



OFFERING MEMORANDUM

1 CHICAGO AVE

ELIZABETH, PA 15037

DARIN SHRIVER

Senior Advisor
(724) 255-9540
darin.shriver@svn.com

RICHARD BEYNON

Senior Advisor
(412) 298-2236
rbeynon@svn.com



TABLE OF CONTENTS

PROPERTY OVERVIEW	03
.....	
CONTACT INFO	12
.....	



SVN | THREE RIVERS COMMERCIAL ADVISORS

20 Stanwix Street Suite 500, Pittsburgh, PA 15222
412-535-8050 | threeriversadmin@svn.com
www.SVNThreeRivers.com

All SVN® offices independently owned and operated.



PROPERTY OVERVIEW

PROPERTY SUMMARY



PROPERTY SUMMARY

ADDRESS	1 Chicago Ave Elizabeth, PA 15037
PRICE	\$4,999,000
ANNUAL TAXES	\$59,558
TOTAL PARCEL AREA	11.01 AC
MUNICIPALITY	Elizabeth Township & Elizabeth Borough
COUNTY	Allegheny County
ZONING	M-1 Light Industrial (Elizabeth Township) & I-2 Heavy Industrial (Elizabeth Borough)

OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this high-capacity Elizabeth asset for sale. Located at **1 Chicago Ave**, this property is a logistical powerhouse featuring **11 flat industrial acres** with the rare trifecta of **river, rail, and highway access**.

The site is built for high-capacity work, anchored by a **46,500 SF crane-served manufacturing hub** featuring:

- **Heavy Lifting:** Equipped with two **10-ton cranes**.
- **Flexible Access:** Four drive-in doors with heights up to 20' and dock-high access.
- **Total Support:** A **7,400 SF two-story office** (heated and cooled and four additional metal out-buildings ranging from 4,000 to 12,400 SF).

Beyond its current heavy-duty utility, the sheer size and **unobstructed riverfront positioning** of these 11 acres offer significant **long-term redevelopment potential**. In a market where flat, pad-ready industrial land is increasingly scarce, this site stands as one of the most versatile pieces of real estate in Allegheny County.

HIGHLIGHTS

- +/- 11 acres of level ground
- Rail Access & River Access
- Ample 3 Phase power
- Industrial Outside Storage/Covered Storage
- Can be leased in portions to provide cash flow
- Contains 2 USACE River Permits: Barge Mooring Facility and Maintenance Dredging
- Functional Marine Ways System



BUILDING SIZE

Office: 7,400 SF Total Office Space (2 story building)

Manufacturing/Warehouse: 46,500 SF with (2) 10T Cranes

Shop: 3,000 SF

Standalone Metal Buildings:

- 4,500 SF
- 12,400 SF
- 4,000 SF
- 7,500 SF

Covered Storage: 20,200 SF

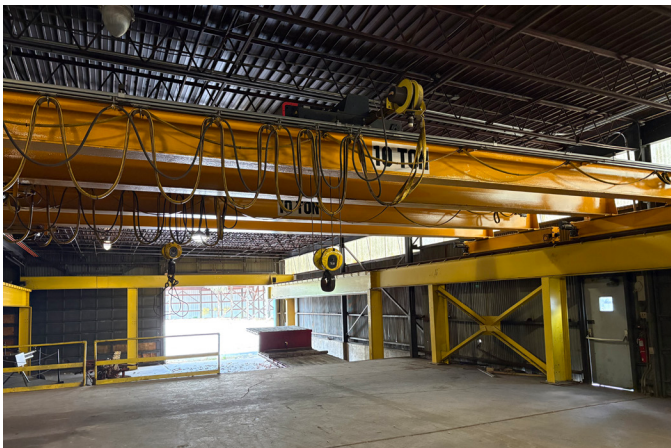
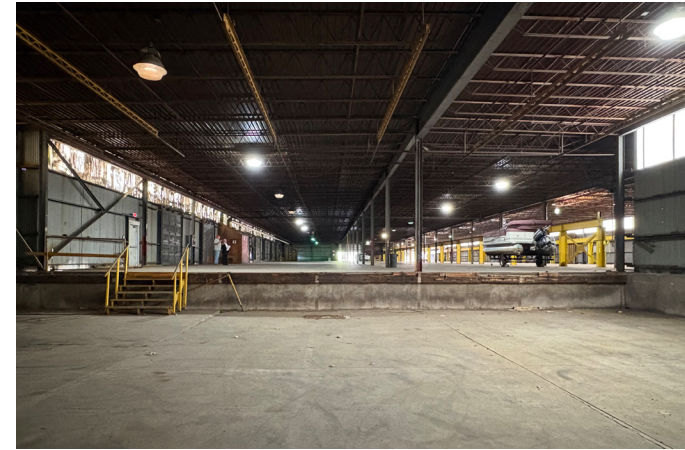
TOTAL: 85,300 SF (+20,200 SF Covered Storage)



