

NEW CONSTRUCTION FLEX BUILDING

296 STATE ST. CLAIRTON, PA 15025

FOR SALE & LEASE



FOR MORE INFORMATION CONTACT:



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW & BUILDING SPECS

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this newly constructed, class A flex building constructed by DiMarco Construction, a highly reputable contractor and developer in Pittsburgh. This class A opportunity is located in the heart of Clairton, PA on State Street adjacent to US Steel.

The office space can be built out to the Tenant's specifications. Parking in the back of the building as well as a large gravel lot area for additional parking. There will be 4 drive-in doors with high ceilings.

OFFERING SUMMARY

PRICE	SALE: Subject to Offer
	LEASE: \$7 / SF (NN)
	<i>(No property taxes for 5 years and abatement schedule for second 5 years included on next page)</i>

BUILDING SIZE	14,461 total SF
WAREHOUSE SPACE	11,677 SF
OFFICE SPACE	2,784 SF
ZONING	CI (Commercial/Industrial)
BUILDING DIMENSIONS	91' (W) x 133' (L)
OFFICE SPACE	Build-to-Suit (BTS)
PARKING	8 behind building, parking lot across street, street parking, & another lot if needed
CLEAR HEIGHT	28 FT
DRIVE IN DOORS	4 doors : two 12' x 14' and two 12' x 12'
WAREHOUSE HVAC	gas fired heating units
LIGHTING	LED



