

FOR SUBLEASE

OFFERING MEMORANDUM



71,250 SF INDUSTRIAL SPACE

751 MOUNTAIN VIEW DRIVE | SMITHFIELD, PA 15478

TABLE OF CONTENTS

PROPERTY DESCRIPTION	3
.....	
PHOTOS	5
.....	
PLANS	7
.....	
LOCATION OVERVIEW	8
.....	
ADVISOR CONTACT	16
.....	

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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.

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 Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

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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.

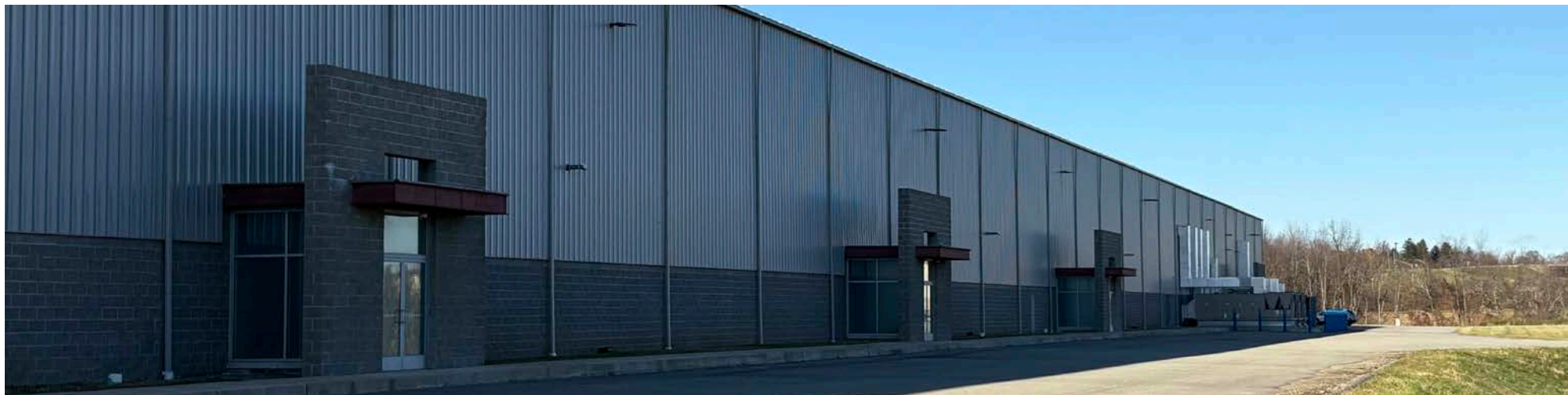
This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate 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 Brochure 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.

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OVERVIEW

ASKING LEASE RATE

Single User (71,250 SF): \$9.50/SF NNN

Minimum Subdivisible User (22,500 SF): \$10.50/SF NNN

TENANT IMPROVEMENT ALLOWANCE (TIA)

Offered subject to Tenant
Credit and Lease Terms

AVAILABILITY DATE

Immediately

SUBLEASE TERM

Available through
May 30, 2038

AVAILABLE SF

71,250 SF

BUILDING SIZE

101,250 SF

YEAR BUILT

2021

MARKET

Pittsburgh

SUBMARKET

Fayette County

OFFERING SUMMARY

SVN Three Rivers Commercial Advisors presents a premier sublease opportunity in a modern, Class A industrial shell built in 2021, ideal for both warehouse/distribution and light manufacturing operations. The 71,250 SF space features essential infrastructure including 32' clear heights, robust 3-phase power, a wet sprinkler system, and insulated construction. It offers superior operational flexibility, subdividable down to 22,500 SF, and allows multiple loading configurations including grade level drive-in access and dock-high loading. The property's strategic location provides efficient regional accessibility, just 13 miles from I-68 and 30 miles from I-70, connecting efficiently to the Pittsburgh and Morgantown markets.

PROPERTY HIGHLIGHTS

- First Generation Space
- 3 Phase Power
- Sprinklered (Wet)
- Multiple loading configurations possible
- Subdividable to 22,500 SF
- Located close to Pennsylvania/West Virginia State Line
- Tenant Improvement allowance subject to tenant credit and lease terms

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BUILDING INFORMATION

Building Size	101,250 SF
Available SF	71,250 SF
Shell Dimensions	200' x 500' Plus 3,600 SF Office (1,300SF on 2 Floors)
Roof	Pre-Engineered Steel (R-19 & R-11 LS)
Structure	Pre-Engineered Steel (R-13)
Clear Height	32' Clear Height at Eaves
Column Spacing	Column Width 24'

ESTIMATED NNN'S

Estimated Taxes	\$0.89/SF
Estimated Property Insurance	\$0.43/SF

UTILITY INFORMATION

Electric	West Penn Power 3 Phase Power Available subject to load study
Gas	Columbia Gas 4 Inch Lateral (10 to 60psi at main)
Water	North Fayette County Municipal Authority The Lateral Water Line is 6 Inch
Sewer	Fairchance Georges Joint Municipal Sanitary Authority

SUBDIVISION

Landlord can subdivide to 22,500 SF. Tenant Improvement allowance offered subject to tenant credit and lease terms.

