

**OFFERING MEMORANDUM**

# 40k SF Industrial on 3 AC

**2435 W PIKE ST**

Houston , PA 15342

**PRESENTED BY:**

**ANDREAS KAMOYEROU,  
CCIM**

O: 412.535.8062

C: 724.825.0888

andreas.kamouyerou@svn.com

PA #RS340004

**GARRETT CHERAN**

O: 412.536.5035 x1021

C: 724.759.5164

garrett.cheran@svn.com

**MICHAEL KAMOYEROU**

O: 412.535.8064

C: 724.986.8112

michael.kamouyerou@svn.com

PA #RS366486



## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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 Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum 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 Memorandum 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 Memorandum, 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 Memorandum 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 Memorandum 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.



# Table of Contents

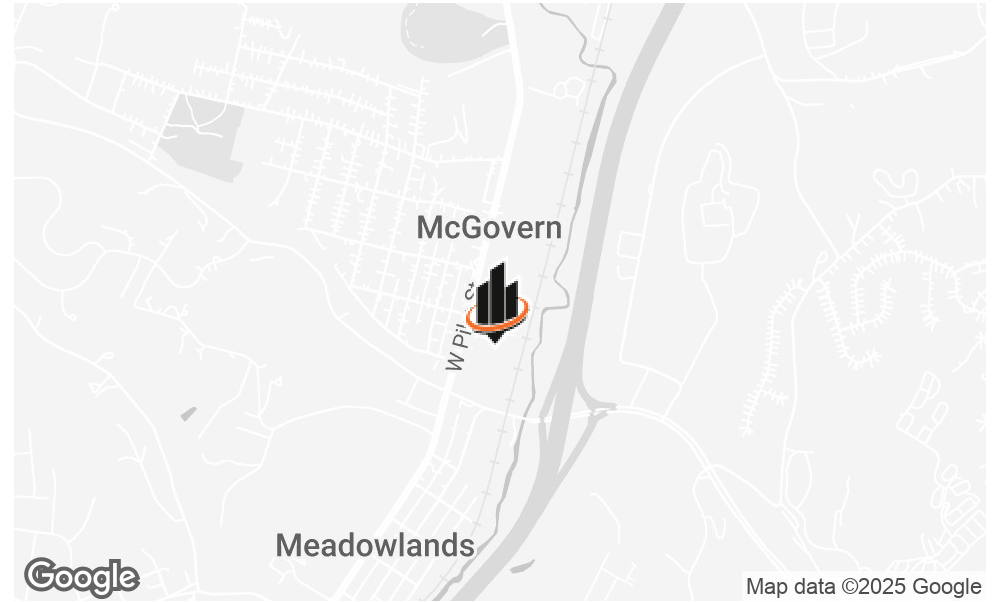
<b>4</b>	<b>PROPERTY INFORMATION</b>	<b>8</b>	<b>LOCATION INFORMATION</b>	
	Executive Summary	5	Regional Map	9
	Additional Photos	6	Location Maps	10
	Additional Photos	7	Retailer Map	11
			Parcel Map	12
			Demographics Map & Report	13
			Location Description	14



**SECTION 1**  
Property  
Information



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Negotiable
<b>BUILDING SIZE:</b>	40,000 SF
<b>LOT SIZE:</b>	3.19 Acres
<b>BUILT/RENOVATED:</b>	1965/1985
<b>MARKET:</b>	Pittsburgh
<b>SUBMARKET:</b>	Washington County
<b>PARCEL NO:</b>	170-016-02-00-0007-00, 170-016-02-00-0006-00, 170-016-02-00-0005-02

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale this 40,000 SF warehouse/flex property located in Washington, PA by the Meadowlands, just off of I-79 Racetrack Rd Exit. This property is situated on 3.2 acres of land and consists of three separate buildings - Building 1: Approx. 5K SF with 20' ceilings, and features (3) 8x10 loading docks. Building 2: Approx. 5K SF with 24' ceilings at peak and 13.5' at the lowest point, and features (2) 12.5' x 14 loading docks. Building 3: Approx. 30K SF, The office features 7 offices, 2 bathrooms, 1 conference room, 1 utility closet and a kitchen area. The warehouse has 16.5' ceilings and 12' at the lowest beam, and comes with (18) 8x8' loading docks.

