FOR LEASE
OFFERING MEMORANDUM

SVN THREE RIVERS
COMMERCIAL REAL ESTATE ADVISORS

73,769 SF WAREHOUSE/MANUFACTURING SPACE
50 VIRGINIA AVE | UNIONTOWN, PA 15401

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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

FOR LEASE

WAREHOUSE/MANUFACTURING SPACE
50 VIRGINIA AVE | UNIONTOWN, PA

OFFERING SUMMARY

SVN | Three Rivers Commercial Advisors is pleased to present 50 Virginia Ave totaling 73,769 SF of warehouse and manufacturing space in Uniontown, PA. The building was built by Berkley Medical over several phases and housed their textile manufacturing and warehouse operation. Building has 3 Phase Power, is sprinklered, and portions are fully conditioned. Loading access is via combination of internal and external loading docks and drive in access, and the facility is only 1.8 miles from US Route 119/PA 43.

OVERVIEW

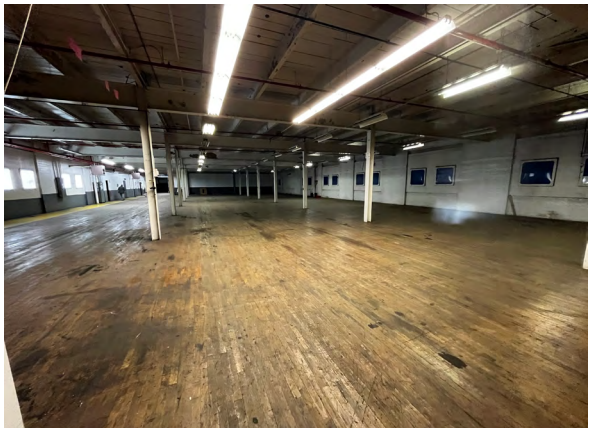
LEASE RATE	$5.00/SF NNN
BUILDING SIZE	73,769 SF
MARKET	Pittsburgh
SUBMARKET	Fayette County
AVAILABILITY	Immediately

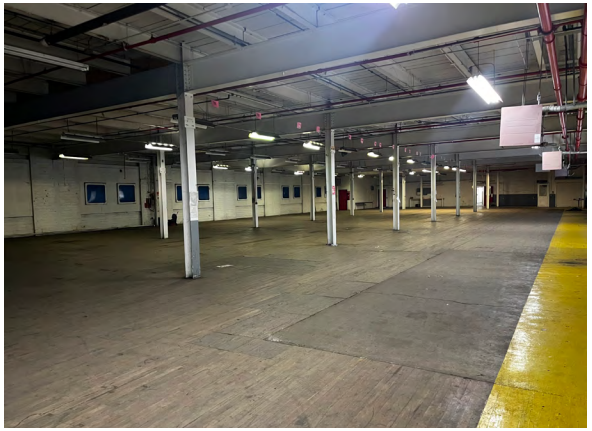
HIGHLIGHTS

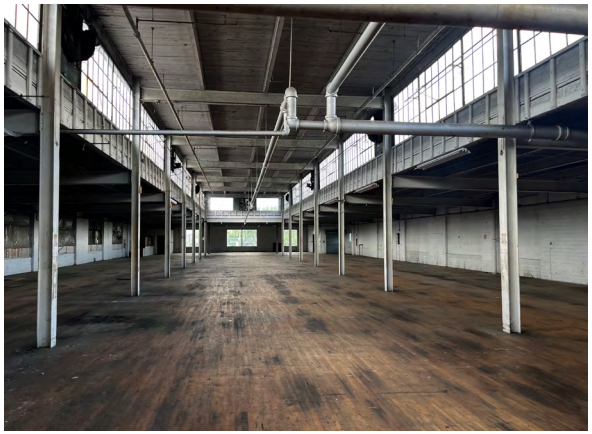
- Built 1930's
- (2) Internal Docks (Doors 11'5" W x 14'H)
- (1) Drive in Door (6'8"W x 7'9"H)
- 480V / 3 Phase power
- Roof <3 years old
- Fully Sprinklered
- Portions are Climate Controlled
- Clear Height - 11'10"
- Second Floor - 11'6" Clear Height
- 100 Parking spaces & 2 ADA spaces

