



DEVELOPMENT SITE IN THE VICTORY ROAD BUSINESS PARK

As exclusive agent, Newmark is pleased to present this unique opportunity for sale.

This 6-acre parcel is one of the last remaining development sites in the Victory Road Business Park. The property is located off RT 228 at the corner of Victory Road and S Noah Drive 4 miles east of RT 8 (N/S) and 9 miles east of Cranberry Township at the confluence of RT 228 (E/W)-RT 19 (N/S)-I-79 (N/S) and I-76 (E/W). The RT 228 corridor is one of the fastest-growing residential and commercial districts in Southern Butler County and provides excellent access to amenities.

The parcel can accommodate users from 6,000 SF to 60,000 SF for office, light industrial, flex, R&D and warehouse distribution uses.

Property Highlights

- **Address:** 231 South Noah Drive, Saxonburg, PA 16056
- **Parcel ID:** 100-2F08-14JA (Clinton Township, Butler County, PA)
- **Land Area:** 6 Acres
- **Zoning:** IP-Industrial

For information, please contact:

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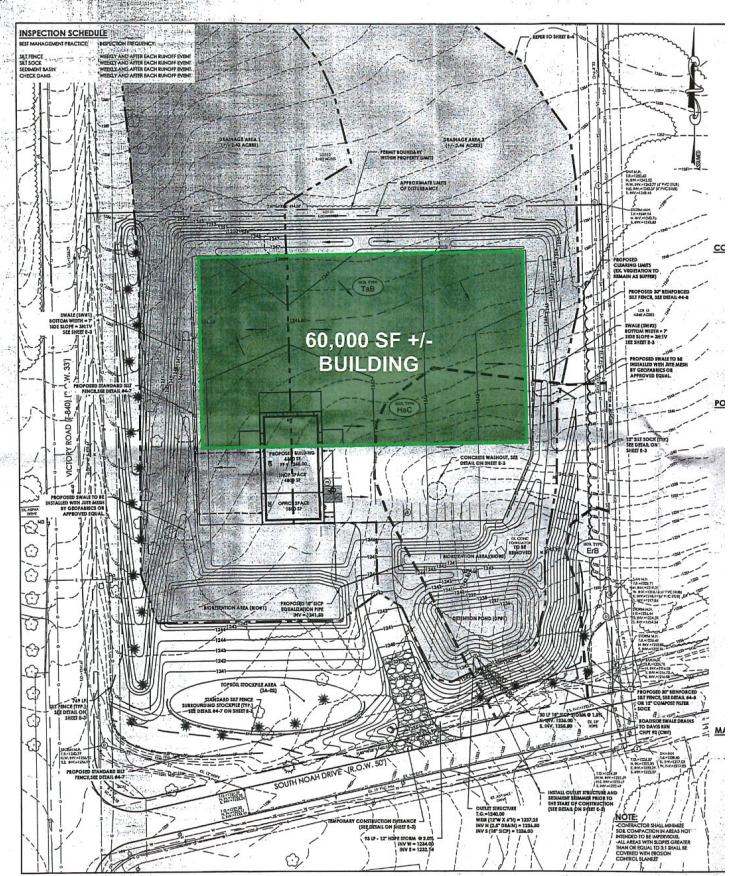
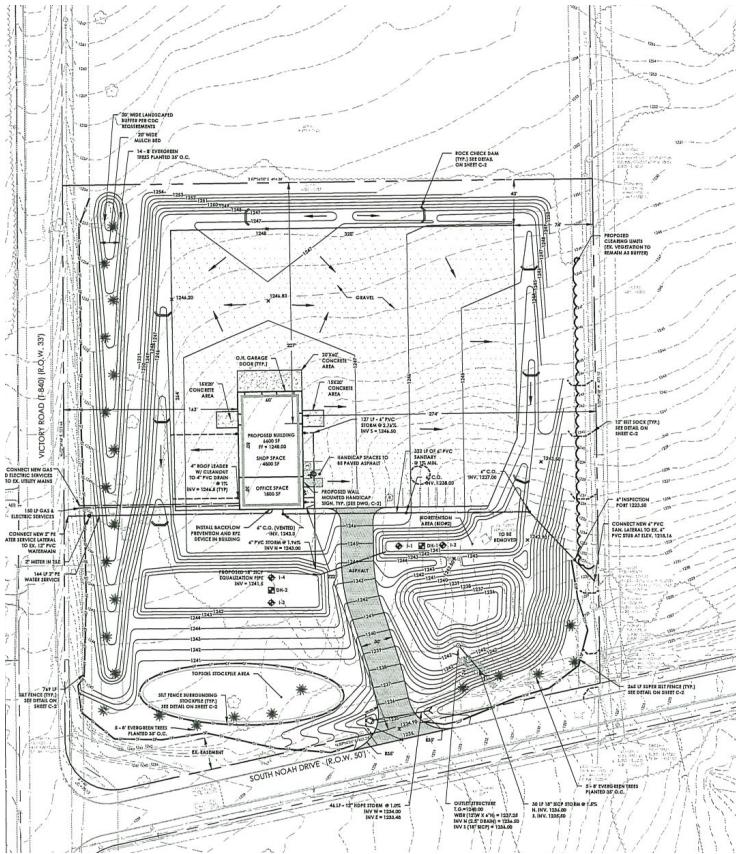
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Utility Providers

Gas: Peoples Gas
Electric: West Penn Power
Water: PA American
Sewer: Saxonburg Authority
Voice/Data: Armstrong

Real Estate Tax Summary

Assessed Value: \$6,288.00

Butler County:	2.430 mills
Clinton Township:	27.626 mills
Knoch Schools:	94.275 mills
Total:	126.031 mills

CONTACT

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Purchase Price: \$550,000

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