## PROPERTY HIGHLIGHTS

- Multiple separate buildings for diverse operational needs
- Situated on a spacious 3.2-acre lot for expansion or outdoor storage
- Well-maintained exterior and infrastructure for long-term investment value
- Versatile layout and design to accommodate various business operations

**ADDITIONAL PHOTOS**



**ADDITIONAL PHOTOS**

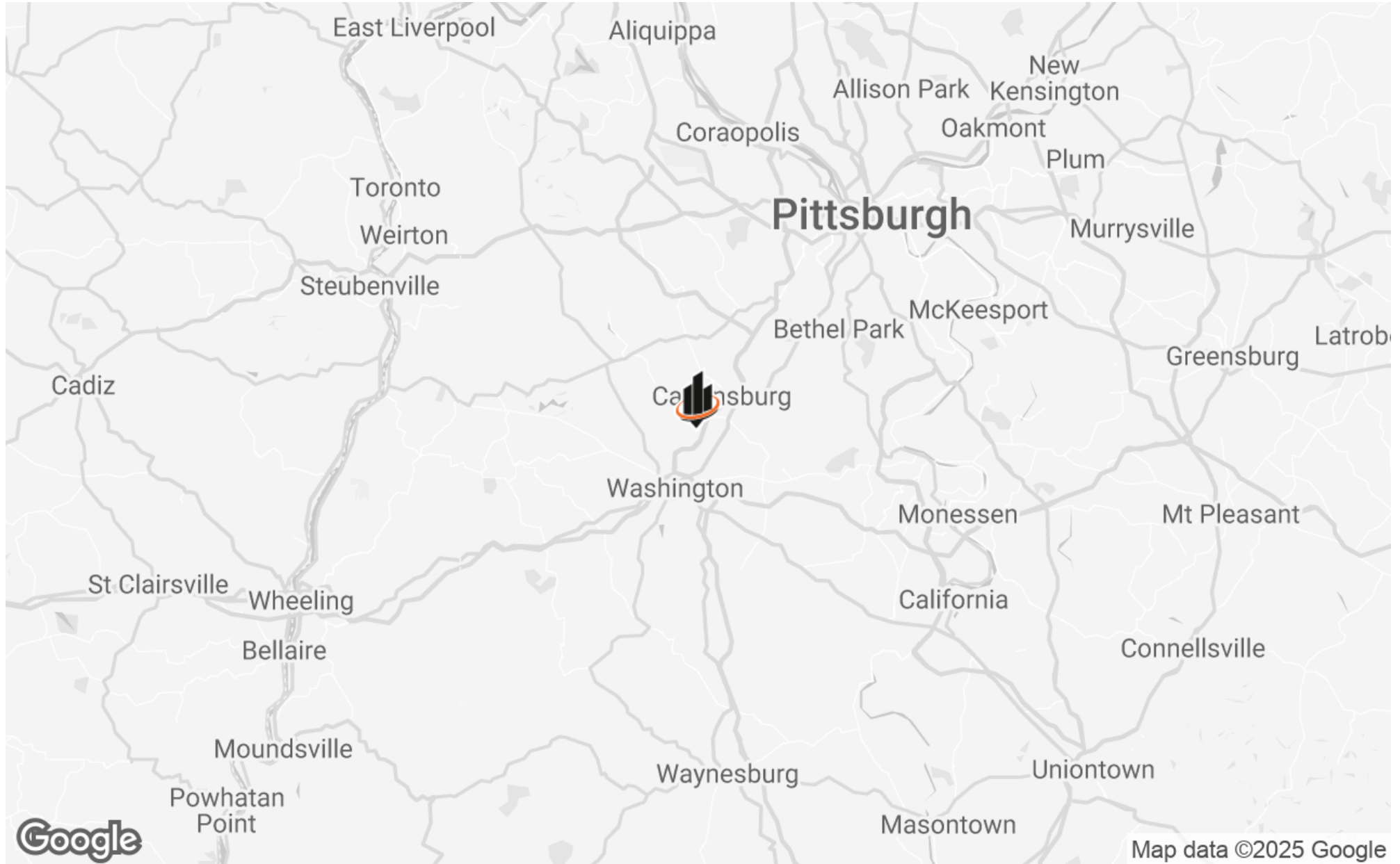




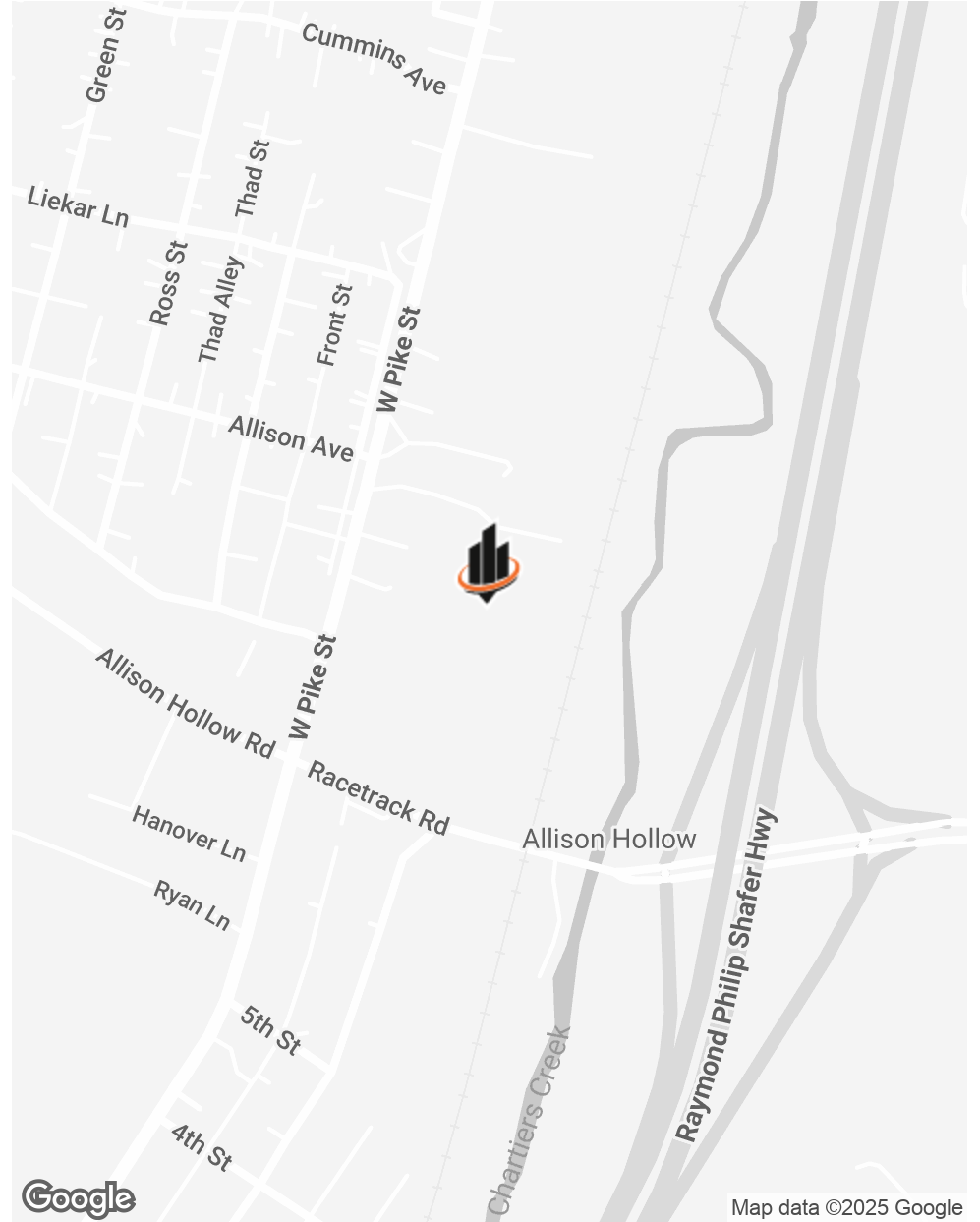
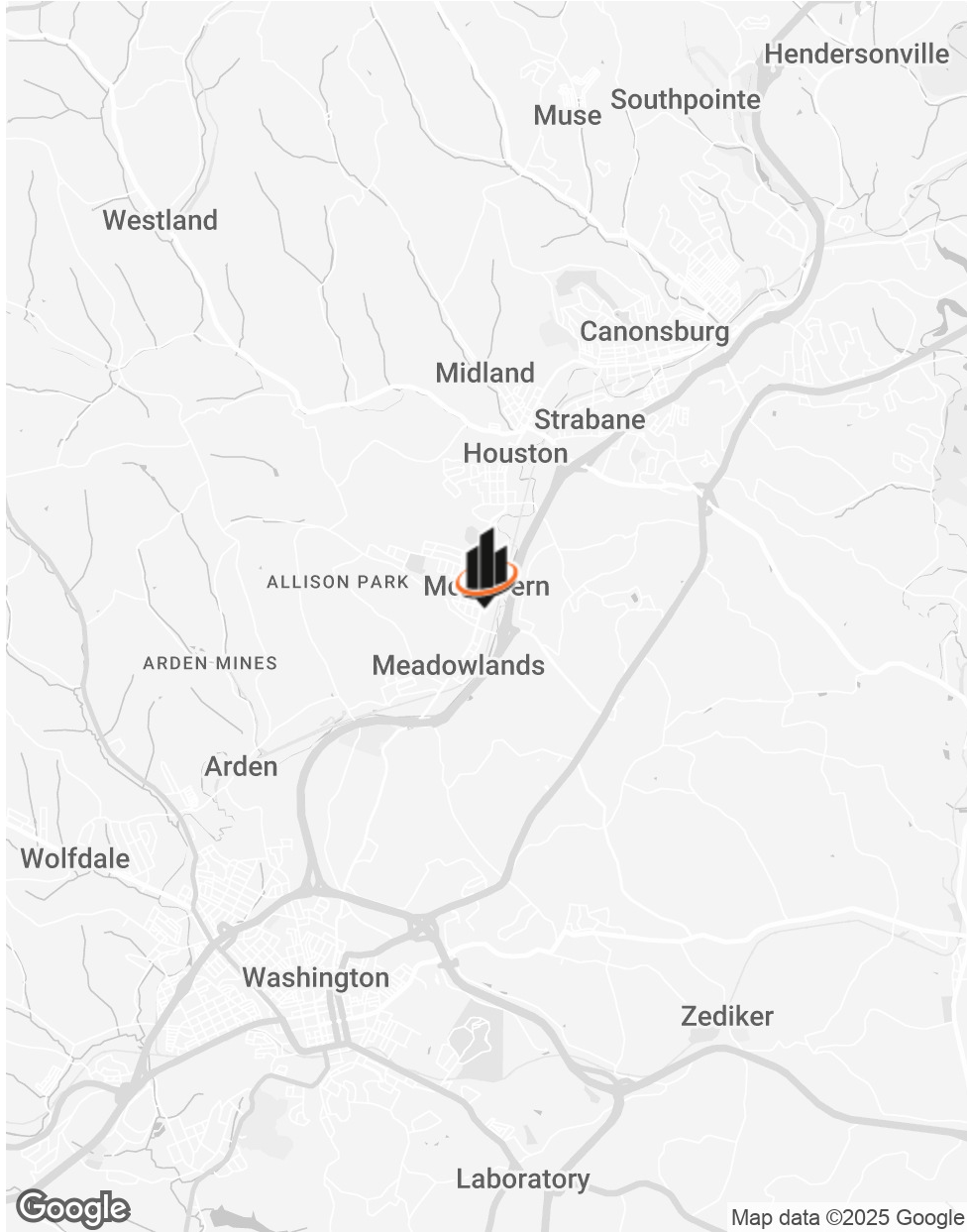
**SECTION 2**  
Location  
Information



