



**GLASSWORKS**  
BUSINESS PARK



### **GLASSWORKS BUSINESS PARK**

Discover Glassworks Business Park in Clarion, PA – a premier 68-acre, shovel-ready site. Enjoy unparalleled accessibility with direct a connection to state routes 322 & 66, merely 2 miles from interstate 80. Each building pad is equipped with full utilities, ensuring seamless operations for businesses seeking a strategic and efficient location.

#### **CONTACT US**

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### **SITE FEATURES**

- 68 acres of land
- Variable size building parcels
- West Penn Power - 27,000 Volts
- Natural gas
- Public water & sewage
- Direct access to state route 66 & 322
- 2 miles from Interstate 80
- 1% graded slope & 75ft turning radius on turns



# GLASSWORKS

BUSINESS PARK

- ❖ **Project Location**
  - 50 Glassworks Dr, Clarion PA 16214
- ❖ **Project Size**
  - 68 Acres of land
  - Not previously subdivided
  - Variable size building parcels available
  - Expansion room available
- ❖ **Local Zoning**
  - Building/Industrial
- ❖ **Business Demographic**
  - Warehousing
  - Industrial
  - Machining
  - Tool and Die
  - Distribution
  - Electric generation facilities
  - Liquid propane Compressor stations
  - Industrial retail and supply
  - Office Professional
- ❖ **Building Pads**
  - 1% Graded Slope across Building Pad
  - Full Utilities at every Building Pad
  - Permitted Erosion and Sediment Plan for each Building Pad
  - Stormwater management predesigned and permitted
- ❖ **Utility Providers**
  - Water – Pennsylvania American
  - Sanitary Sewage – Pennsylvania American
  - Industrial Natural Gas – Excel resources / Hanley and Bird
  - Distribution natural gas line – National Fuel.
- Electricity – West Penn Power
- ❖ **Utility Specifications**
  - Primary voltage Electric 27,000 Volts
    - 120/240V
    - 120/208V
    - 277/480V
    - Electrical Sub-station on site
  - Natural Gas
    - High Pressure Line
    - Medium Pressure Line
    - 4 million MCF per day
  - Public Water
    - 12 Inch Main Line
    - 120 PSI
  - Public Sewage
    - 12 Inch Main Line
- ❖ **Ingress and Egress**
  - Direct access to State Route 66
  - Direct access to State Route 322
  - 2 miles from Interstate 80
- ❖ **Road Design**
  - Industrial spec material thickness
  - No weight restrictions
  - 75 ft. turning radius on all turns
  - Designed for freight.
- ❖ **Land Transactions**
  - Lot For Sale
  - Long Term Land Lease
  - Lot and Building Lease
  - Design Build Turnkey Properties
- ❖ **Completion Date**
  - 2020
- ❖ **Lots Starting at**
  - **\$75,000**