

Industrial Lots for Sale/Development

Fort Cherry Development District (Phase I)

Route 576, Robinson Township, Washington County, PA



Land Area: +/- 900 Acres
Total of 125 Acres Available in Phase I

Zoning: LI – Light Industrial

Availability (Phase I): Road / Utility installation to be completed by Q2 2023

Potential for building construction to begin in Q2 2023 (subject to building site plan approval)

- ❖ Excellent Location
- ❖ Immediate Highway Access
- ❖ Build-to-Suit
- ❖ Sale/Lease

Location: Northwest corner of Exit 11 (Ft. Cherry Rd.), PA Route 576, Robinson Township, Washington County, PA

Access: The subject property has direct access from Exit 11 of PA Route 576 and is located 11 miles south of the Pittsburgh International Airport at I-376/PA Route 60 and 4 miles south of PA Route 22. The property can also be accessed via the McDonald/Midway Exit of PA Route 22 and is only eight miles to the new interchange on I-79 at Exit 19 of PA Route 576

Potential Uses: Light Manufacturing; Regional or National Distribution Center; Research and Development Center.

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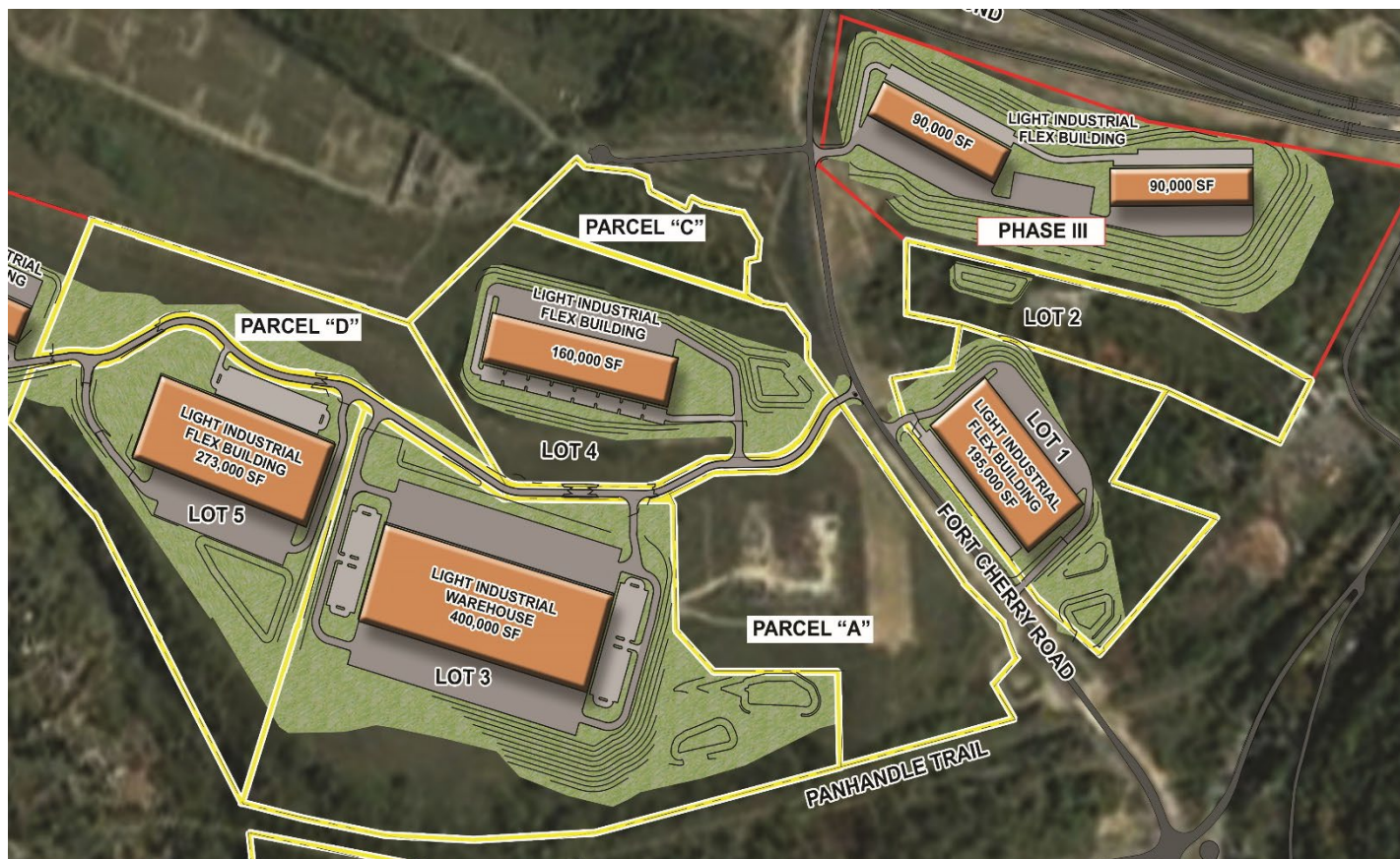
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Phase I

