

Fayette Fact Sheet

Acres: 91.79 / Site Plan

Buildings: 12 / Building Inventory

GSE: Approximately 227,000 / Floor Plans

Parking: +/- 715

Zoning: Agricultural / Rural

Operating Expenses: \$986,206

- Services – External: \$10,470
- Utilities: \$234,736
- Custodial: \$591,000
- Maintenance: \$150,000

Utility Providers: Utility Maps

- Water: North Fayette County Municipal Authority
- Sanitary: North Union Township Municipality
- Electric: First Energy WPP
- Gas: Columbia Gas

Deed Restrictions (excludes entries listed as “No Restrictions”)

1. GSA Deed for Project Nos. 800-122
 - Closing Date: December 20, 1993
 - Acreage: 0.00
 - Notes: Reversion to Commonwealth - Library Building

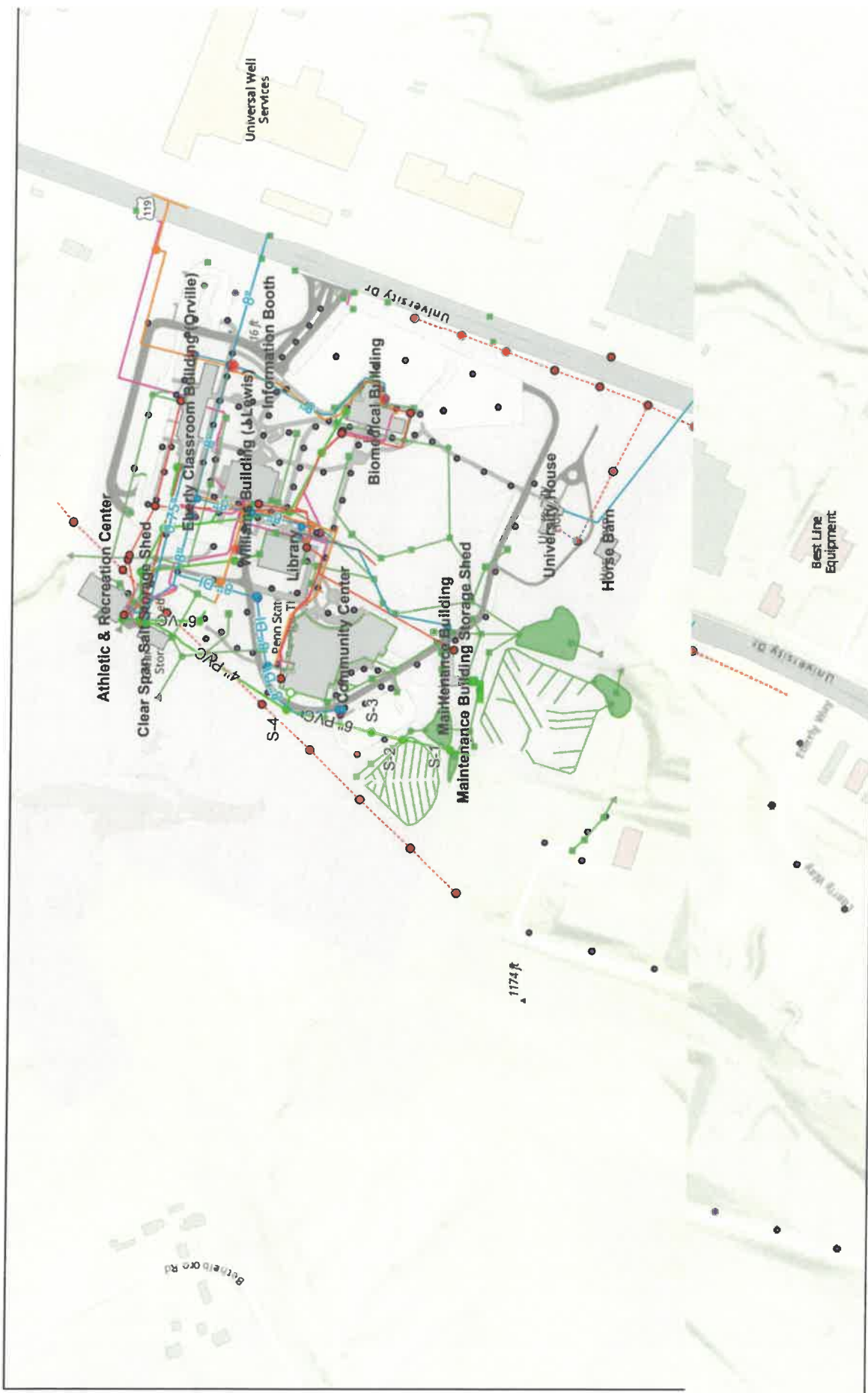
Investment Highlights

- Located in Fayette County, a region with growing interest in workforce development and healthcare expansion.
- Proximity to Uniontown and major routes including US-119 and PA-51.
- Opportunity for adaptive reuse or redevelopment into residential, healthcare, or mixed-use facilities.
- Utilities and infrastructure in place; potential for phased development or subdivision.