PROPERTY PHOTOS

50 VIRGINIA AVE

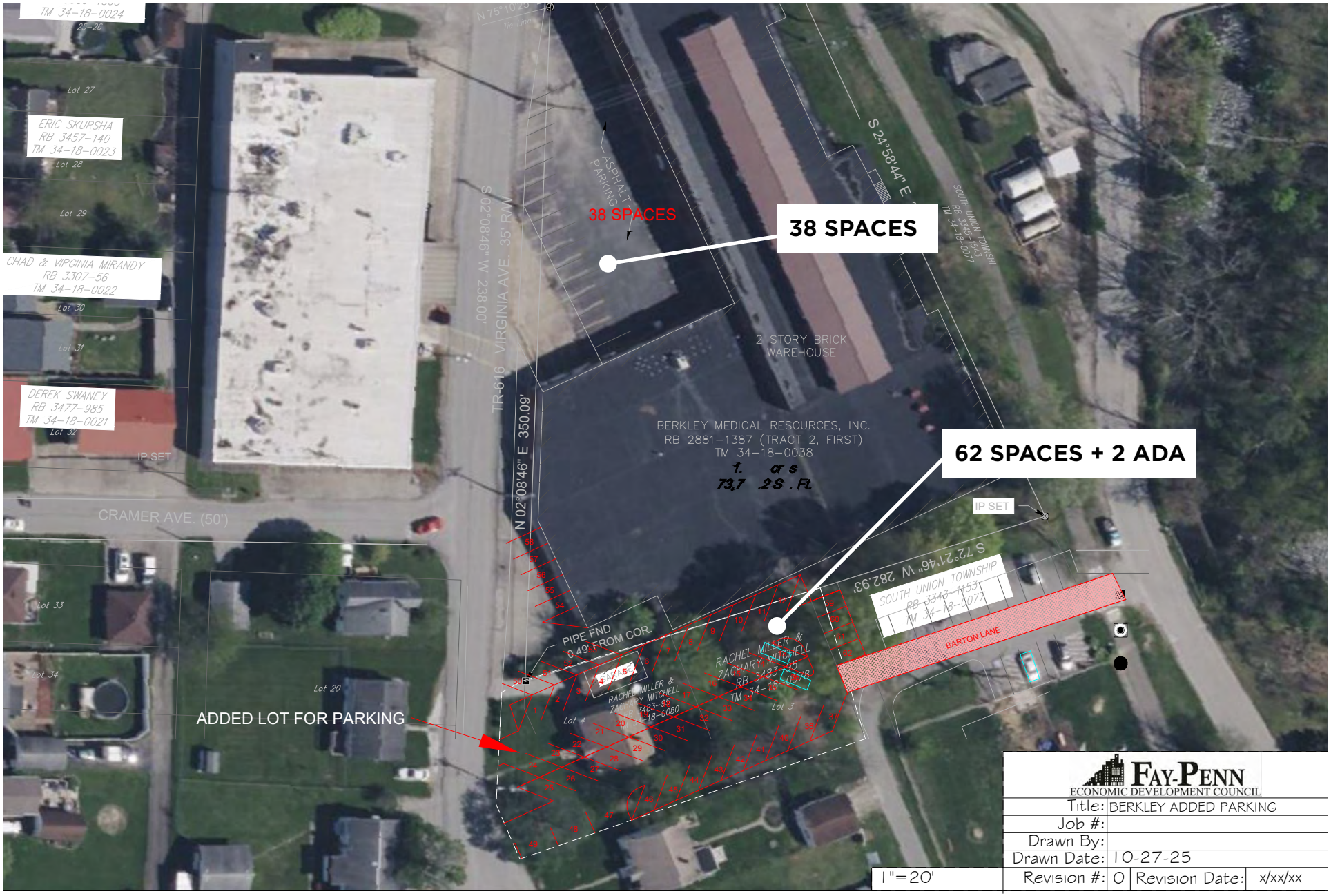




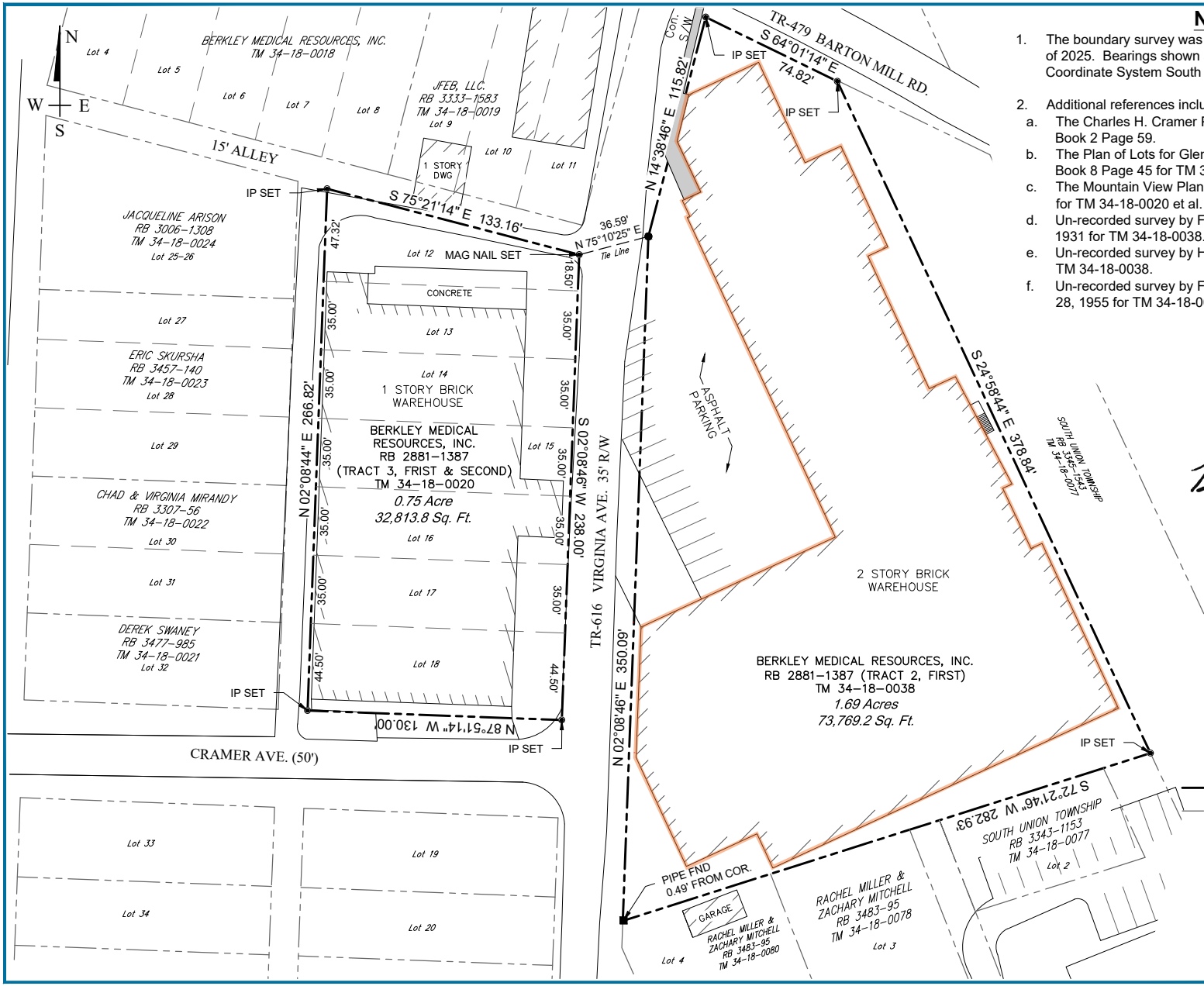


PARKING EXPANSION

50 VIRGINIA AVE



BOUNDARY SURVEY



NOTES

1. The boundary survey was completed by Sleighter Design in June of 2025. Bearings shown are based upon the PA State Plane Coordinate System South Zone NAD83.

