



# 220 MEGAWATT LANE

GREENSBURG, PENNSYLVANIA

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SALE OFFERING MEMORANDUM



## DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase 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.

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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.

### SVN | Three Rivers Commercial Advisors

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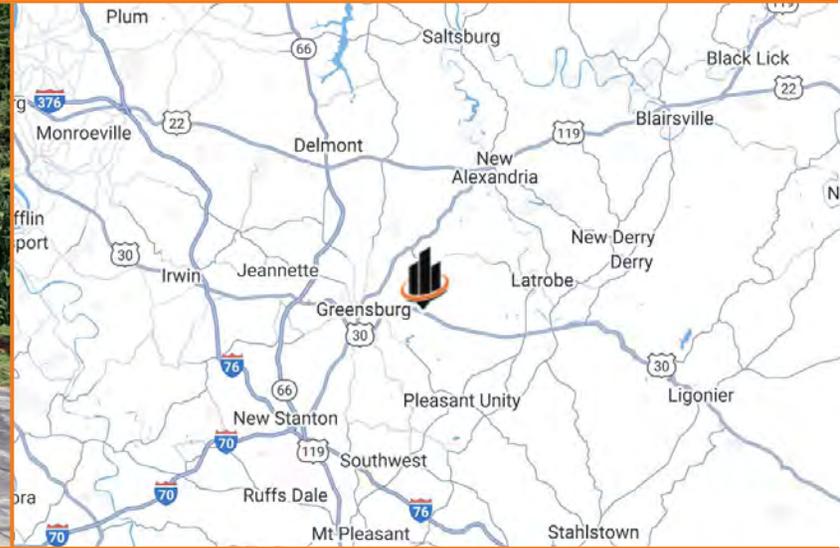
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# EXECUTIVE SUMMARY



## PROPERTY SUMMARY

ADDRESS	220 Megawatt Lane, Greensburg, PA 15601
SALE PRICE	Price Reduced! \$2,850,000
SALE TYPE	Owner/User, Sold Vacant
BUILDING SIZE	16,717 SF
NO. OF FLOORS	2
LOTS SIZE	23.86 Acres
PARCEL NO.	61-12-00-0-215 & 61-12-00-0-075
COUNTY	Westmoreland
MUNICIPALITY	Unity Township & Greensburg
YEAR BUILT	2008
ZONING	B-2 Community Commercial
PARKING	70 Spaces (4.45/1,000 SF)
AVERAGE DAILY TRAFFIC	29,310 ADT on Route 30

## THE OFFERING

SVN Three Rivers Commercial Advisors is pleased to present for sale 220 Megawatt Lane, a premier 16,717 SF Class A office building strategically positioned on 23.86 acres along Route 30 in Greensburg, PA. Built in 2008, the property was purpose built by the owner for their use in a tranquil and serene setting.

The building provides opportunities for expansion and a second floor that lends itself to reconfiguration for adaptive reuse. Site development and building construction was completed with future expansion capabilities in mind, and the building is served by ADA restrooms and elevator. Current space utilization is as follows:

### First Floor:

- Open Foyer Area
- 4 Offices
- Gym with Lockers and Shower
- 2 Conference Rooms
- 2 Restrooms
- 2 Storage Rooms
- 2 Utility Rooms
- 1 IT/Server Room

### Second Floor:

- 4 Offices
- 1 Conference
- 1 Board Room
- Kitchen/Lounge
- 2 Restrooms
- Open Clear Span Bull Pen
- Cathedral Ceilings
- Raised Floor
- Great Views

The property also offers a value-add opportunity for commercial development with Rt. 30 frontage on a heavily trafficked corridor.

The building presents a unique opportunity to lease well built office space on a well traveled commercial corridor and the frontage presents an opportunity for development in an expanding retail corridor.

## HIGHLIGHTS

- Expanding retail corridor
- Lack of inventory for Class A office
- Tranquil setting with greenspace
- Building has backup generator

# “VALUE-ADD” DEVELOPMENT OPPORTUNITY



**VALUE ADD OPPORTUNITY**

- POTENTIAL USES:**
- Car Dealerships
  - Quick Service Restaurant
  - Car Wash
  - Bank
  - Recreation

- POTENTIAL USES:**
- Aesthetic/Spa Users
  - Medical Campus
  - Doctors Office
  - Office
  - Legal Offices
  - Call Center

