

**OFFERING MEMORANDUM**  
**962 Old Brick Rd**

**962 OLD BRICK RD**  
West Alexander, PA 15376

**PRESENTED BY:**

**JASON CAMPAGNA**

Managing Director

C: 724.825.3137

jason.campagna@svn.com

**NATHAN PAZSINT**

Senior Advisor

C: 412.352.8754

nathan.pazsint@svn.com



## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease 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.

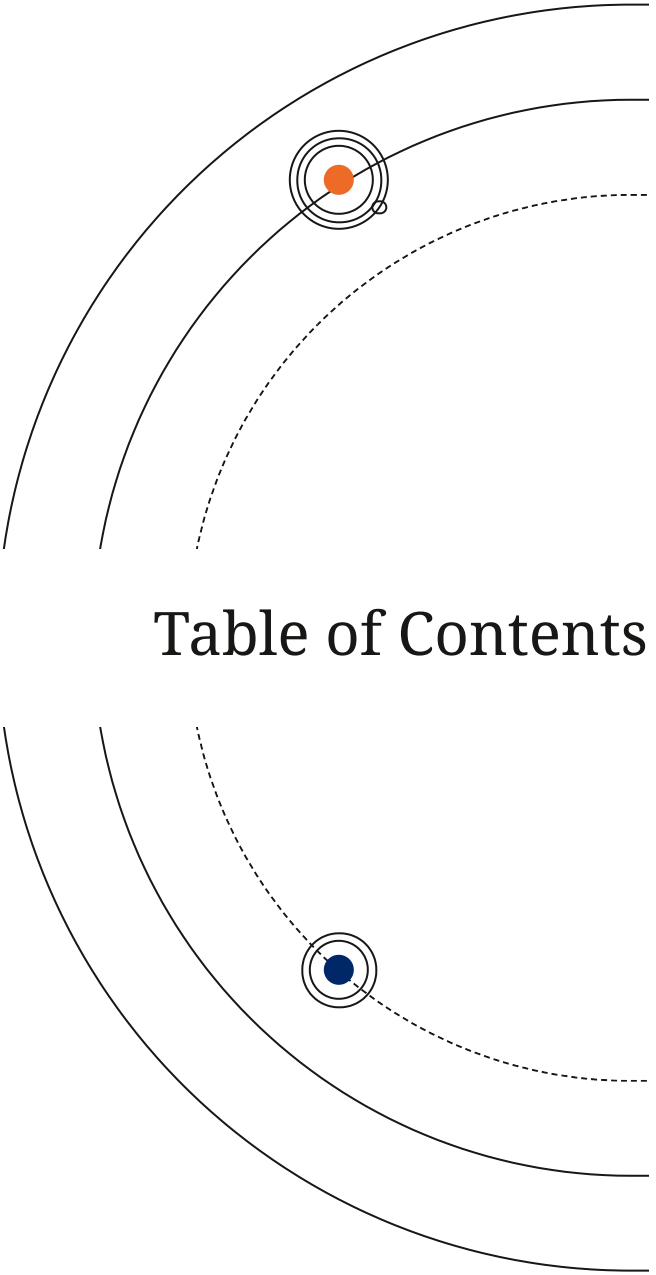
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person 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

4

## PROPERTY INFORMATION

|                   |   |
|-------------------|---|
| Executive Summary | 5 |
| Executive Summary | 6 |
| Additional Photos | 7 |
| Site Plan         | 8 |

9

## LOCATION INFORMATION

|                           |    |
|---------------------------|----|
| Regional Map              | 10 |
| Location Maps             | 11 |
| Retailer Map              | 12 |
| Parcel Map                | 13 |
| Demographics Map & Report | 14 |
| Location Description      | 15 |

16

## ADVISOR BIOS

|               |    |
|---------------|----|
| Advisor Bio 1 | 17 |
| Advisor Bio 2 | 18 |



