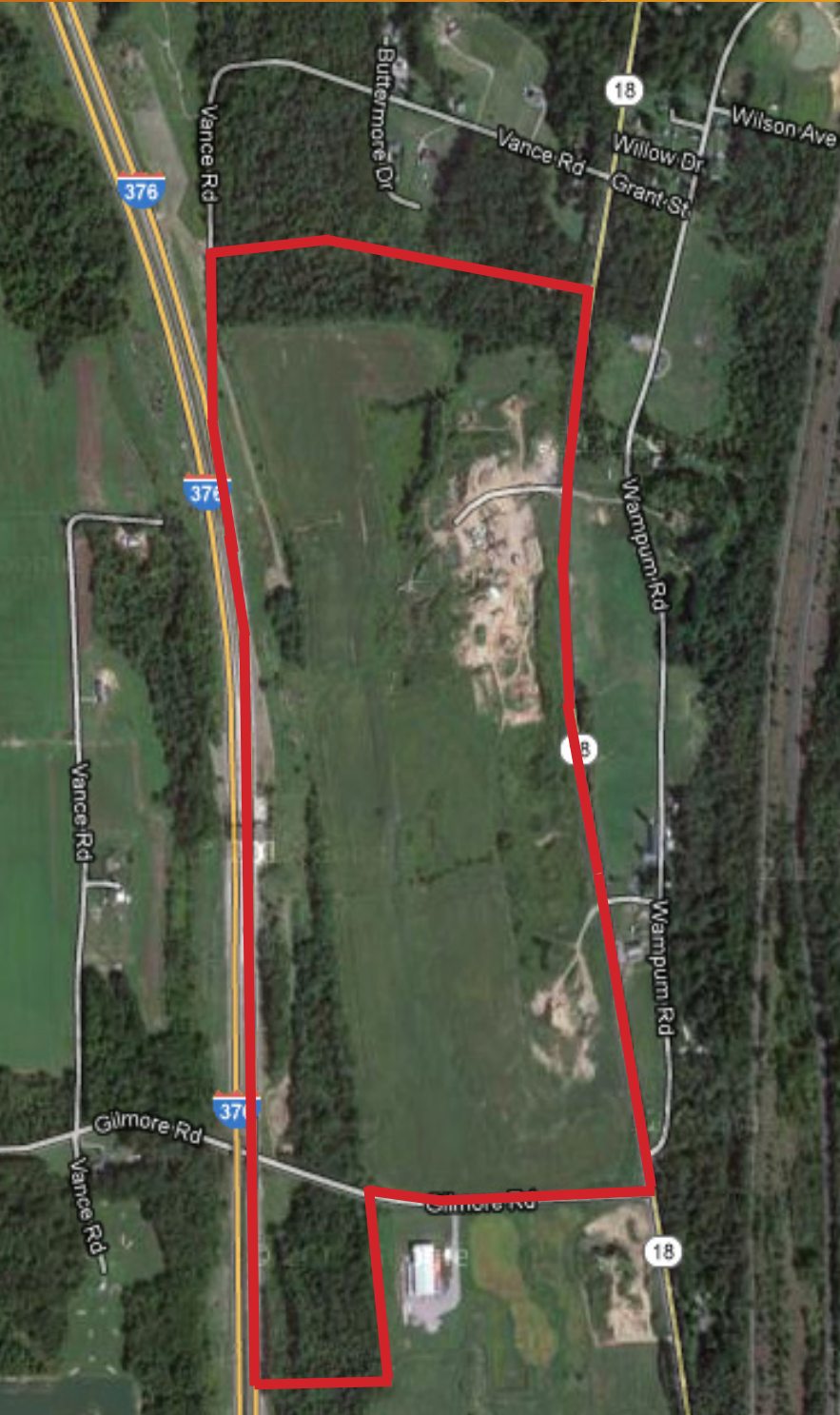


FOR SALE > LAND



160 Acres | PA State Route 18 @ Gilmore Road

NORTH BEAVER TOWNSHIP, PA 16102 | LAWRENCE COUNTY



Designated as a Keystone Opportunity
Enterprise Zone effective
January 1, 2014 through December 31, 2023

Property Information

- > 160 Acres +/-
- > Surface rights only
- > Price: \$7,500 per acre
- > Zoned: Industrial
- > Utilities:
 - Penn Power | At site
 - Columbia Gas (1 mile)
 - PA American Water (0.5 miles)
 - New Castle Sanitation Authority (1 mile)

