

Industrial Lots for Sale/Development

Fort Cherry Development District (Phase I)

Route 576, Robinson Township, Washington County, PA

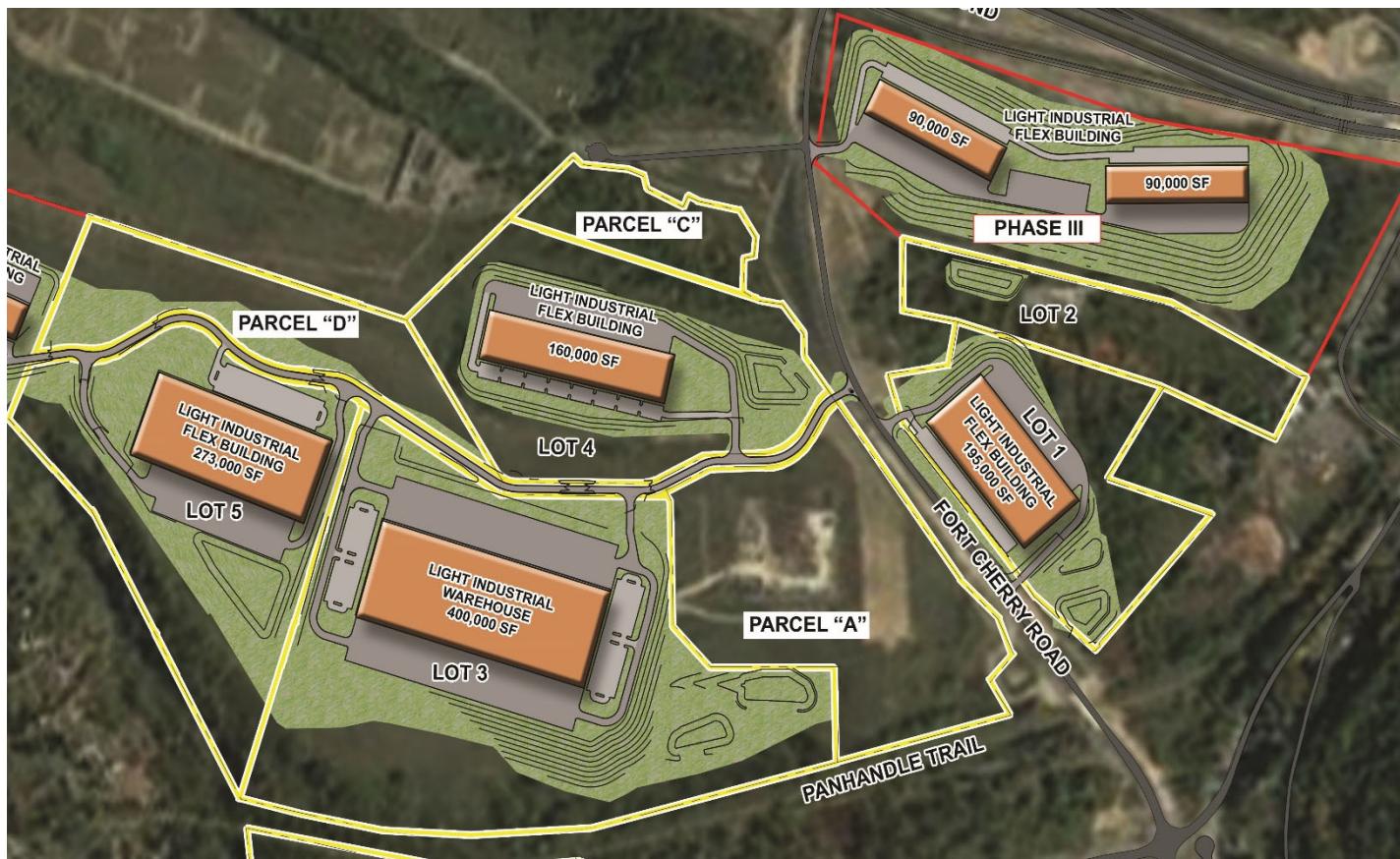


Land Area:	+/- 900 Acres	Location:	Northwest corner of Exit 11 (Ft. Cherry Rd.), PA Route 576, Robinson Township, Washington County, PA
Zoning:	LI – Light Industrial	Access:	The subject property has direct access from Exit 11 of PA Route 576 and is located 11 miles south of the Pittsburgh International 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
Availability (Phase I):	Immediate	Potential Uses:	Light Manufacturing; Regional or National Distribution Center; Research and Development Center.
