

**LERTA** 10-YEAR TAX  
ABATEMENT!

UP TO  
**105,000<sub>+</sub> SF**

**PHASE 2**  
FOR LEASE / BUILD-TO-SUIT

**PHASE 3**  
FOR SALE OR BUILD-TO-SUIT

**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%



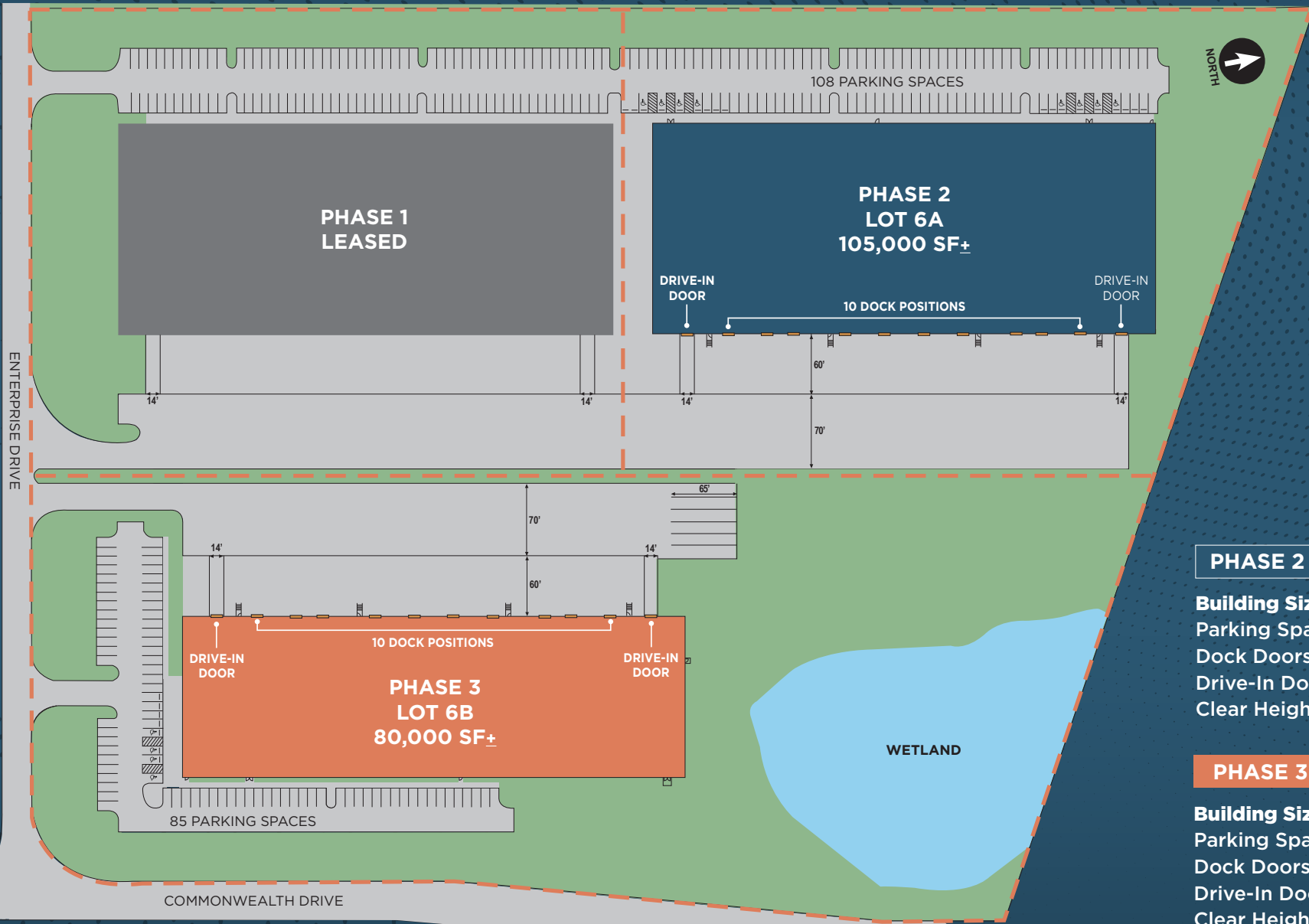
## UTILITY PROVIDERS

**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



## PHASE 2

**Building Size: 105,000 SF<sup>±</sup>**  
**Parking Spaces: 108 Spaces**  
**Dock Doors: 10**  
**Drive-In Doors: 2**  
**Clear Height: 32'**

## PHASE 3

**Building Size: 80,000 SF<sup>±</sup>**  
**Parking Spaces: 85 Spaces**  
**Dock Doors: 10**  
**Drive-In Doors: 2**  
**Clear Height: 32'**

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