

# 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):** Immediate

**Future Availability (Phase 2):** Construction for extension of Campus Blvd. to start in Q1 2026 with completion Q3/Q4 2026

- ❖ 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; Data Centers; RDC.

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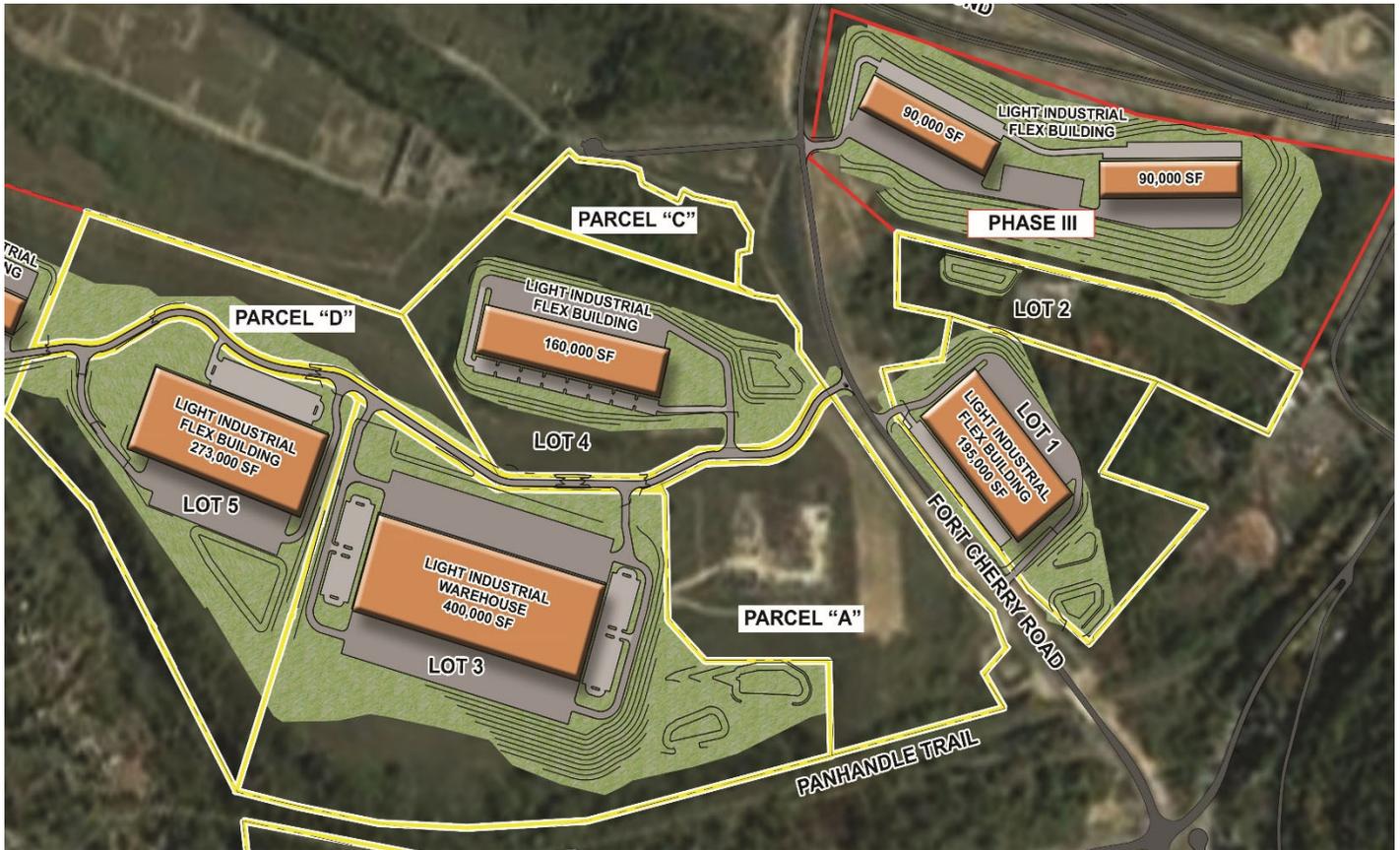


