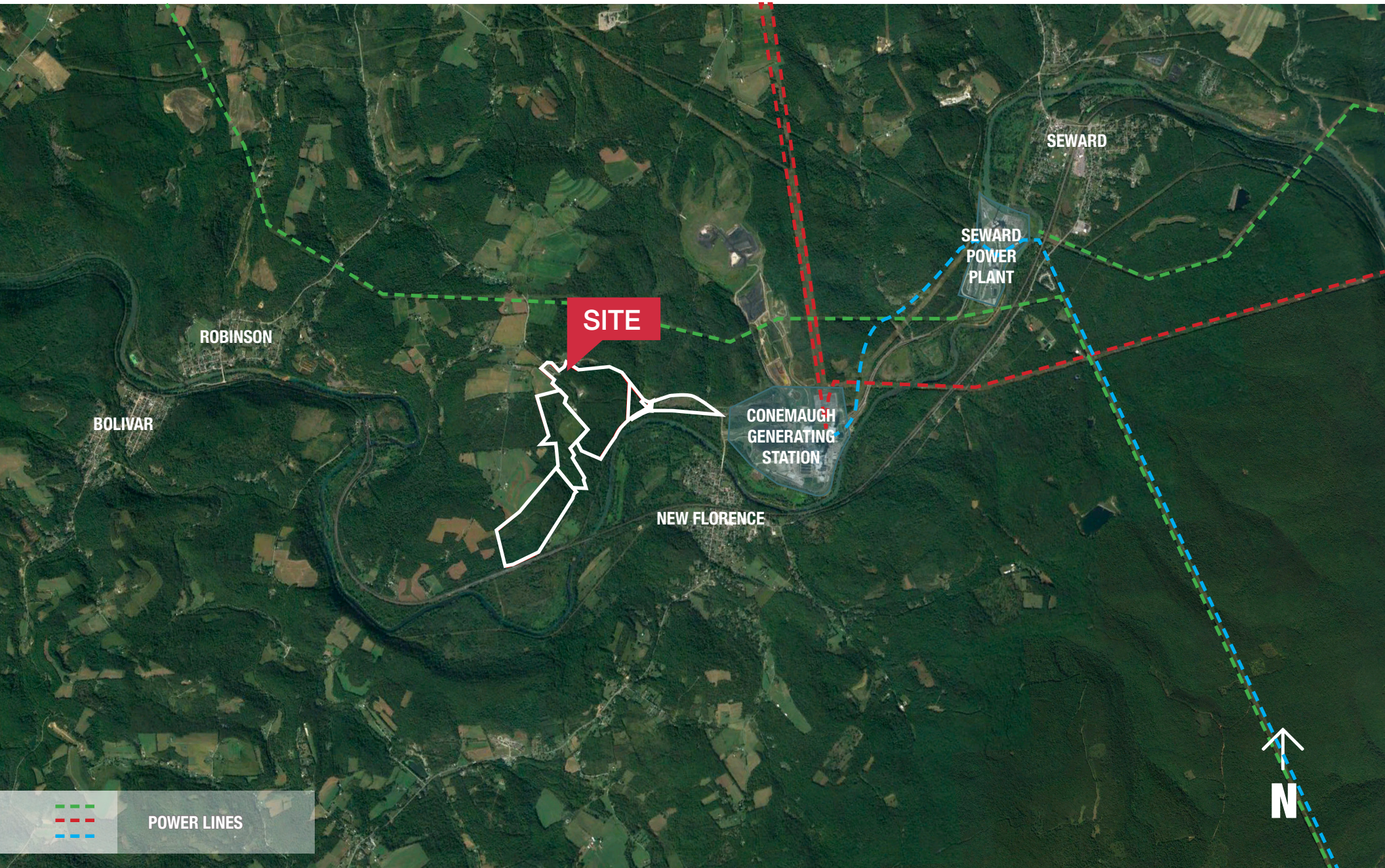
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AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



POWER LINES



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	909	1,877	5,879
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	370	783	2,493
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$80,325	\$84,046	\$87,774

