

110 Monack Way
Charleroi, PA 15022

FOR
SALE

LOT 12

12.95 Acres
\$1,600,000

ALTA VISTA
BUSINESS PARK

11 FUTURE DOCKS
1 DRIVE-IN

1 DRIVE-IN
18 DOCKS

PROPOSED BUILDING
260' X 728'
± 189,280

190 PARKING SPACES

FOR MORE INFORMATION:

EVAN CICIRELLO

Senior Director

+1 412 697 6558

evan.cicirello@cushwake.com

PAD-READY SITE

WASHINGTON COUNTY

PARCEL: 320-011-00-00-0003-29



110 Monack Way
Charleroi, PA 15022

ABOUT THE SITE

LOT 12

LOT 12, ALTA VISTA BUSINESS PARK

Parcel: 320-011-00-00-0003-29

Located at the highest elevation point in the park, offering great views of the surrounding countryside.

Pad-ready site includes:

- Utility connections
- Rough grading
- Stormwater management system in place
- DEP Approval letter for building inclusion into Pigeon Creek Sanitary Authority Wastewater Treatment Facility

Utilities

Electric: Allegheny Power

Natural Gas: Dominion Peoples

Water: Authority of the Borough of Charleroi

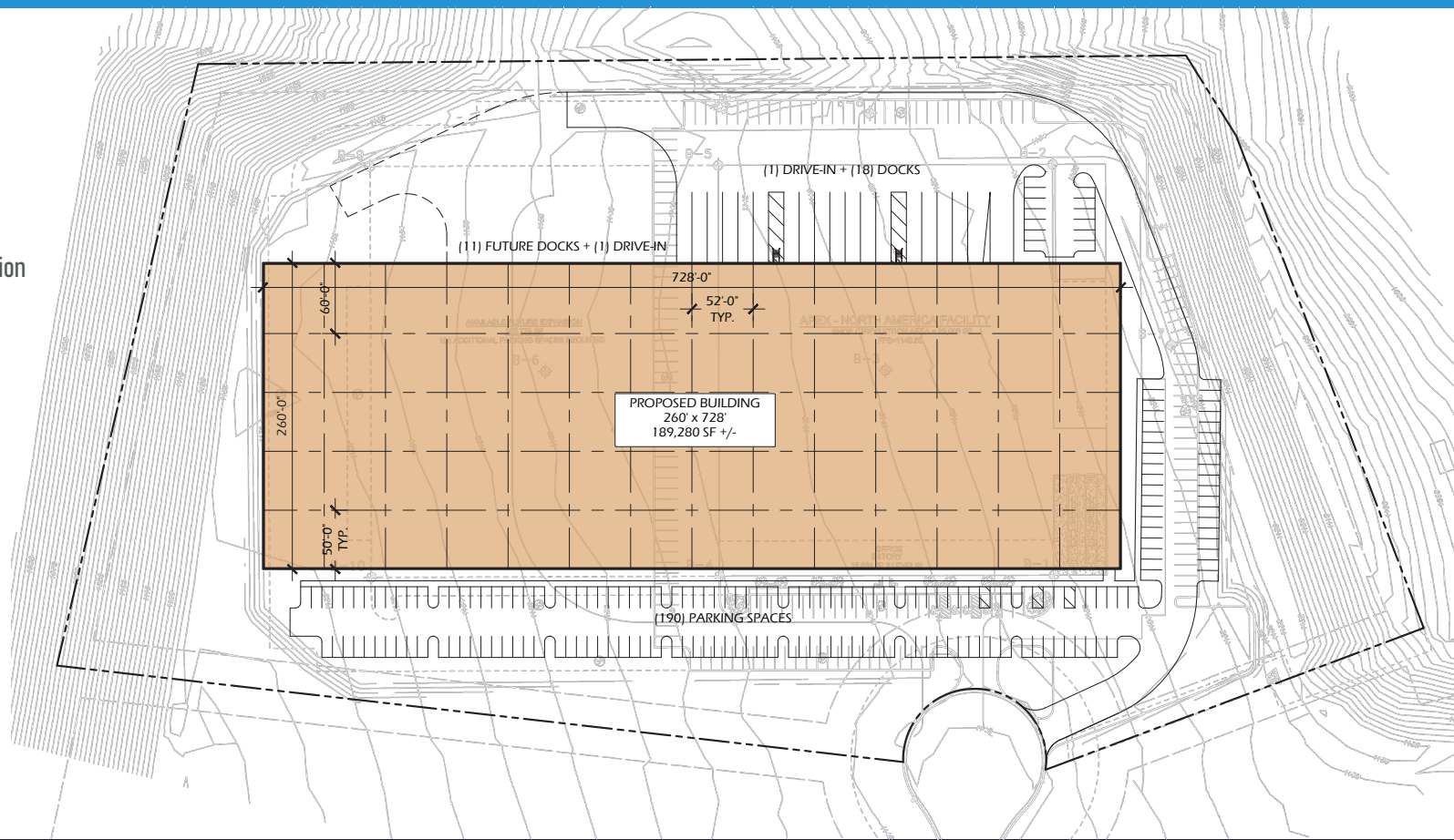
Sewage: Pigeon Creek Sewage Authority

Zoning

Light Industrial

Permitting

Fallowfield Township



12.95 ACRE PAD-READY SITE ~ CAPABLE OF
ACCOMMODATING UP TO ± 189,280 SF FOOTPRINT

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ALTA VISTA BUSINESS PARK



Alta Vista is a 256-acre business park located in Fallowfield Township, Washington County. Alta Vista is ideally located off of I-70, exit 32, with many of the lots visible from I-70. The interchange servicing Alta Vista has undergone improvements in recent years, offering improved access to Alta Vista.