Availability (Phase 2):	Construction for extension of Campus Blvd. to start in Q1 2026 with completion Q3/Q4 2026		
<ul style="list-style-type: none">❖ Excellent Location❖ Immediate Highway Access❖ Build-to-Suit❖ Sale/Lease			

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Phase I

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

Utility Providers:

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

2025 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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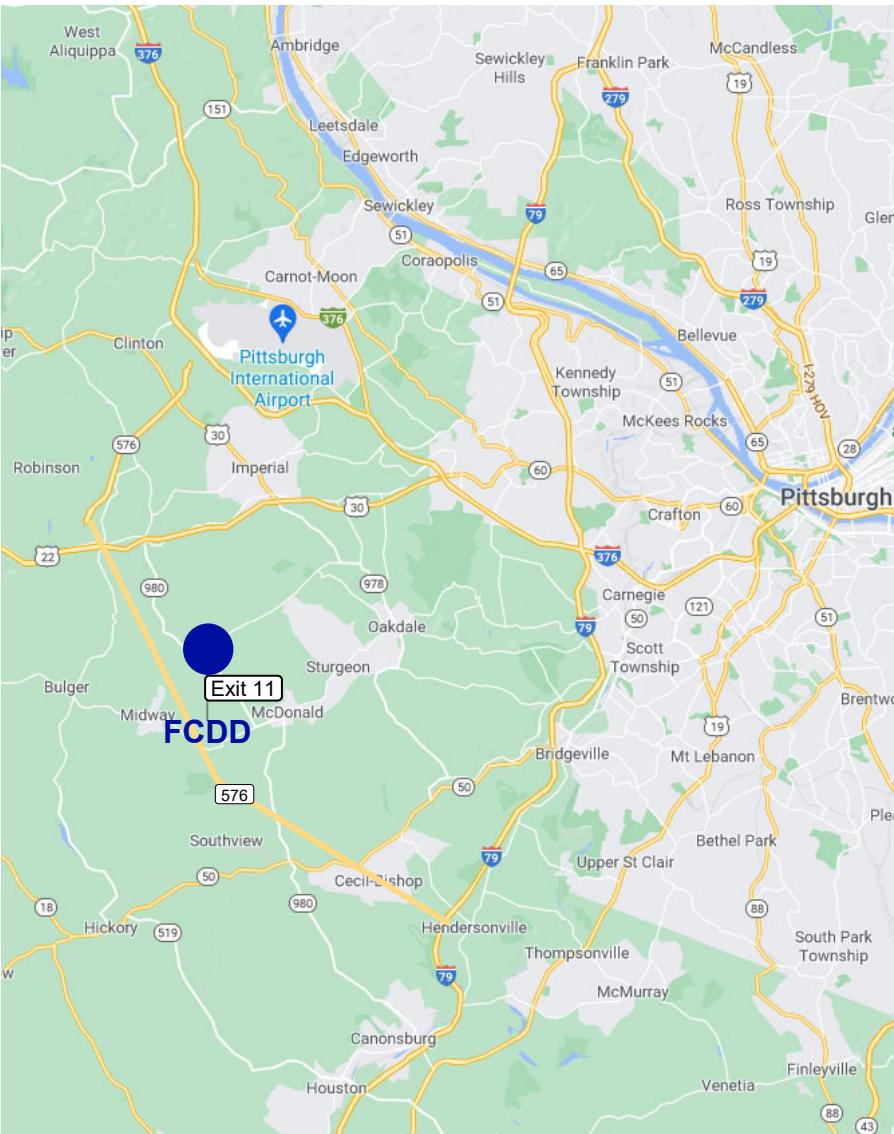
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Key Distances

	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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