2. Additional references include:
   a. The Charles H. Cramer Plan of Lots from 1908 found in Plan Book 2 Page 59.
   b. The Plan of Lots for Glen E. Langley from 1946 found in Plan Book 8 Page 45 for TM 34-18-0077, 0078 & 0080.
   c. The Mountain View Plan of Lots found in Plan Book 2 Page 59 for TM 34-18-0020 et al.
   d. Un-recorded survey by Fayette Engineering dated January 19, 1931 for TM 34-18-0038.
   e. Un-recorded survey by H.B. Gans for a portion of TM 34-18-0038.
   f. Un-recorded survey by Fayette Engineering dated September 28, 1955 for TM 34-18-0020.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
BENJAMIN H. WALLS
LAND SURVEYOR
NO. SU075512

PROPERTY LEGEND

- Subject Property Lines
- Adjacent Property Lines
- Boundary Evidence Found
- 1/2" Rebar With Cap Set Unless Otherwise Noted
- Calculated Corner

0 50 100
SCALE IN FEET

1060 EBERLY WAY
LEMONT FURNACE, PA 15456
Phone 724-438-4010
Fax 724-438-4017
info@sleighterdesigngroup.com
WWW.SLEIGHTERENGINEERING.COM

CONFIDENTIAL ALL RIGHTS RESERVED

SLEIGHTER DESIGN

PROJECT
BERKLEY MEDICAL RESOURCES, INC. BOUNDARY SURVEY
SOUTH UNION TWP., FAYETTE CO., PA
SCALE: 1"=50'

