



2470-2476 EVANS CITY RD.

HARMONY | PENNSYLVANIA, 16037

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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.



**2470-2476
EVANS CITY RD.
PROPERTY OVERVIEW**

PROPERTY OVERVIEW



OFFERING SUMMARY

SALE PRICE	\$2,900,000
LEASE RATE	\$5.15 SF/YR (NNN)
BUILDING SIZE	36,355 SF
ZONING	Commercial
COUNTY	Butler
MARKET	Pittsburgh
SUBMARKET	Jackson Township
PARCEL IDs	180-4F102-7J, 180-4F102-7L, 180-4F102-7JA, 180-4F102-7

SVN Three Rivers Commercial Advisors is pleased to present an exceptional opportunity with this industrial property located at 2470-2476 Evans City Road, Harmony, PA, 16037. Situated in the sought-after Harmony area, this prime location offers immediate access to I-79 via the Zelienople Exit (Exit 87). The property features stabilized land perfect for outside storage or laydown use, multiple drive-in doors ensuring excellent accessibility, and existing office space ready for immediate use. Well-suited for light industrial and transportation operations, this property presents a compelling investment opportunity for industrial, warehouse, and distribution operations.

- 9 drive in doors
- 19 ft clear ceiling height
- 5.228 Acres total
- 2,352 SF existing office space
- Prime location with immediate access to I-79 via the Zelienople Exit (Exit 87)

BUILDING OVERVIEW

BUILDING SF	36,355 SF Light Industrial Warehouse
OFFICE SPACE	(+/-) 2,352 SF existing office space Fully conditioned
SITE SIZE	5.228 acre site (+/-) 2.3 acres of stabilized land for outside storage
CLEAR HEIGHT	16.5' - 17' in warehouse
DRIVE-IN DOORS	Nine (9) drive-in doors total Five (5) 14' x 14' Two (2) 12' x 16' Two (2) 12' x 14'
DRAINS	Floor drains in place
HEAT	Gas-fired radiant heat in warehouse
ELECTRIC	200 AMP ; 3 phase electric
LIGHTING	Fluorescent lighting in warehouse
CONSTRUCTION	Metal building
FUEL STATION	10,000 gallon tank





PROPERTY HIGHLIGHTS



STRATEGIC LOCATION: Immediate access to I-79 via the Zelenople Exit (Exit 87), offering convenient regional connectivity



FUNCTIONAL DESIGN: Multiple drive-in doors ensure easy loading and unloading for industrial users