ADDITIONAL PHOTOS



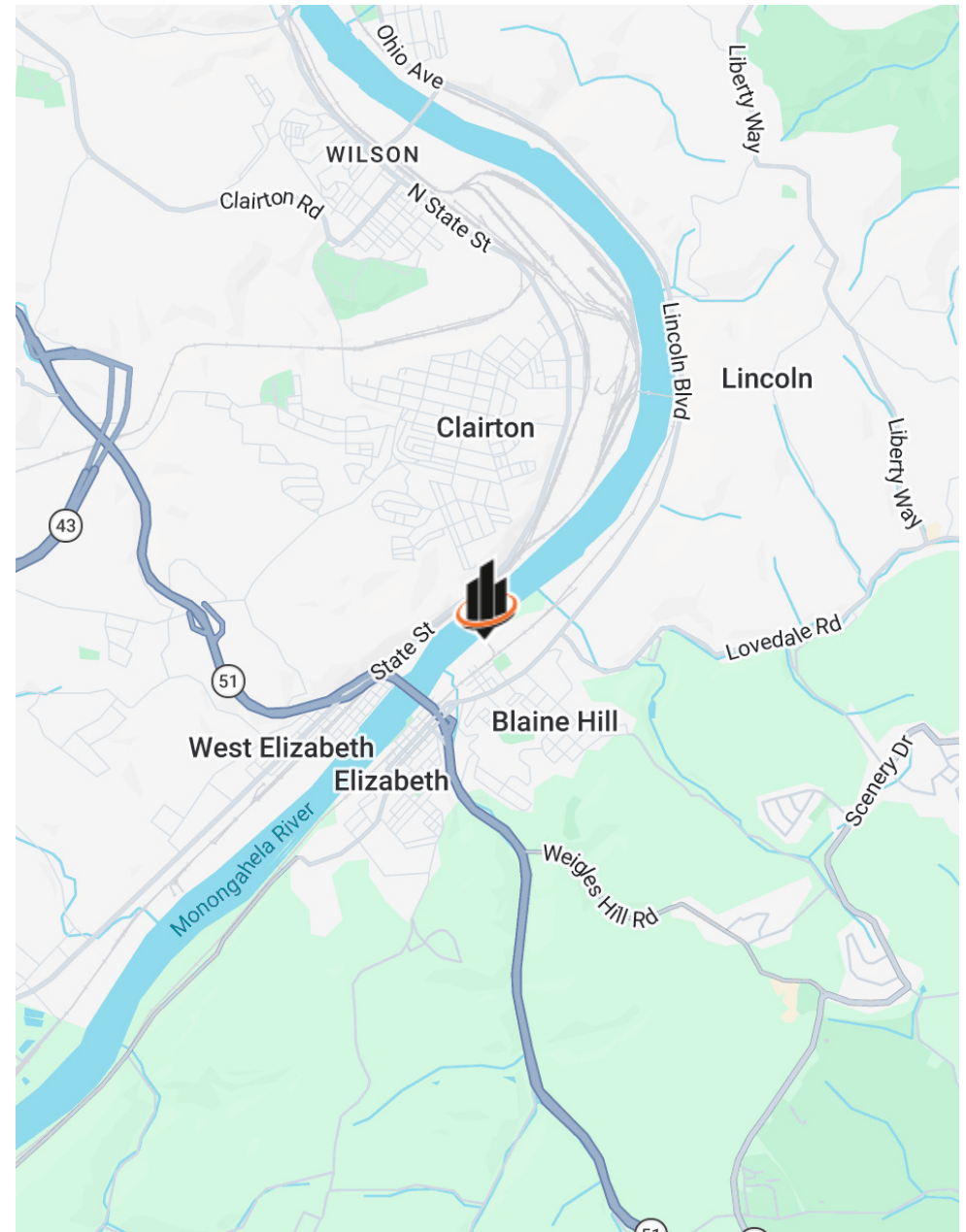
