

LEASE OFFERING MEMORANDUM

21,195 SF Flex Space

145-149 SANDY CREEK RD

Verona, PA 15147

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SECTION 1
Property
Information

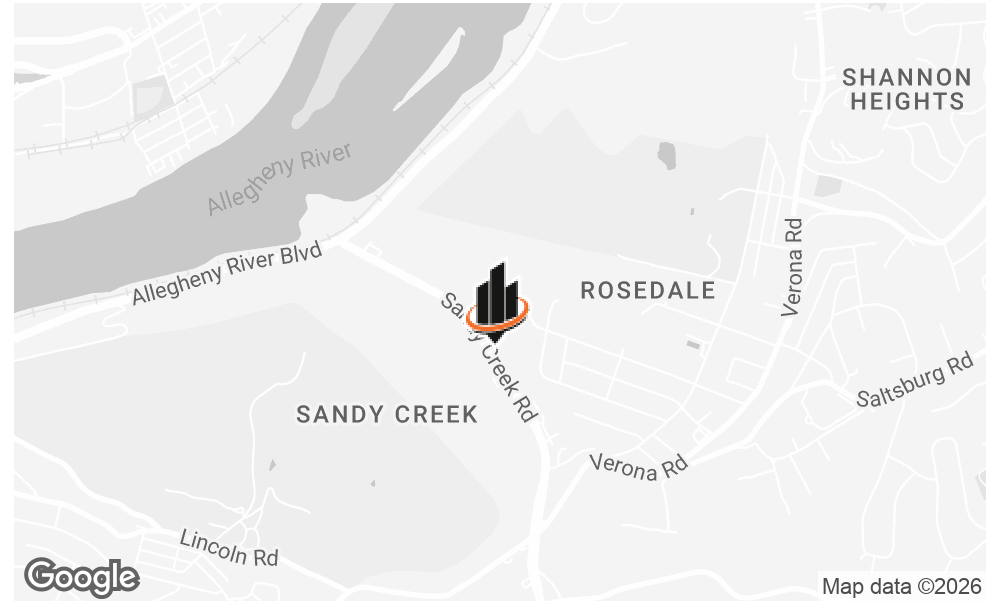
TRIANGLE CANDY
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Wholesale Distributors Since 1933

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CIGARETTES \$7.49

**BUILDING
FOR SALE**
412 391 2600

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$7.00 SF/yr (MG)
BUILDING SIZE:	32,050 SF
AVAILABLE SF:	6,375 - 21,195 SF
LOT SIZE:	0.46 Acres
YEAR BUILT:	1950
SUBMARKET:	Parkway East Corridor

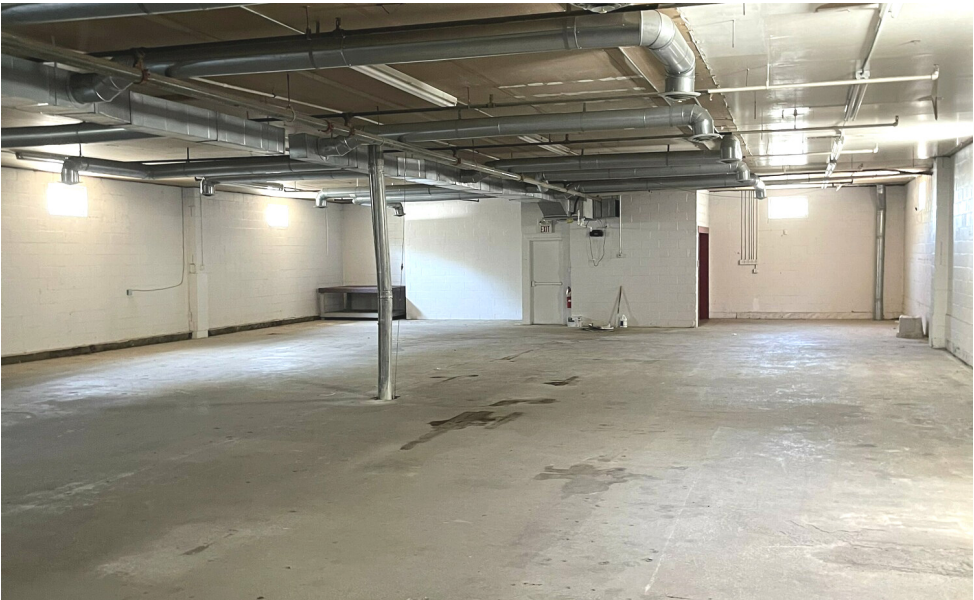
PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 145 Sandy Creek Rd in Verona, PA with 21,195 SF vacant industrial/flex space between 1st and 2nd floors. This 32,050 SF building showcases essential features such as a loading dock, 3 garage doors providing easy access to the warehouse, a freight elevator facilitating movement to the second floor, and a conveyor belt for added convenience. Strategically located on Route 130 with high traffic count, this property offers an exceptional industrial opportunity in the Pittsburgh area.

