



LEASE OFFERING MEMORANDUM

16,838 SF INDUSTRIAL PROPERTY ON 1.01 AC
4315 WALNUT ST | MCKEESPORT, PA 15132

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SVN | Three Rivers Commercial Advisors

20 Stanwix St. Suite 500, Pittsburgh, PA 15222

P: 412-535-8050 | F: 412-535-6855

E: threeriversadmin@svn.com

www.SVNThreeRivers.com

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PROPERTY SUMMARY



PROPERTY SUMMARY

ADDRESS	4315 Walnut St. McKeesport, PA 15132
LEASE RATE	\$7.25 (NNN)
TAX PARCEL	555-M-287
PROPERTY SIZE	1.01 Acres
BUILDING SIZE	16,838 SF
COUNTY	Allegheny
MARKET	Pittsburgh

OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 4315 Walnut St for lease, an industrial property containing a 16,838 SF industrial building in Versailles Borough, PA. Currently operating as a wholesale bakery facility, the property is ideally suited for industries requiring clear height warehouse logistics, dedicated shipping docks, versatile drive-in access, and separate operational office and showroom space.

HIGHLIGHTS

• Warehouse Area

- Total Building Space: 16,838 SF
- Clear Height 14' in warehouse
- Four (4) Loading docks at dock height
- Two (2) Grade-level drive-in doors
- Gas-fired Reznor heat systems
- Flat roof in good condition with no operational issues

• Office & Retail Area

- Dedicated small office footprint
- Front-facing customer showroom area

• Site Features

- Fully paved parking lot
- Efficient truck access and vehicle loading zones

PROPERTY AERIAL



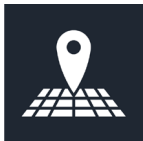
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION HIGHLIGHTS



STRATEGIC LOCATION

Located approximately 15 miles southeast of Downtown Pittsburgh, the property offers direct access to the greater Pittsburgh metropolitan market, providing a cost-effective location with seamless reach to regional labor and consumer bases.



ECONOMIC INCENTIVES

The property benefits from state and local development programs, including Pennsylvania Department of Community and Economic Development (DCED) grants, Enterprise Zone benefits, and Keystone Innovation Zone (KIZ) tax credits where applicable. These incentives, along with low-interest financing options, significantly lower capital costs and enhance financial feasibility for new or expanding operations.



TRANSPORTATION INFRASTRUCTURE

Situated along PA Route 148 (Walnut Street) with quick connectivity to PA Route 48, PA Route 837, and Interstate 376 (PA Turnpike/Mon-Fayette corridors), facilitating efficient transit for regional distribution, staff commuting, and client access.



WORKFORCE

Rooted in the industrial heritage of the Mon Valley, the immediate area offers a deep pool of skilled labor experienced in manufacturing, logistics, and trades. Additionally, proximity to Pittsburgh's world-class universities and technical centers—such as Carnegie Mellon, the University of Pittsburgh, and local community college trade programs—ensures a reliable pipeline of technical talent.