SECTION 1  
Property  
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

- LEASE RATE: \$17.00/SF NNN
- NEW SPEC BUILDING: 8,960 SF
- EXISTING APARTMENT BUILDING: ±4,800 SF
- TOTAL BUILDING AREA: ±13,760 SF
- LOT SIZE: 5.97 Acres
- NEW SPEC BUILDING DIMENSIONS: 70' x 128'
- EAVE HEIGHT: 18'
- DRIVE-IN DOORS: Two (2) 16' x 16'
- AVAILABILITY: Upon Completion - Date TBD
- PARCEL NUMBERS: 230-007-00-00-0045-00, 230-026-00-00-0008-00

## EXECUTIVE SUMMARY

### PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present 962 Old Brick Road for lease at \$17.00 per square foot NNN. The offering includes a new 8,960-square-foot speculative industrial building under construction, an existing approximately 4,800-square-foot apartment building and the surrounding 5.97-acre site.

The new 70' x 128' industrial building will feature an 18' eave height, two 16' x 16' drive-in doors, four personnel doors, vertical metal siding, a metal gable roof and durable metal wainscot.

The existing approximately 4,800-square-foot building contains six residential units: five two-bedroom, one-bathroom units and one one-bedroom, one-bathroom unit. It also contains a laundry room remaining from the property's former use as an RV park. The building may offer potential for office, administrative or other supporting use, subject to applicable approvals.

The property is positioned immediately off Interstate 70 in West Alexander, providing convenient access to Wheeling, Washington and the greater tri-state region. The site includes substantial improved and gravel areas, an existing retention pond, three-phase electric and access to public utilities. Flexible zoning accommodates a variety of potential industrial and commercial uses.