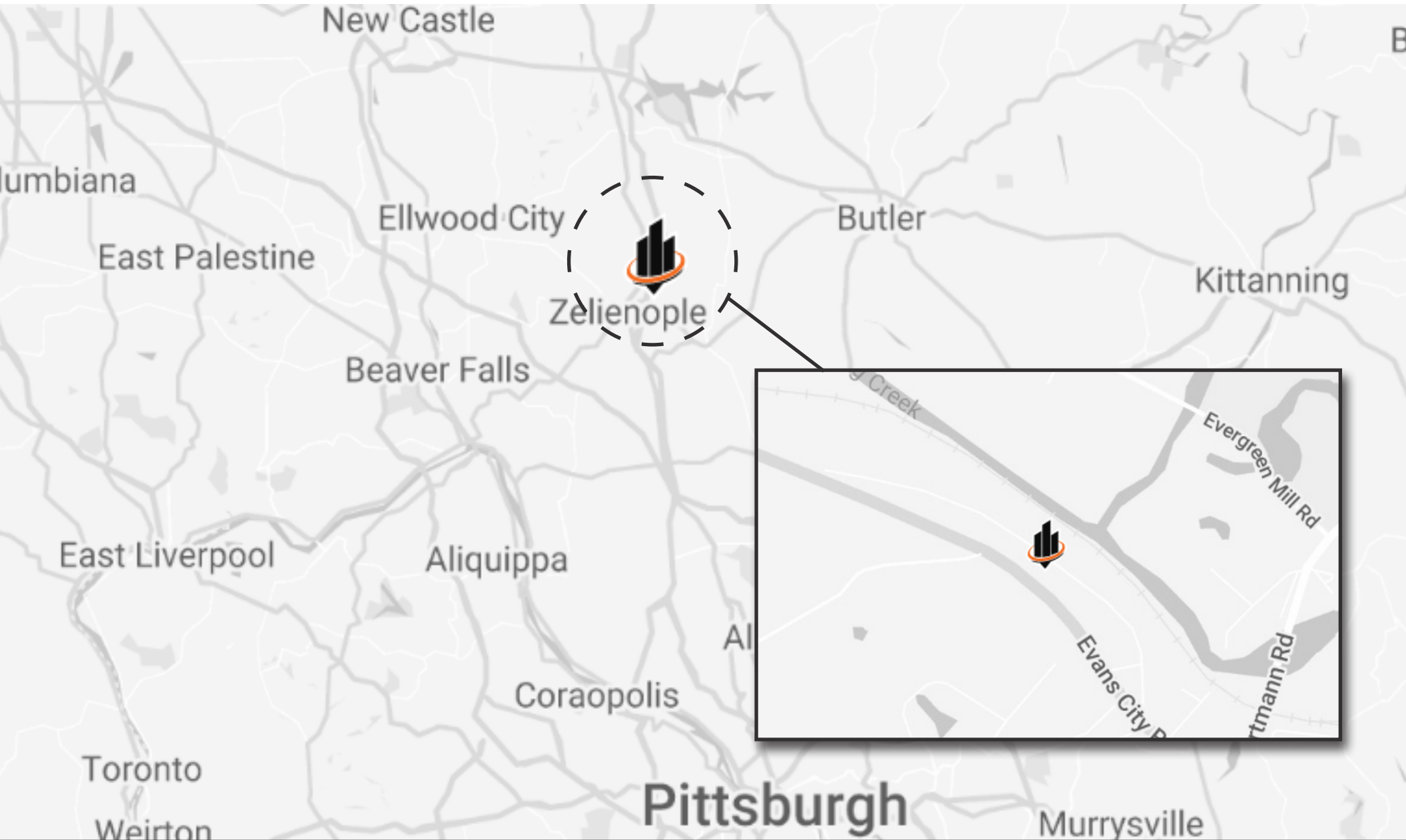
VERSATILE USE: Well-suited for light industrial, transportation, warehouse, or distribution operations