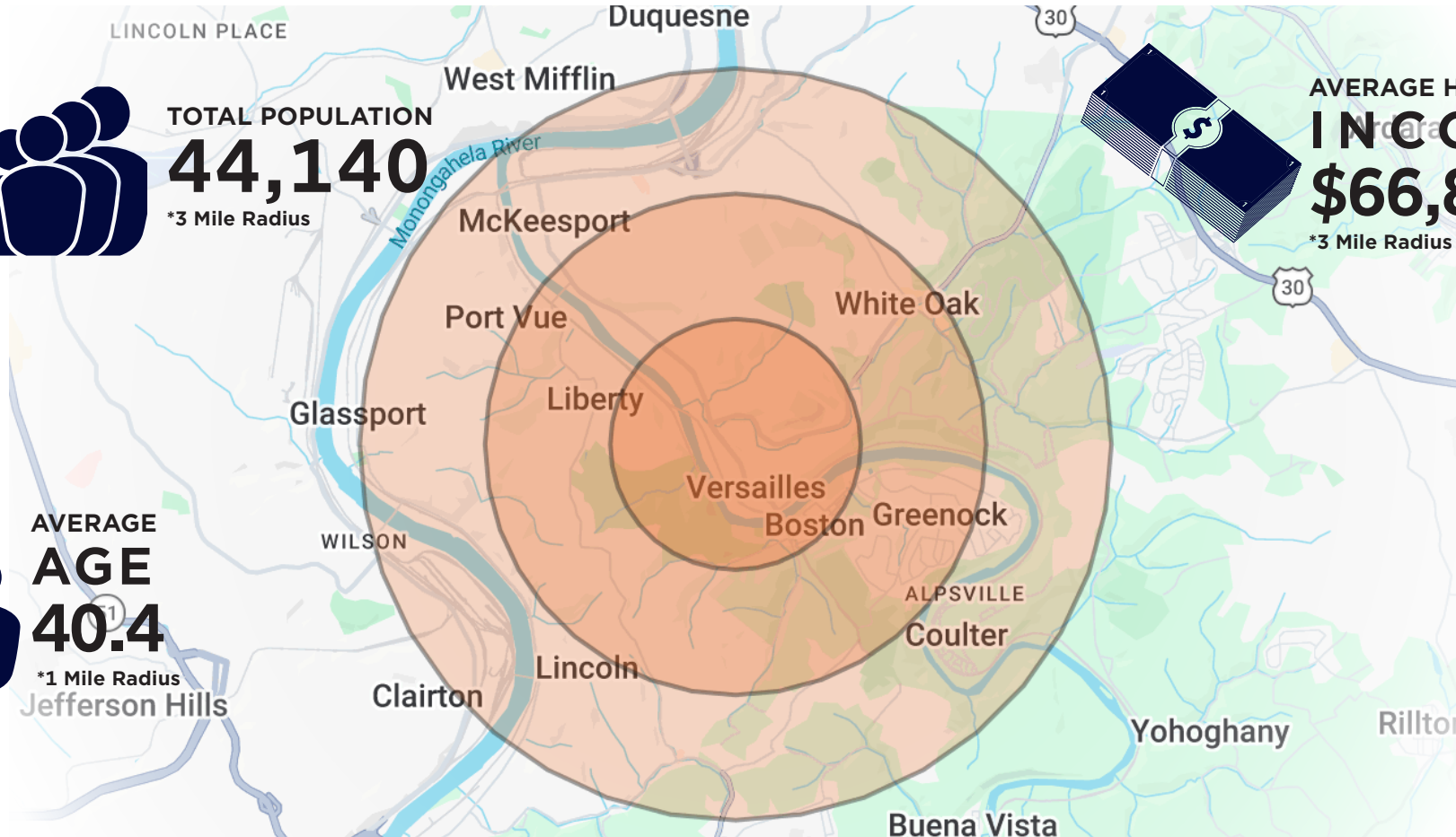
LOCATION OVERVIEW

ALLEGHENY COUNTY | VERSAILLES

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.

Versailles is a borough in Allegheny County, situated along the eastern bank of the Youghiogheny River. Named in honor of France—the United States’ ally during the American Revolution—Versailles originally developed as the small villages of Bissell and Elrod before officially incorporating as a borough in 1894. Versailles is home to the historic Boston Bridge connecting it across the Youghiogheny River, the Versailles Volunteer Fire Company, and offers close proximity to neighboring Mon Valley amenities, including the Great Allegheny Passage trail network and nearby regional parklands.

