

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

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; Research and Development Center.

NEWMARK

Louis V. Oliva, CCIM, SIOR
Executive Managing Director
412-434-1053
louis.oliva@nmrk.com

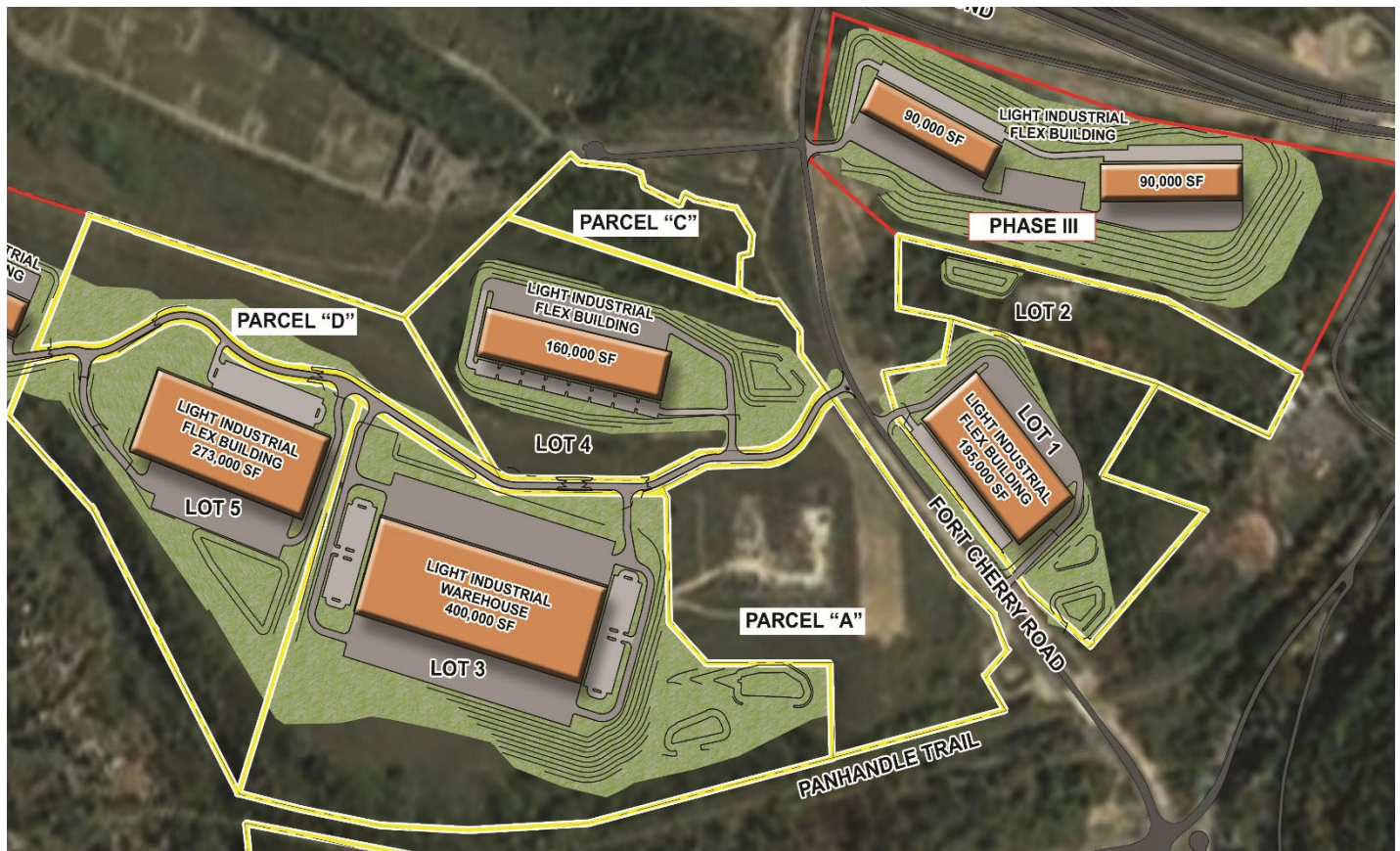
Anthony Oliva
Director
412-434-1073
anthony.oliva@nmrk.com

nmrk.com

Industrial Lots for Sale/Development

Fort Cherry Development District (Phase I)

Route 576, Robinson Township, Washington County, PA



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%

Industrial Lots for Sale/Development

Fort Cherry Development District (Phase I)

Route 576, Robinson Township, Washington County, PA



Industrial Lots for Sale/Development

Fort Cherry Development District (Phase I)