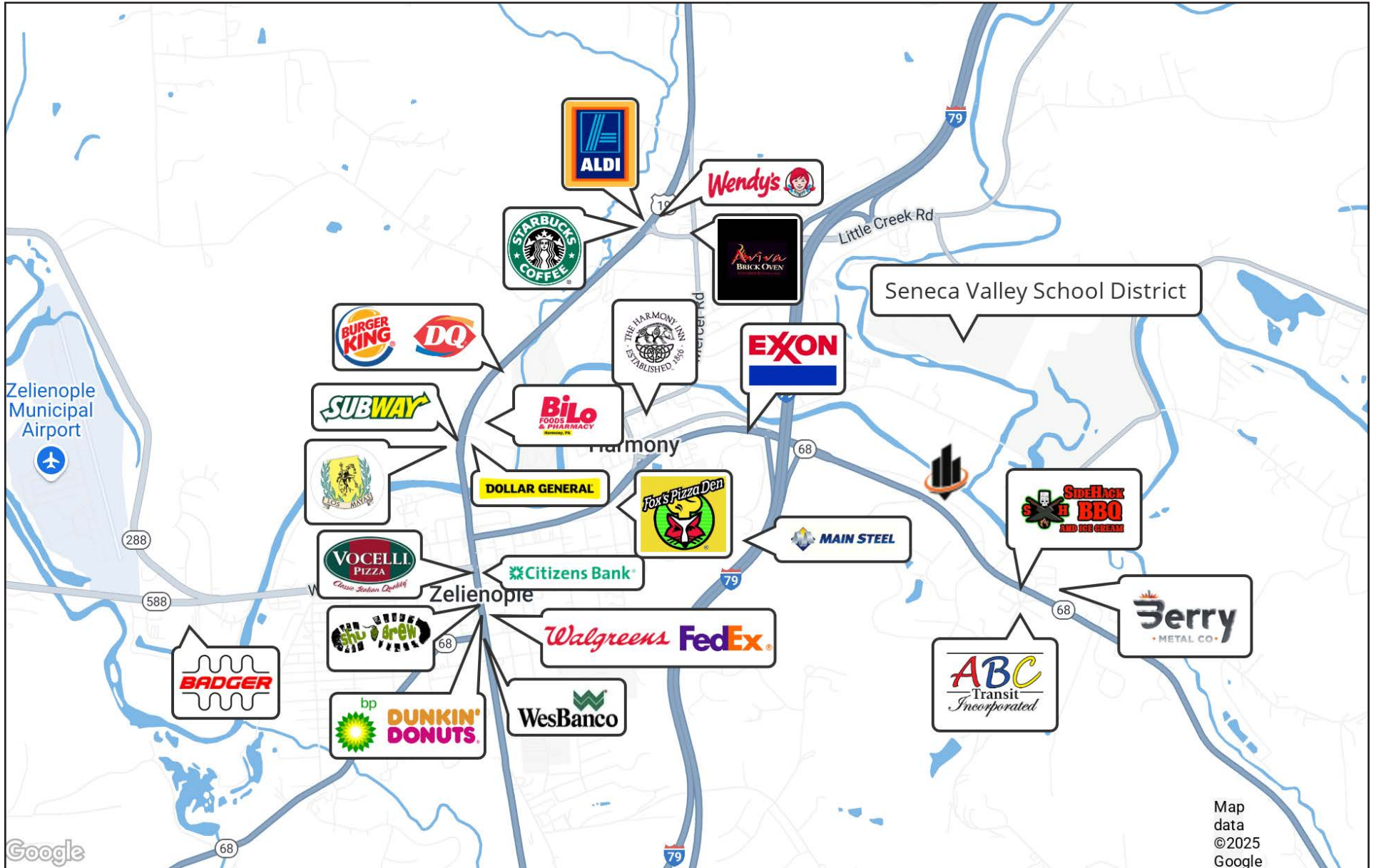


**2470-2476
EVANS CITY RD.
LOCATION INFORMATION**

LOCATION OVERVIEW



NEARBY POINTS OF INTEREST



LOCATION OVERVIEW

JACKSON TOWNSHIP



Jackson Township is a growing municipality in Butler County, Pennsylvania, located adjacent to Harmony Borough, Zelenople, and Cranberry Township. The township offers a blend of rural charm and modern development, making it an attractive location for residents and businesses alike. Major transportation routes, including I-79 and U.S. Route 19, run nearby, providing direct access to Pittsburgh, Erie, and surrounding regions. Jackson Township is home to residential communities, light industrial parks, and scenic natural areas, reflecting a balanced mix of commercial opportunity and small-town appeal. Local events and access to nearby festivals in Zelenople and Harmony further enrich the township's community atmosphere.

LOCATION OVERVIEW

BUTLER COUNTY

Butler County is located in southwest Pennsylvania, north of the city of Pittsburgh. The County is bordered by 8 different Counties; Allegheny, Beaver, Lawrence, Mercer, Venango, Clarion, Armstrong, and Westmoreland. The predominant feature of the County is the Allegheny River, which touches Butler County at its northeast and southeast corners, it is both a recreational and industrial waterway. Butler County is home to two Pennsylvania state parks; Moraine State Park, born from continental glaciers and massive mineral extractions, that is now home to beautiful rolling hills, lush forests and sparkling waters. The second state park is Jennings Environmental Education Center which is the home of the only protected relict prairie in Pennsylvania. There are also two colleges/universities in Butler County, Slippery Rock University of Pennsylvania, and Butler County Community College. Butler County is comprised of the incorporated City of Butler, 23 boroughs and 33 Townships.



LOCATION OVERVIEW PITTSBURGH

The Greater **Pittsburgh** area has a population of 2.3 million, which is the 28th largest metro area in the US, making it the 2nd largest city in Pennsylvania. It is viewed as an industrial giant in the production of steel, iron, aluminum and glass. The city of Pittsburgh has completed a major renaissance to become the country's "Most Livable City" (Places Rated Almanac), now considered as one of the largest and most attractive cities to live and do business in. There have been many Fortune 1000 companies that have been based in Pittsburgh; it has been the nation's center for nuclear engineering and has a balanced and varied economy that centers itself on technology, world-renowned healthcare and top universities. There has been a re-occurrence of some of the city's major industrial corporations (such as US Steel, Westinghouse and Consol) as well as growth of many small and mid-sized companies.

