

# NEW CONSTRUCTION FLEX BUILDING

296 STATE ST. CLAIRTON, PA 15025

AVAILABLE



FOR MORE INFORMATION CONTACT:



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# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW & BUILDING SPECS

### PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this newly constructed, class A flex building constructed by DiMarco Construction, a highly reputable contractor and developer in Pittsburgh. This class A opportunity is located in the heart of Clairton, PA on State Street adjacent to US Steel.

The office space can be built out to the Tenant's specifications. Parking in the back of the building as well as a large gravel lot area for additional parking. There will be 4 drive-in doors with high ceilings.

### OFFERING SUMMARY

**PRICE** **\$10 / SF + NNN**  
*(No property taxes for 5 years and abatement schedule for second 5 years included on next page)*

<b>BUILDING SIZE</b>	14,461 total SF
<b>WAREHOUSE SPACE</b>	11,677 SF
<b>OFFICE SPACE</b>	2,784 SF
<b>ZONING</b>	CI (Commercial/Industrial)
<b>BUILDING DIMENSIONS</b>	91' (W) x 133' (L)
<b>OFFICE SPACE</b>	Build-to-Suit (BTS)
<b>PARKING</b>	8 behind building, parking lot across street, street parking, & another lot if needed
<b>CLEAR HEIGHT</b>	28 FT
<b>DRIVE IN DOORS</b>	4 doors : two 12' x 14' and two 12' x 12'
<b>WAREHOUSE HVAC</b>	gas fired heating units
<b>LIGHTING</b>	LED



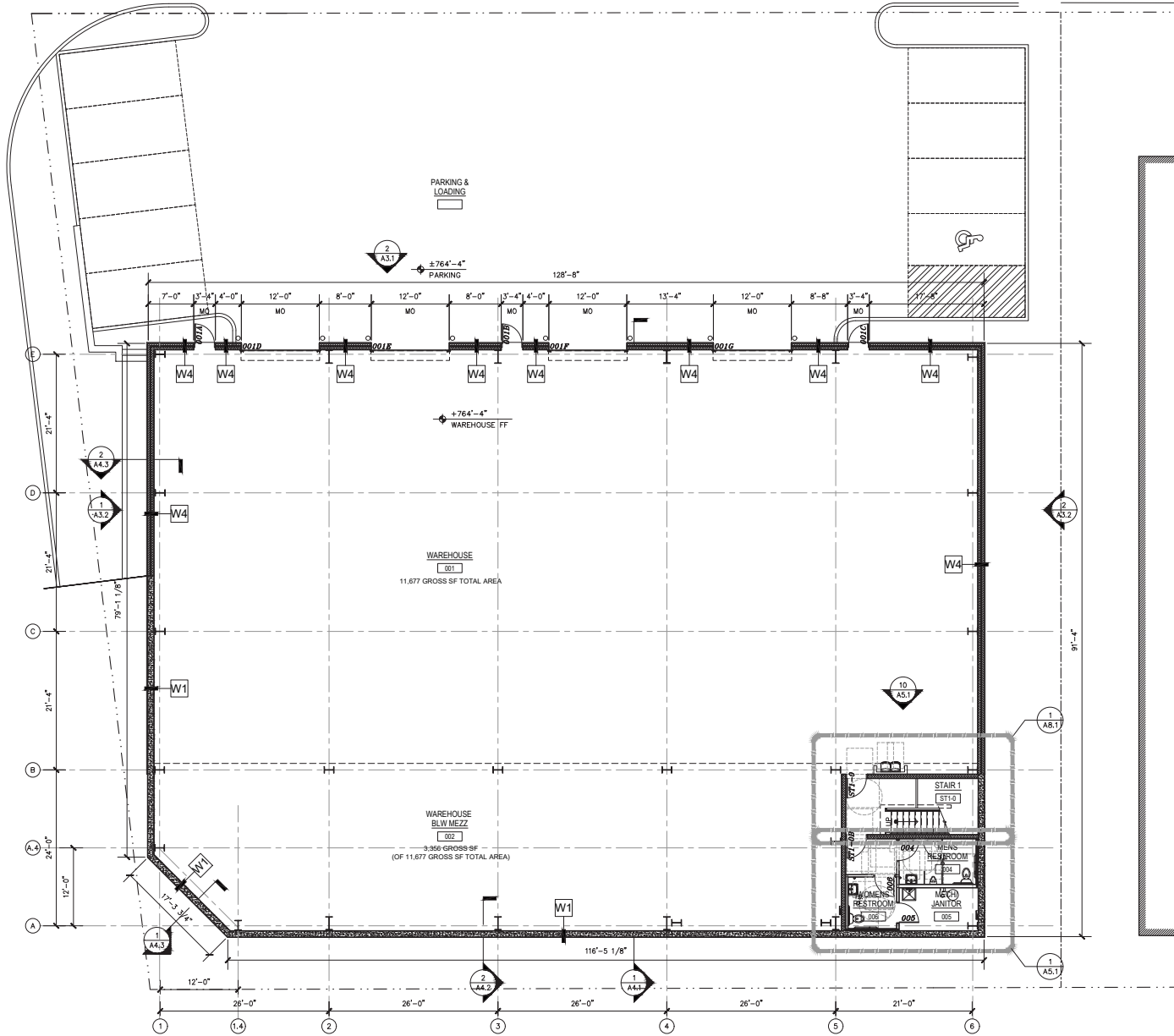
# TAX INFORMATION

## TAX EXEMPTION SCHEDULE

TAX EXEMPTION SCHEDULE	
EXEMPTION YEAR	PERCENTAGE OF ASSESSED VALUATION OF IMPROVEMENT EXEMPTED FROM TAXATION
1st	100%
2nd	100%
3rd	100%
4th	100%
5th	100%
6th	75%
7th	75%
8th	50%
9th	50%
10th	25%

