

NEW STANTON TECHNOLOGY PARK  
**1000 WESTINGHOUSE DRIVE**

NEW STANTON, PA 15672 • WESTMORELAND COUNTY

FOR LEASE: \$5.95 PSF NNN

AVAILABLE

**116,985 SF<sub>±</sub>**  
WAREHOUSE SPACE  
AVAILABLE

**CBRE**

US Steel Tower  
600 Grant Street, Suite 4800  
Pittsburgh, PA 15219  
www.cbre.com

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First Vice President  
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## WAREHOUSE FACILITY

- All utilities available
  - Zoned Industrial I-1 Light Industrial  
New Stanton Borough
  - Total Annual Taxes: \$0.55 PSF
  - Insurance: \$0.12 PSF
  - CAM: \$0.68 PSF
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- TOTAL: \$1.35 PSF

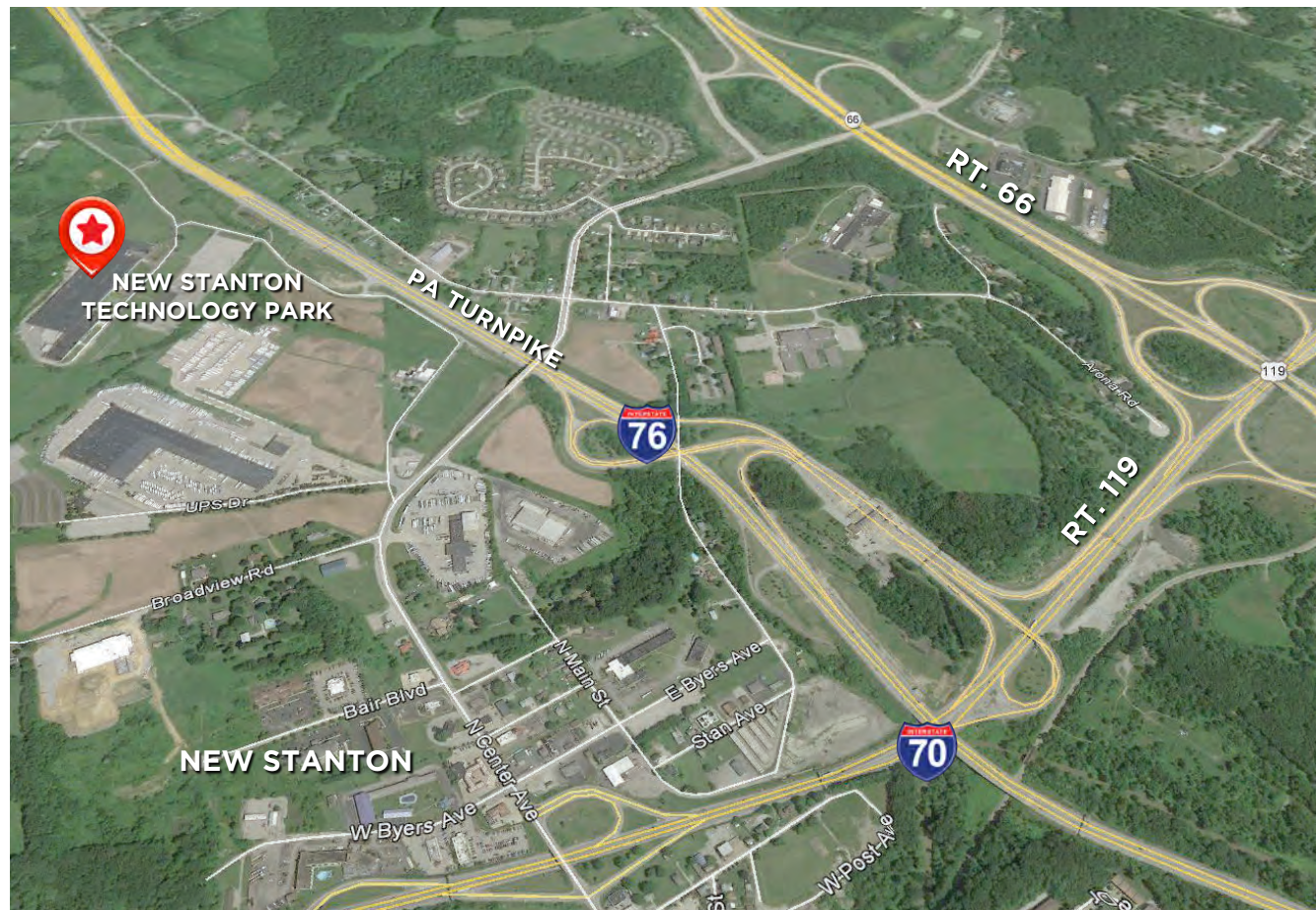
CAM includes property taxes, snow removal, landscaping, exterior lighting, management, etc.