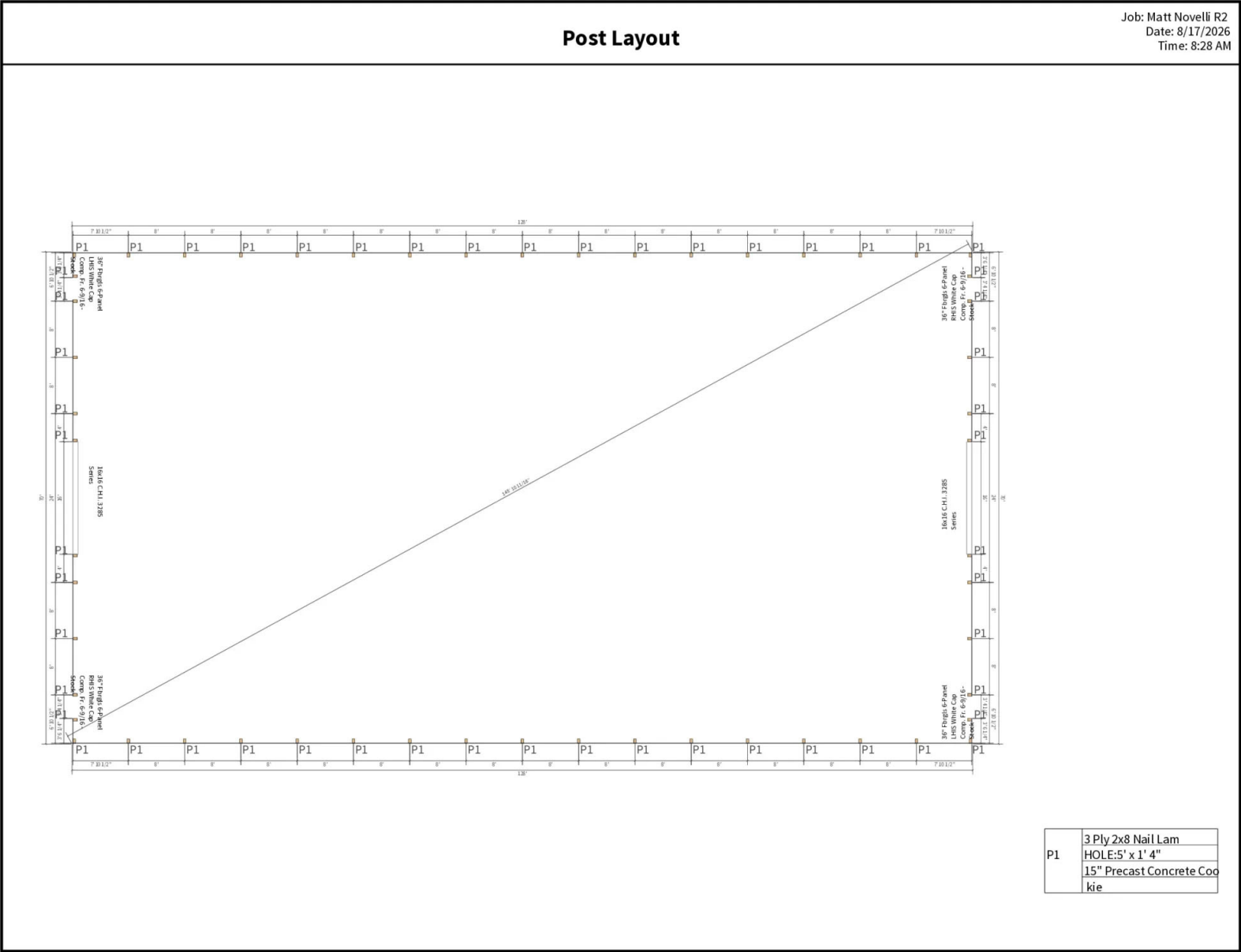
### PROPERTY HIGHLIGHTS

- New 8,960 SF speculative industrial building under construction
- Existing ±4,800 SF six-unit building included
- ±13,760 SF total building area upon completion
- Offered for lease at \$17.00/SF NNN
- New 70' x 128' building with 18' eave height
- Two 16' x 16' drive-in doors
- Approximately 5.97-acre site
- Immediate access to Interstate 70
- Three-phase electric and public utilities available
- Improved gravel areas and onsite retention pond
- Flexible industrial and commercial use potential
- Delivery upon completion; completion date to be determined