# FLOOR PLAN

## LOWER LEVEL



- GENERAL PLAN NOTES**
1. ALL WORK TO CONFORM WITH DRAWINGS AND SPECS. DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
  2. ALL DIMENSIONS ARE TO BE HELD UNLESS OTHERWISE NOTED. DIMENSIONS LABELED AS A SHALL BE FIELD DETERMINED AND COORDINATED WITH OWNER'S REPRESENTATIVE.
  3. DIMENSIONS NOTED TO COLUMN CENTERLINES OR ROUGH FRAMING OF PARTITIONS. U.O. DIMENSIONS AT EXTERIOR WALLS ARE REFERENCED TO FACE OF FINISH. DIMENSIONS AT DOORS, OPENINGS, & PREFAB. MILLWORK COMPONENTS ARE FINISHED DIMENSIONS.
  4. FINISHES FOR CONCRETE FLOOR SURFACES ARE AS NOTED IN THE SPECIFICATIONS.

**midpoint.**  
 MIDPOINT  
 901 BRYANT STREET  
 PITTSBURGH, PA 15219  
 412.474.4242



PROJECT TITLE:  
**WAREHOUSE / OFFICE**  
 269 STATE STREET  
 CLAIRTON, PA 15025

ISSUED FOR:

13/24/2021 FOR BID
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PROJECT NO:  
 23-011

SHEET TITLE:  
 LOWER LEVEL  
 PLAN

SHEET NO.:

**A1.1**

**LOWER LEVEL PLAN**  
 SCALE: 1/8" = 1'-0"



# PHOTOS

## PROPERTY SITE



# PHOTOS

## PROPERTY SITE



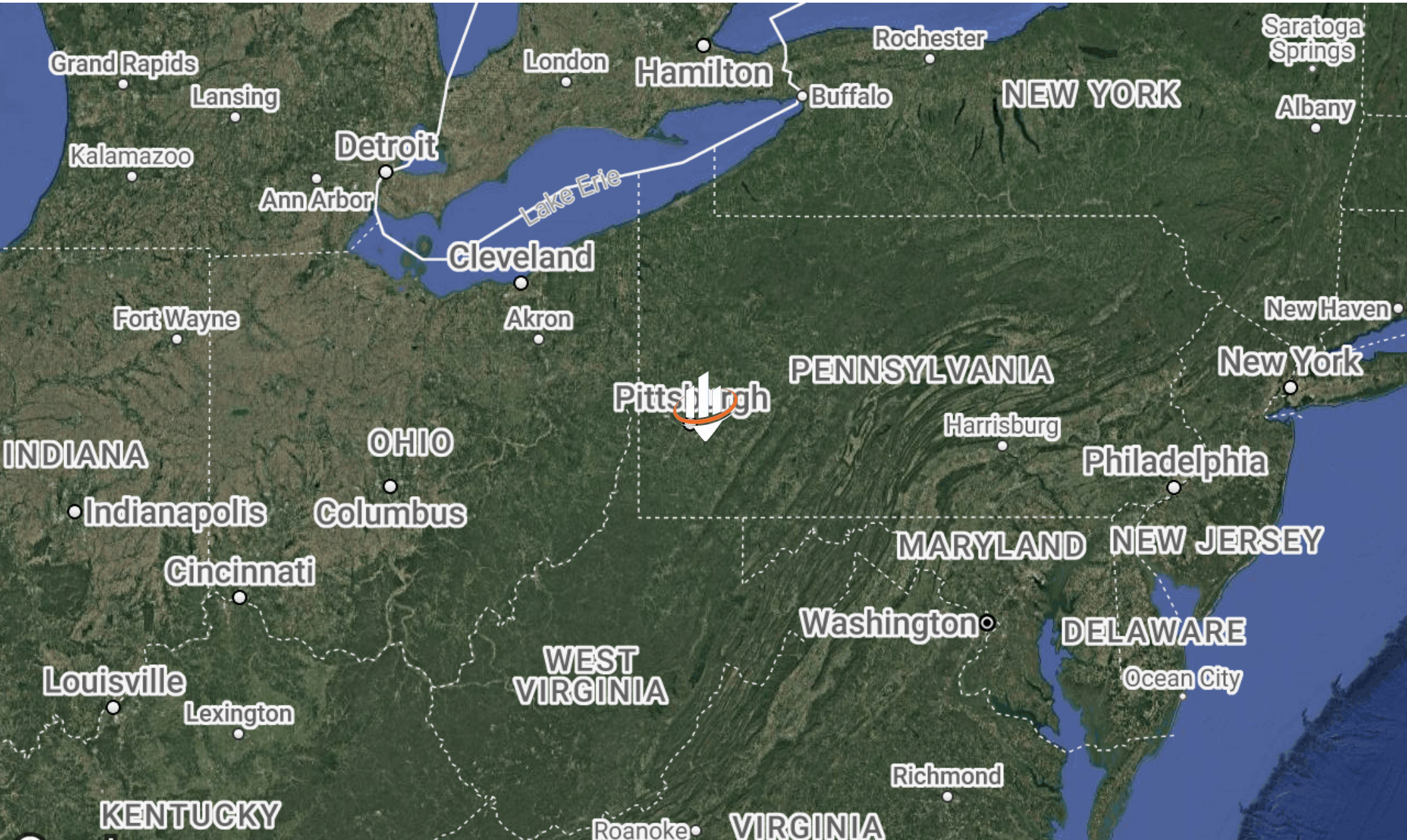
# LOCATION MAP

## NEIGHBORING MAJOR DESTINATIONS



# LOCATION MAP

## REGION MAP





FOR INQUIRIES,  
CONTACT:

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