

**OFFERING MEMORANDUM**

**For Lease: 1,750 SF Office Suite &  
7,550 SF Warehouse + Office Suite  
in North Strabane Township**

**325 MEADOWLANDS BLVD**

Washington, PA 15301

**PRESENTED BY:**

**DARIN SHRIVER**

Phone: 724.255.9540

[darin.shriver@svn.com](mailto:darin.shriver@svn.com)



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## LOCATION INFORMATION

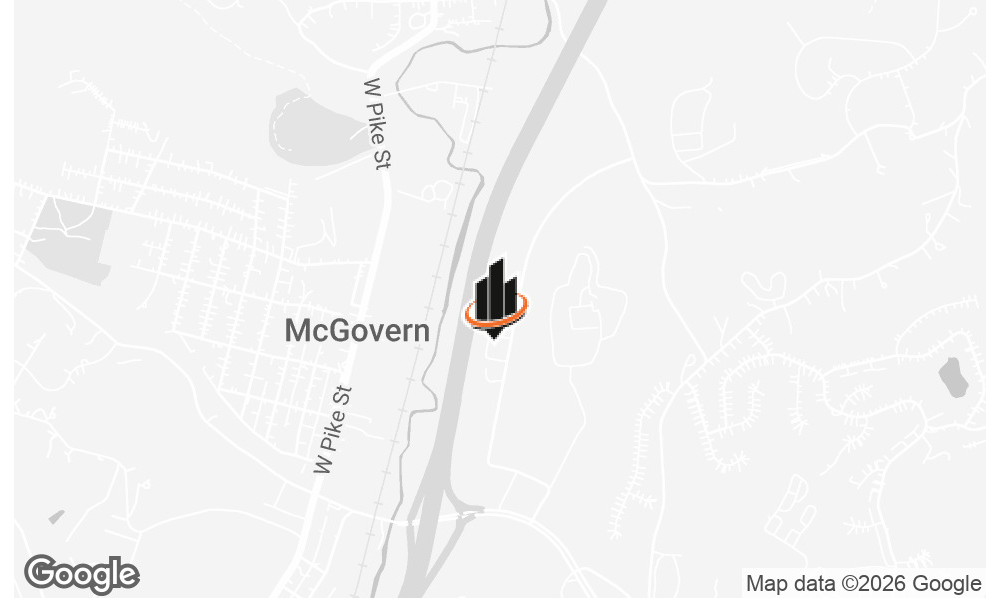
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**SECTION 1**  
Property  
Information



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

**LEASE RATE:** Suite 3 Office: \$17.50/SF plus \$550/month for utilities  
 Suite 4 Warehouse + Office: \$11.00/SF plus \$850/mo for utilities