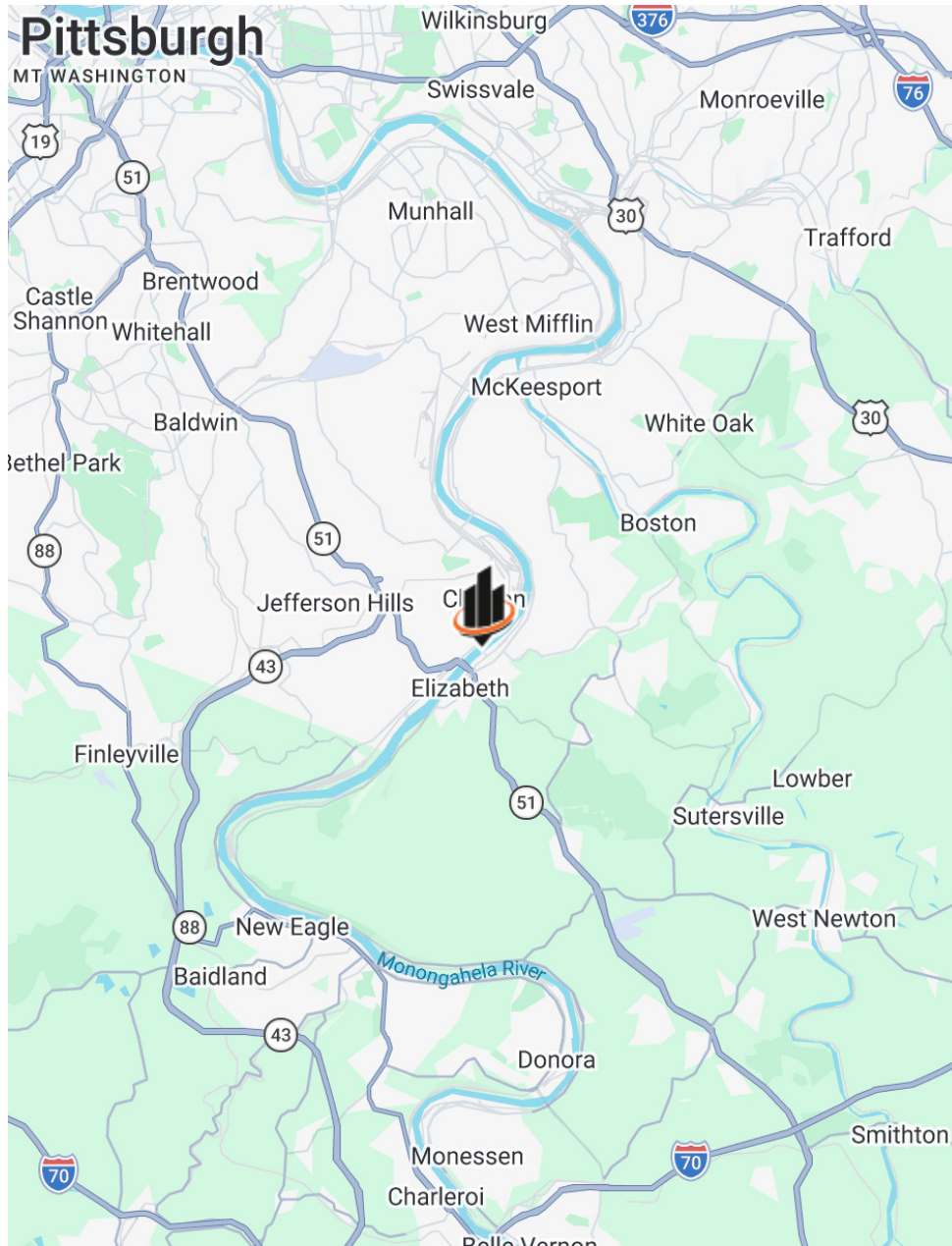
ADDITIONAL PHOTOS