# REGIONAL MAP



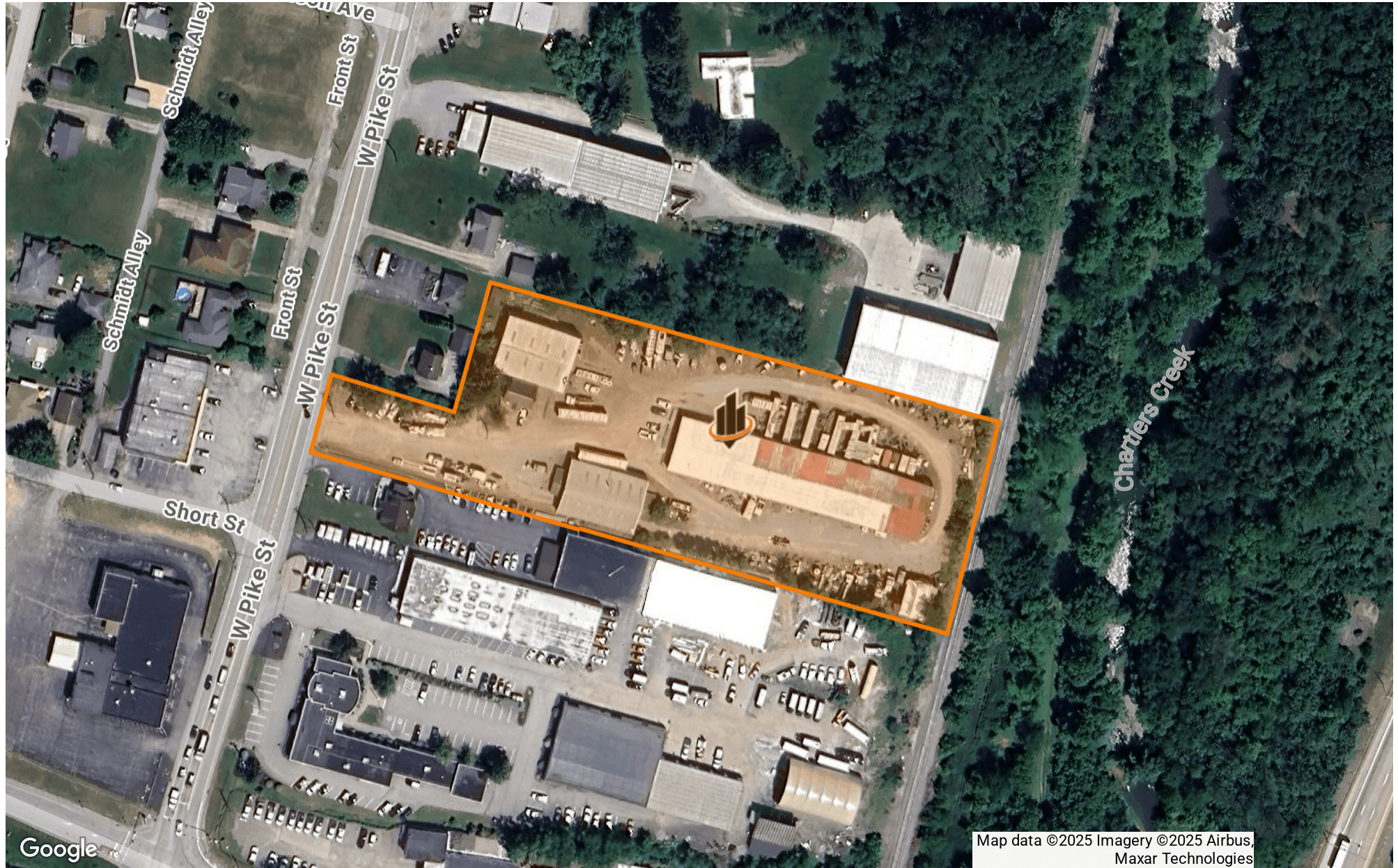
# LOCATION MAPS



# RETAILER MAP



PARCEL MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	2,360	66,588	140,825
<b>AVERAGE AGE</b>	45.8	41.8	43.0
<b>AVERAGE AGE (MALE)</b>	43.5	39.8	41.5
<b>AVERAGE AGE (FEMALE)</b>	47.7	44.1	44.5

## HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	1,002	28,378	56,749
<b># OF PERSONS PER HH</b>	2.4	2.3	2.5
<b>AVERAGE HH INCOME</b>	\$65,148	\$57,422	\$69,738
<b>AVERAGE HOUSE VALUE</b>	\$172,507	\$157,013	\$195,822

2020 American Community Survey (ACS)

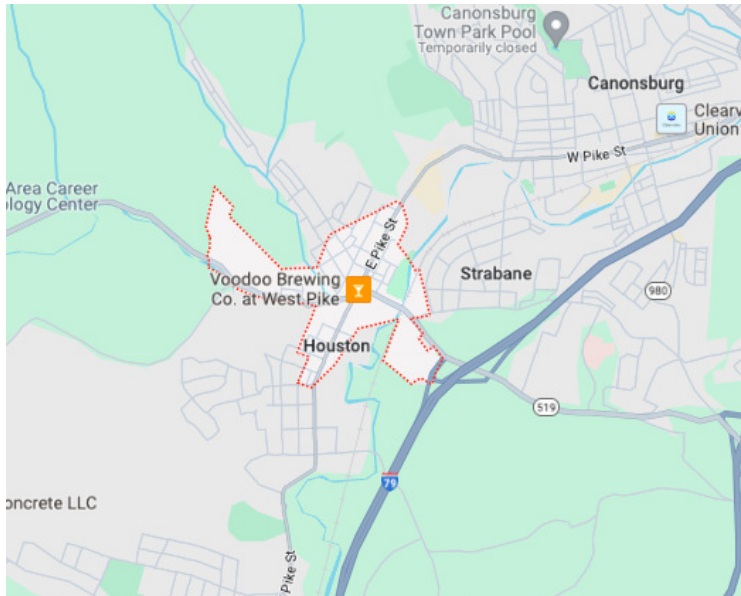


## LOCATION DESCRIPTION



## 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.



## HOUSTON

Houston is a borough in Washington County, Pennsylvania, United States. The population was 1,296 at the 2010 census. Students in Houston and neighboring Chartiers Township attend school in the Chartiers-Houston School District.

**PRESENTED BY:**

---

Andreas Kamouyerou,  
CCIM

O: 412.535.8062  
C: 724.825.0888  
andreas.kamouyerou@svn.com  
PA #RS340004

Garrett Cheran

O: 412.536.5035 x1021  
C: 724.759.5164  
garrett.cheran@svn.com

Michael Kamouyerou

O: 412.535.8064  
C: 724.986.8112  
michael.kamouyerou@svn.com  
PA #RS366486

