

# LAND FOR SALE

# EBERLY WAY, US 119 N.

LEMONT FURNACE, PA 15456

## UNIVERSITY BUSINESS PARK

NORTH UNION TOWNSHIP  
FAYETTE COUNTY, PA

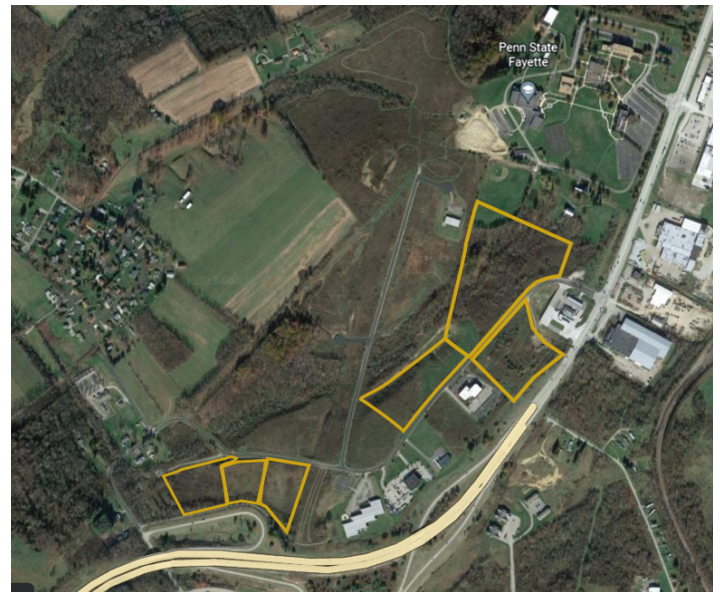


*See other side for parcel acreage*

## PRIME COMMERCIAL & INDUSTRIAL SITES ... 12 - 30 MINUTE DRIVE TO PA TURNPIKE TOLL ROADS

### PROPERTY HIGHLIGHTS

- Fully-developed commercial and industrial parcels available in a quality established business park location
- Five (5) parcels totaling approximately 40+ acres - 1 to 23 contiguous acres available - can subdivide
- All utilities, i.e. water, sewage, gas, electric, telecommunications
- Located 25 miles to north and south PA Turnpike access via US 119 and PA-43
- Easily accessible to markets in PA, WV and OH via highway and rail
- Located along State Route 119 North, adjacent to Penn State Fayette, The Eberly Campus.
- Tax-free Keystone Opportunity Zone (KOZ) thru 2030 (certain parcels)
- Designed to satisfy all of your critical requirements





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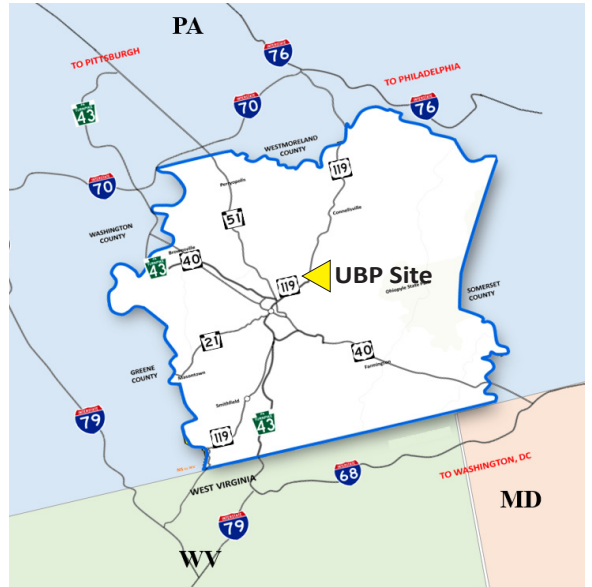
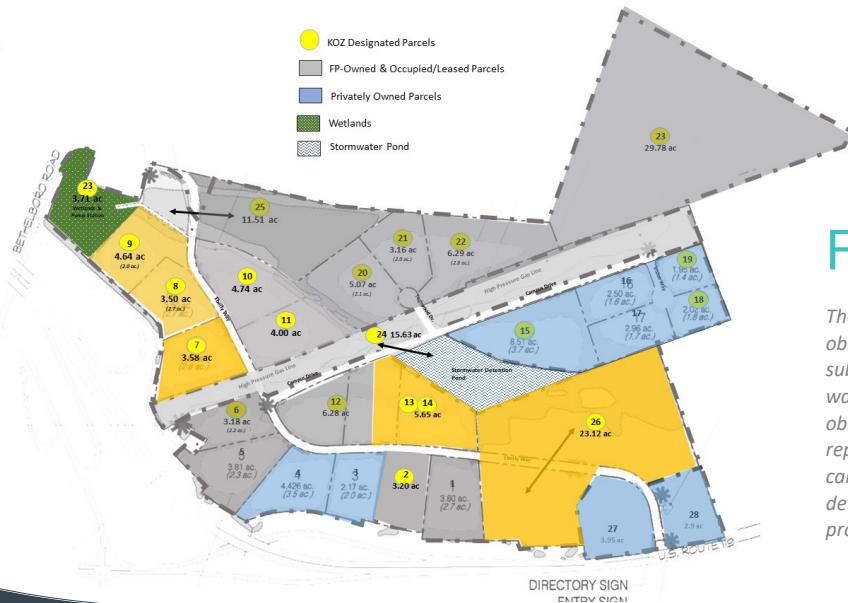
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UNIVERSITY BUSINESS PARK  
NORTH UNION TWP.  
FAYETTE COUNTY, PA

Total Available Acres: 40.49

Available Sites	
Location	Acreage
Lot 7	3.58
Lot 8	3.50
Lot 9	4.64
Lot 14	5.65
Lot 26	23.12
<b>TOTAL:</b>	<b>40.49</b>



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



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

## FAYPENN.ORG

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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