

LERTA 10-YEAR TAX ABATEMENT!

UP TO
105,000₊ SF



WESTGATE COMMERCE CENTER
BIG BEAVER BOROUGH • BEAVER COUNTY

CBRE

KIM CLACKSON
Executive Vice President
412.471.3018
kim.clackson@cbre.com

MATT CLACKSON
Senior Vice President
412.471.4069
matt.clackson@cbre.com

400
ENTERPRISE DRIVE
BEAVER FALLS, PA 15010

PROPERTY HIGHLIGHTS



PARCEL SPECIFICATIONS

PHASE 2 (LOT 6A)
FOR LEASE
BUILD-TO-SUIT

105,000 SF+
6.18+ Acres, Pad Ready

PHASE 3 (LOT 6B)
FOR SALE OR
BUILD-TO-SUIT

80,000 SF+
9.57+ Acres, Pad Ready



ZONING (ID) INDUSTRIAL DEVELOPMENT
BIG BEAVER BOROUGH



LERTA TAX ABATEMENT PROGRAM

Eligible Tax Year	Portion of Improvement to be Exempted Each Year
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%



UTILITY PROVIDERS

ELECTRIC: Penn Power
GAS: Columbia Gas
WATER: Beaver Falls Municipal Authority
SEWER: Big Beaver Municipal Authority
VOICE/DATA: Verizon/Xfinity



PROPOSED SITE PLAN

BUILD-TO-SUIT



