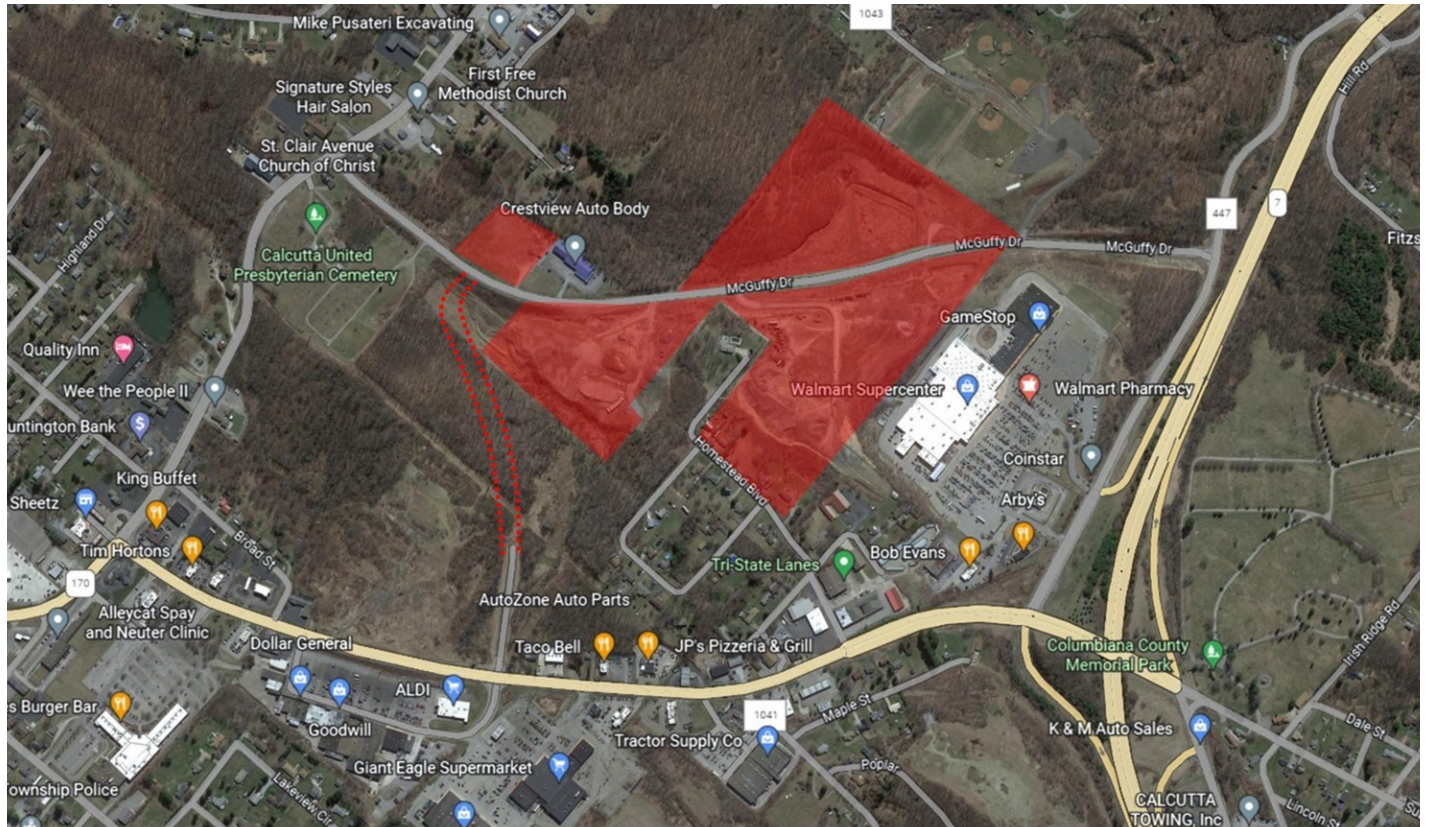


NEW TO MARKET

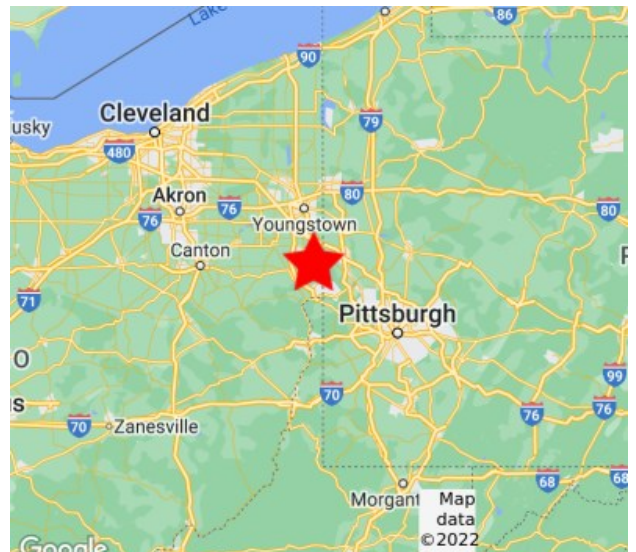
MAJOR COMMERCIAL DEVELOPMENT OPPORTUNITY

McGUFFEY DRIVE, CALCUTTA, OH 43920



This 53.14-acre parcel is located in Calcutta, Ohio (St. Clair Township), which borders both Pennsylvania and West Virginia. The site is located in the heart of Calcutta's Business District. In close proximity to the Shell Cracker Plant in Monaca, PA, Pittsburgh International Airport, and US Route 30 .

- Up to 53.14 Acres
- Multiple, Subdividable Parcels
- No Zoning in St. Clair Township
- Utilities on Site
- Connecting Road Completion Dec. 2023



Exclusively listed by:



**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

Contact: Gene Galiardi or Scott Long

In cooperation with:



Contact: Zachary Underwood

No warranty or representation express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition, imposed by our principals.

MEET THE TEAM

MAJOR COMMERCIAL DEVELOPMENT OPPORTUNITY

McGUFFEY DRIVE, CALCUTTA, OH 43920



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