ADDITIONAL PHOTOS



SITE PLAN

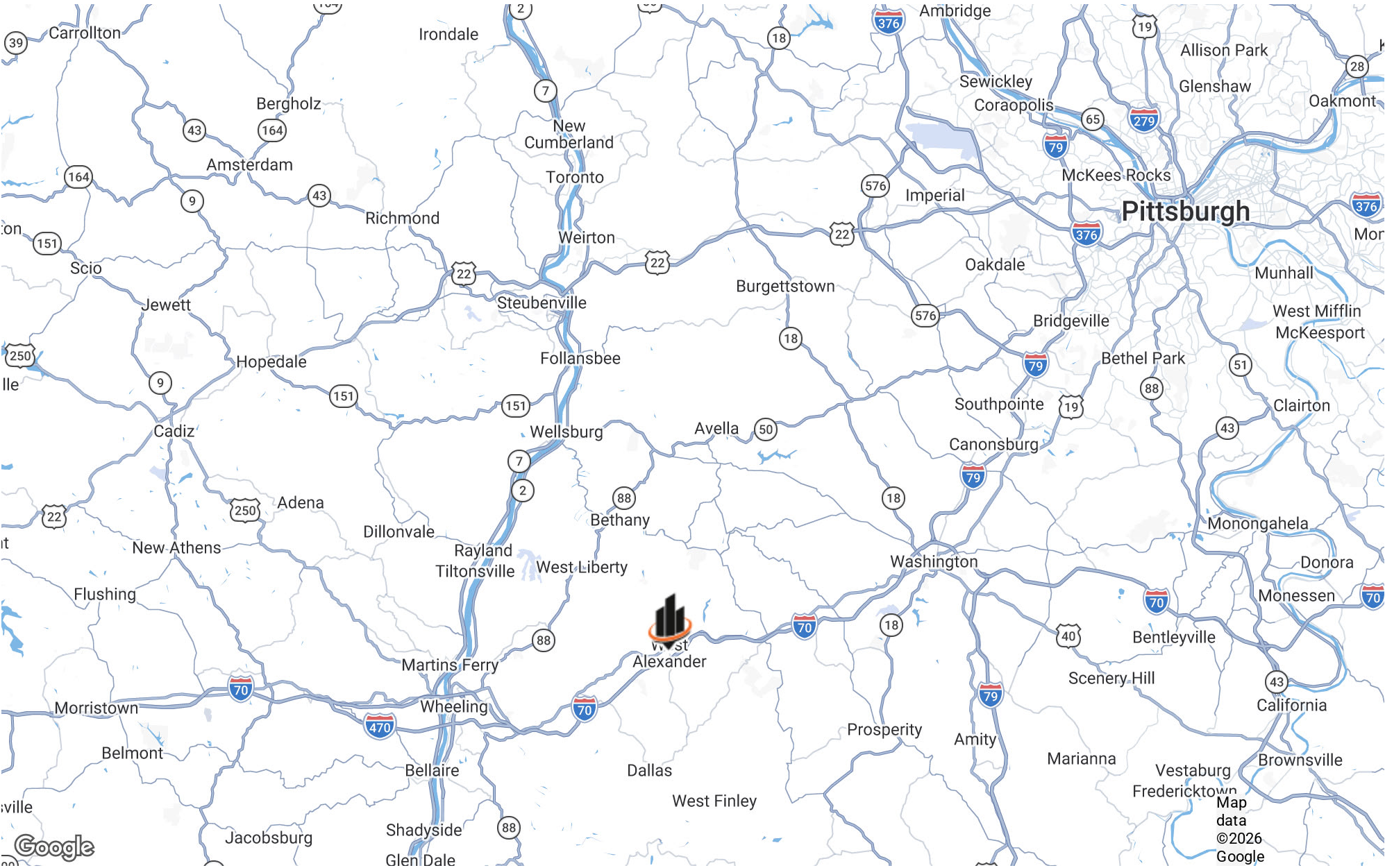