Additional Due Diligence Materials Available with signed Confidentiality Agreement

- Title report (pending)
- Environmental assessments
- Appraisal (pending)

PSU New Kensington Utilities



ELECTRIC LINES
 c-ectr-undf

SEWER POINTS
 C-SSWR-MHOL

STORM POINTS
 C-STRM-CBIN

C-STRM-RISR
 C-STRM-LINES

CC_Parking
 CC_Parking_Stripes

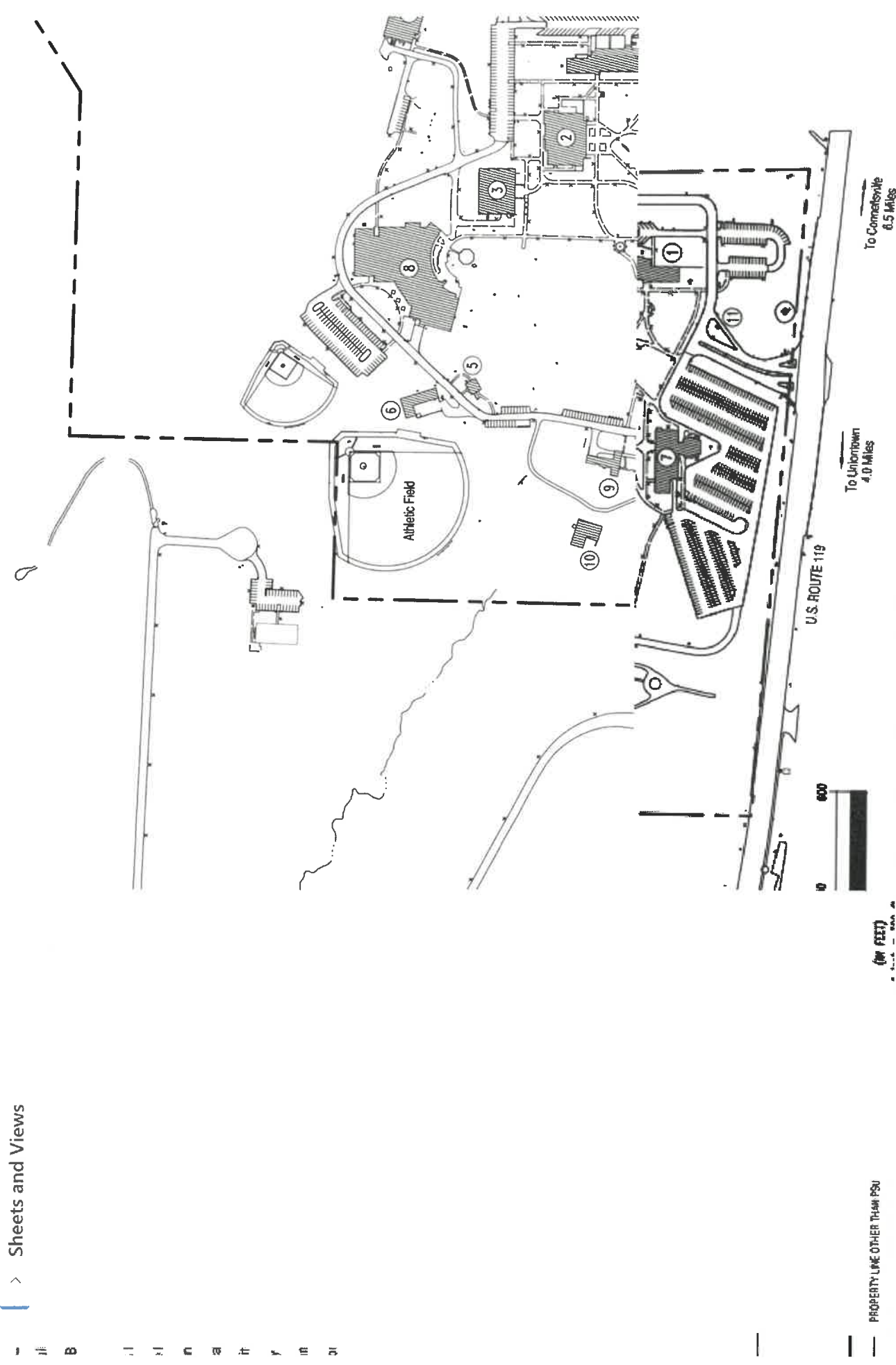
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PROPERTY LINE OTHER THAN PSU

(IN FEET)

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Building Number	Short Name	Full Name of Building	Campus	Building Function	Building Function Category	Number of Floors	Gross Area	Assignable Area
0984028	Horse Barn	Horse Barn	FE	50100	EG -	2	7025.63	6652.1
0984005	Athletic & Recreation Center	Athletic & Recreation Center <i>1978</i>	FE	10400	EG <i>100</i>	1	12870.22	11289.1
0984003	Library	Library <i>1971</i>	FE	10500	EG <i>50</i>	2	25220.93	17423.1
0984009	Community Ctr	Community Center <i>2004</i>	FE	10400	EG <i>50</i>	2	62927.41	42245.1
0984007	Maintenance Bldg	Maintenance Building <i>1983</i>	FE	50100	EG -	1	4225.54	3694
0984025	University House	University House	FE	40200	EG <i>28</i>	3	6050.82	2927.1
0984039	Information Booth	Information Booth	FE	40200	EG -	1	77.41	55.1
0984008	Biomedical Bldg	Biomedical Building <i>1998</i>	FE	10500	EG <i>40</i>	3	27061.17	15672.1
0984001	Eberly Bldg	Eberly Classroom Building (Orville)	FE	10500	EG <i>144</i>	5	48946.8	30804.1
0984002	Williams Building	Williams Building (J Lewis) <i>1970</i>	FE	80200	EG <i>16</i>	2	31346.25	21780.1
0984040	Maint Bldg Storage Shed	Maintenance Building Storage Shed	FE	50100	EG -	1	121	11
0984010	Clear Span Salt Storage Shed	Clear Span Salt Storage Shed <i>2020</i>	FE	50100	EG -	1	935.99	884.1

Occupancy