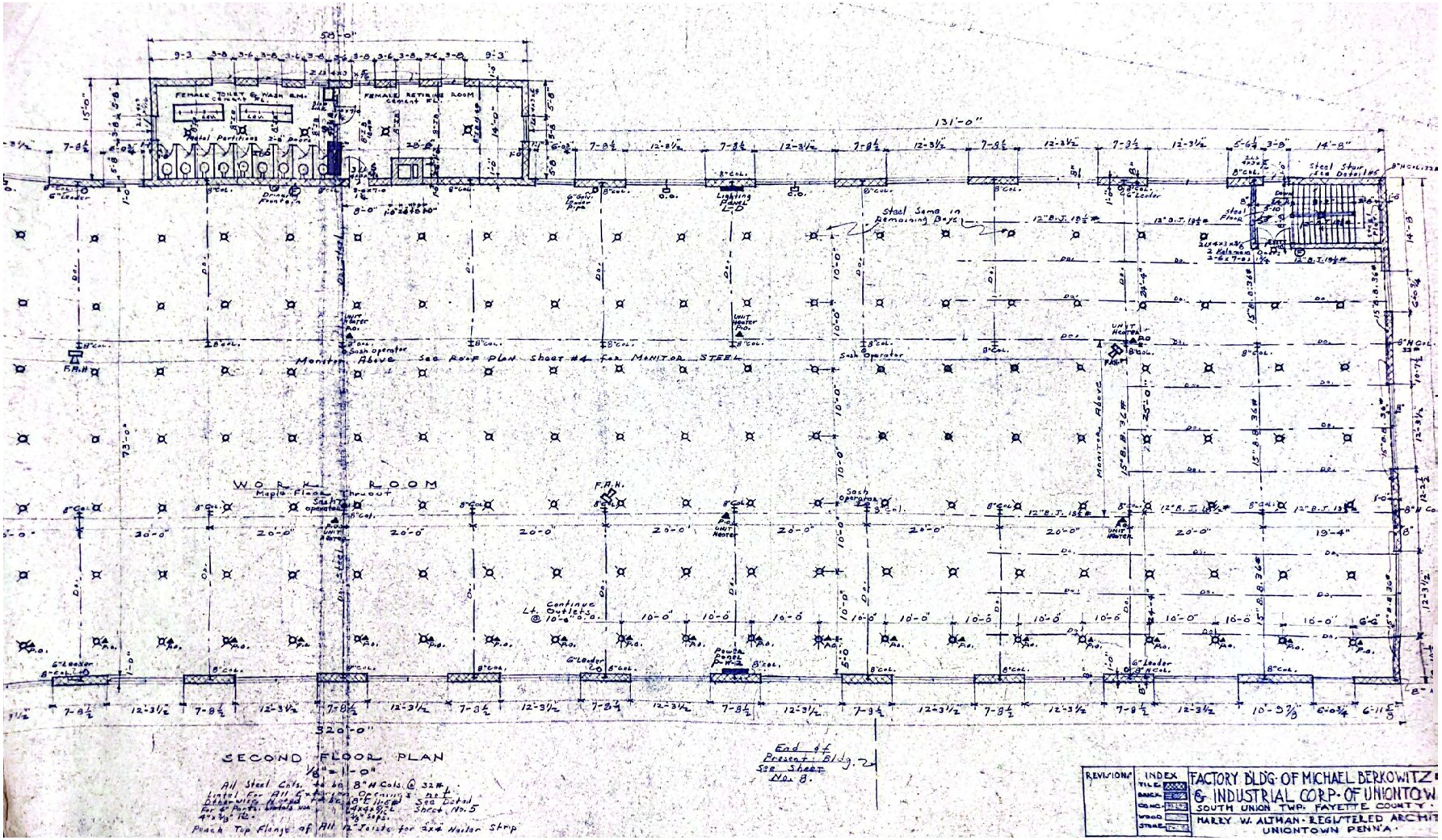
OWNER/CLIENT
FAY-PENN ECONOMIC DEVELOPMENT COUNCIL

DATE
JUNE 3, 2025

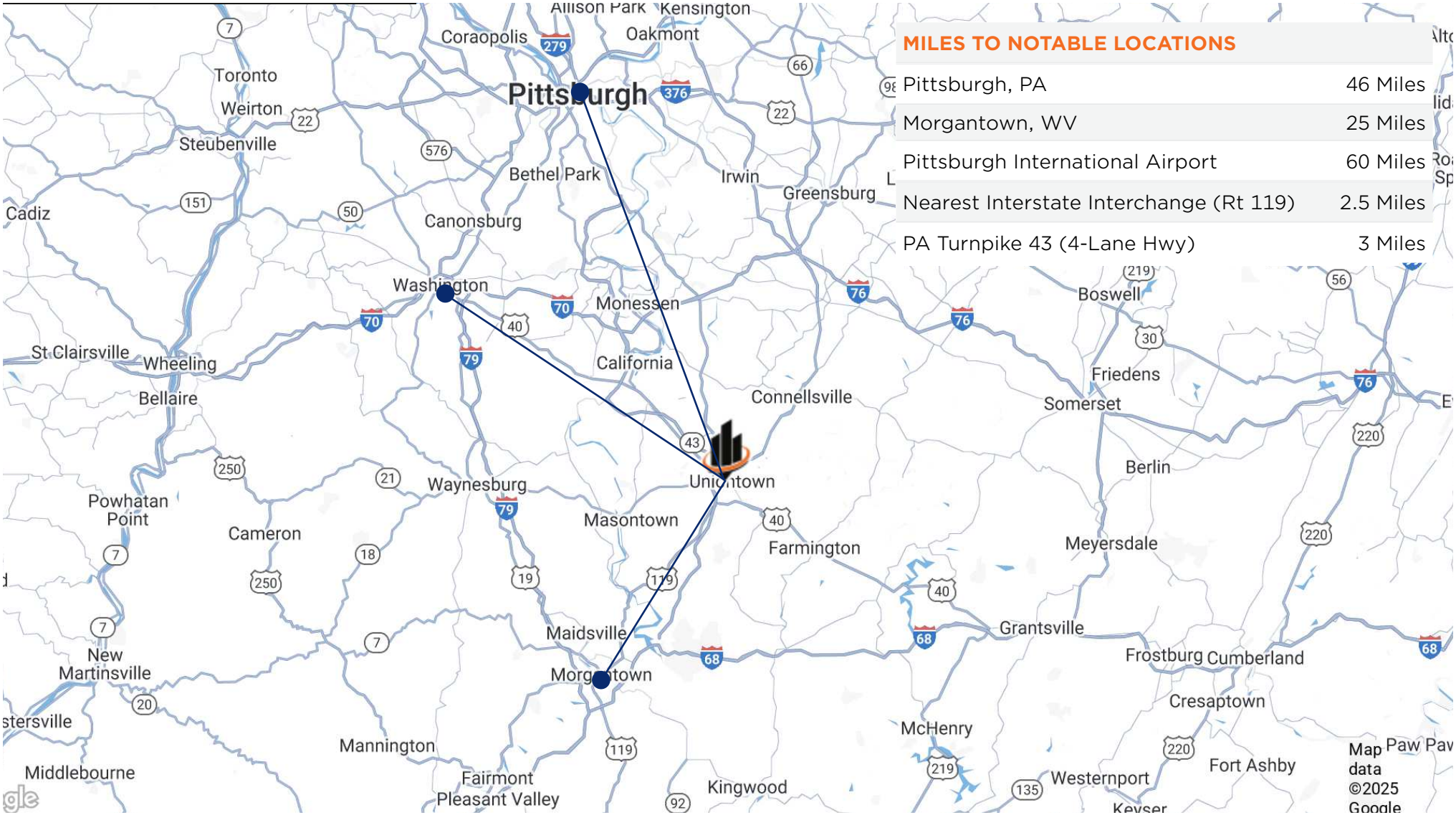
PROJECT NUMBER
S25-075-01

FLOORPLAN

50 VIRGINIA AVE



LOCATION MAP



MILES TO NOTABLE LOCATIONS	
Pittsburgh, PA	46 Miles
Morgantown, WV	25 Miles
Pittsburgh International Airport	60 Miles
Nearest Interstate Interchange (Rt 119)	2.5 Miles
PA Turnpike 43 (4-Lane Hwy)	3 Miles

RETAILER MAP

PARCEL MAP

Barton Mill Rd
Country Club Blvd
Virginia Ave
Cramer Ave
50 VIRGINIA AVENUE
Imagery ©2025 CNES

COMMERCIAL TRANSPORTATION

HIGHWAY TRUCK TRANSPORTATION

Access to commercial trucking in readily available in Fayette County for both inbound & outbound freight transportation. A number of trucking transport companies providing flatbed, tri-axle, dry van, bulk container, etc. with long-haul and regional options are located within the county. Following is a list of just a few trucking operations located in the county:
JLE Industries; PFX Trucking; Pleasant Trucking, Inc.; GNH Trucking; GRC Freight; and Cavanaugh Trucking

AIR SERVICE

Fifteen airports are located with 75 miles of Fayette County, PA. Commercial and commuter air transportation is available from more than fifteen airports located within 75 miles of Fayette County, PA including, but not limited to, Pittsburgh International Airport; Morgantown Municipal Airport; and Arnold Palmer Airport in Latrobe, PA. General aviation services are also provided at the Joseph A. Hardy Connellsville Airport.

RAIL ACCESSIBILITY

Direct rail access is available to the US, Mexico and Canada via Southwest Pennsylvania Railroad (SWP), a short-line operator with interchanges to CSX Transporation, Norfolk Southern Rail Systems, and Wheeling and Lake Erie. SWP operates 66 miles of track, running from Greensburg, PA. to its southern terminus at Smithfield in Fayette County, PA. SWP is situated at the confluence of the region's major highways, which allows shippers to utilize our transload network to transfer their goods from truck to rail for delivery as far away as the eastern seaboard. Amtrak rail service along the Chicago-to-Washington-via-Cleveland Capitol Limited route stops at Connellsville Station.