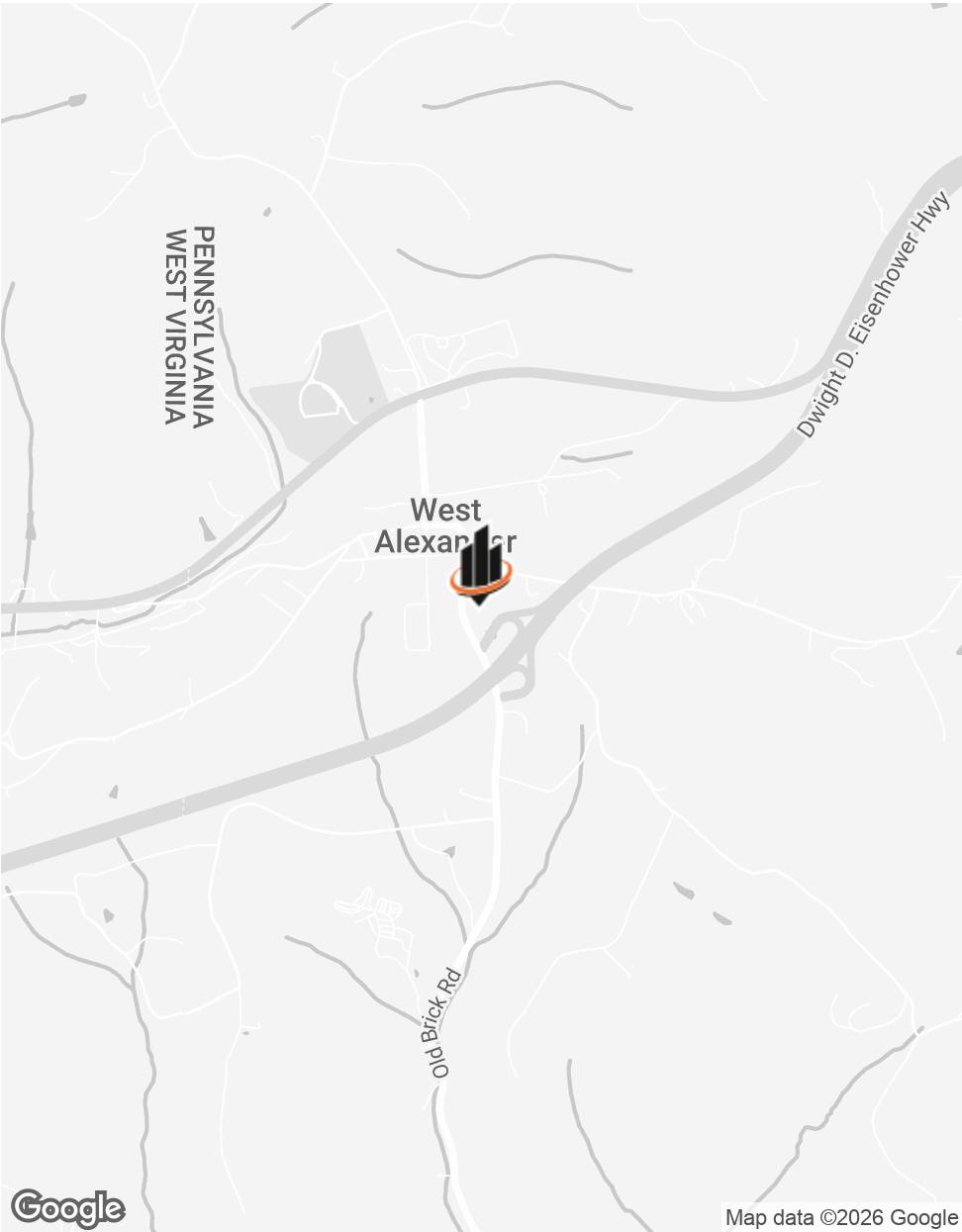
