

# FUTURE DEVELOPMENT OPPORTUNITY

Colliers

**700 Constitution Blvd.**  
New Kensington, PA 15068



**Newly Reduced Price**  
~~\$650,000~~ **\$299,000**





## NEW KENSINGTON, PA

### Area Spotlight

Located in Westmoreland County, PA, New Kensington sits along the Allegheny River, just 18 miles Northeast of Pittsburgh. Known for its steel, glass, textiles, and metal/petroleum product manufacturing, New Kensington is a historic area that features a variety of dining, bar, and entertainment opportunities in between.



#### RIDC NEW KENSINGTON

In partnership with Westmoreland County Industrial Development (WCIDC), RIDC is transforming the New Kensington Advanced Manufacturing Park entire site to create a modern, innovation-focused manufacturing operation. The nearly 70-acre park is home to 20 companies, occupying more than 600,000 square feet and making it an ideal place for businesses to locate and expand.



#### PENN STATE

A regional campus of Penn State University, this location offers a range of undergraduate degree programs in a close-knit, supportive environment. The campus features modern facilities like a digital innovation lab and sustainability-focused programs.



#### GALLERIA @ PITTSBURGH MILLS

Is a shopping mall located in Tarentum, Pennsylvania, about 20 miles northeast of downtown Pittsburgh. Opened in 2005, it was once the largest shopping complex in Western Pennsylvania, spanning approximately 1.1 million square feet. It featured a mix of retail stores, dining options, and entertainment venues, including a movie theater and an indoor racetrack.



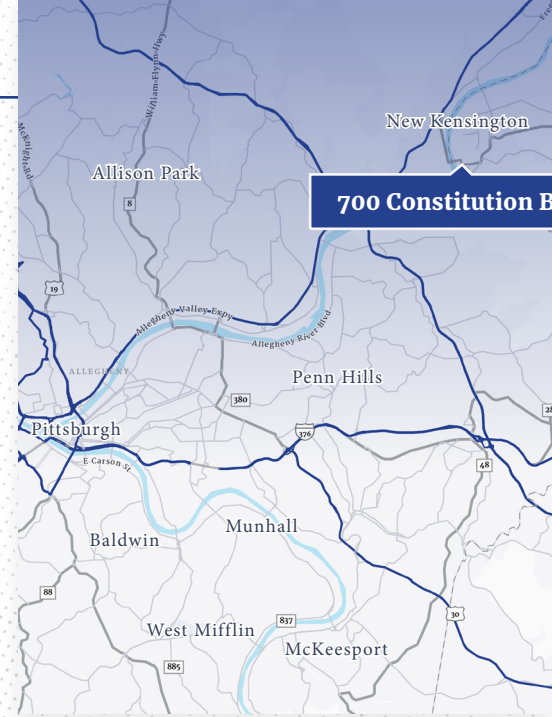
# PROPERTY FEATURES:

- **3.3-acre pad ready lot**, primed for flex, industrial, assembly, or light manufacturing uses.
- **500 ft. of road frontage** on Constitution Blvd
- **Zoning: C-2 – General Commercial:** provides for both local and general commercial needs for the residents of the region in locations accessible to the regional highway network, along with opportunities for multifamily and group living arrangements and appropriate public uses.
- The lot's strategic New Kensington location offers a large array of advantages:

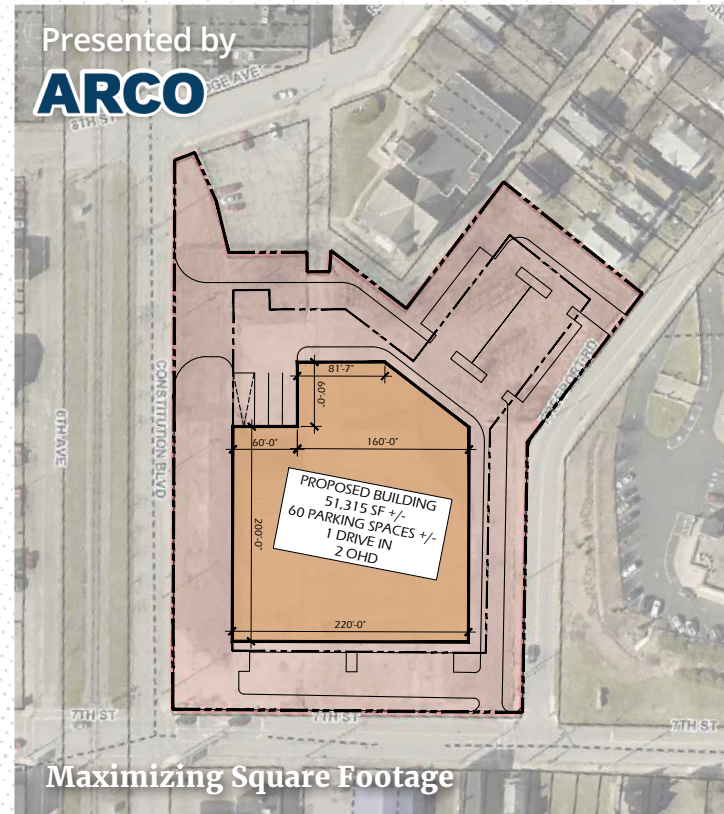
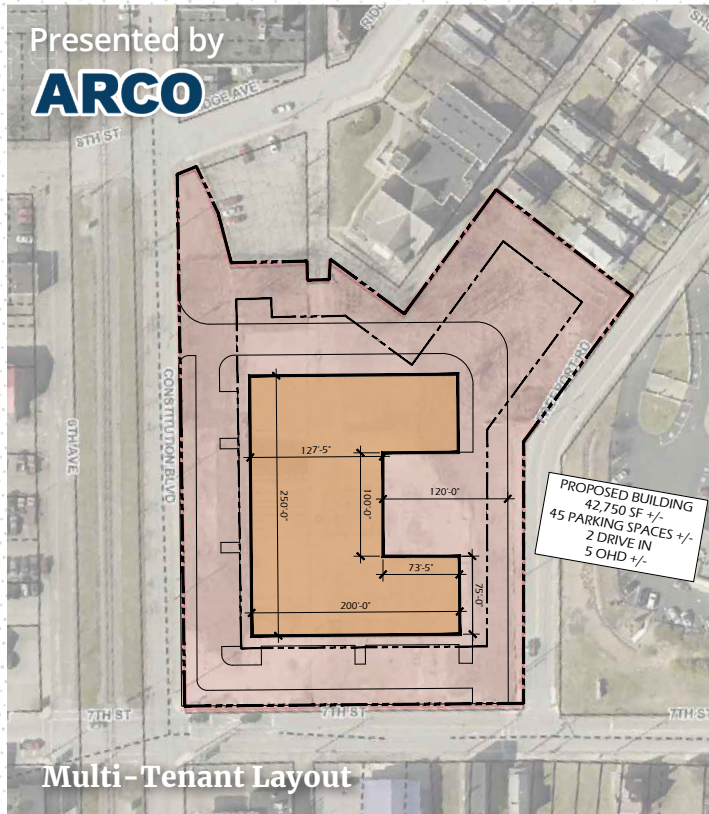
- ☆ **Proximity to Pittsburgh** - → Experience convenient proximity, situated about 20 miles from downtown Pittsburgh, with proximity to Route 28, which connects to I-76 and I-376.
- ☆ **Nearby Amenities** - → Join numerous neighboring dining, shopping, entertainment, and shipping/logistics options.
- ☆ **Workforce Analytics** - → Its strategic location near downtown amenities and planned zoning changes are likely to attract new businesses, creating diverse job opportunities and driving economic growth in the area.
- ☆ **Ongoing Revitalization efforts** - → The Redevelopment Authority of New Kensington is empowering community-inspired revitalization and development efforts to contribute to the area's growth and the diversification of the local economy.

Click here to read more about the initiative:

LEARN MORE



# POTENTIAL BUILDING FOOTPRINT





Join a diverse community, located adjacent to downtown New Kensington.

Click [here](#) to view the interactive map.





Unlock the door to new potential in New Kensington:

Contact our brokerage team today to discuss a future at  
**700 Constitution Blvd.**



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