BARGE SERVICE – PART OF THE PITTSBURGH PORT DISTRICT

Fayette is part of the Pittsburgh Port District encompassing 200 miles of commercially navigable waterways in southwestern Pennsylvania, including three major rivers: The Allegheny, the Monongahela, and the Ohio. The Port of Pittsburgh supports over 200 river terminals and barge industry service suppliers, and is served by the CSX and Norfolk Southern railroads and by four interstate highways.

Air Service: Pittsburgh International Airport is located approximately 60 miles from Uniontown, the county seat of Fayette County, PA. Two primary commercial service facilities - The Arnold Palmer Regional Airport and Morgantown Municipal are located just a short drive from Uniontown - 35 miles and 25 miles, respectively.
Highway Transportation: Fayette County is served by four interstates — 70, 76, 68, and 79 — two major highways, 119 and 43.
Rail: Rail access throughout Fayette County includes Southwest Pennsylvania Railroad, CSX, CSXT, Norfolk Southern, Wheeling & Lake Erie. Amtrak passenger service is also available at the Connellsville station in Connellsville, PA.
Barge: The river transportation system in Fayette County includes the Monongahela Rivers as well as ports/barge service as part of the Port of Pittsburgh – a vast river traffic region in Southwestern Pennsylvania that spans a twelve-county area.

FAYETTE COUNTY

About Fayette County, PA

Fayette County, PA is located on the east coast in Southwestern PA, within a one hour drive of Pittsburgh, PA, a major market population of 8 million.

Located within a 500 mile radius of over half of the U.S. & Canadian Population:

- Total of 153 million people

Major Market Populations within 3 hours:

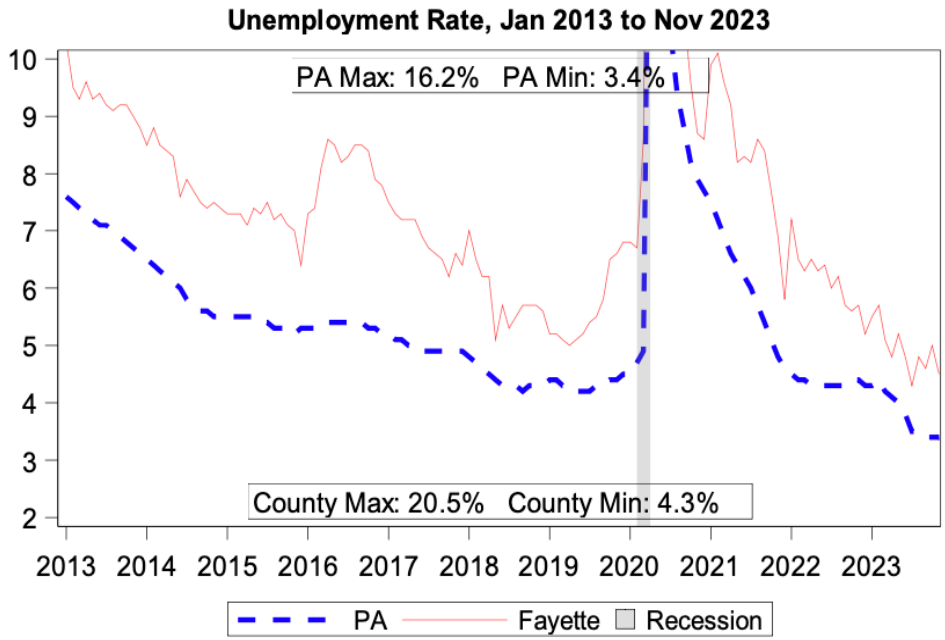
- Washington & Baltimore: 7 million
- Pittsburgh & Cleveland: 8 million

In proximity of 20 metropolitan areas with a population of over 1 million:

Baltimore, MD	Montreal, CAN
Boston, MA	Nashville, TN
Buffalo, NY	New York, NY
Charlotte, NC	Norfolk, VA
Chicago, IL	Philadelphia, PA
Cincinnati, OH	Pittsburgh, PA
Cleveland, OH	Raleigh/Durham, NC
Columbus, OH	Richmond, VA
Detroit, MI	Toronto, CAN
Louisville, KY	Washington, DC