**EXISTING 16K SF OFFICE BUILDING**



# FRONTAGE ON ROUTE 30



# FRONTAGE ON ROUTE 30



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



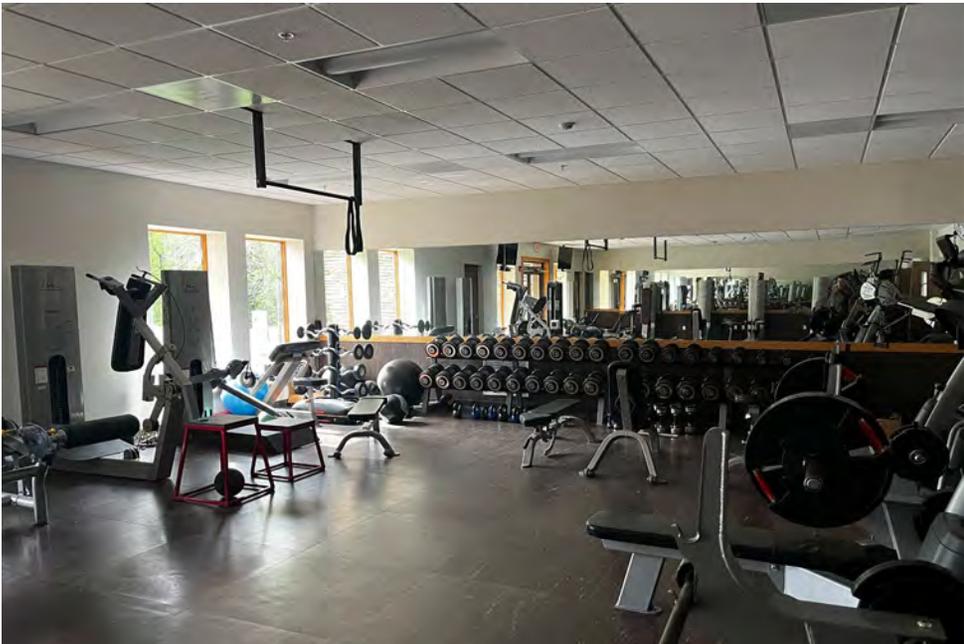
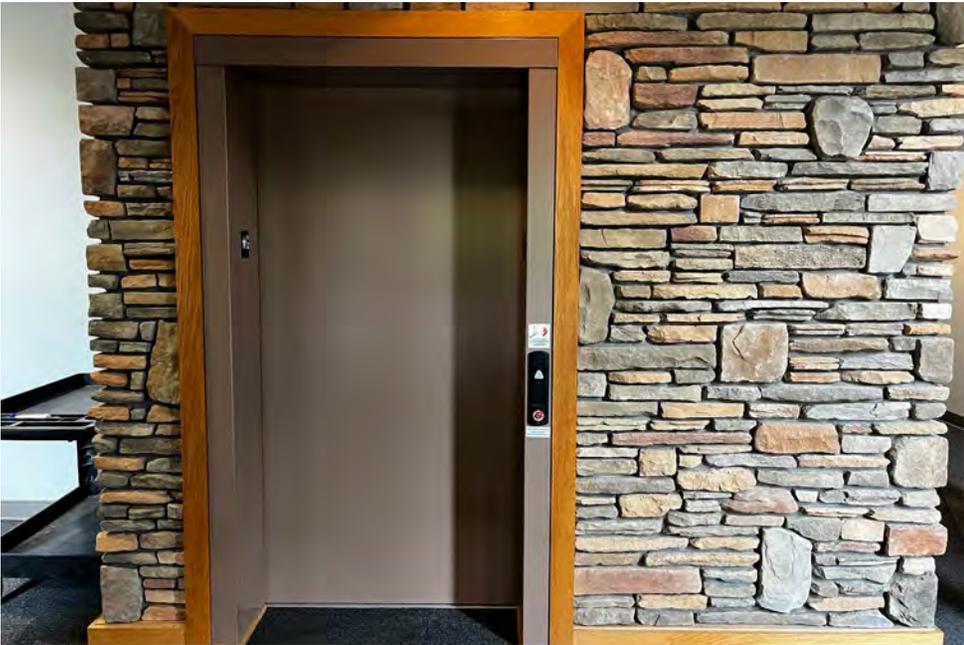
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS

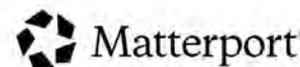


# FLOOR PLAN | FIRST FLOOR

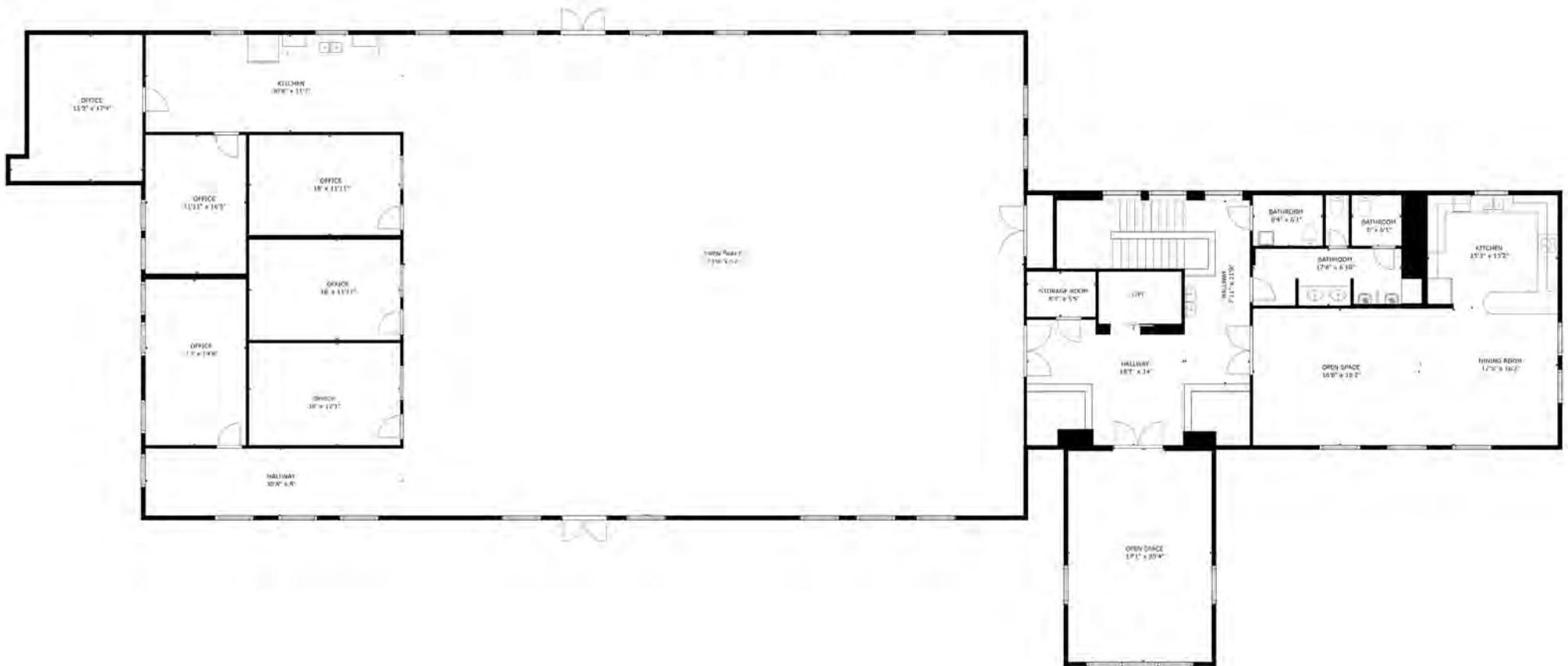


GROSS INTERNAL AREA  
 FLOOR 1: 8204 sq ft, FLOOR 2: 8513 sq ft  
 TOTAL: 16717 sq ft

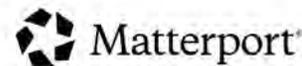
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# FLOOR PLAN | SECOND FLOOR



GROSS INTERNAL AREA  
FLOOR 1: 8204 sq ft, FLOOR 2: 8513 sq ft  
TOTAL: 16717 sq ft





## UTILITIES

ELECTRIC West Penn Power

WATER Municipal Authority of Westmoreland County

SEWER Greater Greensburg Sewer Authority

GAS None; 6" Line Present on Property near Building

DATA Comcast via multimode cable

## BUILDING HIGHLIGHTS

2 Story Construction

ADA Restrooms + Elevator

HVAC- Fully Zoned with Cost Savings Ground Source Heating/Cooling. Sized for a Minimum of 150% of the Maximum Year-Round Designed Building Load.

Electrical - 1600 AMPS of 208V / 3 Phase

Back Up Generator - 250 KW

Fire Suppression - Wet and Dry Sprinkler System

12 Years Left on 30-Year Roof Warranty

# LOCATION OVERVIEW

The property is located 2 miles from **Westmoreland Mall** and **Live! Casino**, near ample **retail centers**, less than 4 miles from **Greensburg Downtown Historic District** and **Seton Hill University**, and 5 miles from **Arnold Palmer Regional Airport**.

