



## Reagan's Ridge Development

**Centrally located**

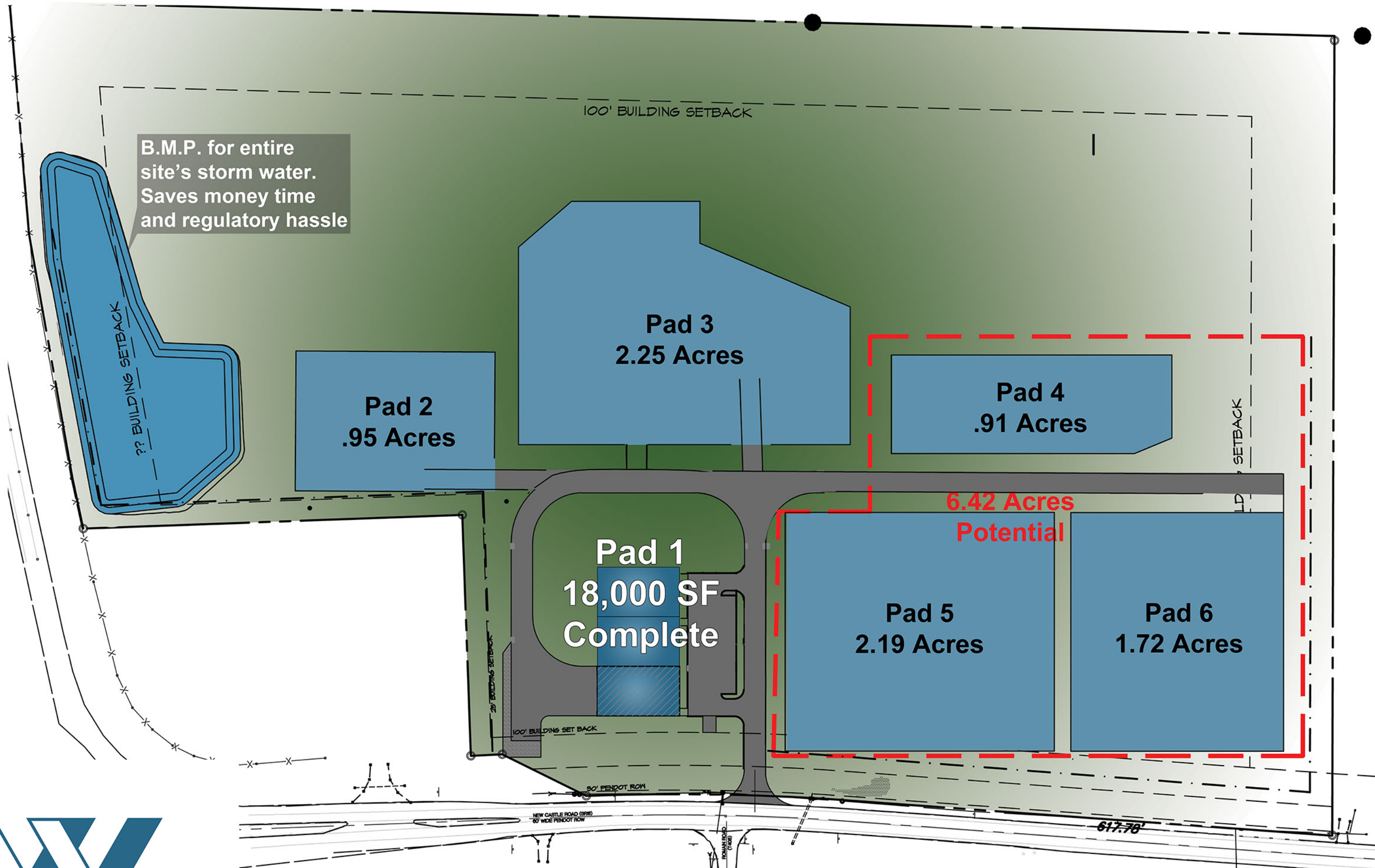
**Immediate access to major highways**

**Planning and permitting in place**

**Turn key product in 90 days**

**3905 New Castle Road, West Middlesex PA 16159**

**Reagan's Ridge**



B.M.P. for