Downtown Pittsburgh, colloquially referred to as the Golden Triangle, and officially the **Central Business District** is the urban downtown center of Pittsburgh. It is located at the confluence of the Allegheny River and the Monongahela River whose joining forms the Ohio River. The "triangle" is bounded by the two rivers. The area features offices for major corporations such as PNC Bank, U.S. Steel, PPG, Bank of New York Mellon, Heinz, Federated Investors and Alcoa. It is where the fortunes of such industrial barons as Andrew Carnegie, Henry Clay Frick, Henry J. Heinz, Andrew Mellon and George Westinghouse were made. It contains the site where the French fort, Fort Duquesne, once stood.

PITTSBURGH AT A GLANCE



One of the top places to live, work, and visit in the United States



Pittsburgh is one of the nation's busiest inland ports



There are 29 colleges and universities in southwestern PA



More than 10 million people visit the Pittsburgh region annually



Travel is a \$3 billion industry providing 50,000 full-time jobs

PITTSBURGH BASED FORTUNE 500 COMPANIES



LOCATION OVERVIEW

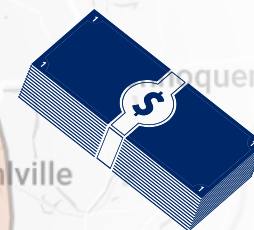
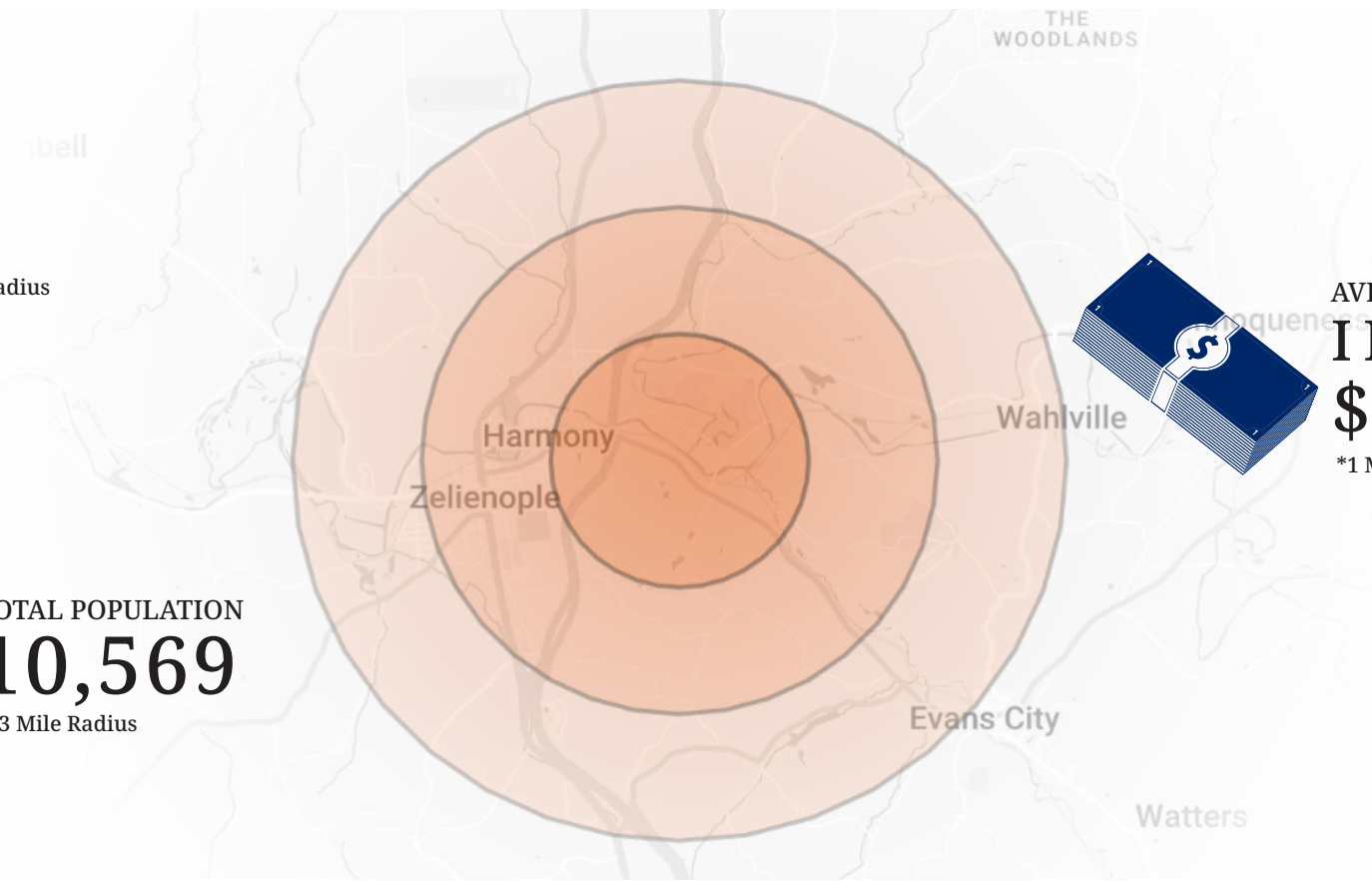
DEMOGRAPHICS



