

OFFERING MEMORANDUM
Retail / Warehouse
Space

100 CHAMBER PLAZA

Charleroi, PA 15022

PRESENTED BY:

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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.



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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$5.95 SF/yr (+ NNN at \$0.69/SF)
BUILDING SIZE:	29,604 SF
AVAILABLE SF:	26,904 SF
LOT SIZE:	2.16 Acres
ZONING:	Riverfront Development

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this 29,604 square-foot warehouse facility, formerly occupied by a grocery store and most recently a private-label pasta repackaging plant. The building features a clear-span layout, heavy-duty utility infrastructure, and generous on-site parking.

With its versatile design and robust systems, the property is well-suited for food processing, light manufacturing, or creative repurposing. Conveniently located just 1.5 miles from I-70, this location provides seamless access for distribution and logistics operations. This facility represents an excellent opportunity for an owner-user seeking a ready-to-adapt building with significant infrastructure already in place.

PROPERTY HIGHLIGHTS

- Rear: (1) 8 x 9 Dock Door with leveler, (1) 7 x 8 Dock Door, (1) 6 x 8 Fork truck door
- Several man doors, compressor room with separate entrance from outside, & approx 5 parking spaces in rear
- Approx 100 parking spaces, 3 man doors including the main entrance in front
- Warehouse: approx. 8000 SF, Production area: approx. 9600 SF
- Office / Break room / multi-purpose rooms / common area: approx. 12,004
- 3 phase electric sufficient to support industrial equipment and operations - updated 2014

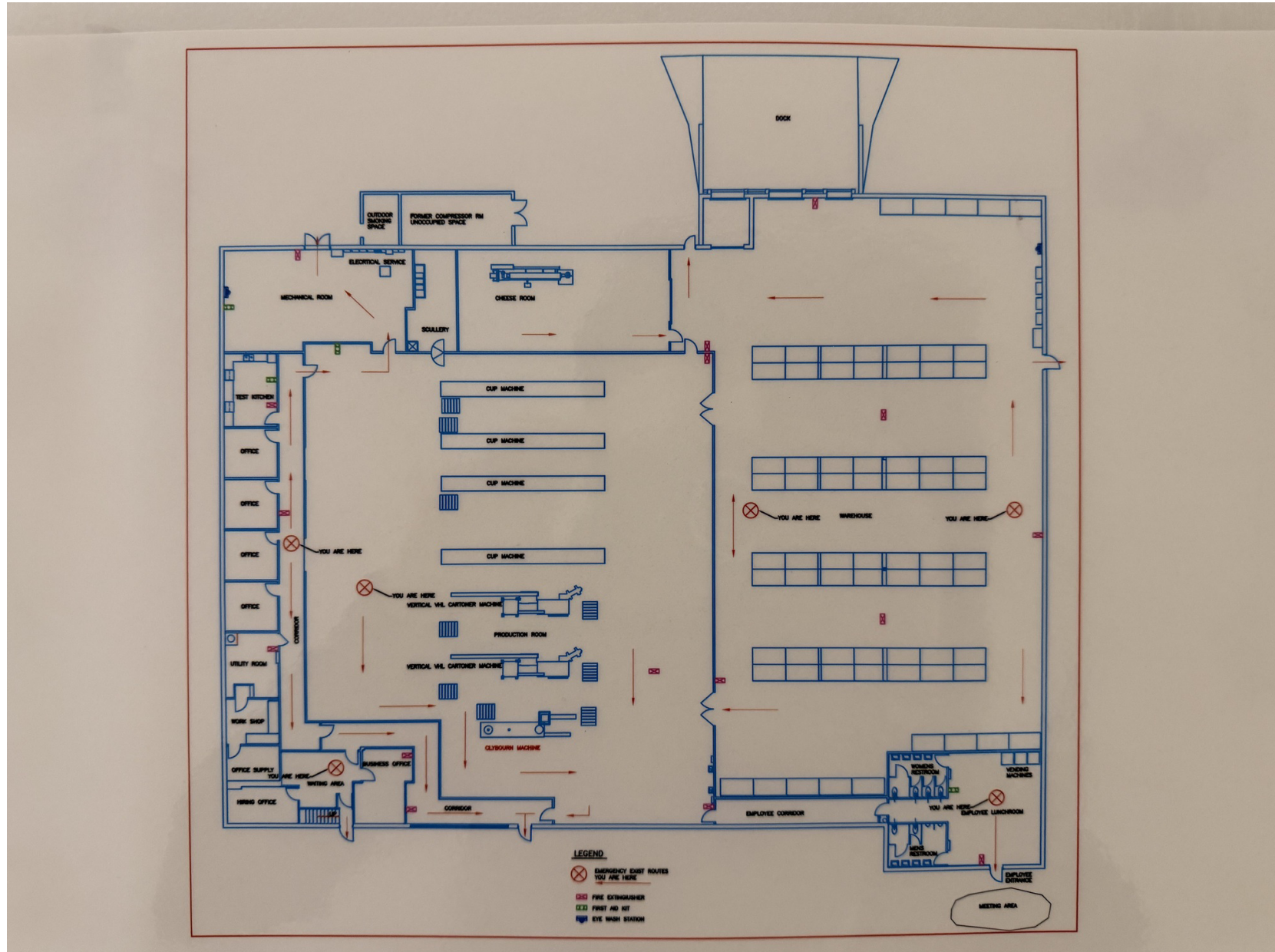
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