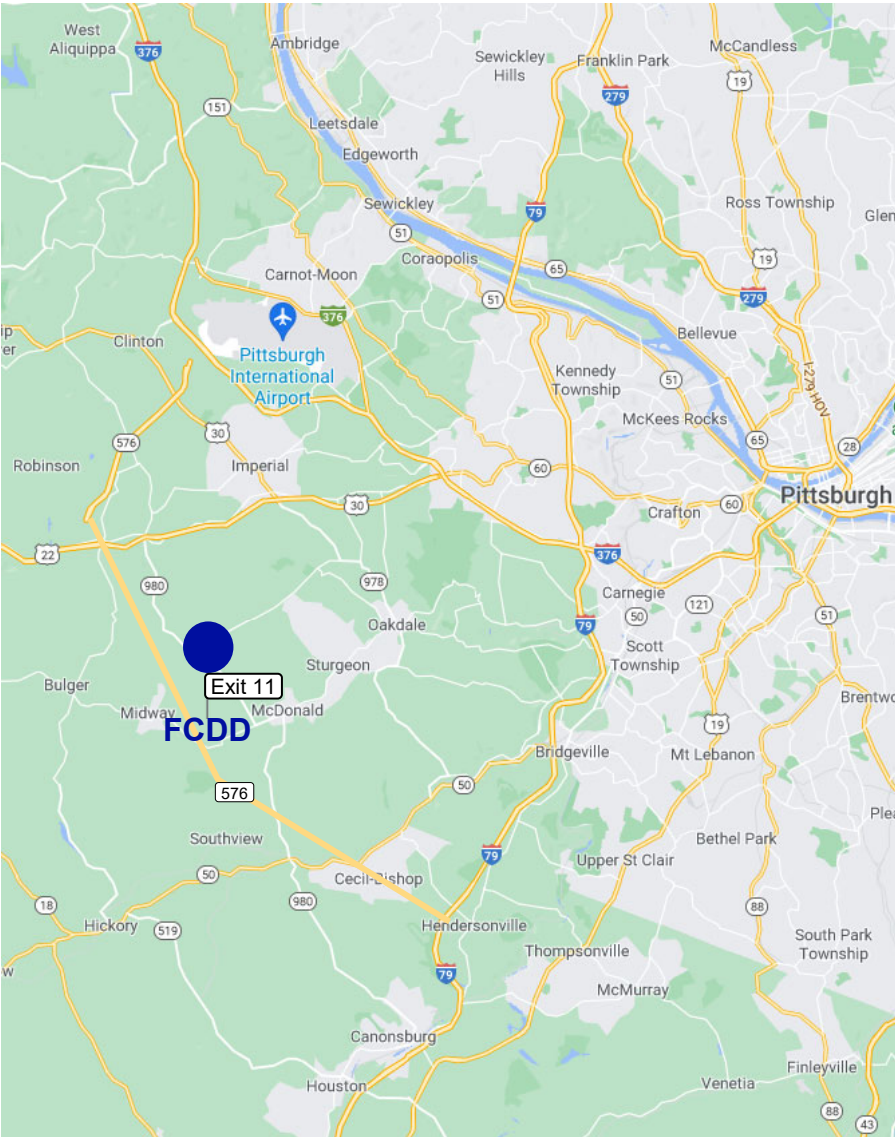
Route 576, Robinson Township, Washington County, PA



Industrial Lots for Sale/Development

Fort Cherry Development District (Phase I)

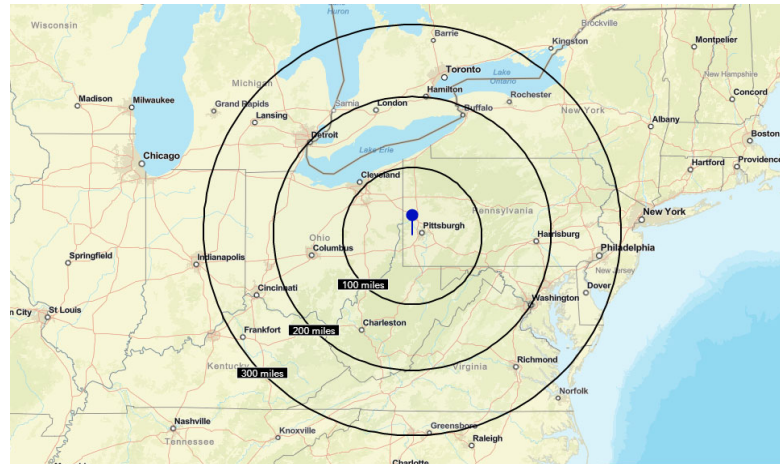
Route 576, Robinson Township, Washington County, PA



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



210 Sixth Avenue, Suite 3400
Pittsburgh, PA 15222
412-281-0100

NEWMARK

Licensed in Pennsylvania as Newmark Real Estate

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warrant or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.