AVERAGE
AGE
46
*2-3 Mile Radius



TOTAL POPULATION
10,569
*3 Mile Radius



AVERAGE HOUSEHOLD
INCOME
\$112,357
*1 Mile Radius

POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	1,170	6,573	10,569
AVERAGE AGE	45	46	46
AVERAGE AGE (MALE)	44	45	45
AVERAGE AGE (FEMALE)	46	48	48

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	453	2,864	4,556
# OF PERSONS PER HH	2.6	2.3	2.3
AVERAGE HH INCOME	\$112,357	\$106,135	\$107,751
AVERAGE HOUSE VALUE	\$346,058	\$356,318	\$368,230

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PHOTOS | PLANS



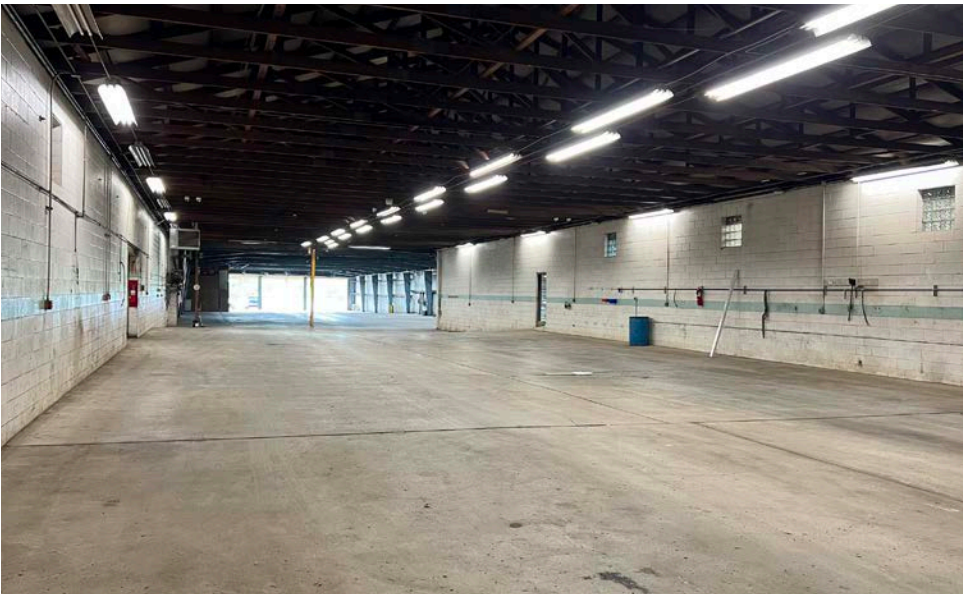
2470-2476 EVANS CITY RD PHOTOS



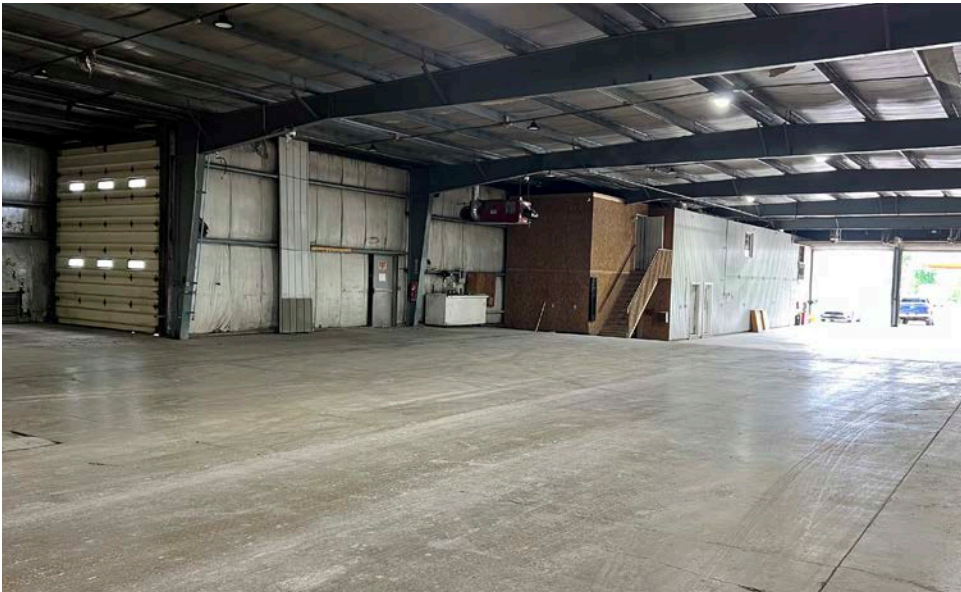
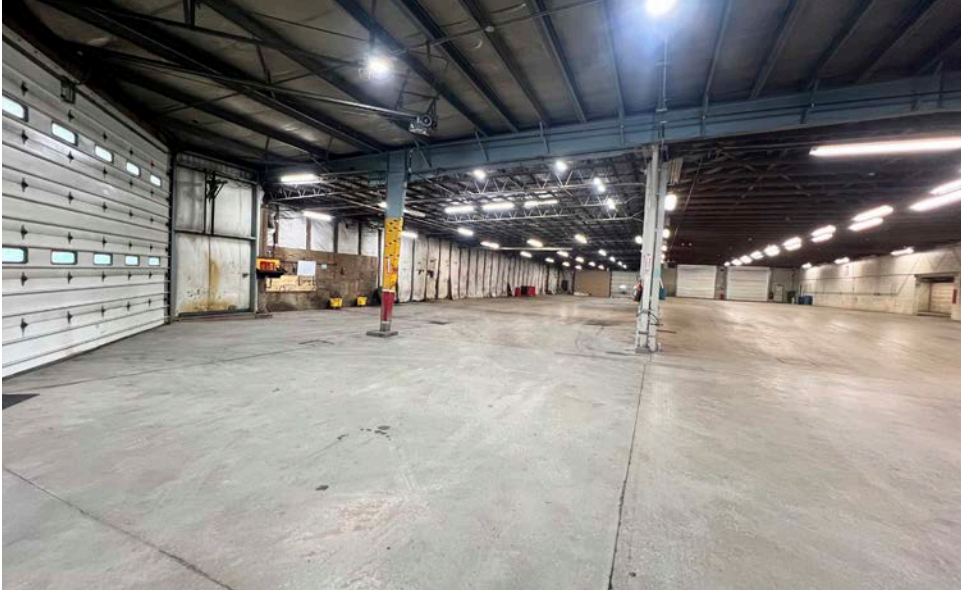
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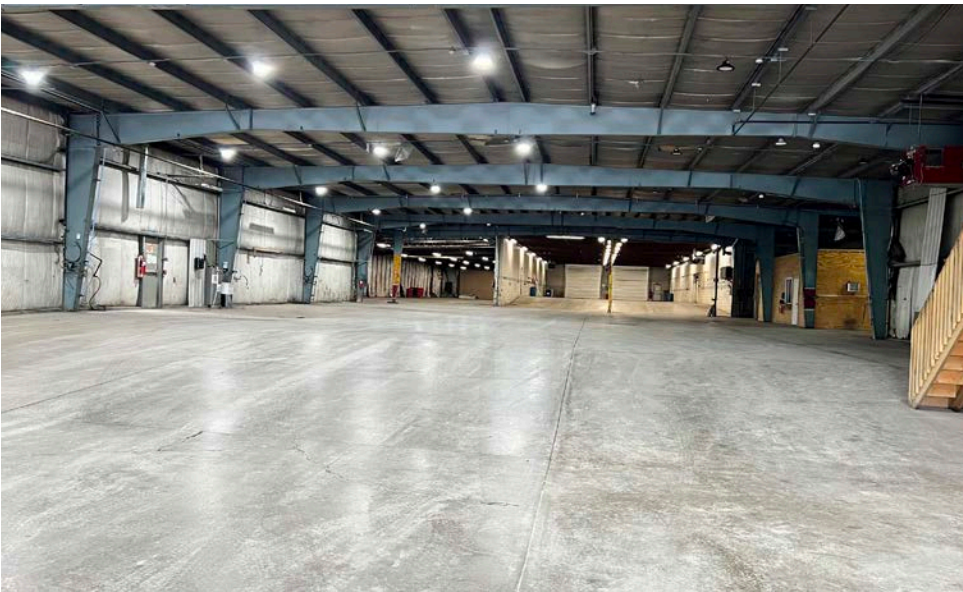
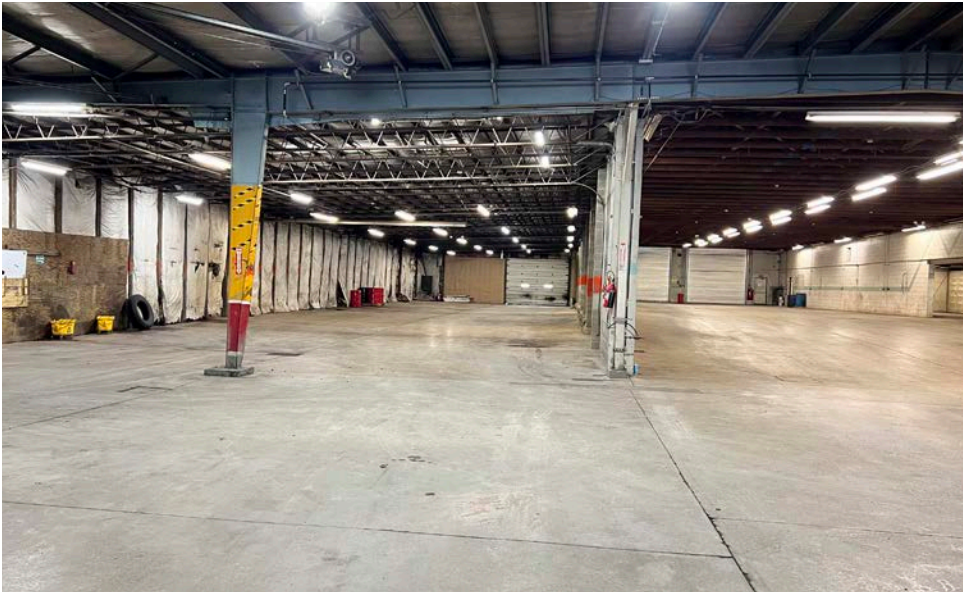