## PROPERTY SPECIFICS

- 3 dock positions
- 10 dock doors
- 1 interior dock under crane
- Frontage on PA Turnpike (I-76)
- 1/2 mile from I-76 / I-70  
Intersection
- Large area for parking or  
truck staging
- Paved road frontage
- Paved & gravel surfaced parking  
area & access roads
- Heavy power:
  - 3 Phase, 480-Volt
  - 13,750 kVA

## UTILITIES

- Electric: Allegheny Power
- Gas: Columbia Gas
- Water & Sewer: New Stanton Borough

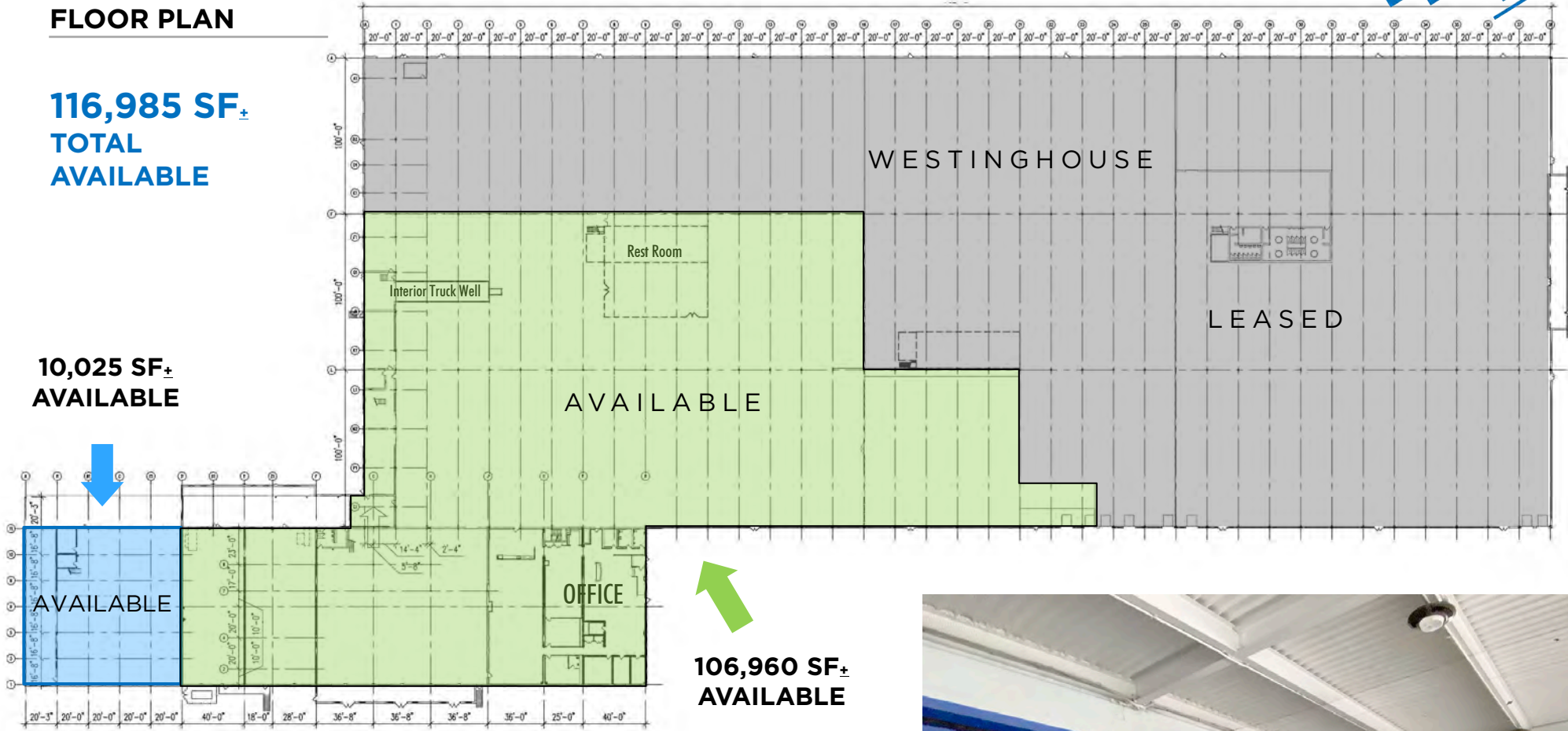




