

LAND FOR SALE

LEMONT RAIL PARK

OFF BRITTANY LANE, LEMONT FURNACE, PA 15456

LEMONT RAIL PARK

NORTH UNION TOWNSHIP
FAYETTE COUNTY, PA



See other side for parcel acreage

PRIME LOCATION FOR INDUSTRIAL AND COMMERCIAL DEVELOPMENT

12 - 30 MINUTE DRIVE TO PA TURNPIKE TOLL ROADS TO INTERSTATE 68!

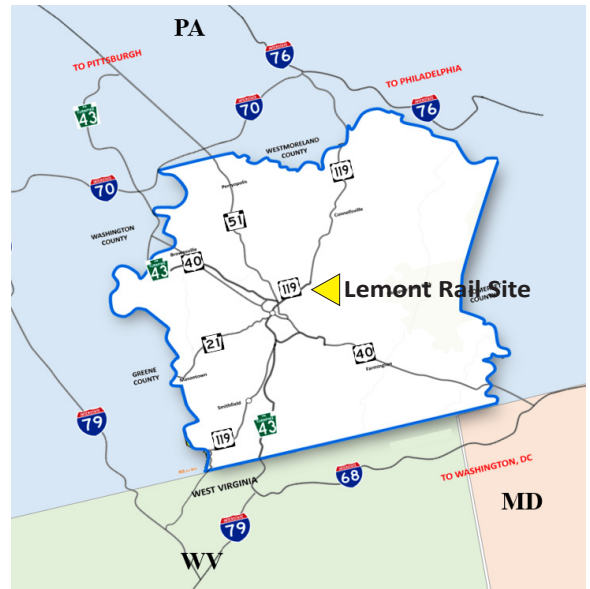
PROPERTY HIGHLIGHTS

- Approximately 82+ acre, vacant brownfield site - can subdivide
- Direct rail line accessibility due to being located along the Southwest Pennsylvania Railroad
- Build-to-Suit Available
- Some utilities available, others are planned for upgrade/extension.
- Located 25 miles to north and south PA Turnpike access via US 119 and PA-43
- Easily accessible to markets in PA, WV and MD
- Tax-free Keystone Opportunity Zone (KOZ) thru 2030



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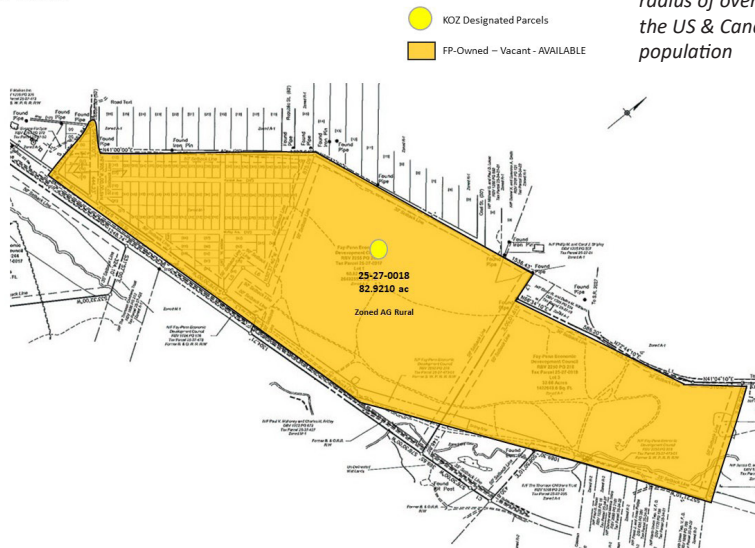
Four (4) Interstate Highways within 30 minutes drive
(from County center)



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

LEMONT RAIL PARK, NORTH UNION TOWNSHIP
FAYETTE COUNTY, PA

Total Available Acres: 82.9210



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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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