FLOORPLAN

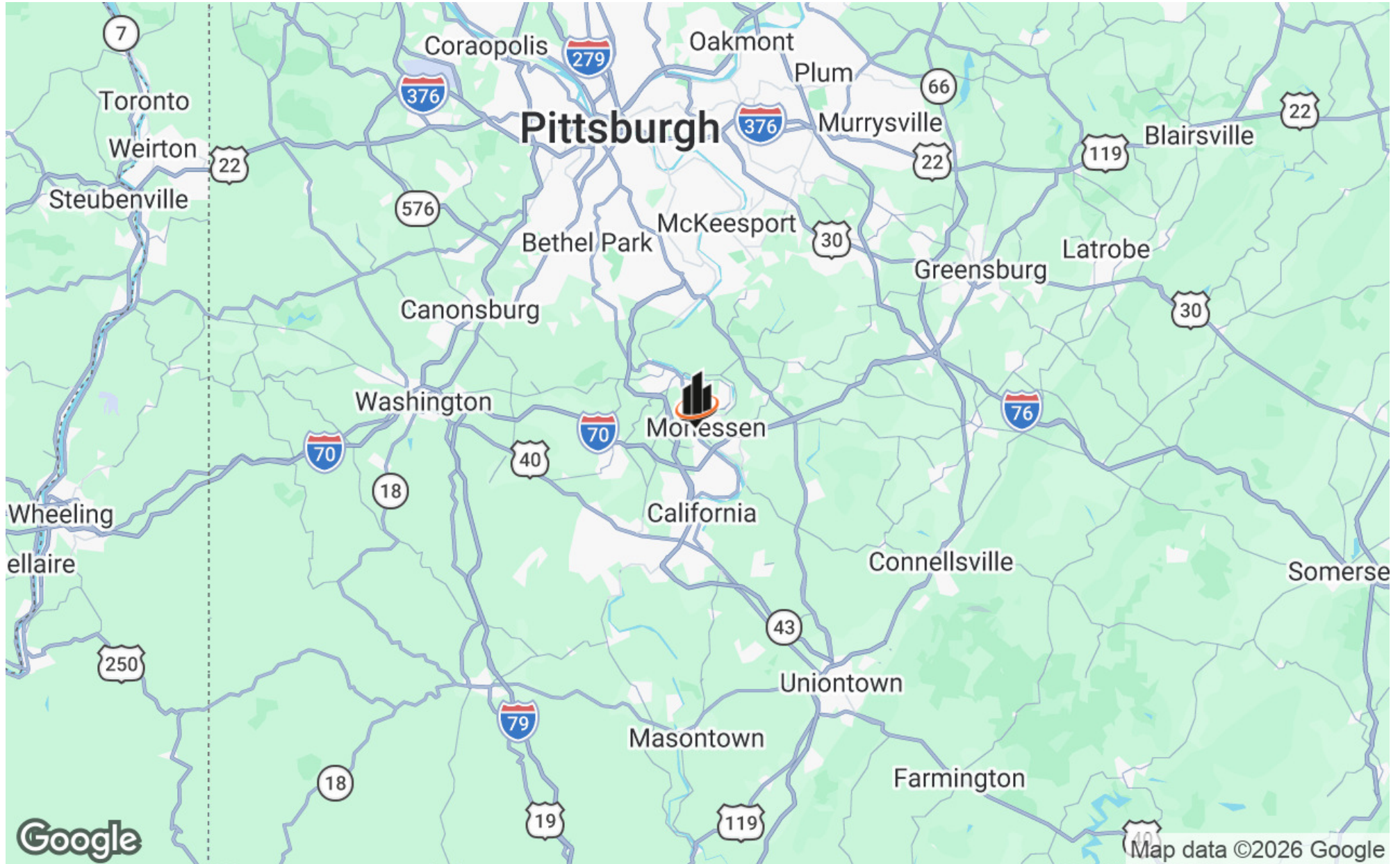