**Greensburg Downtown Historic District**  
The Palace Theatre, The Westmoreland Museum of American Art

**Seton Hill UNIVERSITY**  
**Seton Hill University**  
200 Acre Campus with 2,000+ Students

Olive Garden, Chick-fil-A, BARNES & NOBLE, GIANT EAGLE, RED LOBSTER, Burlington coat Factory, Aaron's

Palmer Airport

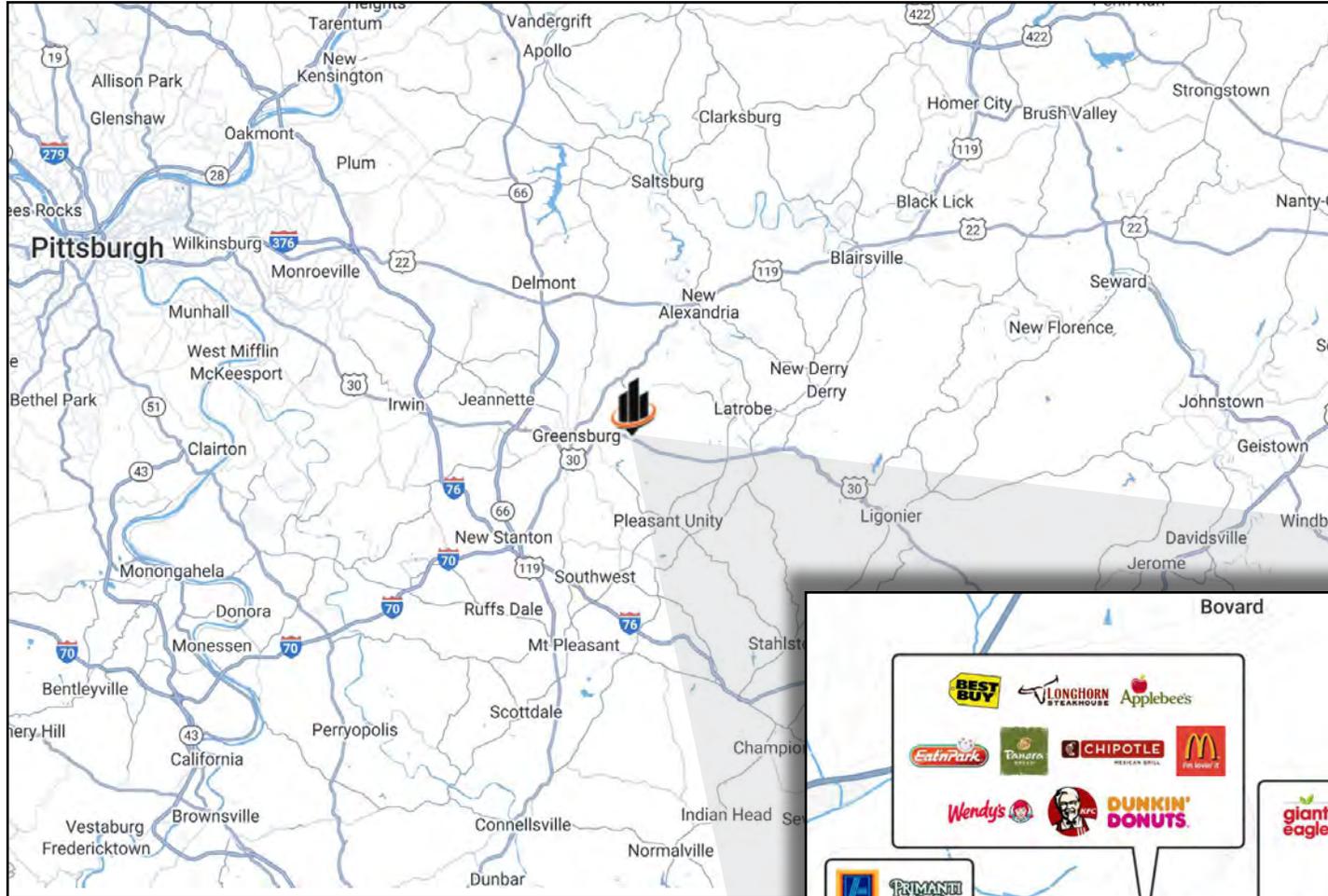
**Live! CASINO** PITTSBURGH  
WESTMORELAND MALL  
AMC, Planet Fitness, macy's

**220 MEGAWATT LANE**

**CLOSE TO MAJOR INTERSTATES**

- 30** Located on Route 30
- 66** Located 10 miles from PA Turnpike Route 66 Exit 4 NB
- 76** Located 13 miles from PA Turnpike Interstate 76

# LOCATION OVERVIEW



# DEMOGRAPHICS

## POPULATION

	1 MILE	5 MILES	10 MILES
2024 Total Population	2,875	56,731	138,88
2029 Projected Population	2,799	56,049	137,167
Average Age	46.6	44.7	46.0
Median Home Value	\$315,086	\$196,114	\$179,194