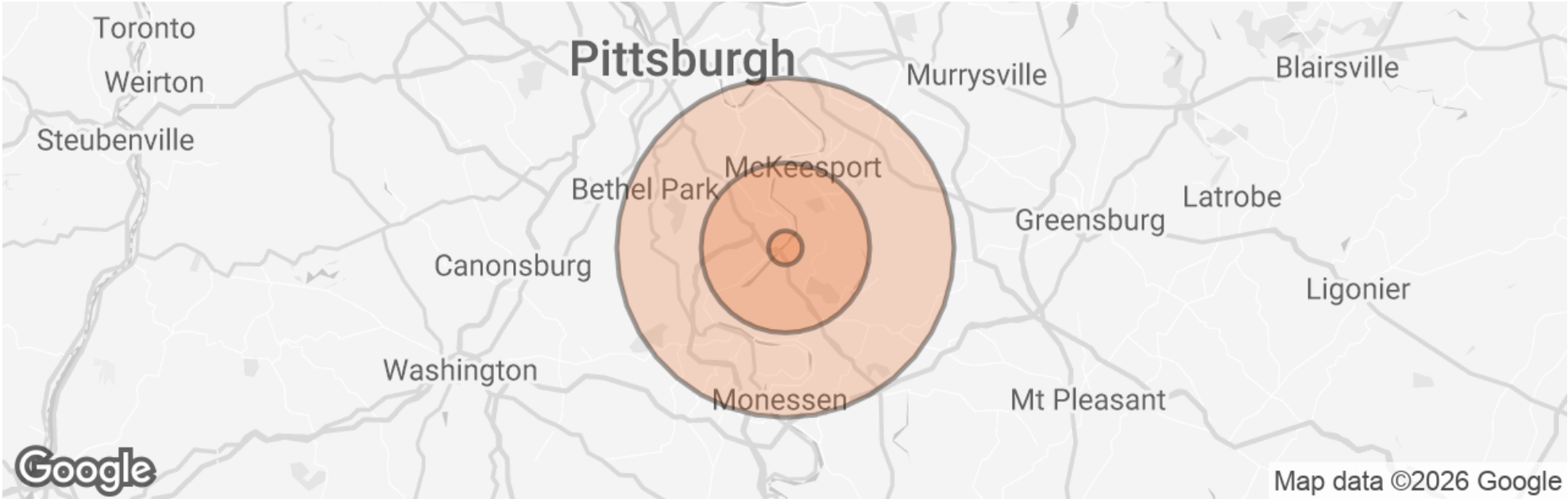
RIVER, RAIL, & HIGHWAY ACCESS



LOCATION MAPS



DEMOGRAPHICS



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,012	62,851	375,774
AVERAGE AGE	44.2	43.7	44.8
AVERAGE AGE (MALE)	43.5	42.2	42.9
AVERAGE AGE (FEMALE)	45.2	45.6	46.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,778	26,327	166,099
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$71,708	\$88,398	\$90,365
AVERAGE HOUSE VALUE	\$113,425	\$168,221	\$196,252

TAX ASSESSMENT

REAL ESTATE TAXES	TAX PARCEL NUMBERS				
	1133-D-40	1001-N-188	1001-N-182	1001-N-160	1001-N-188-1
AGH County	\$2,763.61	\$4,534.44	\$167.18	\$138.25	\$1,593.35
Elizabeth Forward	\$12,186.72	\$19,995.52	\$737.21	\$609.62	\$7,026.22
Elizabeth Borough	\$4,298.00				\$2,478.00
Elizabeth Township		\$2,839.14	\$104.68	\$86.56	
SUBTOTALS:	\$19,248.33	\$40,310.17			
TOTAL:	\$59,558.50				



SALES TEAM CONTACT INFORMATION

INVESTMENT SALES TEAM

Darin Shriver

Senior Advisor

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

Richard Beynon

Senior Advisor

(412) 298-2236 | rbeynon@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