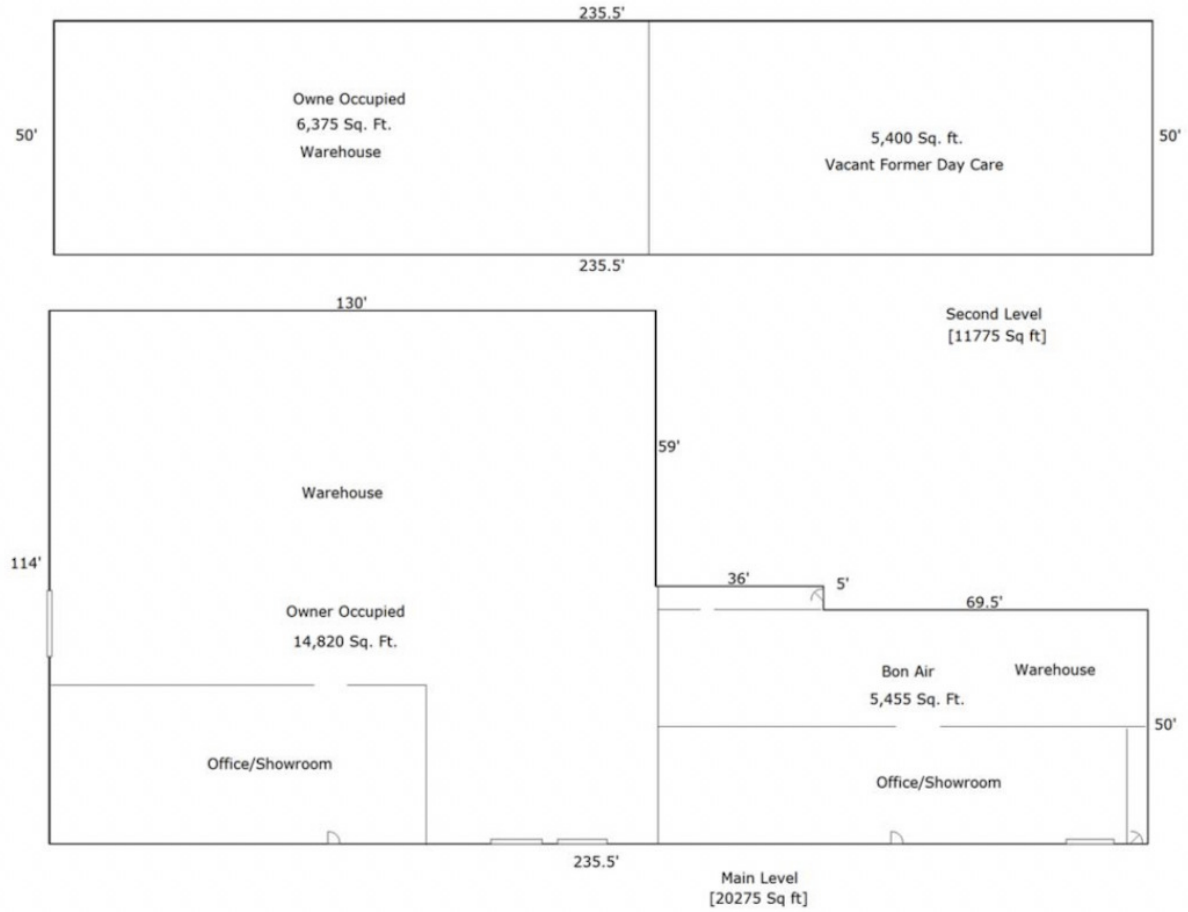
PROPERTY HIGHLIGHTS

- 21,195 SF vacant space between 1st and 2nd floors
- Loading dock & 3 garage doors to warehouse
- Freight elevator to second floor
- Conveyor belt to second floor
- Sprinklers throughout
- Located on Route 130 with 14,400+ ADT