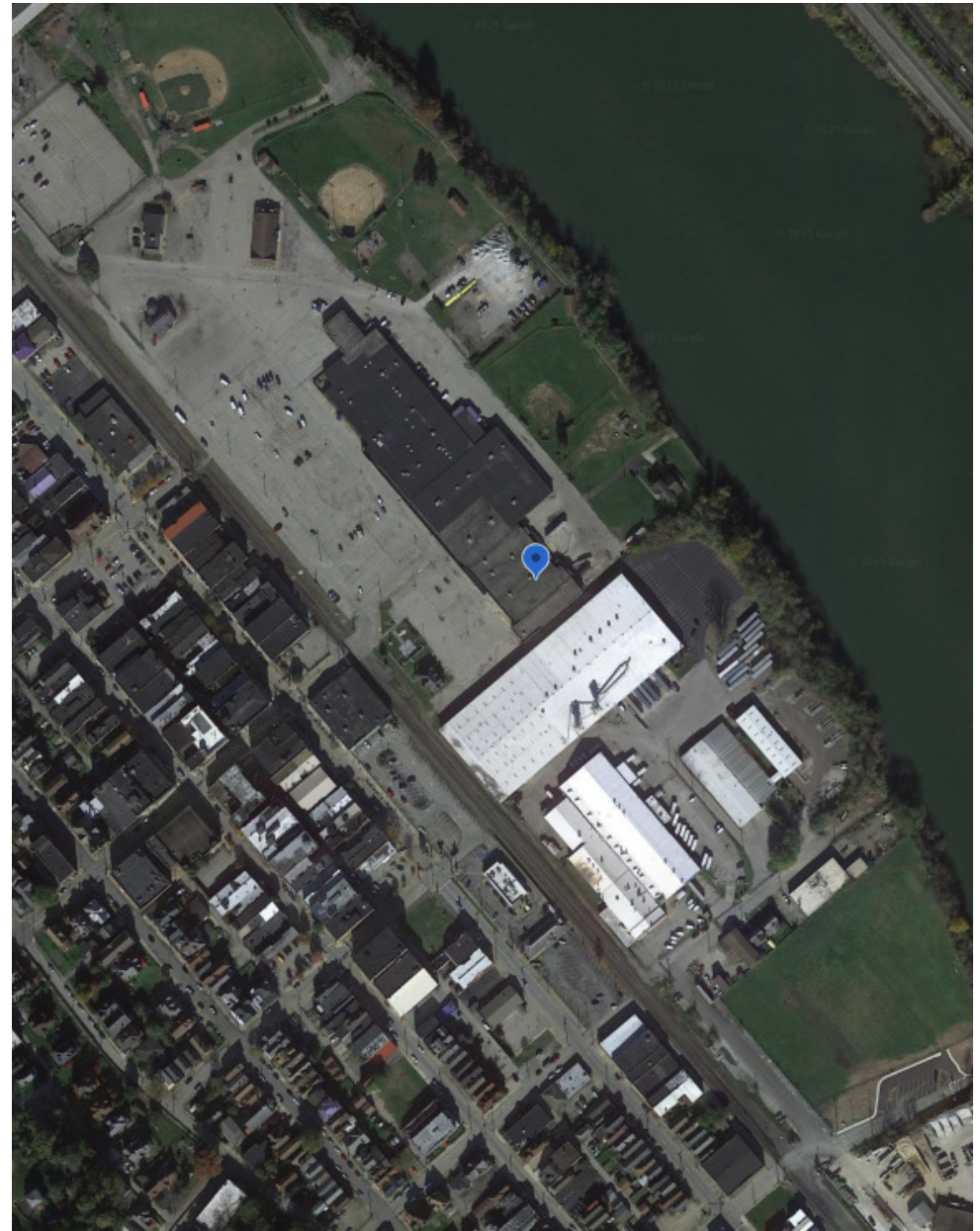
