

LAND FOR SALE

MOUNTAIN VIEW DRIVE

SMITHFIELD, PA 15478

FAYETTE BUSINESS PARK

GEORGES TOWNSHIP
FAYETTE COUNTY, PA



See other side for parcel acreage

PRIME INDUSTRIAL AND COMMERCIAL DEVELOPMENT SITES

LOCATED ALONG EXIT TO PA TURNPIKE 43
14 MINUTE DRIVE TO INTERSTATE 68!

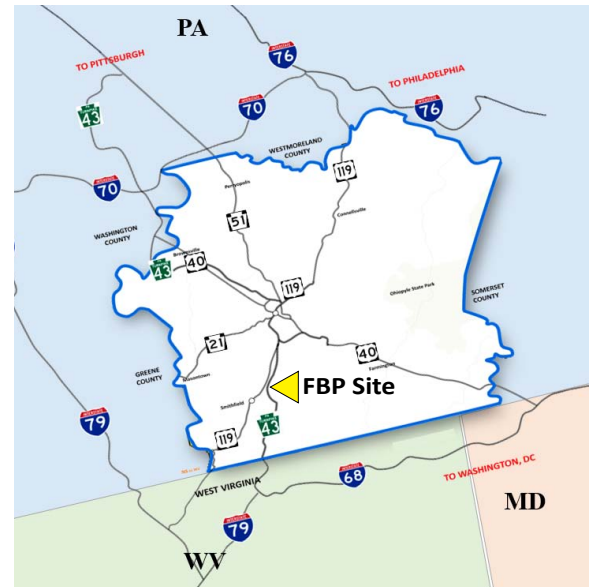
PROPERTY HIGHLIGHTS

- Fully-developed commercial and industrial parcels available in a quality established business park location
- Two parcels with 1 to 10 contiguous acres available - can subdivide
- All utilities, i.e. water, sewage, gas, electric, telecommunications
- Located in the center of the Marcellus Shale
- Easily accessible to markets in PA, WV and OH via highway and rail
- Located off Exit 8 of The Mon-Fayette Expressway (PA Turnpike Route 43)
- Tax-free Keystone Opportunity Zone (KOZ) thru 2030 (certain parcels)
- Designed to satisfy all of your critical requirements



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Four (4) Interstate Highways within 30 minutes drive
(from County center)

FAYETTE BUSINESS PARK, GEORGES TOWNSHIP
FAYETTE COUNTY, PA

Total Available Acres: 2.1

Available Sites	
Location	Acreage
Lot 23	2.10
Lot 26	9.87
TOTAL:	11.97



As per <http://property.co.fayette.pa.us> on 3/10/2025. Subject to change.

Within a 500 mile radius
of over half of the US &
Canadian population



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The information contained herein has been obtained from sources believed to be reliable and is subject to change. Fay-Penn makes no guarantee, warranty or representation about information obtained from other sources. Clients and/or their representatives will be responsible for conducting a careful, independent investigation of the property to determine to their satisfaction the suitability of the property for your needs.

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