DEMOGRAPHICS



POPULATION

1 MILE 2 MILES 3 MILES

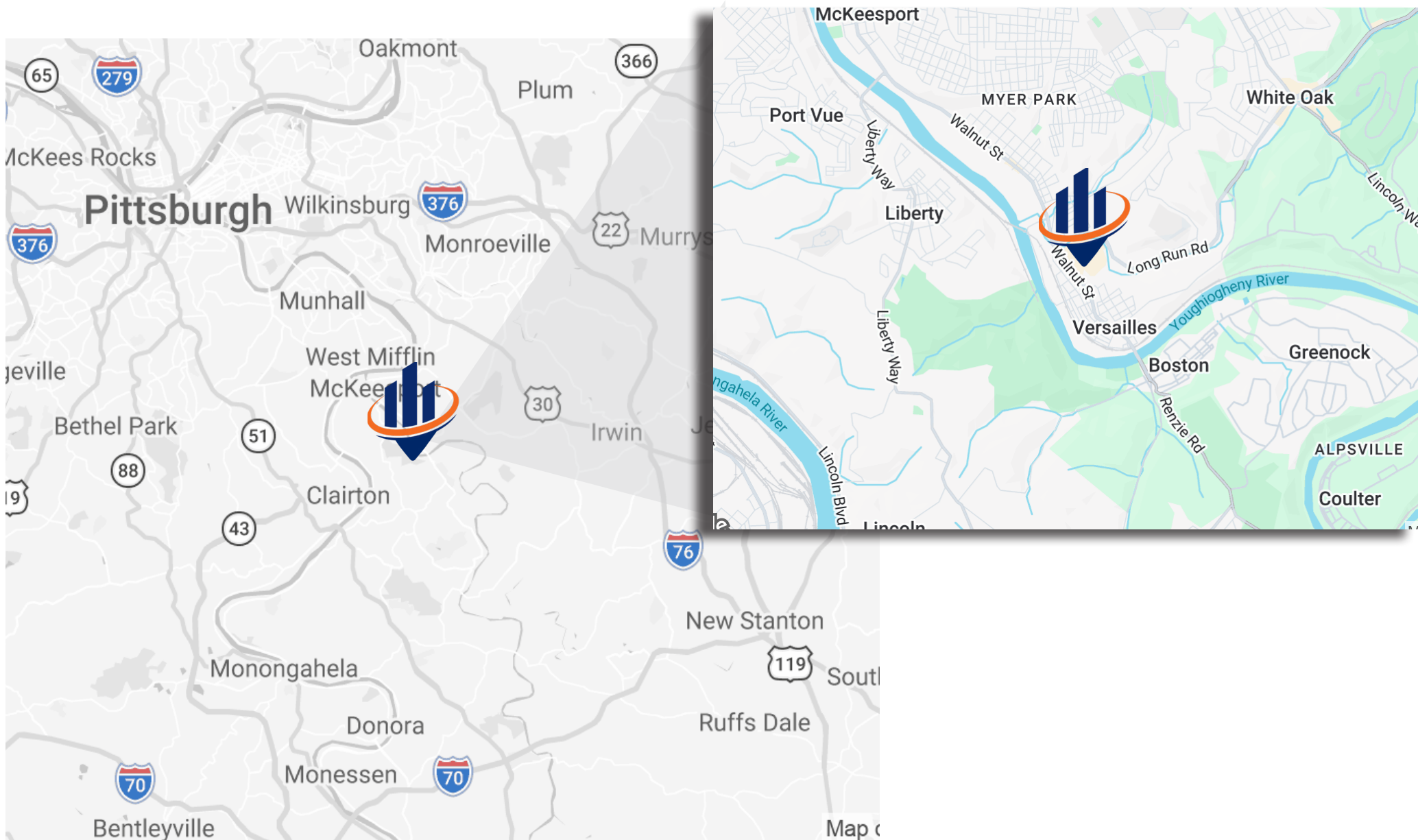
TOTAL POPULATION	5,507	20,772	44,140
AVERAGE AGE	40.4	44.4	44.6
AVERAGE AGE (MALE)	41.0	42.3	41.8
AVERAGE AGE (FEMALE)	41.6	46.2	47.3

HOUSEHOLDS & INCOME

1 MILE 2 MILES 3 MILES

TOTAL HOUSEHOLDS	2,506	9,742	20,275
# OF PERSONS PER HH	2.2	2.1	2.2
AVERAGE HH INCOME	\$67,165	\$66,483	\$66,888
AVERAGE HOUSE VALUE	\$103,037	\$108,966	\$117,155

LOCATION MAPS



ADVISOR BIO



Darin Shriver is a Senior Advisor with SVN Three Rivers Commercial Advisors and focuses on valuation, sales and leasing of industrial and office properties. With more than 10 years of experience in the industry, Darin has successfully represented and advised numerous regional and national companies, as well as municipal authorities and non-profits. His clientele includes Columbia Gas/NiSource, Waters Technologies Corporation, Medline Industries, Sarris Candies, and M@C Discount.

Darin's expertise extends beyond local boundaries, coordinating transactions across the tristate area. He also provides valuable guidance on projects involving Pennsylvania Keystone Opportunity Zones (KOZs) and Local Economic Revitalization Tax Assistance (LERTAs). His commitment to excellence is evident through his enduring relationships with key stakeholders such as the Pittsburgh Regional Alliance, the Southwestern Pennsylvania Commission, and the Governor's Action Team.

Before embarking on his career in commercial real estate, Darin served as a healthcare provider in several clinics in Southwestern PA. He holds a Bachelor of Science in Biology from West Virginia Wesleyan College in Buckhannon, WV, and a Doctorate in Chiropractic from Parker College of Chiropractic in Dallas, TX.

TEAM CONTACT INFORMATION

LEASING TEAM

Darin Shriver

Senior Advisor

724-255-9540 | darin.shriver@svn.com

MARKETING & OPERATIONS

Colleen Mathe

Director of Operations

412-508-8725 | colleen.mathe@svn.com

Jenny Xu

Marketing Coordinator

724-406-5521 | jenny.xu@svn.com

RESEARCH ANALYST

Yuxuan Bi

Research Analyst

412-535-8061 | yuxuan.bi@svn.com

DEBT & STRUCTURED EQUITY

Brandon Blake

Director of Capital Markets

412-215-9404 | brandon.blake@svn.com

