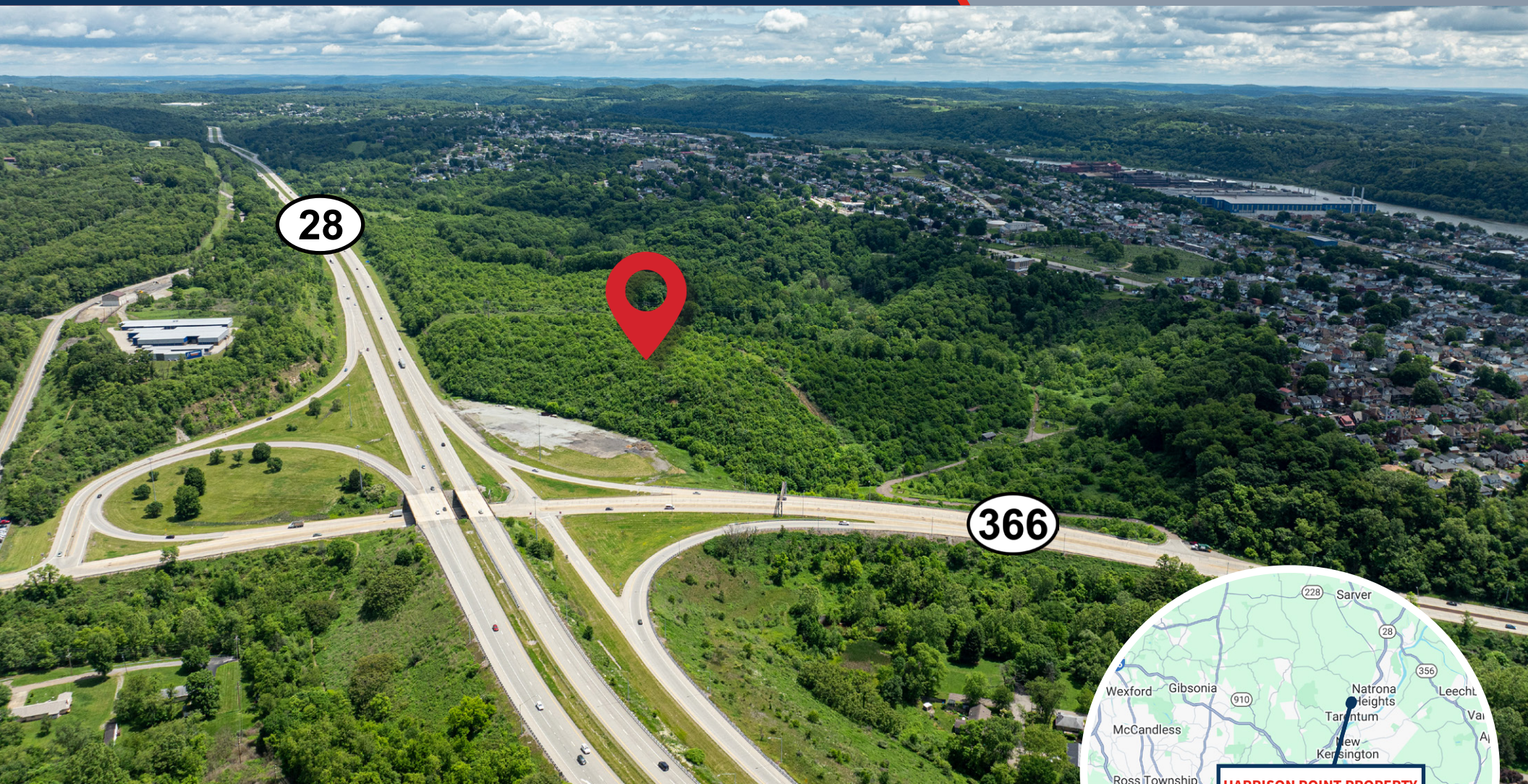


PRIME DEVELOPMENT OPPORTUNITY

ROUTE 28 & ROUTE 366 | NATRONA HEIGHTS, PA 15065

145 ACRES AVAILABLE

B-1 ZONING, CAN ACCOMMODATE VARIOUS USES



FOR MORE INFORMATION:

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145 ACRES AVAILABLE

B-1 ZONING, CAN ACCOMMODATE VARIOUS USES

PRIME DEVELOPMENT OPPORTUNITY

- 145 acre site available
- Permitting and entitlements in-place
- Excellent visibility from Route 28 & Route 366
- 0.8 miles of frontage along Route 28
- B-1 Zoning

LOCATION HIGHLIGHTS

- Harrison Township/Allegheny County
- Immediate access to Route 28, Exit 14 - Tarentum/New Kensington/Route 366
- 8 miles to PA Turnpike/I-76; 20 miles to Downtown Pittsburgh
- Located in a development-starved submarket



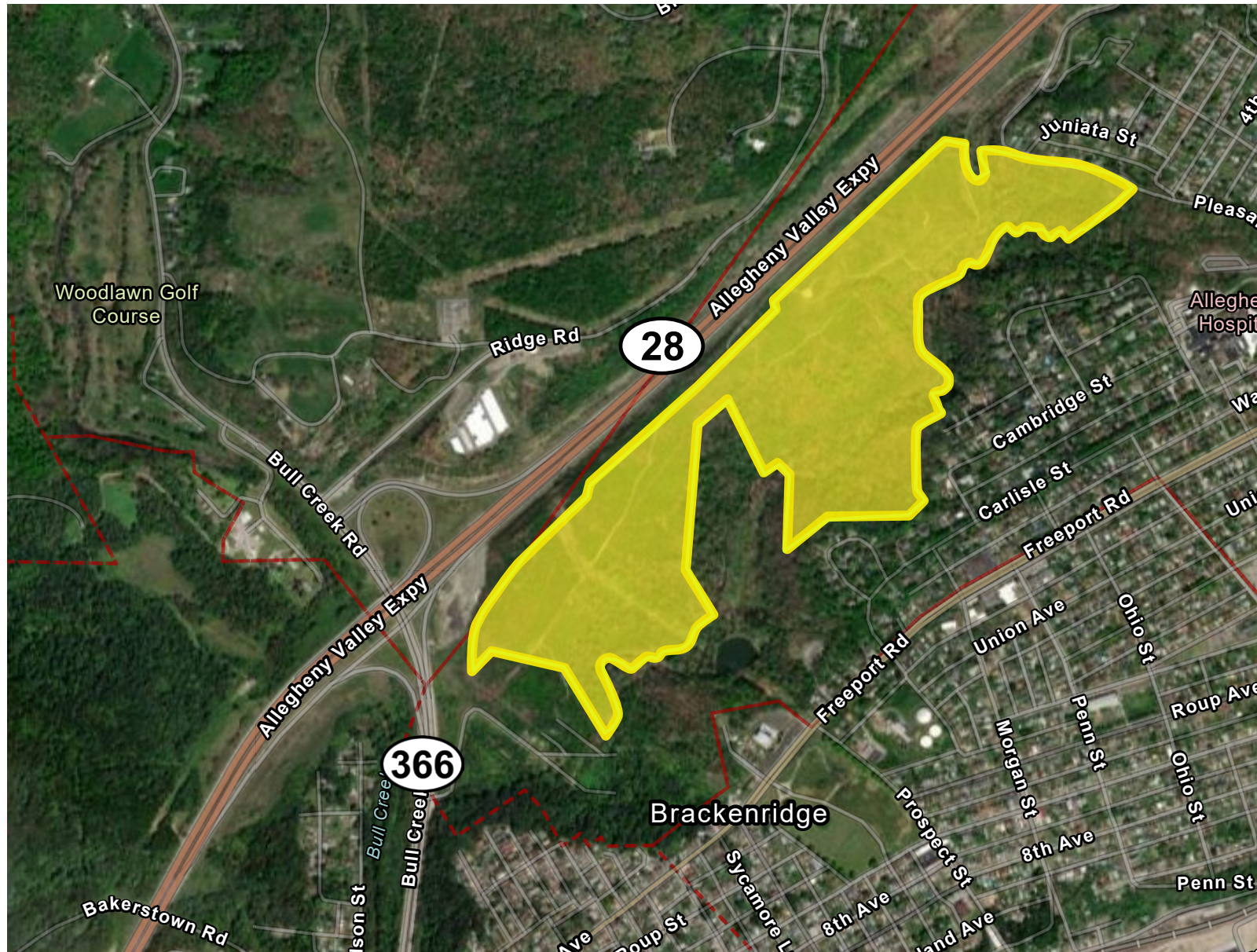
Additional information will be provided upon receipt of a signed NDA.