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,203	24,260	60,242
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$134,015	\$85,065	\$82,147
Median HH Income	\$109,815	\$63,050	\$62,132



DAYTIME  
**EMPLOYMENT**  
**39,989**

\*5 Mile Radius



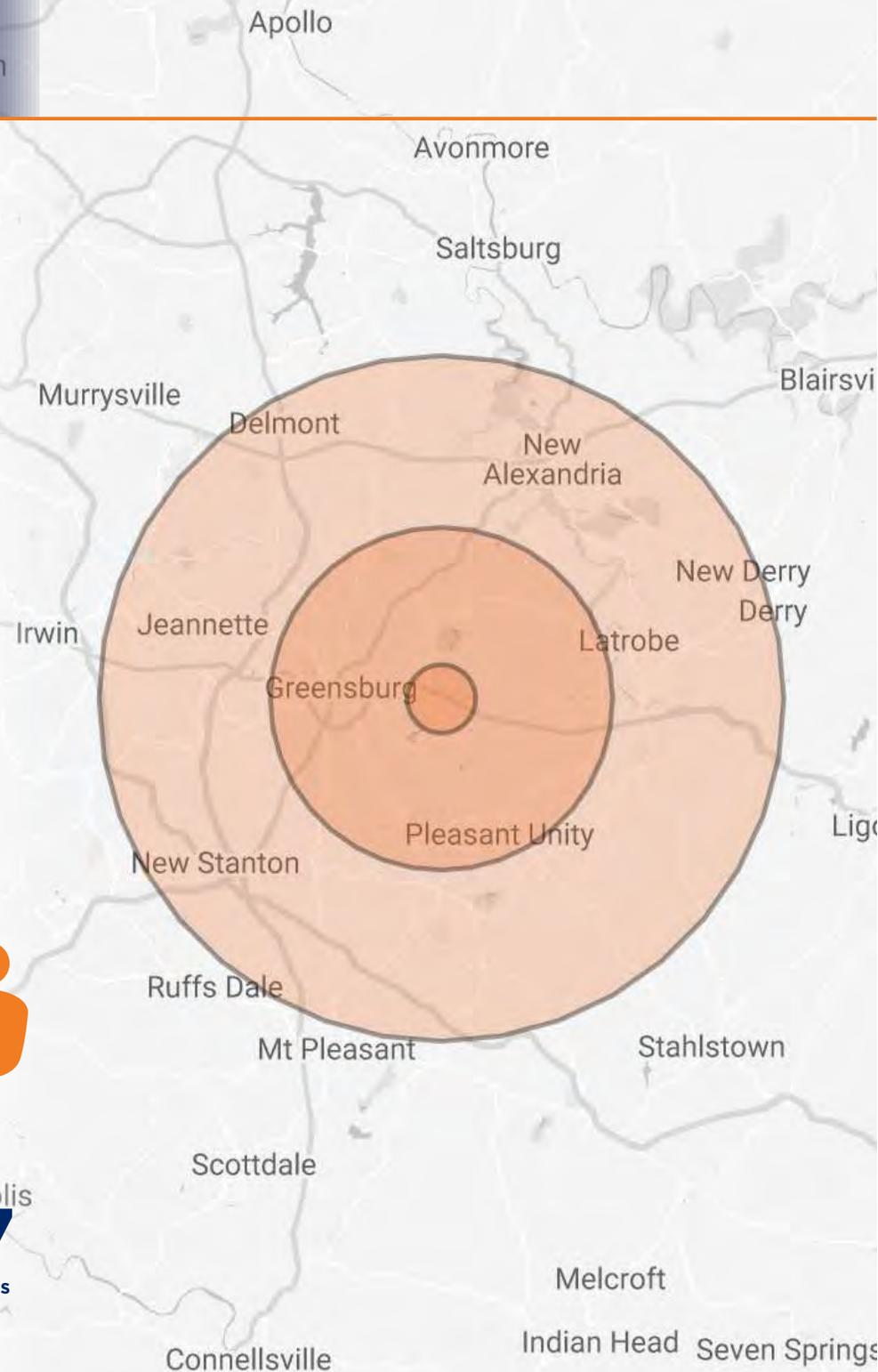
AVERAGE HOUSEHOLD  
**INCOME**  
**\$134,015**

\*1 Mile Radius



AVERAGE  
**AGE**  
**44.7**

\*5 Mile Radius



# SALES TEAM CONTACT INFORMATION

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## INVESTMENT SALES TEAM

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