- Interstate 79 - 10 miles
- Pennsylvania Route 43 (Mon Fayette Expressway) - 4 miles
- Pittsburgh International Airport - 45 minute commute
- Pennsylvania Turnpike nearby
- Restaurant and hotel accommodations, healthcare, banks, and retail outlets are all within close proximity to the site
- Easy access to markets in Pennsylvania, Ohio, and West Virginia
- Located within a 500 mile radius or one day's drive to 40 percent of the entire U.S. population and 50 percent of total Canadian population

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CORPORATE NEIGHBORS

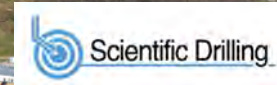
ALTA VISTA
BUSINESS PARK



Proposed Building
260' x 728'
± 189,280 SF



KOMATSU



ALTA VISTA
BUSINESS PARK
ENTRANCE

Immediate access to 
Bentleyville Interchange

Keystone Opportunity Zone(KOZ)
Local Economic Revitalization Tax Assistance (LERTA)

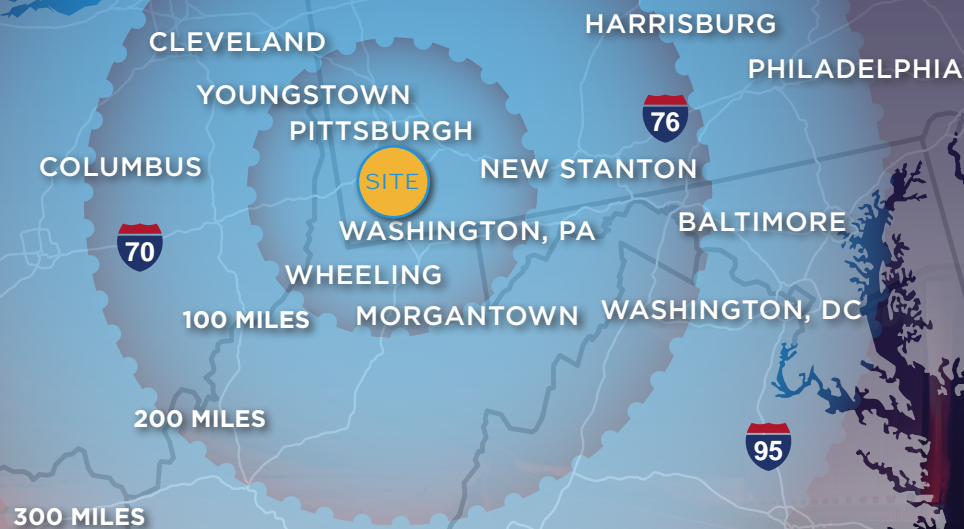


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KEY DISTANCES

**ALTA VISTA
BUSINESS PARK**

- Direct access to I-70, a major US East-West arterial connecting Denver, Kansas City, St. Louis, Indianapolis, Pittsburgh and Baltimore.
- Easy access to I-79 and I-76 via I-70. These highways circle the Pittsburgh MSA, and connect to Harrisburg/ Philadelphia to the east, Akron/ Youngstown to the northwest, and Interstate 80/90 to the north.



WASHINGTON, PA	17 miles	± 23 min.
NEW STANTON, PA	26 miles	± 30 min.
PITTSBURGH, PA	38 miles	± 41 min.
WHEELING, WV	48 miles	± 48 min.
MORGANTOWN, WV	55 miles	± 59 min.
YOUNGSTOWN, OH	95 miles	± 1 hr. 50 min.
CLEVELAND, OH	164 miles	± 2 hrs. 41 min.
COLUMBUS, OH	174 miles	± 2 hrs. 39 min.
HARRISBURG, PA	196 miles	± 3 hrs. 4 min.
WASHINGTON DC	227 miles	± 4 hrs. 1 min.
BALTIMORE, MD	230 miles	± 4 hrs. 1 min.
PHILADELPHIA, PA	297 miles	± 4 hrs. 44 min.

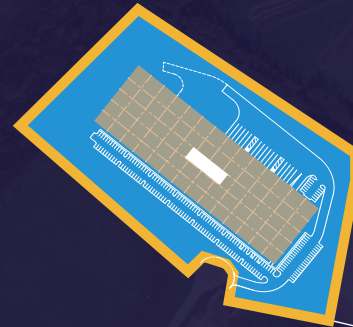
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ADDITIONAL INFORMATION AVAILABLE UPON REQUEST

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**CUSHMAN &
WAKEFIELD**