# FLOOR PLAN

**116,985 SF±  
TOTAL  
AVAILABLE**

**10,025 SF±  
AVAILABLE**



**106,960 SF±  
AVAILABLE**



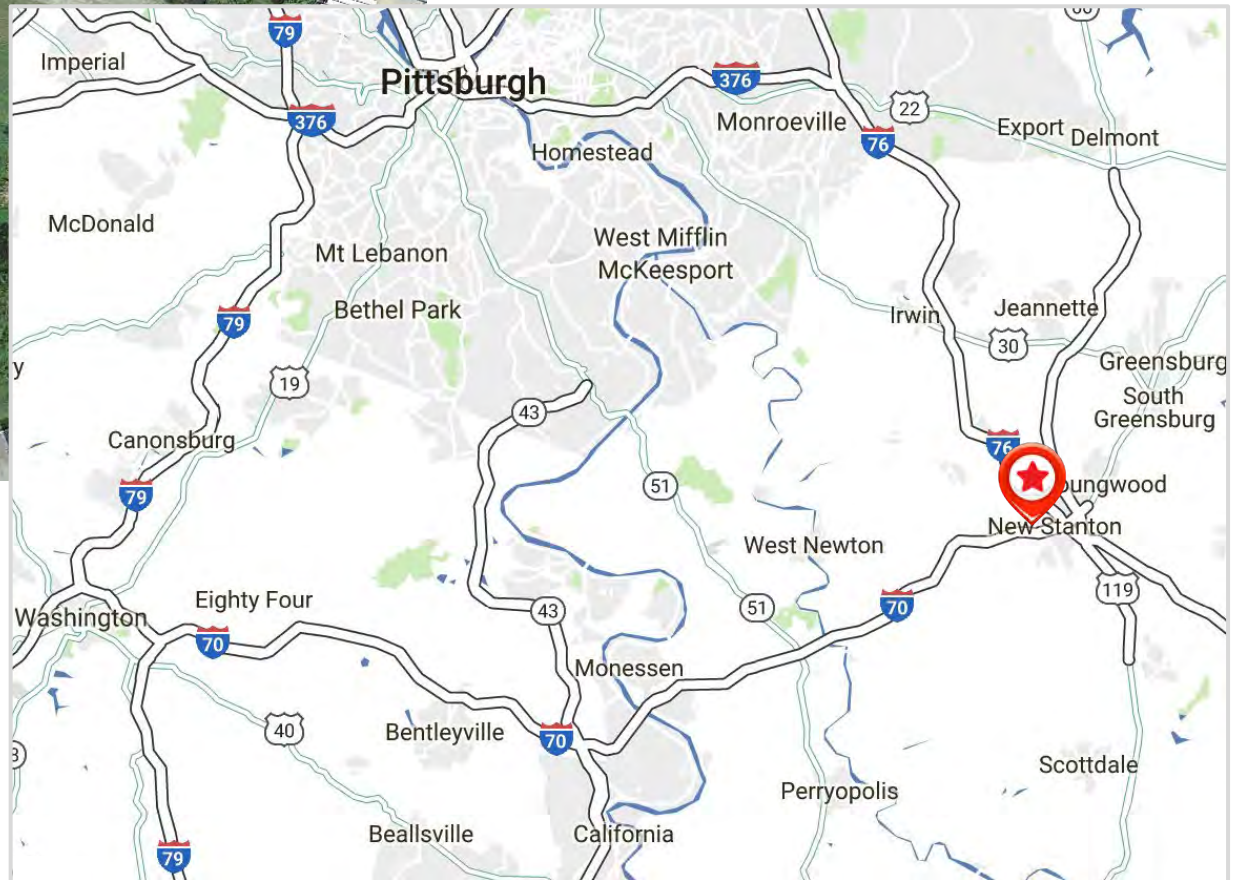
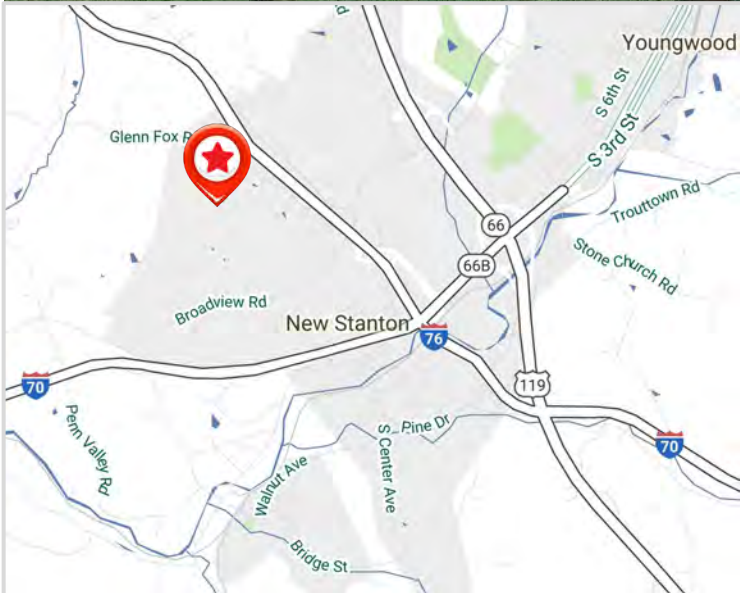
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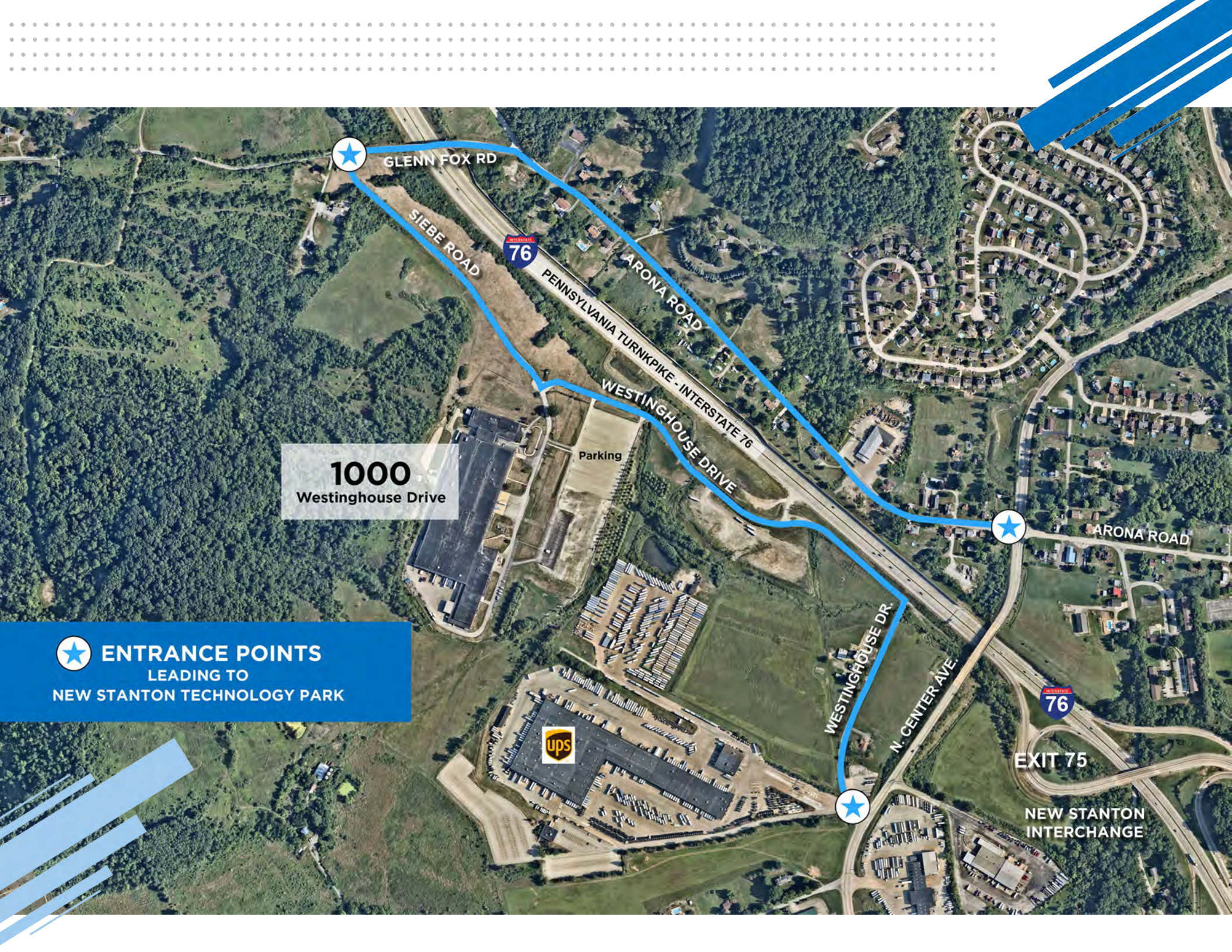


## IDEAL LOCATION

- Approximately 35 miles southeast of Pittsburgh
- Accessible from the PA Turnpike (I-76), I-70, Rt. 66 & Rt. 119
- PA Turnpike Exposure
- 1.3 miles to I-70
- 2 miles to Rt. 66
- 3 miles to Youngwood
- 2.2 Miles to PA Turnpike
- 35 miles to downtown Pittsburgh
- 62 miles to the Pittsburgh International Airport







**1000**  
Westinghouse Drive



**ENTRANCE POINTS**  
LEADING TO  
NEW STANTON TECHNOLOGY PARK



**EXIT 75**

**NEW STANTON  
INTERCHANGE**

GLENN FOX RD

SIEBE ROAD



PENNSYLVANIA TURNPIKE - INTERSTATE 76

ARONA ROAD

WESTINGHOUSE DRIVE

Parking

WESTINGHOUSE DR.

N. CENTER AVE.

ARONA ROAD



**EXIT 75**

**NEW STANTON  
INTERCHANGE**