	Acres	Asking Price	Potential Building Size
Lot 1	20	SOLD	195,000 SF
Lot 3	60	\$5,000,000	400,000 SF
Lot 4	26	\$2,000,000	160,000 SF
Lot 5	29	\$3,400,000	273,000 SF

Utility Providers:

Electric:	West Penn Power
Gas:	Columbia Gas
Water:	PA-American
Sewer:	Midway Sewer Authority
Telephone:	Comcast, Verizon, Windstream

2024 Real Estate Tax Rates:

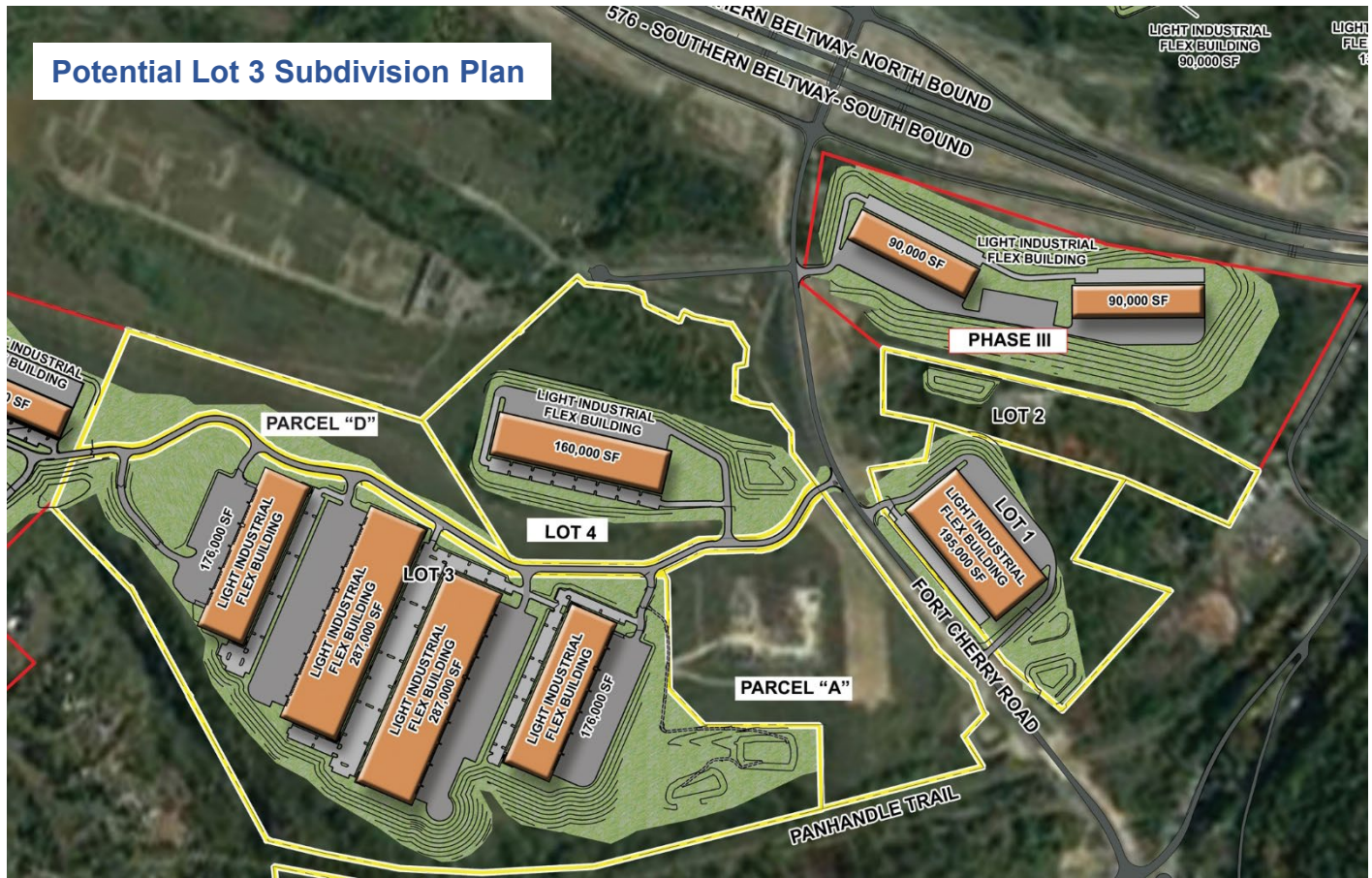
Washington County:	2.43 Mills
Robinson Township:	1.4527 Mills
Ft. Cherry School District	15.72 Mills
	<hr/>
	19.6027 Mills

***LERTA** (Five year real estate tax abatement)

- Year 1 – 100%**
- Year 2 – 80%**
- Year 3 – 60%**
- Year 4 – 40%**
- Year 5 – 20%**

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Phase I

	Acres	Asking Price	Potential Building Size
Lot 1	20	SOLD	195,000 SF
Lot 3	89	\$8,900,000	920,000 SF
Lot 4	26	\$2,000,000	160,000 SF

*Potential to subdivide Lot 3 into two or four lots.