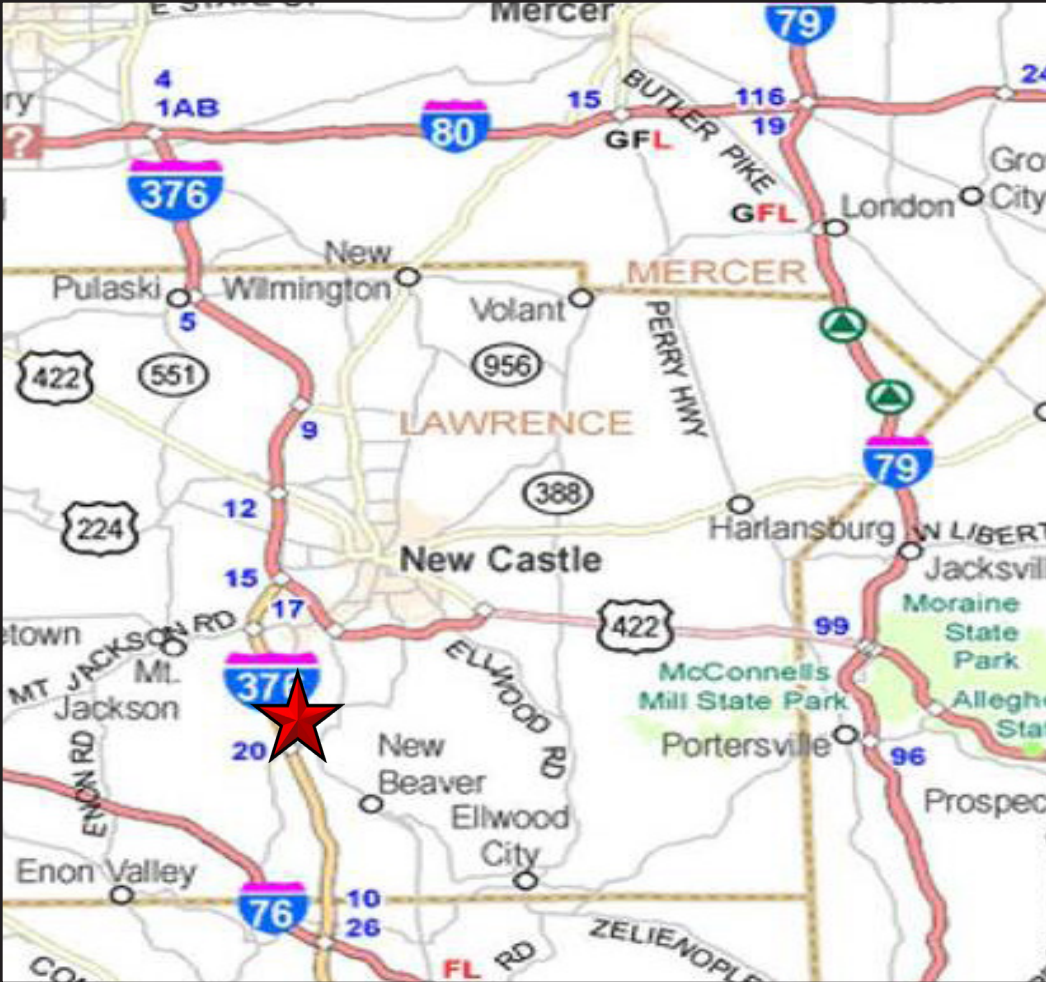
Site Information

- > Predominantly level and gently rolling, easily developable rectangular site
- > 3500' frontage along U. S. Route 18
- > Visible from and adjacent to Interstate 376 (Beaver Valley Expressway)
- > Located between I-376 full interchanges at Routes 108 and 168
- > Less than 10 miles to PA Turnpike (Interstate 76)
- > Approximately 15 miles to Interstate 80
- > 20 miles to \$6B Shell Ethane Cracker Plant under construction in Monaca, PA
- > 4 miles from New Castle

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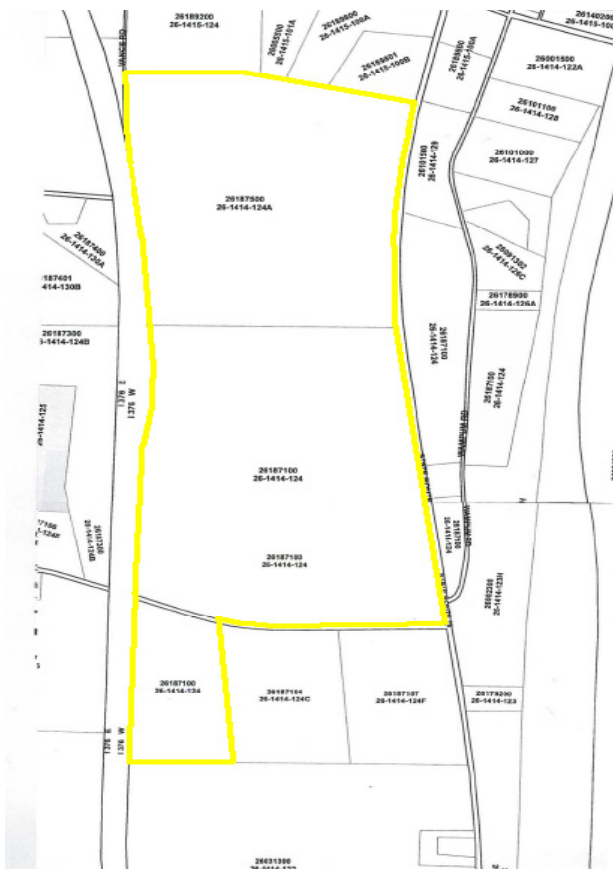
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