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### Phase I

	Acres	Asking Price	Potential Building Size
Lot 1	20	<b>SOLD</b>	
Lot 3	55	<b>SOLD</b>	
Lot 3-ii	34	<b>UNDER AGREEMENT</b>	273,000 SF
Lot 4	26	\$2,400,000	160,000 SF

### Utility Providers:

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

### 2026 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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**LOT 3  
SOLD**

**LOT 3-ii  
UNDER  
AGREEMENT**

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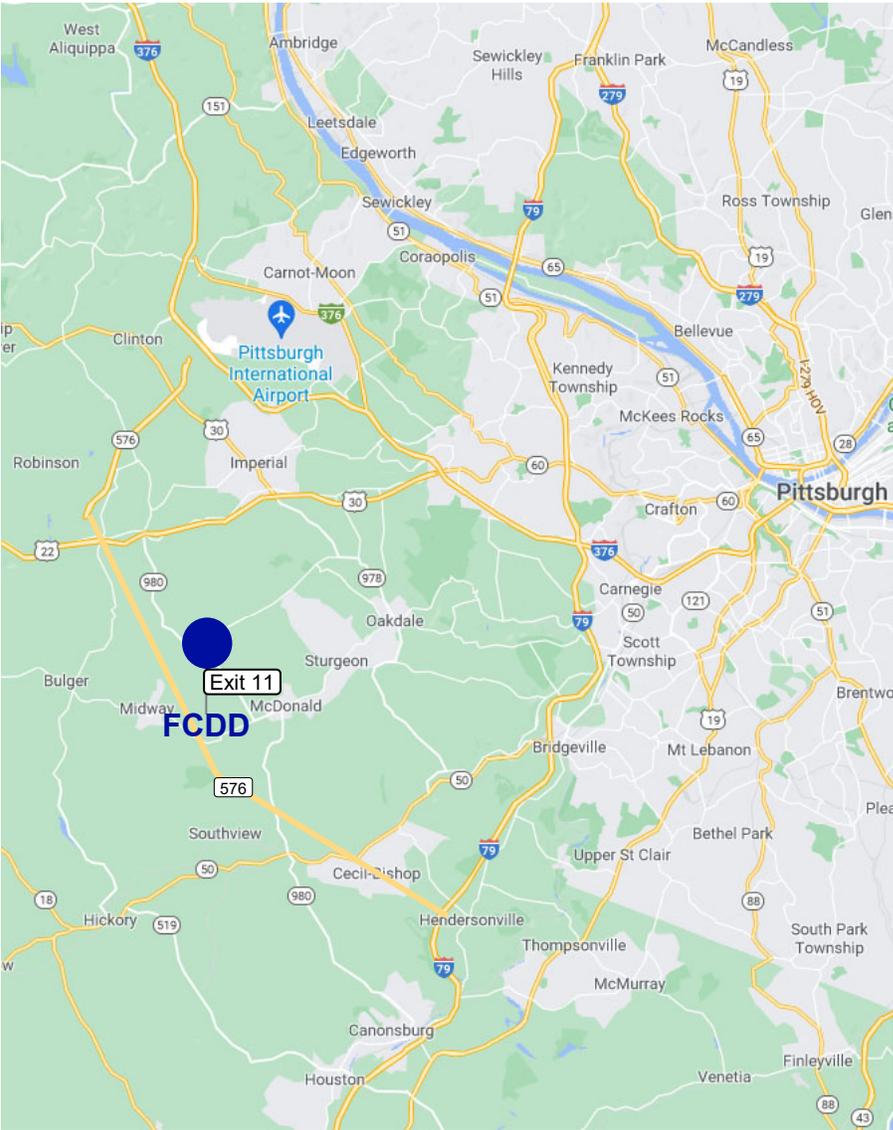


**LOT 4  
AVAILABLE**

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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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