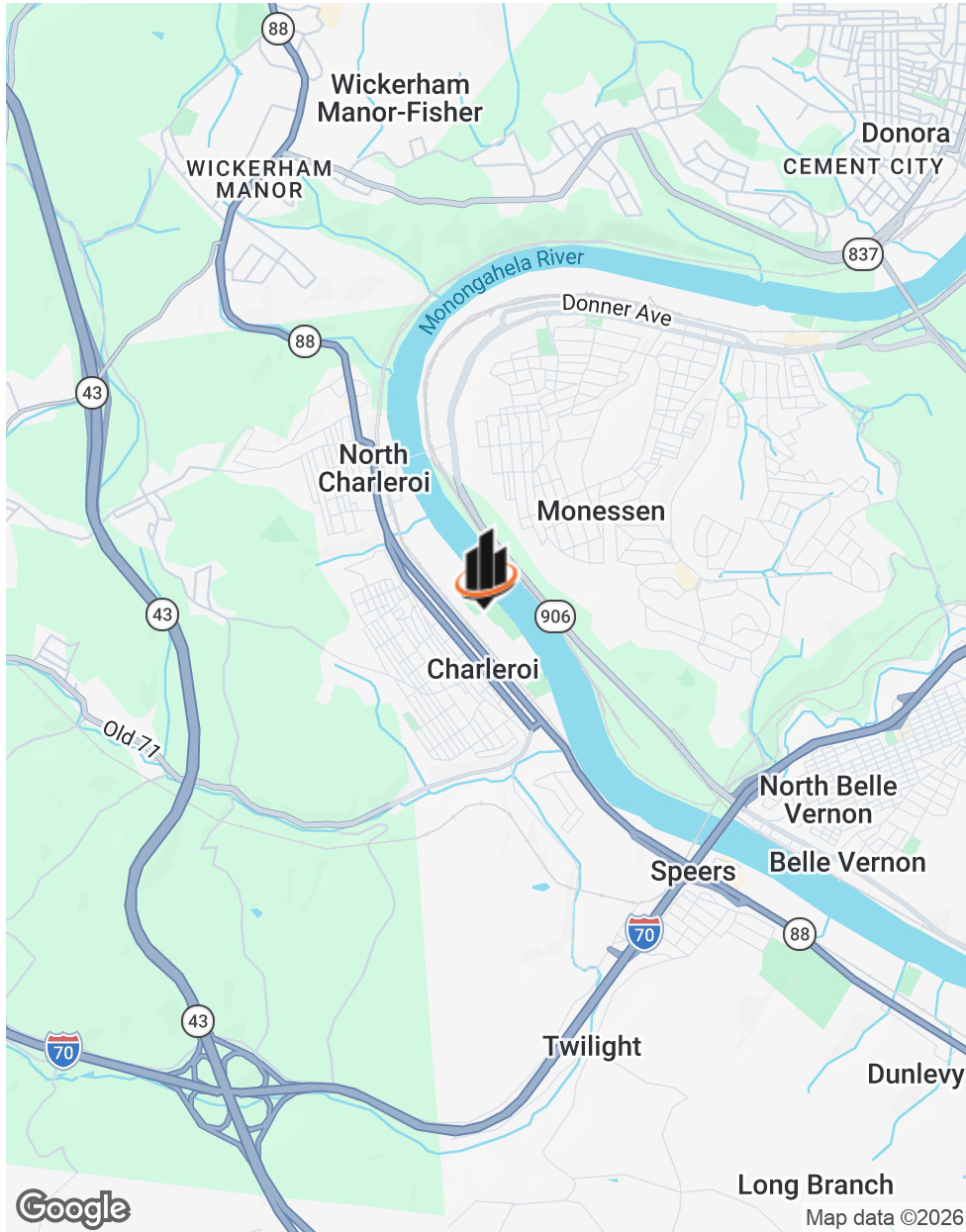
SECTION 2
Location
Information

