

302 Fitz Henry Road - 2nd draft



302 Fitz Henry Road

302 Fitz Henry Road, Smithton, Pennsylvania 15479 - Westmoreland County



Property Details

Latitude/Longitude: 40.1749, -79.7461

Type of space: Flex, Industrial, Office Building

Min Size: 8,000 sqft

Max Size: 8,000 sqft

Last Updated: 5/15/2023

Contact Information

Company: Westmoreland County IDC

Contact Name: Alicia Henry

Address: 40 N Pennsylvania Ave, Suite 520

City: Greensburg

State: Pennsylvania

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Email: wcidc@wpa.net

Website: www.westmorelandcountyidc.org



Availability

For Lease: Yes

Lease Terms: Triple Net, 3-year minimum

Building Details

Total Building SF: 8,000 sf

Zoning: none

Divisible: Yes

Available Office: 5,000 sq ft

Available Manufacturing: 3,000 sq ft

Building is Expandable: Yes

Multi-Tenant Building: Yes

Building Construction Material: Metal

Roof Material: Metal

Ceiling Height Min: 19 feet

Reinforced Concrete Floor: Yes

Concrete Floor Thickness: 6

of Drive In Doors: 2

Site Details

Total Acres: 6.90 acres

For detailed information on available buildings or sites, contact: Alicia Henry: ahenry@co.westmoreland.pa.us

Documents

[302 Fitz Henry - building specs.pdf](#)

Minimum Divisible Size: 3.7

Topography: level

Site Has a Building: Yes

Total Number of Buildings: 1

Utilities

Gas Service Provider: Columbia Gas

Water Service Provider: Municipal Authority of Westmoreland County

Electric Service Provider: West Penn Power

Telecommunications Provider: Comcast

Fiber Optic Provider: Comcast

Sewer Service Provider: Municipal Authority of Westmoreland County

Transportation

Distance to Nearest 4 Lane Highway: 1 mile - Interstate 70, Smithton interchange

Type of Parking: Semi-truck and auto

Transportation Comments: Eight miles to PA Turnpike New Stanton interchange

Description

302 Fitz Henry Road features an 8,000 SFt building and 6.91 acres. The building is situated on 3.14 acres with an adjoining 3.7-acre lighted and secured (fenced) parcel included.

Building has 5,000 SF of office space and a 3,000-SF shop area. Amenities include individual air-conditioned offices, men's & women's locker rooms with showers, gas-powered generator for backup electricity.

Owner will consider leasing the building and the adjoining 3.7-acre property separately.