entire site's storm water. Saves money time and regulatory hassle

?? BUILDING SETBACK

100' BUILDING SETBACK

**Pad 3**  
2.25 Acres

**Pad 2**  
.95 Acres

**Pad 4**  
.91 Acres

**Pad 1**  
18,000 SF  
Complete

6.42 Acres  
Potential

**Pad 5**  
2.19 Acres

**Pad 6**  
1.72 Acres

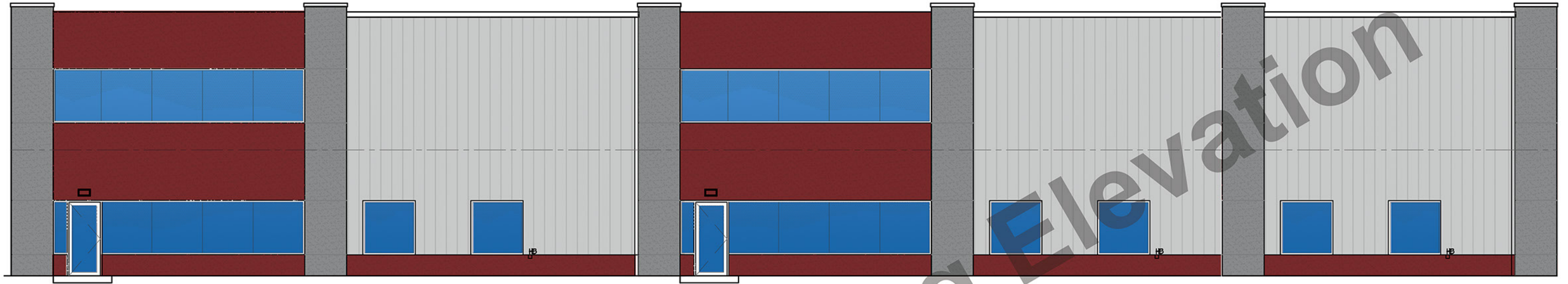
SETBACK

100' BUILDING SET BACK

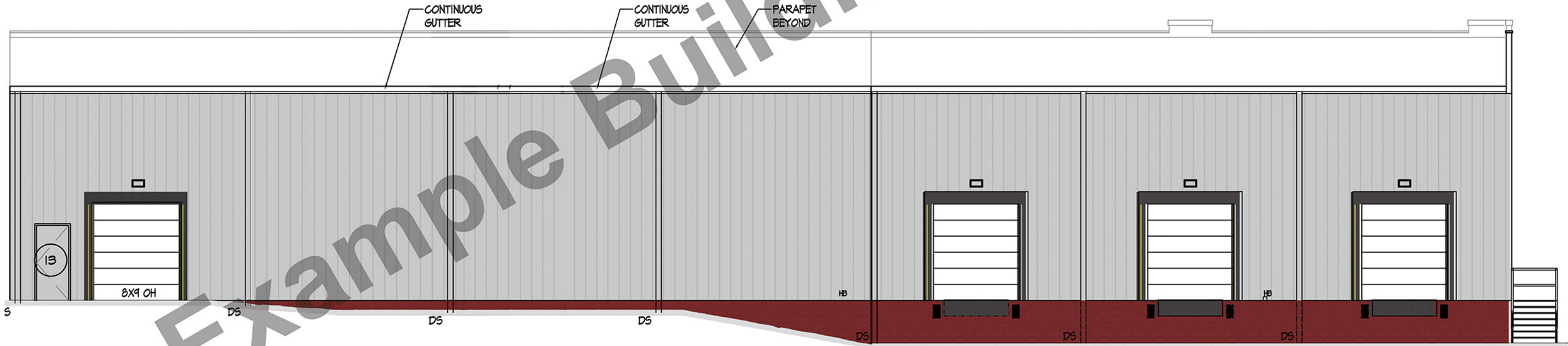
50' POND ROW

NEW CASTLE ROAD (SR18)  
60' WIDE POND ROW

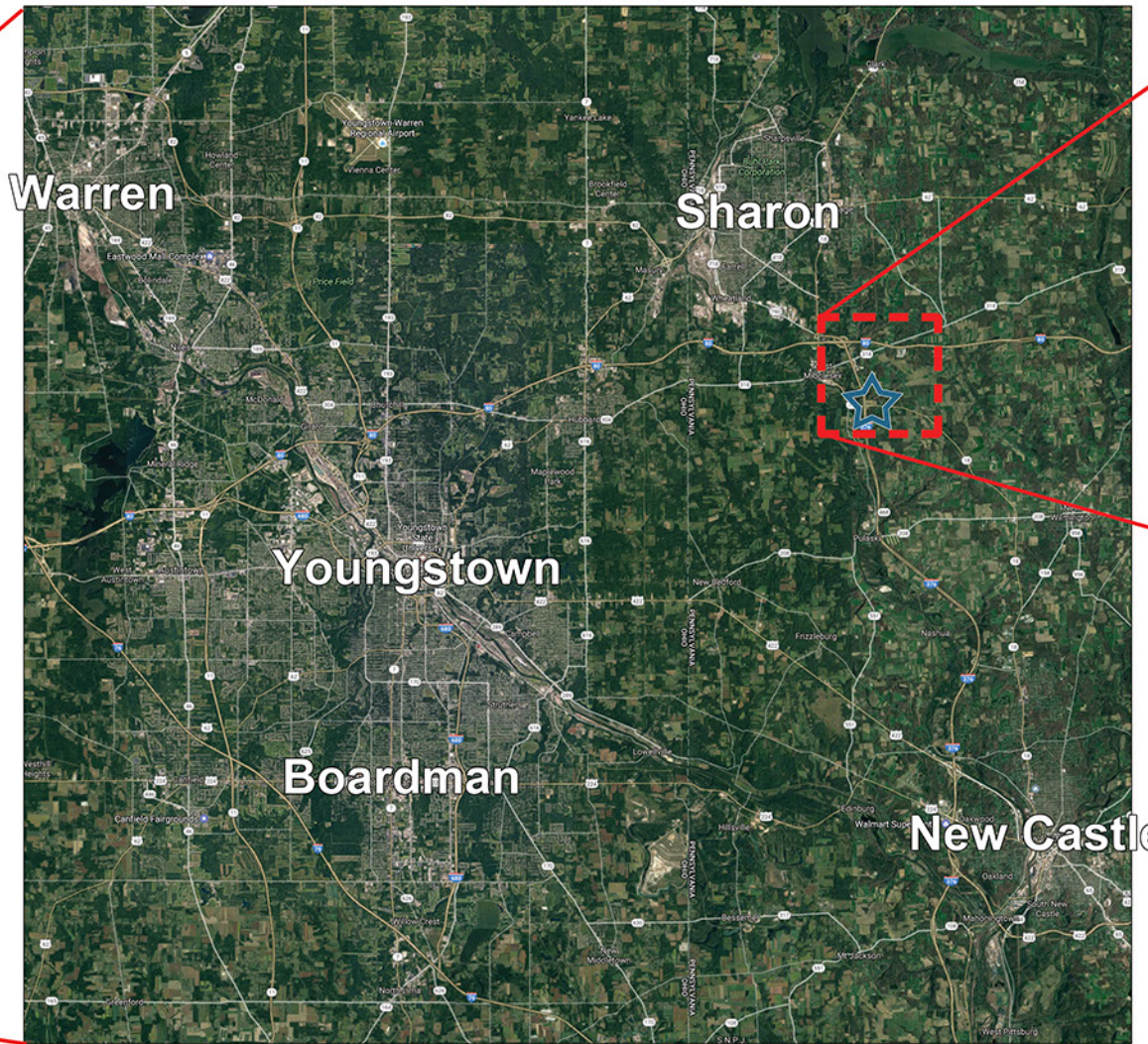
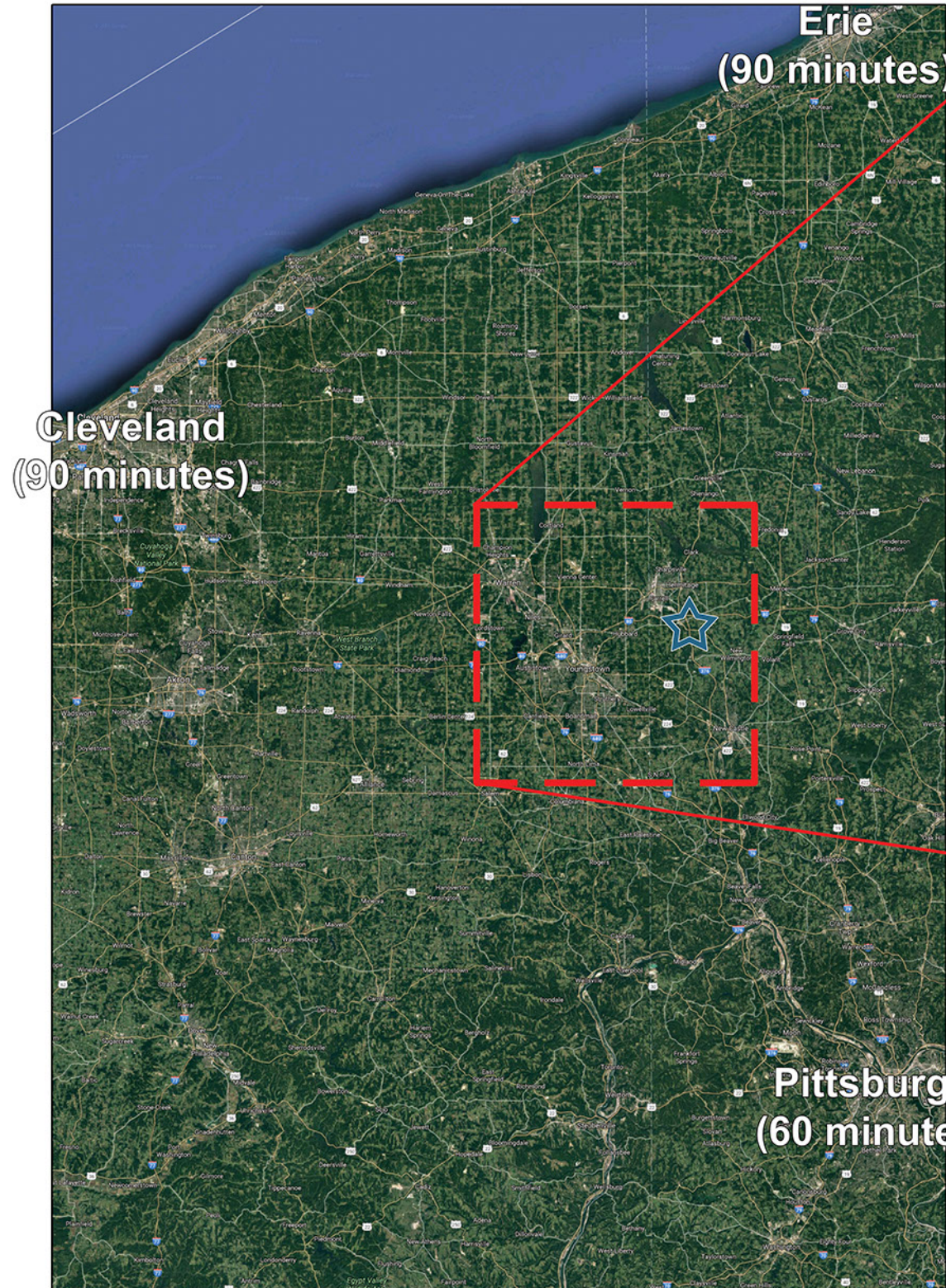
617.78'



WEST ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"



**Reagan's Ridge is centrally located between Cleveland, Erie and Pittsburgh**

**Convenient access to eastern Ohio. Warren, Youngstown and Boardman all within 30 minutes**

**Our Site is located at the on ramp of state route 376 from state route 18**