**AVAILABLE SF:** Suite 3 Office: 1,750 SF  
 Suite 4 Warehouse + Office: 7,550 SF

**BUILDING SIZE:** 40,000 SF

**YEAR BUILT:** 2000

**ZONING:** I-1

**MARKET:** Pittsburgh

## PROPERTY OVERVIEW

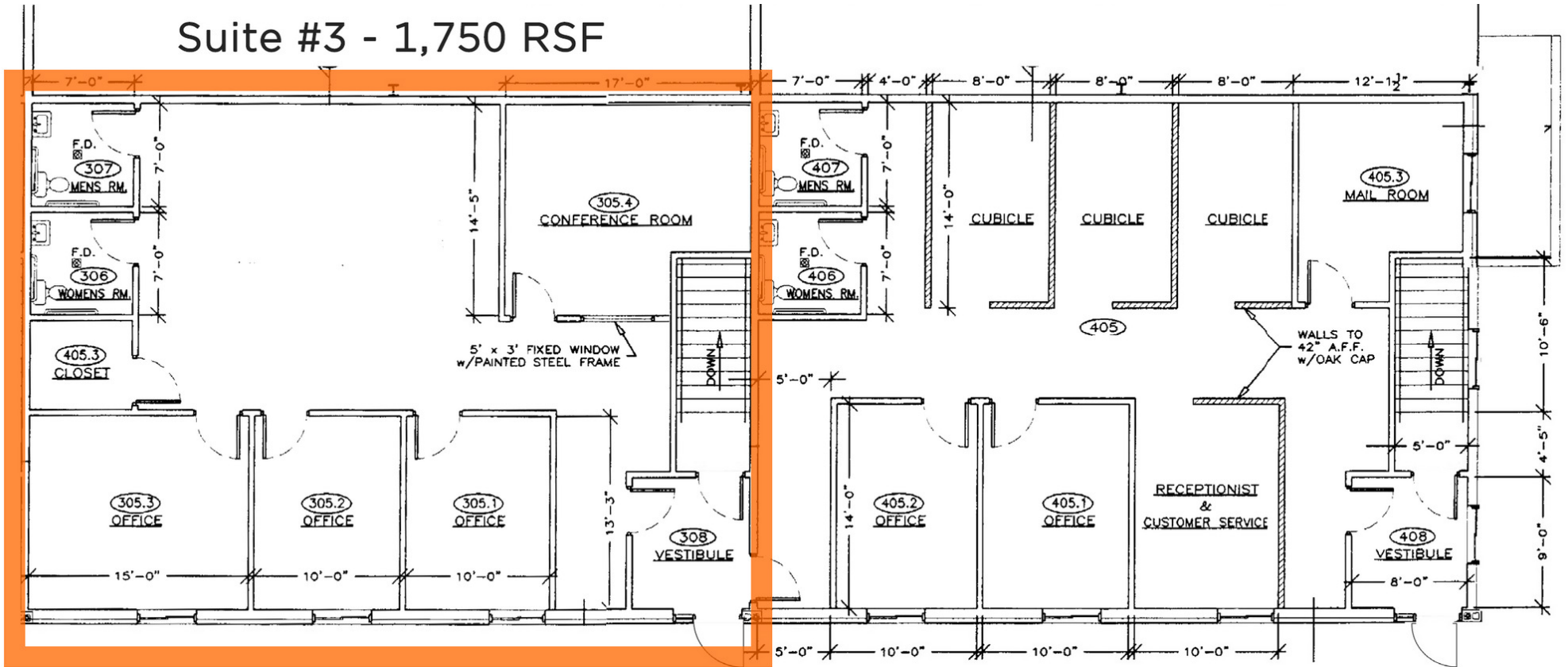
SVN Three Rivers Commercial Advisors is pleased to present an exceptional leasing opportunity at 325 Meadowlands Blvd, Washington, PA. This single-story commercial building is nestled within the highly sought-after Meadowlands Business Park, offering convenience and accessibility. Ideal for a dynamic business environment, the property features on-site parking and a prime location just 2 minutes from the I-79 Racetrack Road Interchange. Boasting a functional layout with 3 offices, conference room, in-suite restrooms, reception area, and open/bullpen space, this space is thoughtfully designed to accommodate a range of business needs.

## PROPERTY HIGHLIGHTS

- 1,750 SF of office (Suite 3 Office)
- 7,550 SF of Warehouse with office (Suite 4 Warehouse + Office) - 5,800 SF warehouse and 1,750 SF office/storage with a 12'W x 14'H drive in door and a 8'W x 9'H dock high door
- Located in Meadowlands Business Park
- Single-story building
- On site parking
- Exit 41 off of I-79 (Racetrack Road Exit)
- 2 minutes from I79 (Racetrack Road Interchange)