ADDITIONAL PHOTOS



FLOOR PLAN



MAIN LEVEL 20,275 SQUARE FOOT
SECOND LEVEL 11,775 SQUARE FOOT

TOTAL GROSS BUILDING AREA: 32,050 SQUARE FOOT



SECTION 2
Location
Information

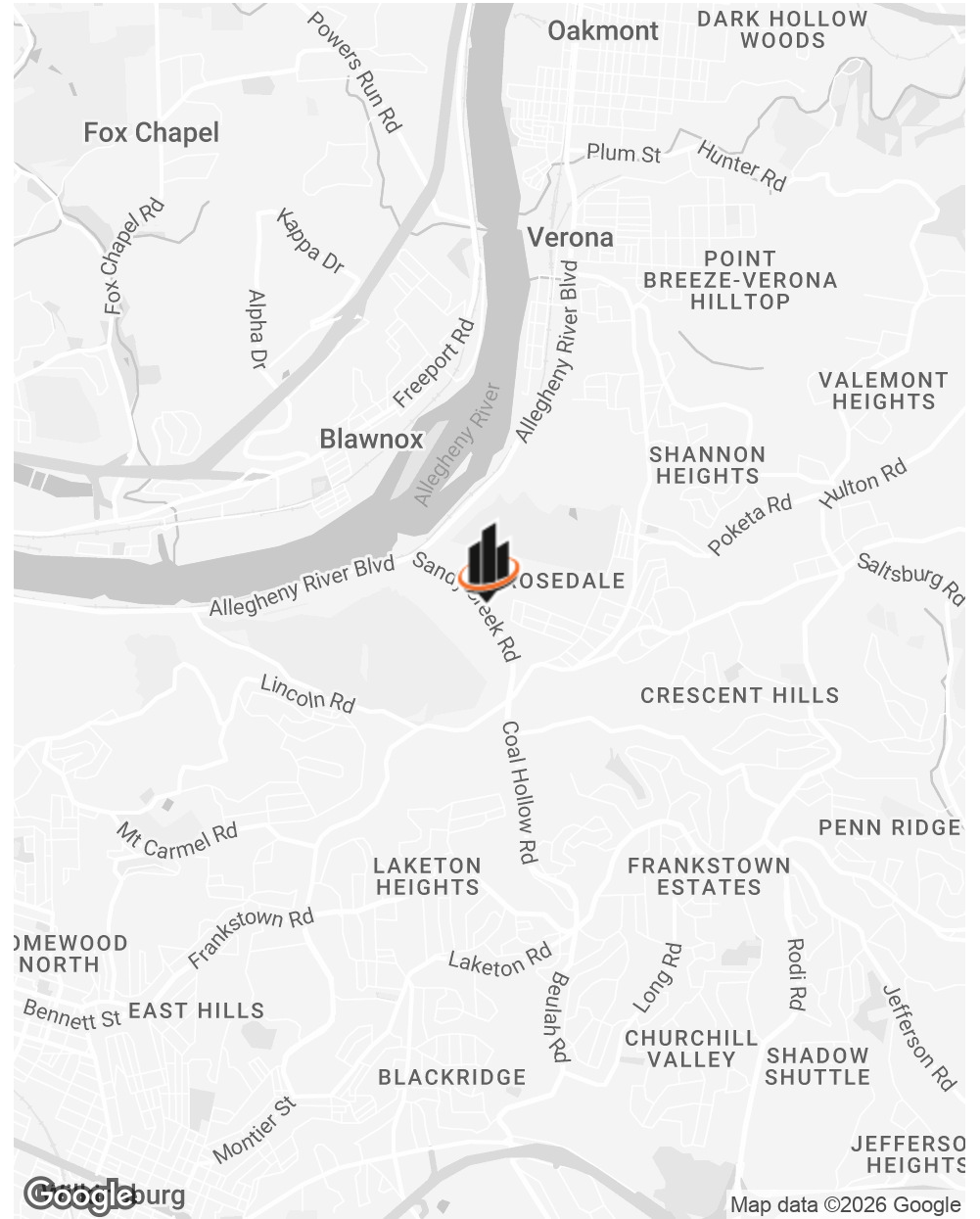
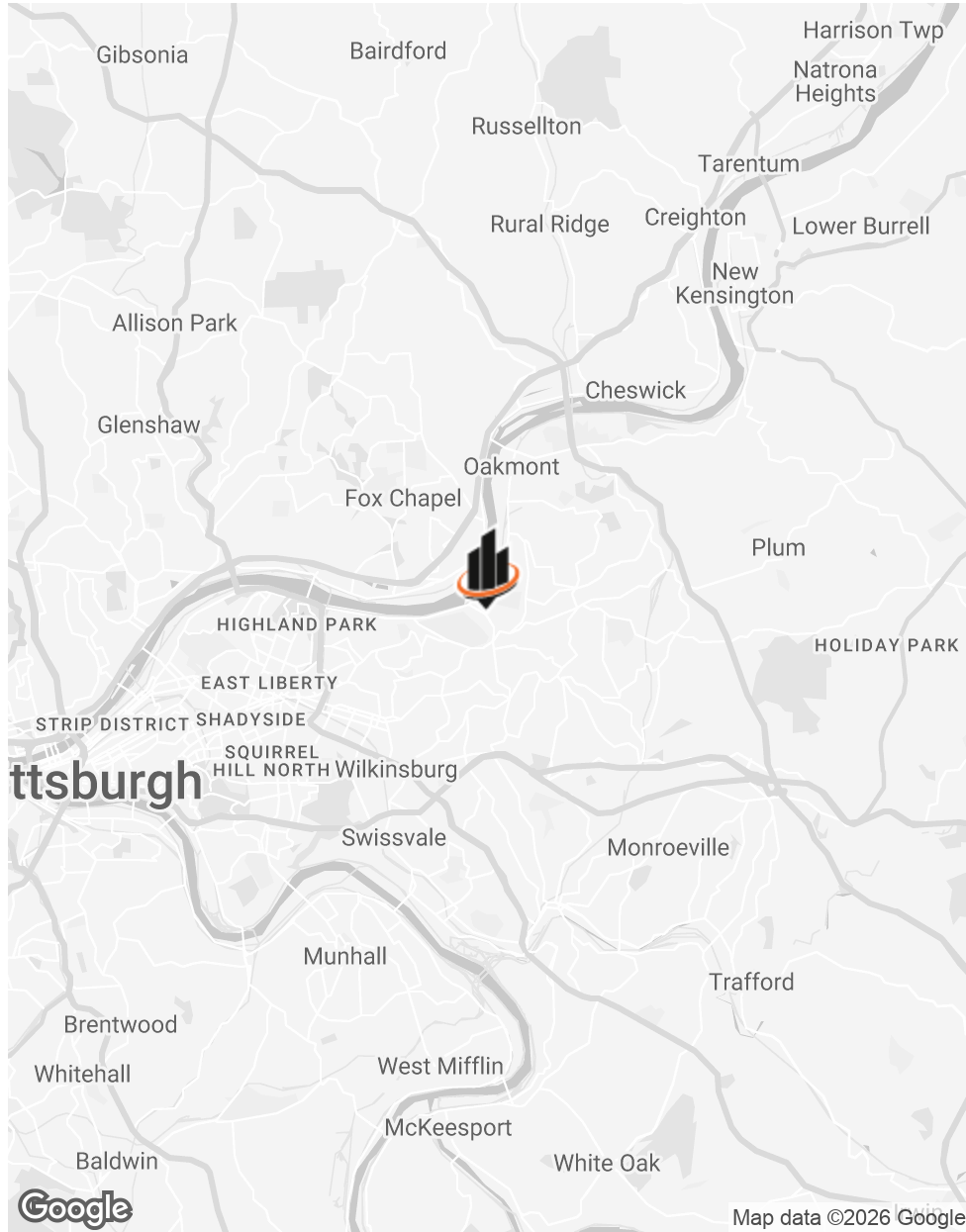
TRIANGLE CANDY
& TOBACCO CO.
Wholesale Distributors Since 1933