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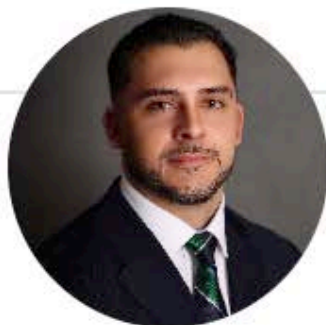
PHOTOS





**2470-2476
EVANS CITY RD.
ADVISOR BIOS**

ADVISOR



GARRETT CHERAN

Senior Advisor

garrett.cheran@svn.com

Direct: **412.536.5035 x1021** | Cell: **724.759.5164**

PROFESSIONAL BACKGROUND

Garrett Cheran recently joined SVN | Three Rivers Commercial Advisors in December 2022 as a Senior Advisor. He previously worked at PRC Commercial, another Pittsburgh based real estate brokerage firm, for 4 years. He is highly diversified and experienced in all facets of commercial real estate. He is responsible for the selling, leasing and buyer or tenant representation of all types of commercial properties that include, but are not limited to, retail, office, industrial, multifamily and land.

Throughout his career, Garrett, has continued to build strong client relationships in an effort to understand and achieve any objective for them. You can expect unparalleled communication and responsiveness in your dealings with Garrett.

Born and raised in Wexford. Garrett graduated from Kent State University with a Bachelor's Degree in Business Administration. Garrett is a licensed real estate agent in Pennsylvania.



**FOR INQUIRIES,
CONTACT:**

GARRETT CHERAN

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