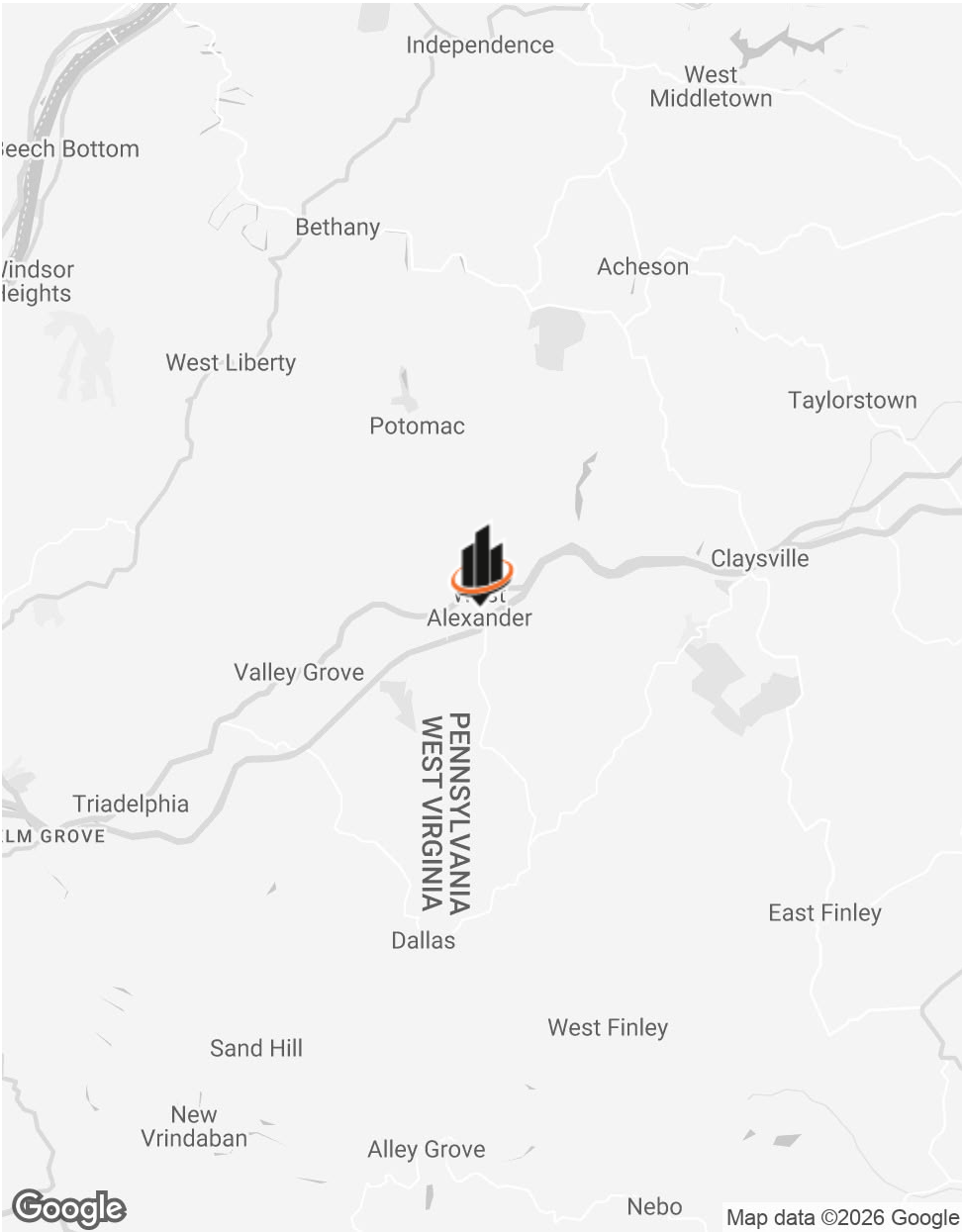
SECTION 2  
Location  
Information