# SUITE 3 OFFICE FLOOR PLAN

## Suite #3 - 1,750 RSF



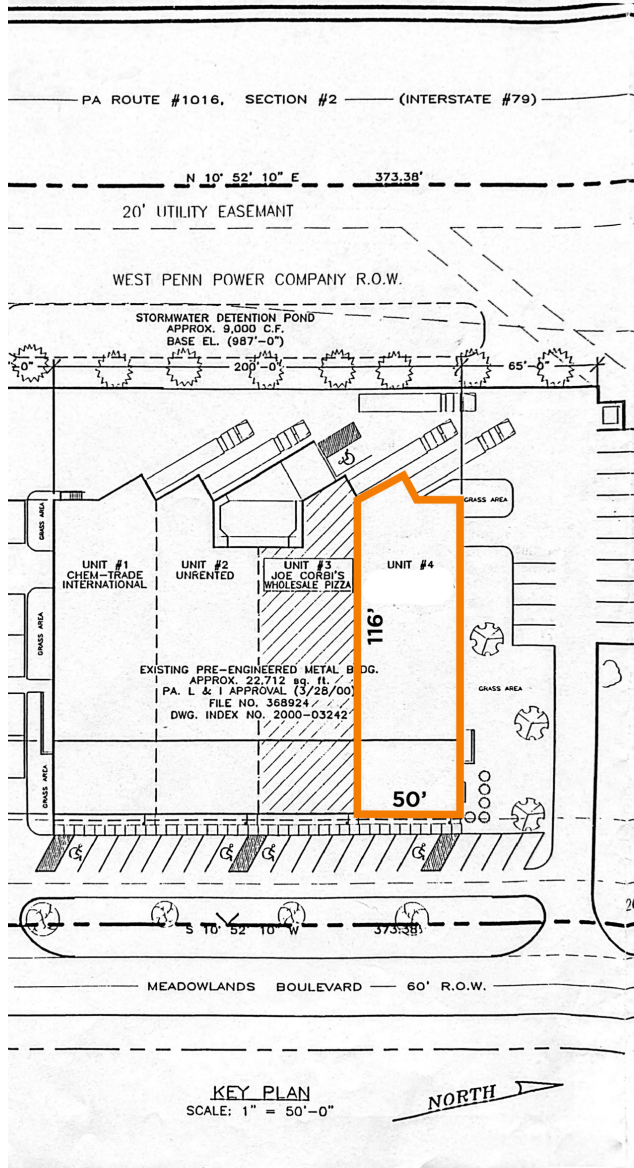
## SUITE 4 WAREHOUSE + OFFICE

### SPACE HIGHLIGHTS

- Clear Height: 18'4" - 25' to deck (14'-20' under beam)
- Power: 225 Amps of 480V/3P with 208V transformer
- Office: 2 Offices, 2 Conference rooms, Workstation Bullpen, Kitchenette, 1 Restroom