TRIANGLE
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CIGARETTES \$7.49
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**BUILDING
FOR SALE**
412 391 2600

LOCATION MAPS



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

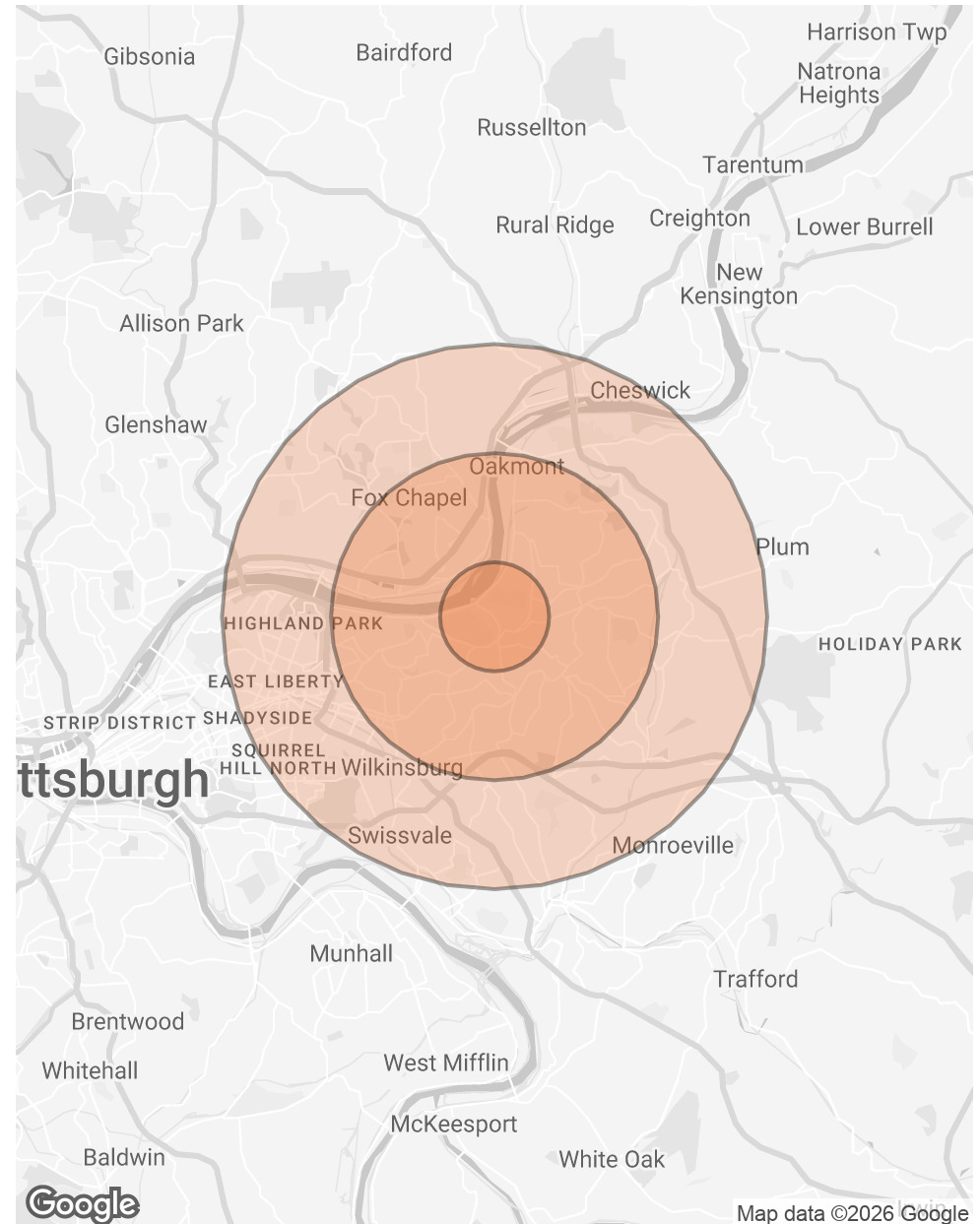
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,792	68,273	226,575
AVERAGE AGE	48	45	43
AVERAGE AGE (MALE)	45	43	41
AVERAGE AGE (FEMALE)	50	47	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,219	31,569	105,829
# OF PERSONS PER HH	2.2	2.2	2.1
AVERAGE HH INCOME	\$74,713	\$92,443	\$104,843
AVERAGE HOUSE VALUE	\$152,922	\$226,986	\$327,782

Demographics data derived from AlphaMap



LOCATION DESCRIPTION



ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.



PENN HILLS

Penn Hills is a home rule municipality, formerly a township, in Allegheny County. It is the second-largest municipality in Allegheny County, after the city of Pittsburgh. Penn hills includes 20 different neighborhoods, all of which are served by the Penn Hills School District. Sandy Creek and Plum creek flow through Penn Hills, and it is bordered by the Allegheny River to the northwest. Interstate 376 runs through the southernmost part of Penn Hills which is home to the PA Route 791 exit and the heavily-traveled Frankstown Road where Numerous restaurants, fast food locations, stores, gas stations, and hotels can be found on Rodi, as many truckers and travelers using I-376 use the Penn Hills exit to refuel or stay overnight.

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