Traffic Counts

STREET	AADT
Mulligan Hill Road	1,566

Cities Nearby

Pittsburgh, Pennsylvania	55 miles
Harrisburg, Pennsylvania	146 miles
Baltimore, Maryland	195 miles
Columbus, Ohio	243 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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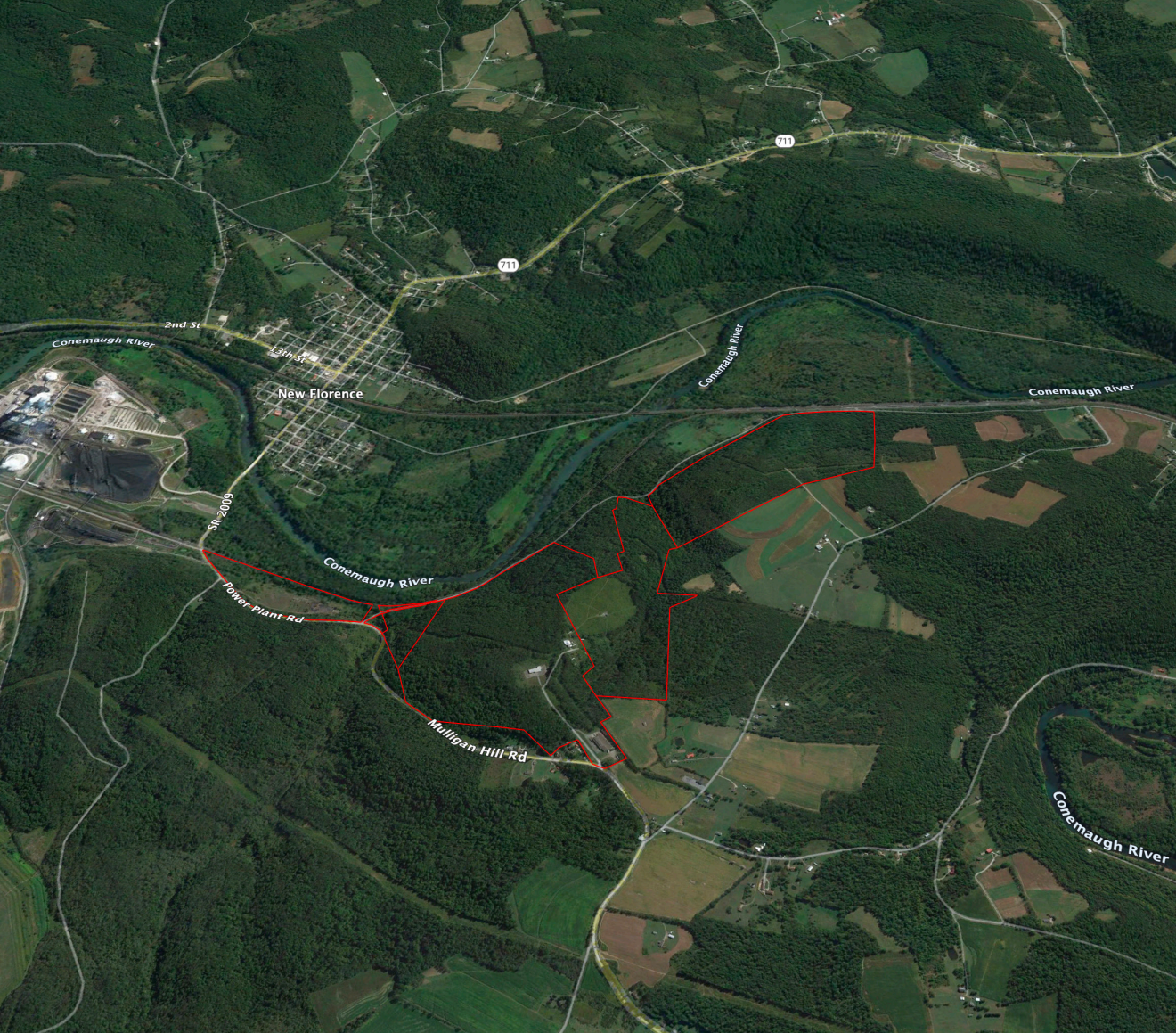
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