INDUSTRIAL FOR SALE

LOWER BURRELL GARAGE/WAREHOUSE
1360 Greensburg Road, New Kensington, PA 15068

OFFERING SUMMARY

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>SALE PRICE</td>
<td>$269,000</td>
</tr>
<tr>
<td>LOT SIZE</td>
<td>1.9 Acres</td>
</tr>
<tr>
<td>YEAR BUILT</td>
<td>1960</td>
</tr>
<tr>
<td>BUILDING SIZE</td>
<td>4,500</td>
</tr>
<tr>
<td>RENOVATED</td>
<td>2007</td>
</tr>
<tr>
<td>ZONING</td>
<td>C-3</td>
</tr>
<tr>
<td>MARKET</td>
<td>Westmoreland County Industrial</td>
</tr>
<tr>
<td>PRICE / SF</td>
<td>$59.78</td>
</tr>
</tbody>
</table>

PROPERTY OVERVIEW

4,500 square foot flexible-space garage with wide garage doors
1.9 Acres of land available for expansion
Office space on 2nd floor with bathrooms and showers

PROPERTY HIGHLIGHTS

• 400 feet of frontage on high traffic highway
• Close to I-76 and 376
• Flexible zoning for multiple commercial and industrial uses
• 6 inch concrete floors
• Taxes: Only $3,900/year

KW COMMERCIAL
11269 Perry Highway
Wexford, PA 15090

PHILIP LAMAY
Director
0 412.933.8500
C 412.418.8241
philiplamay@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.
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