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SITE OUTLINE

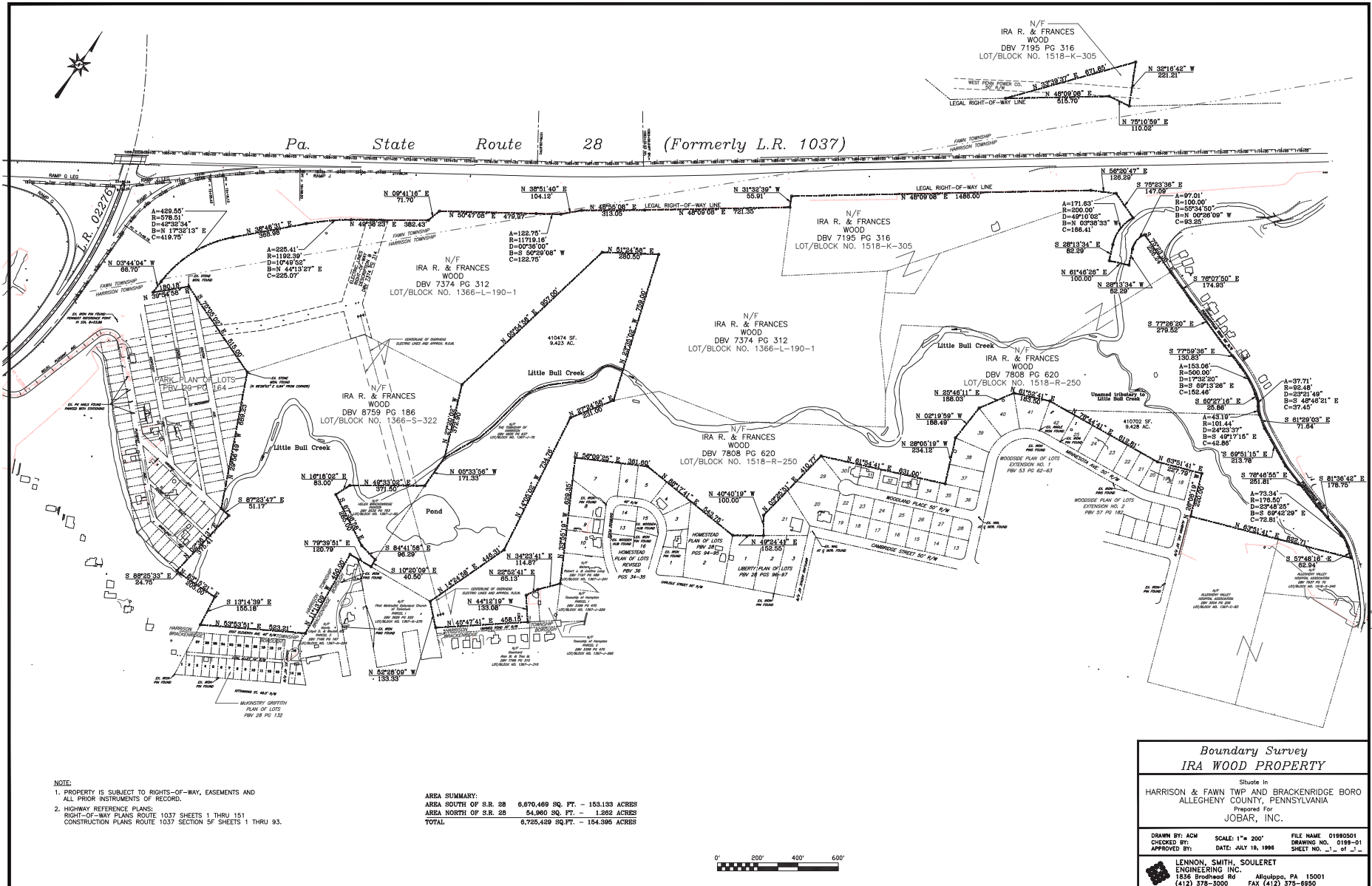


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SITE SURVEY



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IMMEDIATE ACCESS TO ROUTE 28



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