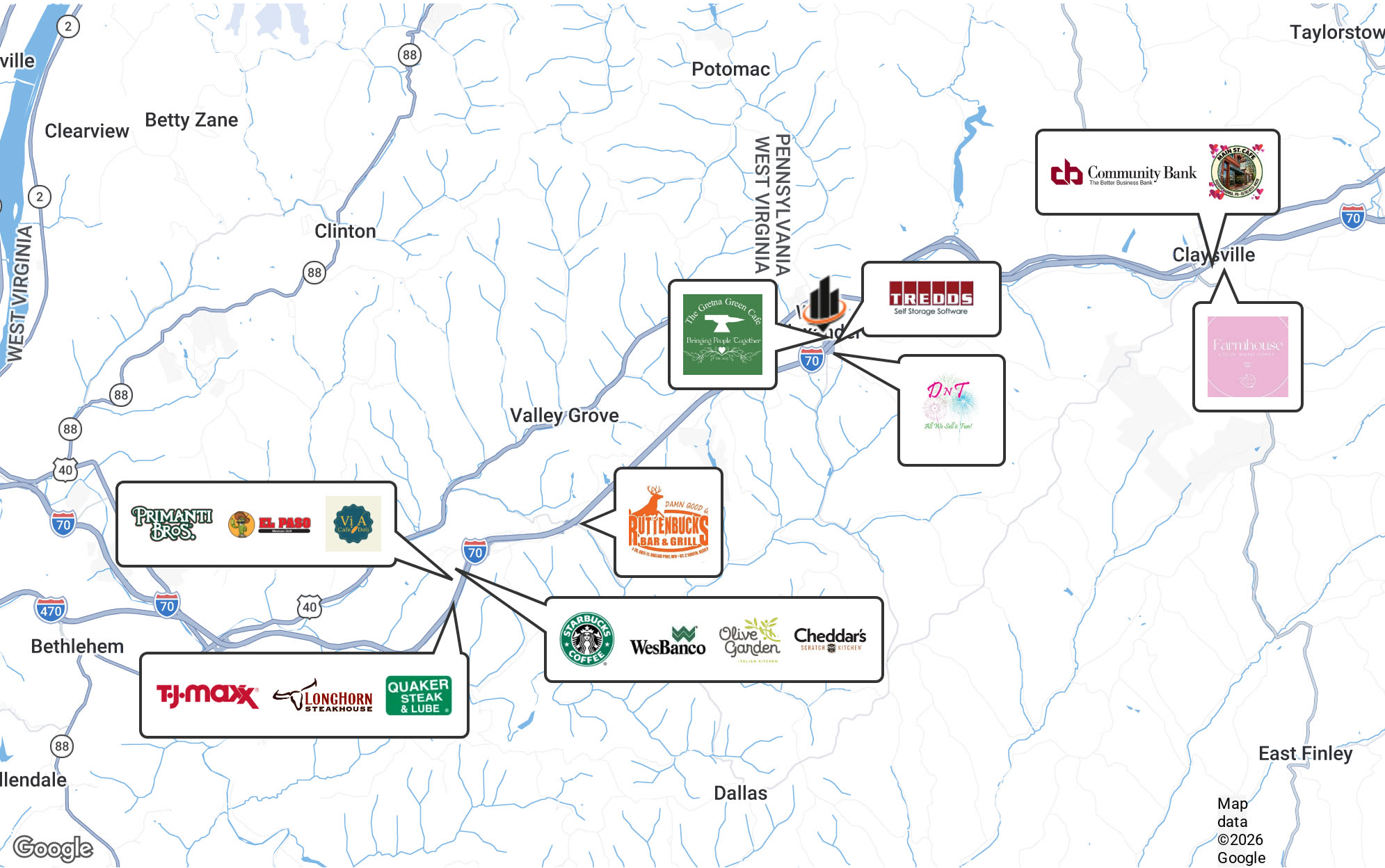
REGIONAL MAP



LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

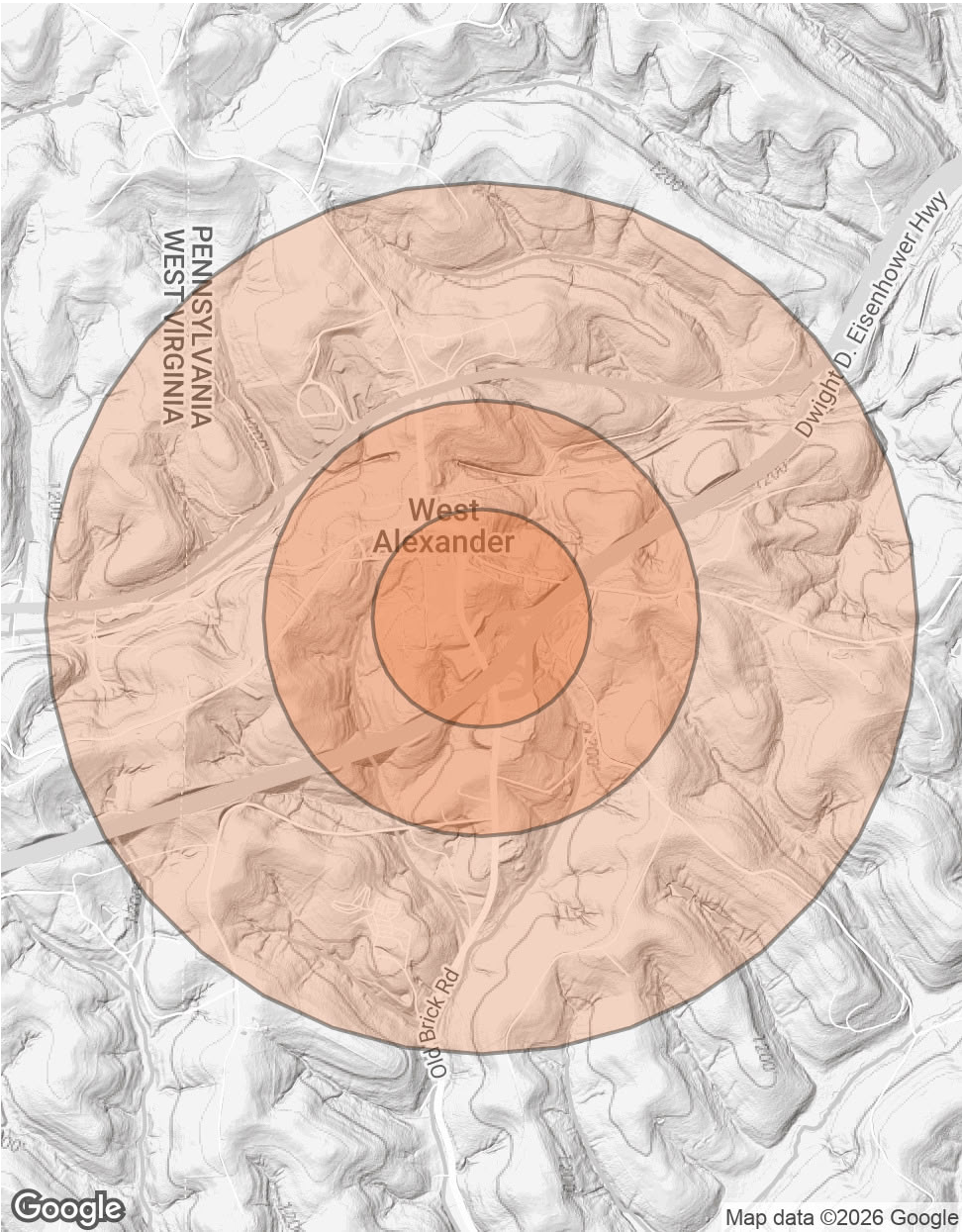
POPULATION 0.25 MILES 0.5 MILES 1 MILE

|                      |      |      |      |
|----------------------|------|------|------|
| TOTAL POPULATION     | 19   | 78   | 278  |
| AVERAGE AGE          | 46.8 | 45.6 | 45.5 |
| AVERAGE AGE (MALE)   | 45.8 | 44.6 | 44.3 |
| AVERAGE AGE (FEMALE) | 47.3 | 46.1 | 45.7 |

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 7         | 30        | 106       |
| # OF PERSONS PER HH | 2.7       | 2.6       | 2.6       |
| AVERAGE HH INCOME   | \$120,931 | \$112,869 | \$111,181 |
| AVERAGE HOUSE VALUE | \$289,954 | \$289,954 | \$277,347 |

2023 American Community Survey (ACS)



## LOCATION DESCRIPTION



### WEST ALEXANDER

West Alexander, Pennsylvania is a strategically located rural community in Washington County positioned along Interstate 70 at the Pennsylvania-West Virginia border, providing convenient access to Wheeling, WV and the greater Pittsburgh metropolitan area. The area benefits from strong regional connectivity via the historic National Road corridor and offers a quiet small-town setting with a mix of residential, agricultural, and commercial activity. Known for its affordable real estate, stable local demographics, and proximity to major transportation routes, West Alexander serves as an attractive location for businesses and investors seeking accessibility, lower operating costs, and growth potential within the tri-state region.



### 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.



SECTION 3  
Advisor Bios

ADVISOR BIO 1



JASON CAMPAGNA

Managing Director

jason.campagna@svn.com

Cell: 724.825.3137

PA #RM424399

PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors. Jason started his commercial real estate brokerage career in 2002. He is experienced in all asset types of commercial real estate and is proficient in investment property sales.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are investment sales of multi-family, retail plazas, STNL Retail, Multi-tenant office and various other investment producing property types.

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Jason was born and raised in the South Hills area of Pittsburgh. Between 2002 and 2017 Jason resided in Phoenix, AZ and worked as a commercial real estate broker specializing in multi-family sales. He now resides in the South Hills with his wife and 4 children.

EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998

SVN | Three Rivers Commercial Advisors  
20 Stanwix St, Suite 500,  
Pittsburgh, PA 15222  
412.535.8050

ADVISOR BIO 2



NATHAN PAZSINT

Senior Advisor  
nathan.pazsint@svn.com  
Cell: 412.352.8754

PA #RS339099

PROFESSIONAL BACKGROUND

Nathan Pazsint serves as a Senior Advisor with SVN | Three Rivers Commercial Advisors. Blending his professional experience in the creative, financial and real estate industries, Nathan offers a client focused approach with unique perspective and insights.

Nathan’s market expertise allows him to provide his clients with efficient, accurate guidance for even the most complex projects and he prides himself on his service and professionalism. Taking the time to address their needs, goals and concerns are paramount in how he supports his clientele. Building long-term professional relationships is the cornerstone of his business, and fundamental to his approach.

Nathan is a native of Venango County, PA and has primarily lived and worked in the Pittsburgh region since 1994.

SVN | Three Rivers Commercial Advisors  
20 Stanwix St, Suite 500,  
Pittsburgh, PA 15222  
412.535.8050