2022 Real Estate Tax Rates:

Washington County:	2.43 Mills
Robinson Township:	1.45 Mills
Ft. Cherry School District	13.4347 Mills
	<hr/>
	17.3174 Mills

Utility Providers:

Electric:	West Penn Power
Gas:	Columbia Gas
Water:	PA-American
Sewer:	Midway Sewer Authority
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LOT 3

Industrial Lots for Sale/Development

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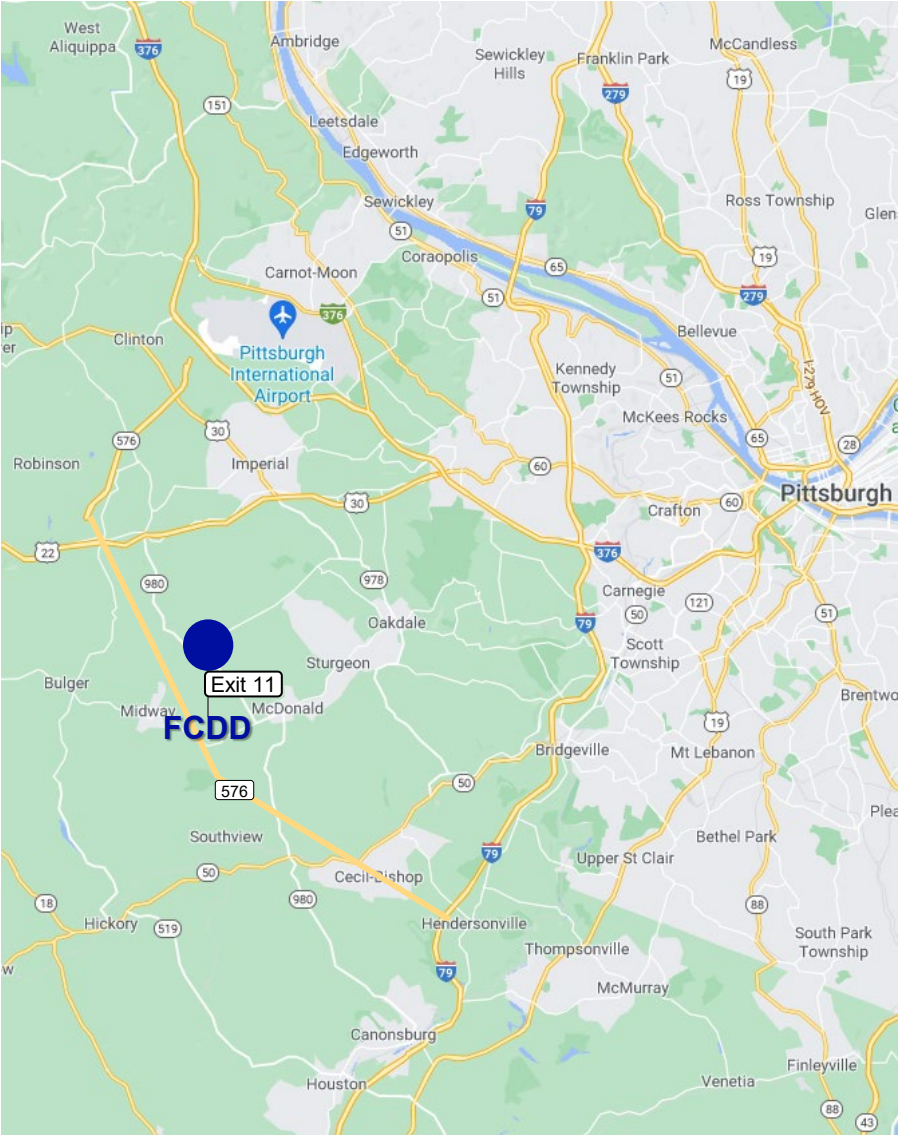


LOT 4

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Key Distances

	4 Miles
	8 Miles
	11 Miles
	18 Miles
	39 Miles
	65 Miles
	11 Miles

Key Distances	Distance	Time
Pittsburgh, PA	22 Miles	26 Minutes
Cleveland, OH	135 Miles	2 Hours 13 Minutes
Columbus, OH	174 Miles	2 Hours 55 Minutes
Buffalo, NY	235 Miles	3 Hours 36 Minutes
Detroit, MI	287 Miles	4 Hours 26 Minutes
Philadelphia, PA	326 Miles	5 Hours 33 Minutes
New York, NY	391 Miles	7 Hours 7 Minutes



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