PRELITE
PASTA
COMPANY
SHIPPING &
RECEIVING

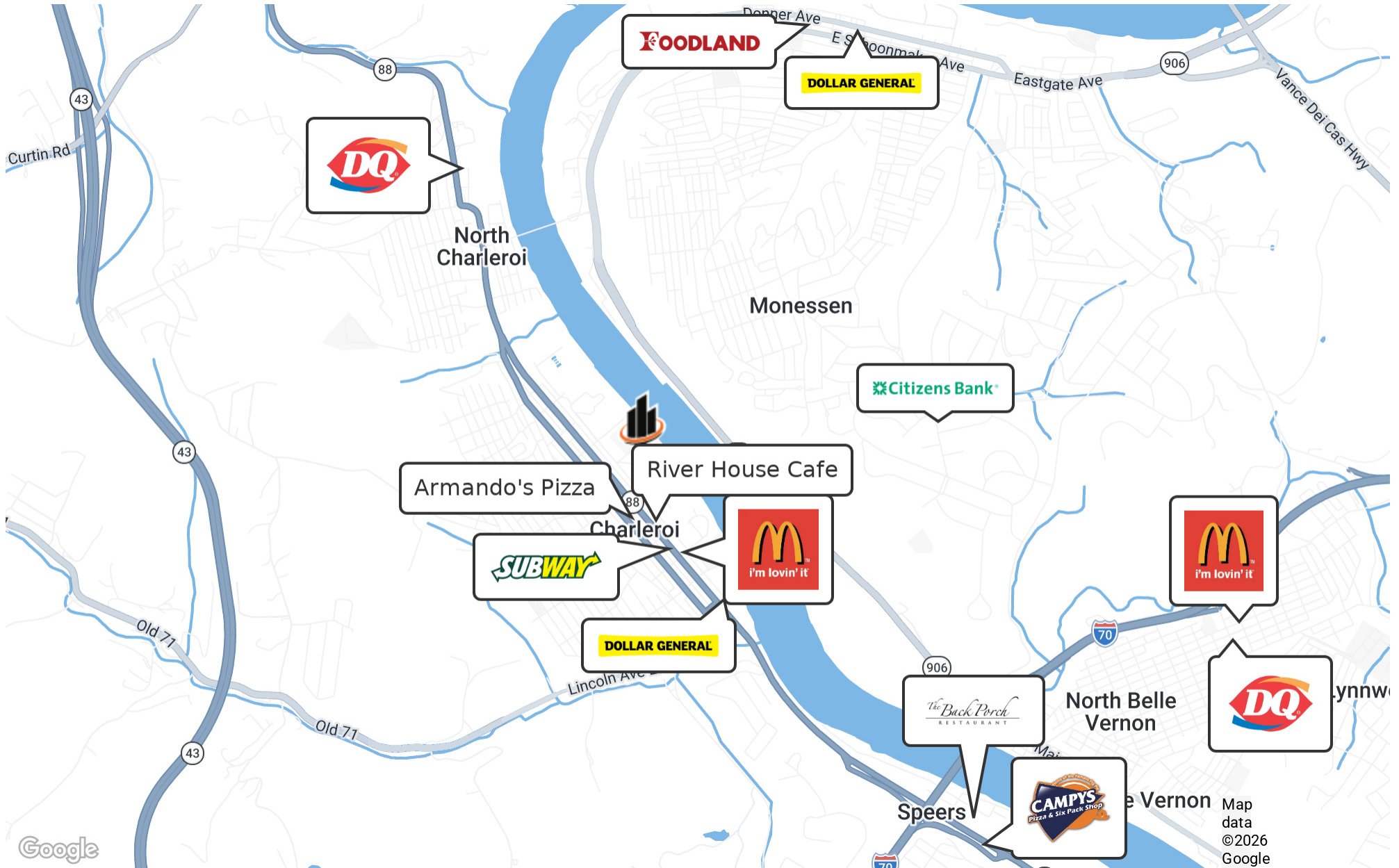
REGIONAL MAP



LOCATION MAPS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