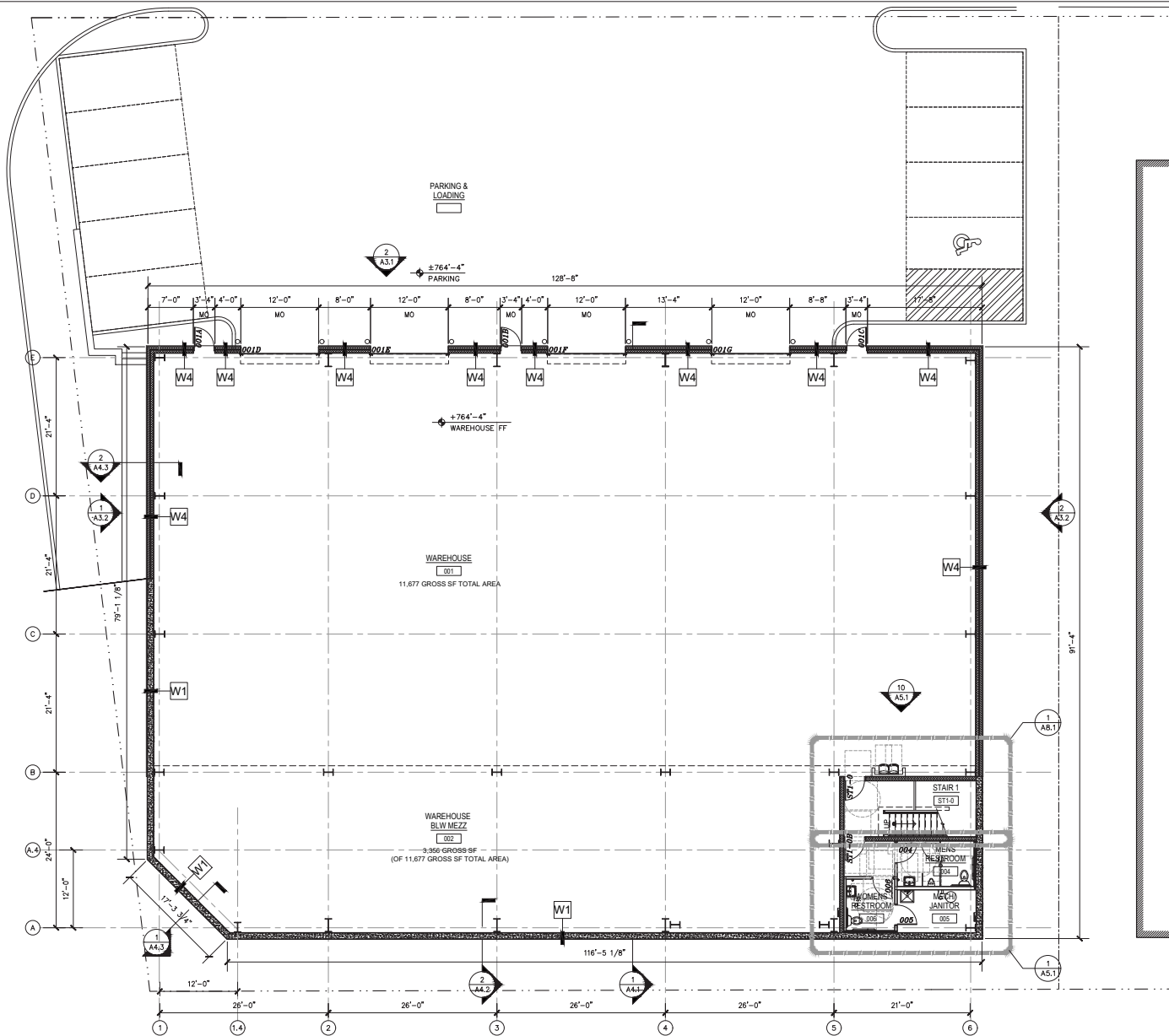
TAX INFORMATION

TAX EXEMPTION SCHEDULE

TAX EXEMPTION SCHEDULE	
EXEMPTION YEAR	PERCENTAGE OF ASSESSED VALUATION OF IMPROVEMENT EXEMPTED FROM TAXATION
1st	100%
2nd	100%
3rd	100%
4th	100%
5th	100%
6th	75%
7th	75%
8th	50%
9th	50%
10th	25%

FLOOR PLAN

LOWER LEVEL



GENERAL PLAN NOTES

1. ALL WORK TO CONFORM WITH DRAWINGS AND SPECS. DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
2. ALL DIMENSIONS ARE TO BE FIELD UNLESS OTHERWISE NOTED. DIMENSIONS LABELED AS "S" SHALL BE FIELD DETERMINED AND COORDINATED WITH OWNER'S REPRESENTATIVE.
3. DIMENSIONING NOTED TO COLUMN CENTERLINES OR ROUGH FRAMING OF PARTITIONS, U.O. DIMENSIONS AT EXTERIOR WALLS ARE REFERENCED TO FACE OF FINISH DIMENSIONS AT DOORS, OPENINGS, & PREFAB. MILLWORK COMPONENTS ARE FINISHED DIMENSIONS.
4. FINISHES FOR CONCRETE FLOOR SURFACES ARE AS NOTED IN THE SPECIFICATIONS.

**MIDPOINT
ARCHITECTS**
5821 BRYANT ST.
PITTSBURGH, PA
412.444.4624

.midpoint.



PROJECT TITLE:
WAREHOUSE / OFFICE
269 STATE STREET
CLAIRTON, PA 15025

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ISSUED FOR:

PROJECT NO:
23-011

SHEET TITLE:
LOWER LEVEL
PLAN

SHEET NO:

A1.1

 1 LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"

5 | 

A1.2

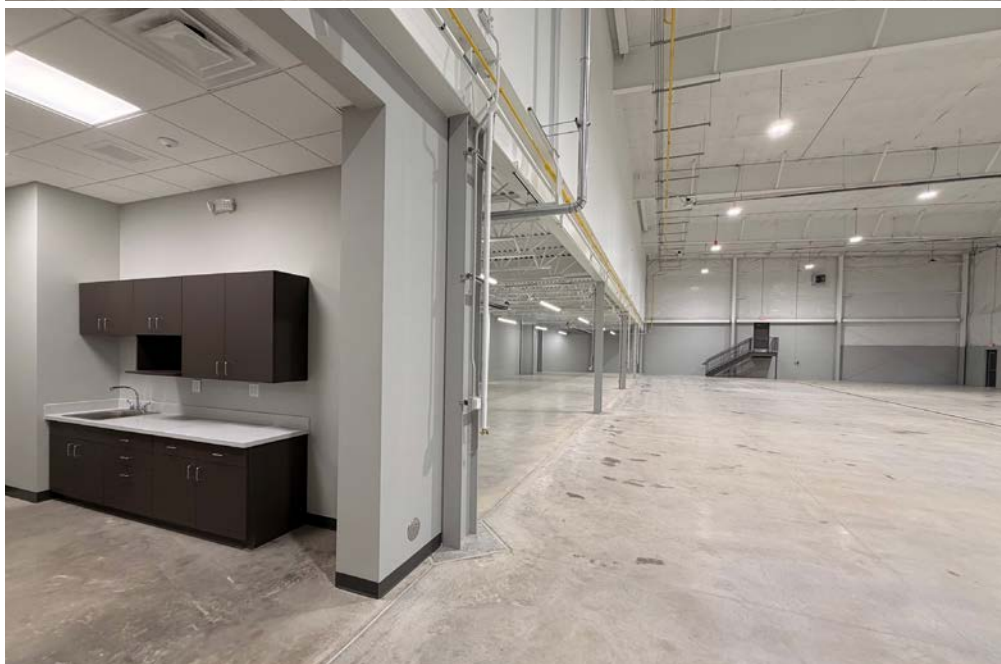
PHOTOS

PROPERTY SITE



PHOTOS

PROPERTY SITE



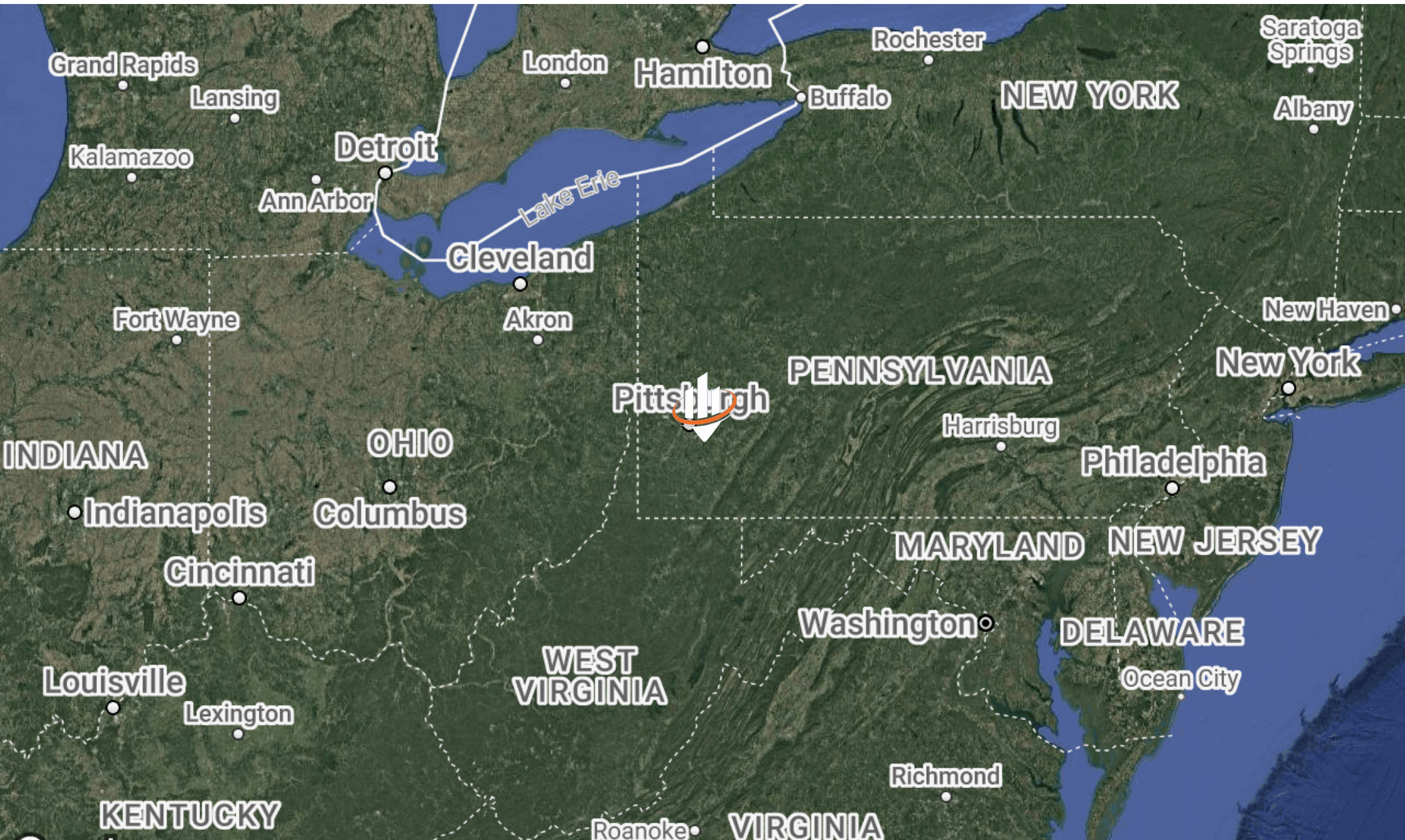
LOCATION MAP

NEIGHBORING MAJOR DESTINATIONS



LOCATION MAP

REGION MAP





FOR INQUIRIES,
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