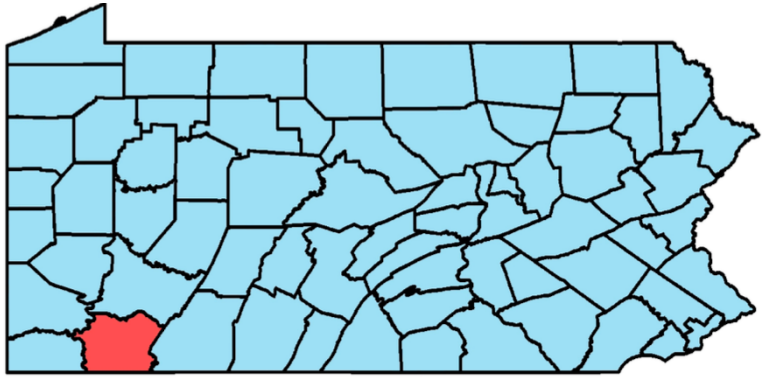
FAYETTE COUNTY

LABOR, WORKFORCE, EMPLOYEES

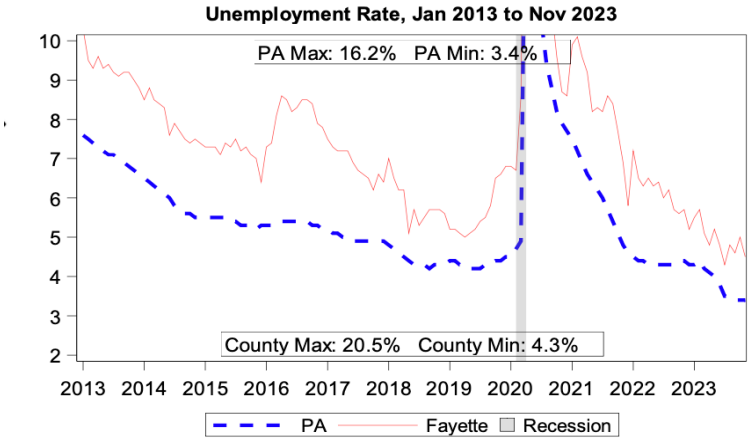


Local Area Unemployment Statistics		
Nov 2023	**County**	**PA**
Unemployment Rate	4.5%	3.4%
Labor Force	55,100	6,516,000
Employed	52,600	6,291,000
Unemployed	2,500	225,000

Notes: Current month's data are preliminary. Data are Seasonally Adjusted.



2022 Population		
Demographic	**County**	**PA**
Total Population	128,417	12,989,208
Female	64,076	6,578,442
Male	64,341	6,410,766



FAYETTE COUNTY
BUSINESS INCENTIVES & ASSISTANCE

A variety of business assistance services and financial incentives are available, some of which are highlighted below.

- **Building Options**
  - Owner Builds
  - Build to Suit with the following arrangement options
    - "Turnkey"
    - Lease with option to purchase
    - Straight Lease
- **Financing Assistance**
  - Fay-Penn Revolving Loan Funds
    - Direct loans with competitive interest rates
  - State & Regional Financing Technical Assistance
    - PA Industrial Development Authority (PIDA)
    - Small Business First (SBF)
    - Machinery & Equipment Fund (MELF)
    - Numerous Regional Funding Programs
- **Workforce Development Assistance**
  - Potential Funding
    - Job Training Funds - Customized Job Training
- **Tax Abatement**
  - Various Keystone Opportunity Zones (KOZ's)
    - No property tax
    - No corporate income tax
    - No capital stock franchise tax
    - No sales and use tax
    - No inventory tax or personal property tax on tangible assets including machinery & equipment in Pennsylvania
  - Keystone Innovation Zone (KIZ) Tax Credits
- **Strong Workforce Delivery System in Place**
  - Career Link Network
  - Human Resource Network

Resource Links:

- Comprehensive Business Incentives
- **Economic Development Resources Listing**

FAYETTE COUNTY
BUSINESS DIVERSITY

For illustrative purposes only. Not all-inclusive

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