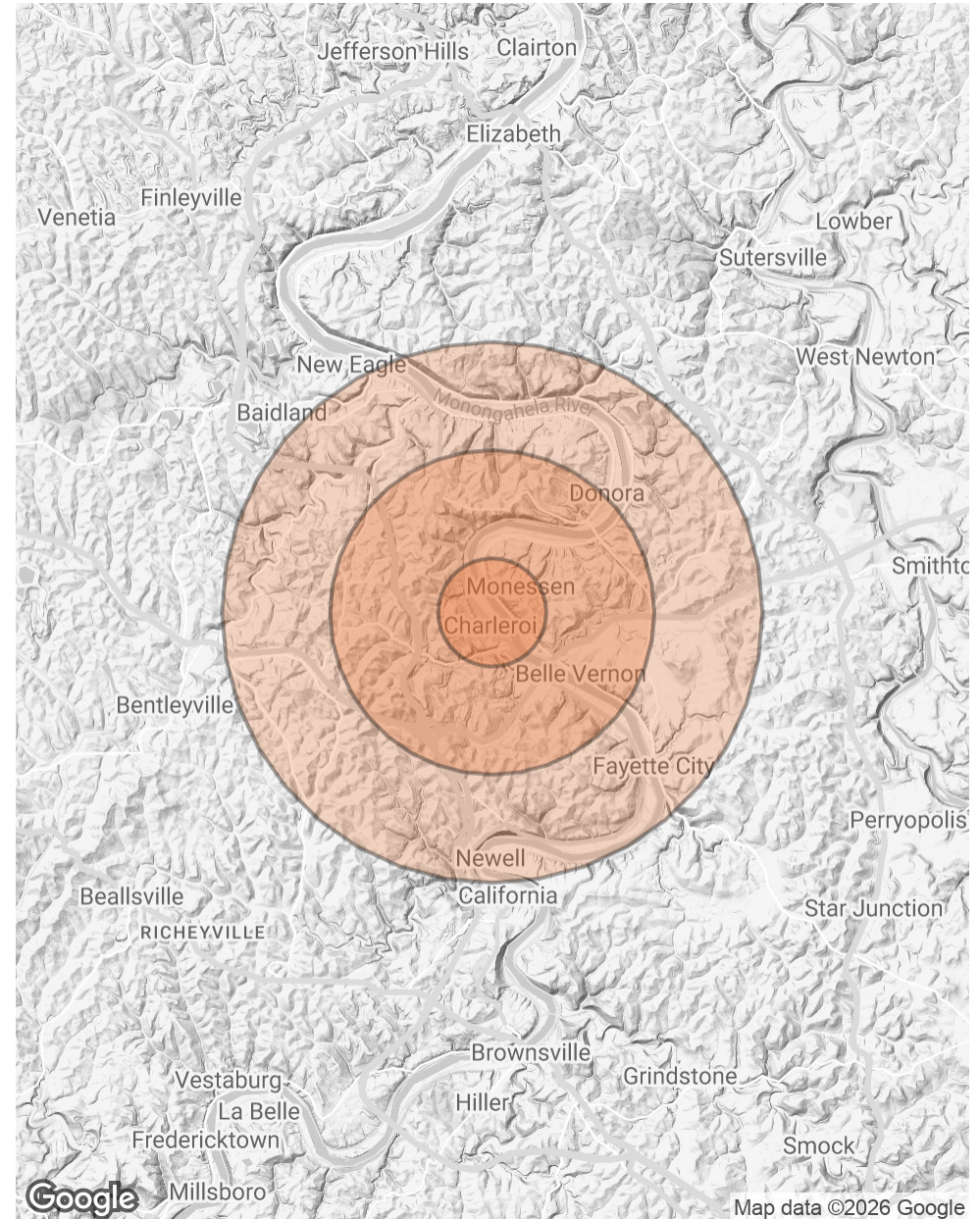
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,799	26,068	45,894
AVERAGE AGE	44	45	45
AVERAGE AGE (MALE)	42	44	44
AVERAGE AGE (FEMALE)	46	47	47

