

# McGregor Park

Route 30 East  
Greensburg, PA 15601

## LAND FOR SALE OR LEASE

Brand New Proposed Class "A" Retail / Office Park



For more information or to  
arrange for an inspection  
please contact:

Donald A. Paulone Custom  
Built Homes, Inc.  
724-832-3506 Phone  
724-832-6433 Fax  
[dapcbh@aol.com](mailto:dapcbh@aol.com)  
[www.mcgregorparkgreensburg.com](http://www.mcgregorparkgreensburg.com)



**3 Acres + / -**

We can help you!

We can customize your new office/retail space for you.  
Commercial land available in Greensburg.

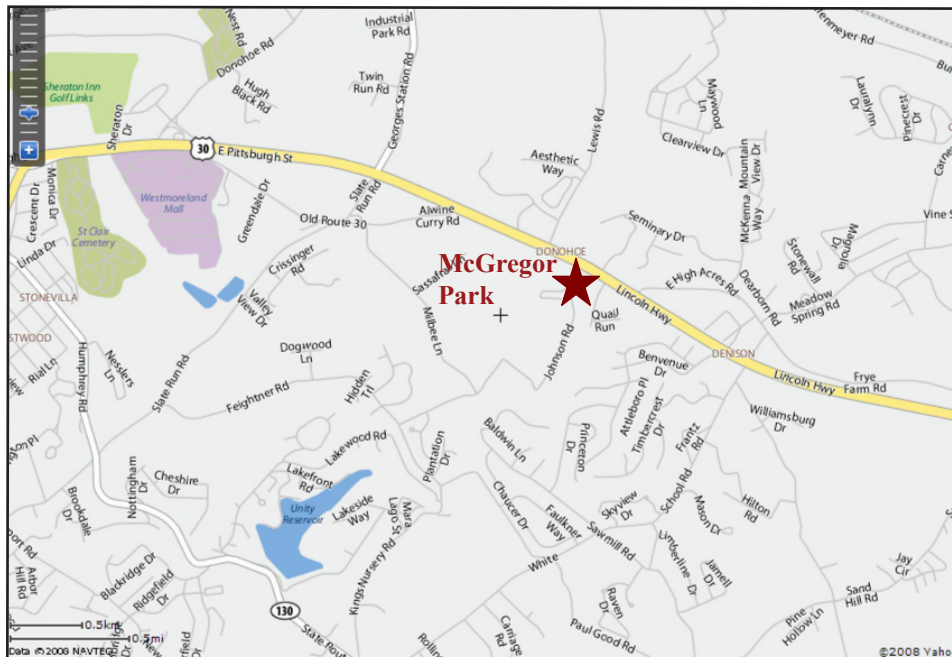
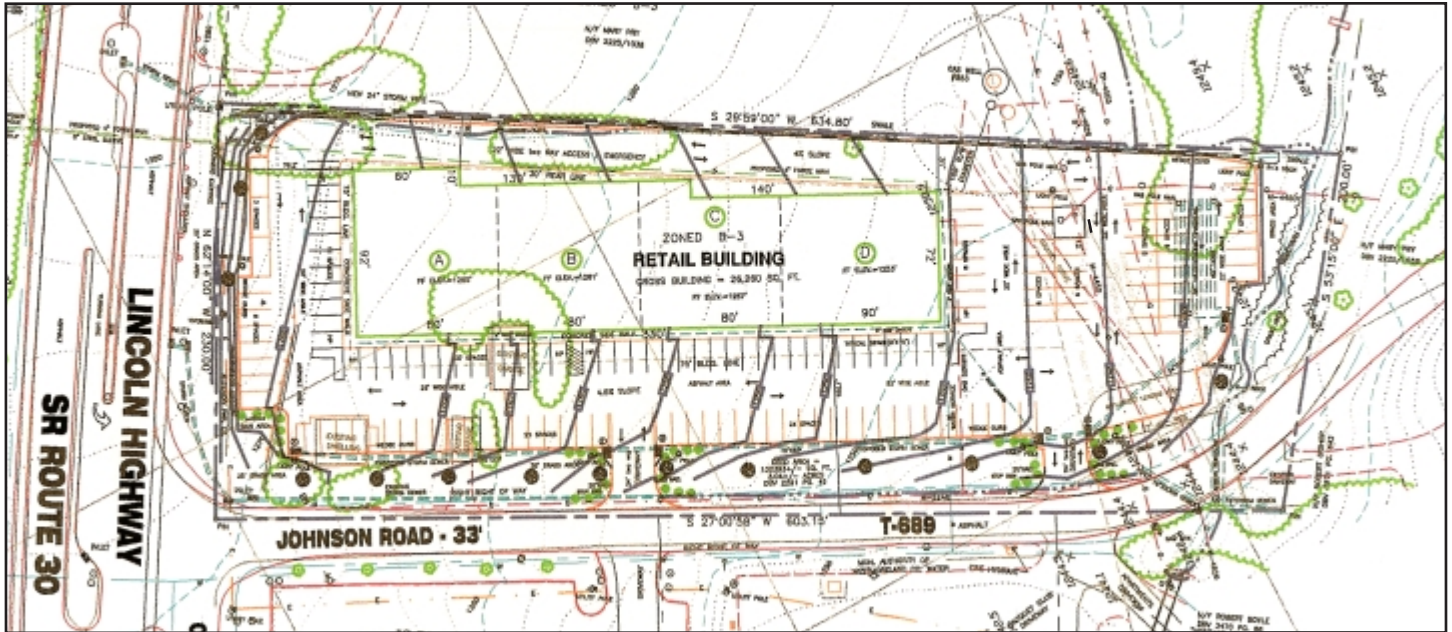
### FEATURES

- Great Location - U.S. Route 30, 1.5 miles east of Westmoreland Mall
- B-3 Highway Business (Highest Commercial Zoning)
- Gross leasable square footage = 26,260
- All public utilities
- Build to suit, individual suite entrances with direct access to parking area
- Convenient access to U.S. Route 30, Route 119, Route 819, Route 130, Route 981 and 982, Route 22 and Pennsylvania Turnpike Toll Road 66

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## PROPOSED SITE PLAN



150 parking spaces  
**FREE PARKING**

Will build to suit, individual  
suite entrances with  
direct access to parking area

Vehicles per day - 31,000

Vehicles per year - 10,912,000

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