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For Immediate Release

STARPOINTE SITE PREPARATION, SEWER PROJECTS MOVING TOWARD 2012 COMPLETION

BURGETTSTOWN, PA (February 21, 2012) - Work is progressing on two key improvement initiatives at Starpointe Business Park, the mixed-use, Hanover Township development project commissioned by the Washington County Council on Economic Development. The construction update was provided by Fourth River Development LLC, the Pittsburgh-based real estate company serving as lead developer and exclusive sales/leasing agent for the WCCED site.

Grading and re-compacting activity to prepare Starpointe's second phase for occupancy have continued unabated since their start in early December, reported Sally Flinn, a Fourth River principal. "We expect this work, which involves clearing, grubbing and moving more than three million cubic yards of material, to conclude by December 1," she said. "Ultimately, Phase Two will contain 100 usable acres divided into pad-ready parcels varying up to 40 acres in size, the configuration to be determined by market demand," Ms. Flinn said. First occupancy of Starpointe's expanded footprint could occur as soon as early 2013, she added.

Concurrent with the earthwork taking place and the larger of the two projects is the \$13-million second phase of the Hanover Township Regional Sewer Project. "This work spans the entire Starpointe property and the Florence and Bavington communities as well, Ms. Flinn reported, "and it addresses all aspects of the sewage process, from collection through treatment, and is scheduled to conclude with the completion of the sewer treatment plant in mid-2012."

"This sewer infrastructure project realizes our long-standing guarantee that all Park occupants would enjoy access to a fully functional system capable of meeting all their sewage requirements," said Mr. Daniel Reitz, executive director of WCCED. Currently, businesses located within Starpointe's 148-acre initial phase are serviced by temporary collection facilities, Mr. Reitz explained. Only six of the original twelve pad-ready parcels in the Park's initial phase remain available for purchase and there is also 14,400 square feet of flex space available for immediate lease, he reported. "This space can accommodate a single tenant or up to three additional occupants, each occupying a work bay of 4,800 square feet. The space's flexible design, moreover, allows for a wide range of prospective tenants," Mr. Reitz said.

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