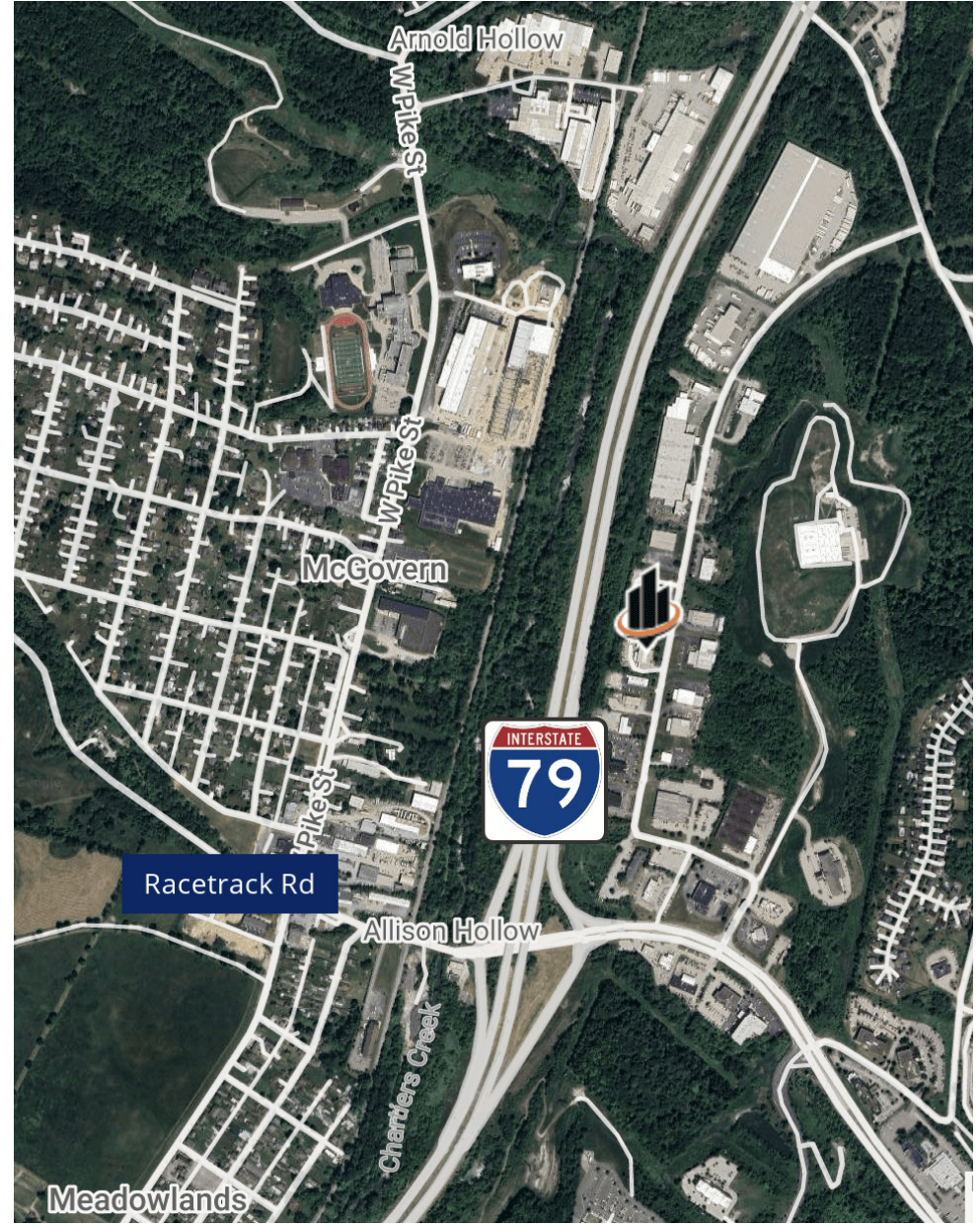
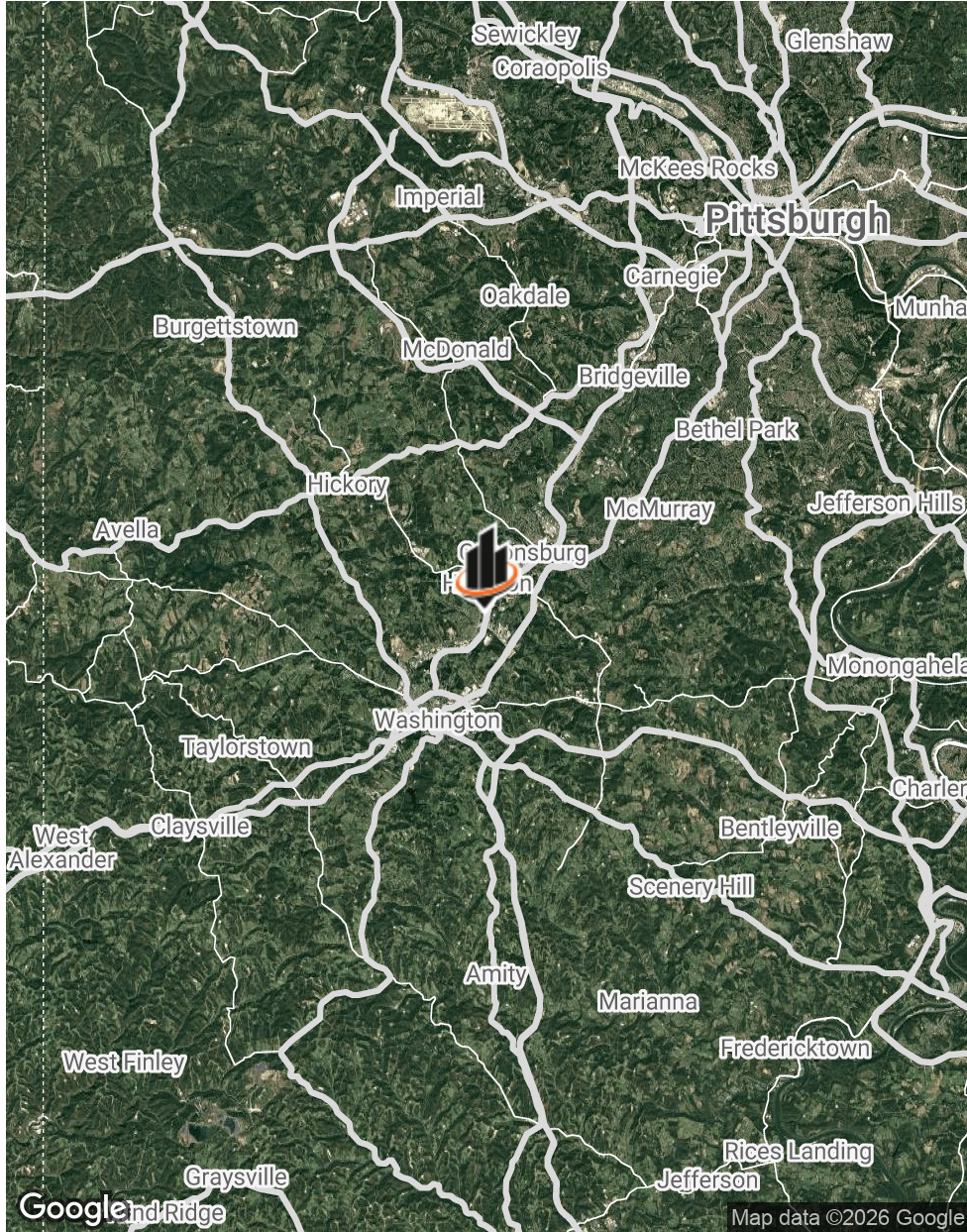
# SUITE 4 WAREHOUSE + OFFICE





**SECTION 2**  
Location  
Information

# LOCATION MAPS





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Phone: 724.255.9540  
darin.shriver@svn.com

