

# FOR LEASE

AVAILABLE 2nd QUARTER 2027

## DERRY BUSINESS PARK

Third Street & Route 217 | Derry, PA 15627

**NEW CONSTRUCTION / INDUSTRIAL**

10,000–200,000 SF Available: Build to Suit



**POSSIBLE BUILDING STRUCTURE**



Harvest Commercial  
Real Estate Services  
[www.harvestcre.com](http://www.harvestcre.com)

DAVE STEVENSON 412.720.6080 | [dstevenson@harvestcre.com](mailto:dstevenson@harvestcre.com)

BOB LASSER 724.494.5718 | [bobl@harvestcre.com](mailto:bobl@harvestcre.com)

CYRA CONTRACTOR 412.892.1159 | [cyrac@harvestcre.com](mailto:cyrac@harvestcre.com)

HCRE | 4848 Route 8, Unit 2 | Allison Park, PA 15101

# ALTERNATIVE BUILDING SCENARIOS

Third Street & Route 217, Derry, PA 15627

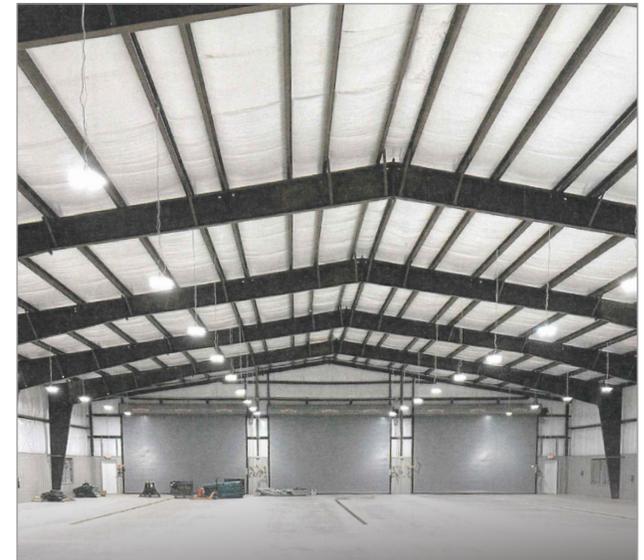


DERRY BUSINESS PARK  
Prelim. Site Plan Options

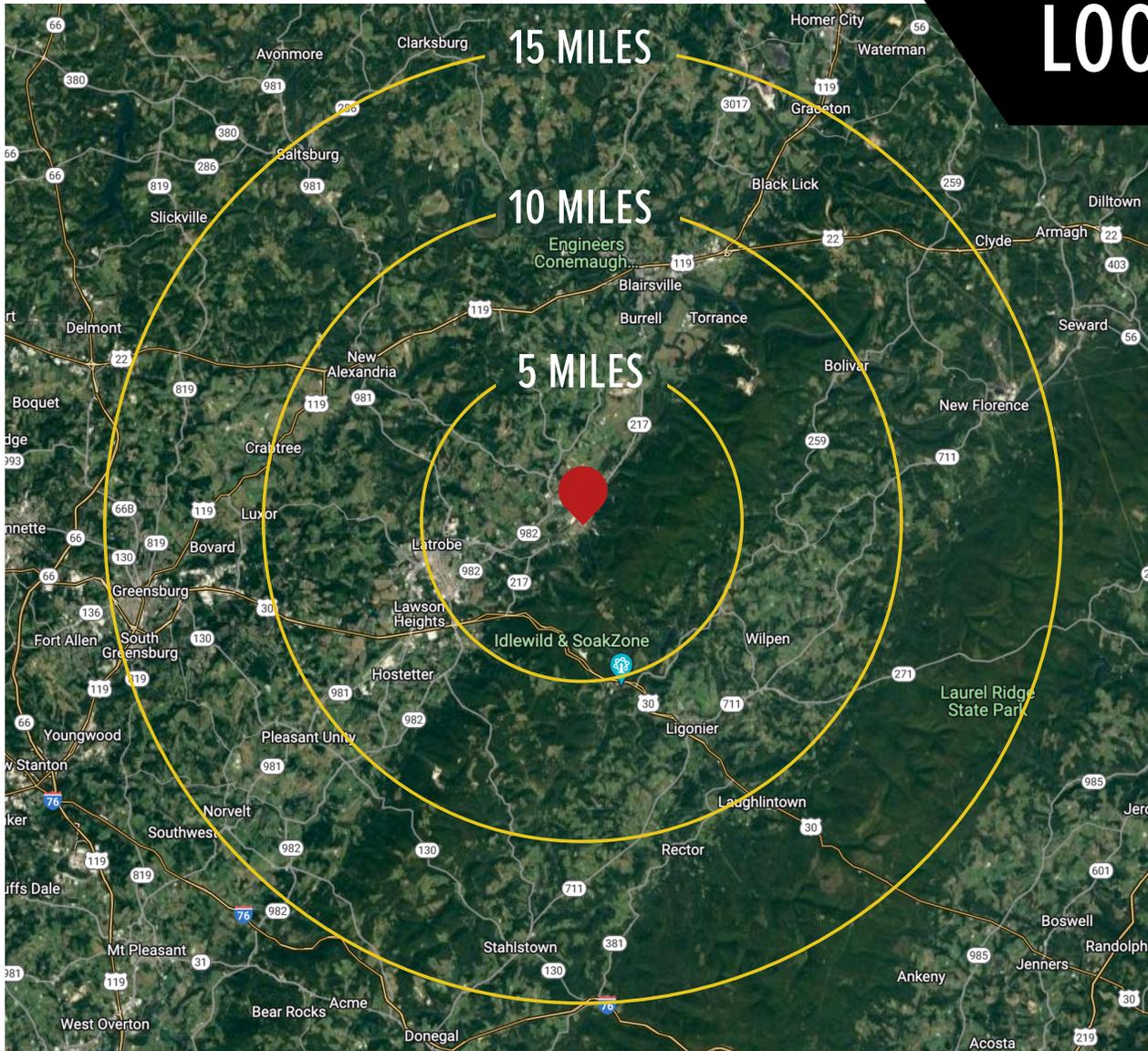
© FUKUI ARCHITECTS P.C. 10/18/2023  
ALL RIGHTS RESERVED