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,537	11,807	20,788
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$64,361	\$72,640	\$74,590
AVERAGE HOUSE VALUE	\$106,108	\$142,135	\$153,352

Demographics data derived from AlphaMap



LOCATION DESCRIPTION



WASHINGTON COUNTY

Washington County is located in southwest Pennsylvania, southwest of the city of Pittsburgh. The County is bordered on the west by the panhandle of West Virginia, the north by Beaver County, northeast of Allegheny and Westmoreland Counties, and south/south east of Greene and Fayette Counties. The city of Washington and the County of Washington were both named after the American Revolutionary War leader George Washington in 1781. The Whiskey Rebellion took place in Washington County, and The National Pike (Route 40) which was America's first federally built transportation system runs through the county and exhibits numerous antique shops and historic points of interest, such as the Century Inn of Scenery Hill. Washington County also includes: California University of Pennsylvania, Washington and Jefferson College, Washington County Airport, First Niagara Pavilion, and The Meadows Racetrack and Casino, along with many other amenities. The county consists of two cities (Monongahela and Washington), 32 boroughs and townships.



CHARLEROI

Located along the Monongahela River in Washington County, Charleroi is a historic river town with a proud industrial past and a community-oriented spirit. Known as "The Magic City" for its rapid growth in the early 20th century, Charleroi once thrived as a hub for glassmaking and steel-related industries. Today, it blends small-town character with accessibility, offering affordable housing, walkable neighborhoods, and a charming downtown with local shops and eateries.

The borough benefits from convenient access to major highways, including I-70 and Route 88, making it an easy commute to Pittsburgh and nearby regional centers. Residents and businesses alike enjoy proximity to the Monongahela River for recreation, as well as nearby parks, schools, and healthcare facilities. With its blend of history, community pride, and strategic location, Charleroi presents opportunities for both residents and investors seeking value in the greater Pittsburgh region.



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