FAR PROJECT #2362

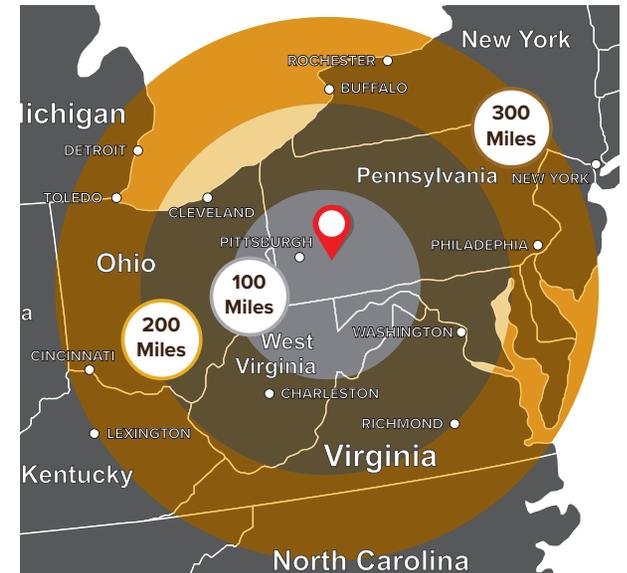
## POSSIBLE BUILDING STRUCTURES



# LOCATION HIGHLIGHTS



- 3 MILES** to Latrobe
- 5 MILES** to Route 30
- 9 MILES** to Route 22
- 11 MILES** to Turnpike
- 17 MILES** to I-76 and I-70
- LATITUDE** 40.332455
- LONGITUDE** -79.304693



# PROPERTY SPECIFICATIONS

Third Street & Route 217, Derry, PA 15627



AVAILABLE	New Construction/Build to Suit
LOT SIZE	19.2 acres
MUNICIPALITY	Derry Borough, Westmoreland County
ZONING	Industrial
BUILDING SIZE	10,000 SF Minimum Up to 200,000 SF
PARKING	Ample Parking
DELIVERY DATE	<b>2nd quarter 2027</b>
DRIVE IN DOORS	14'x14' Drive in Doors
DOCK DOORS	9'x10 Dock Doors
CEILING HEIGHT	24'
POWER	800 Amp, 480 volt, 3 phase
SPRINKLER	Wet System
HVAC	Reznor
UTILITIES	Standard Public
LIGHTING	LED High Bay Lights
RAIL SPUR	Norfolk Southern Service



Harvest Commercial  
Real Estate Services  
[www.harvestcre.com](http://www.harvestcre.com)

DAVE STEVENSON 412.720.6080 | [dstevenson@harvestcre.com](mailto:dstevenson@harvestcre.com)  
BOB LASSER 724.494.5718 | [bobl@harvestcre.com](mailto:bobl@harvestcre.com)

CYRA CONTRACTOR 412.892.1159 | [cyrac@harvestcre.com](mailto:cyrac@harvestcre.com)

HCRC | 4848 Route 8, Unit 2 | Allison Park, PA 15101