PROPERTY PHOTOS

71,250 SF INDUSTRIAL SPACE

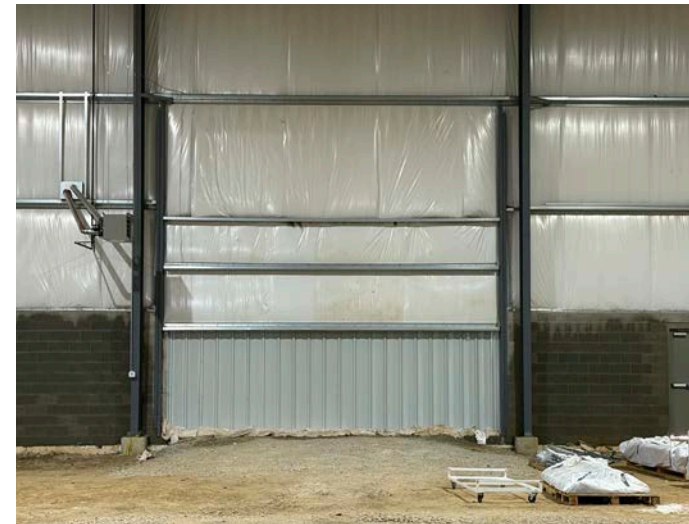
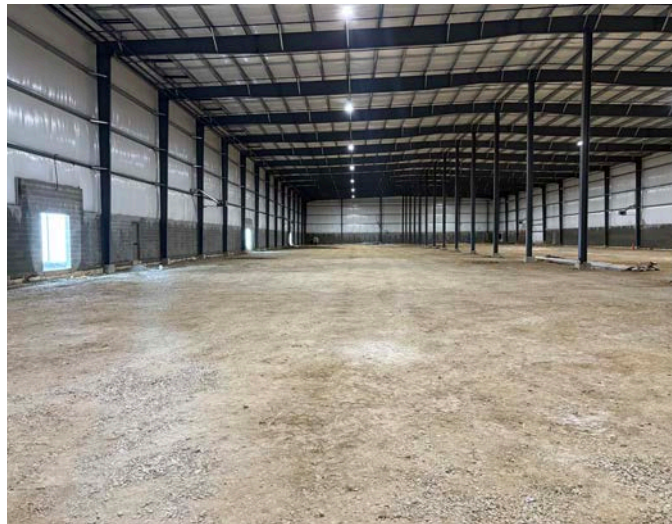
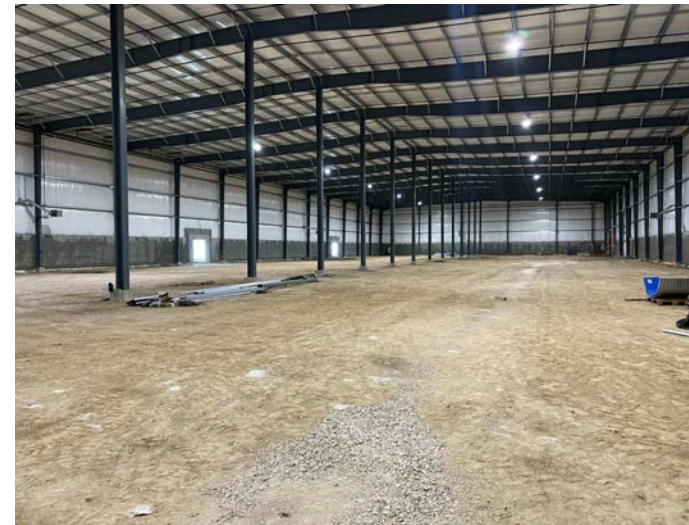
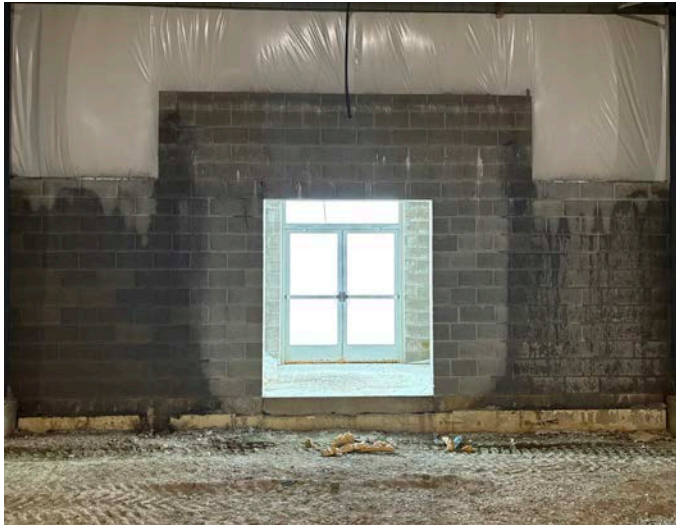
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PROPERTY PHOTOS

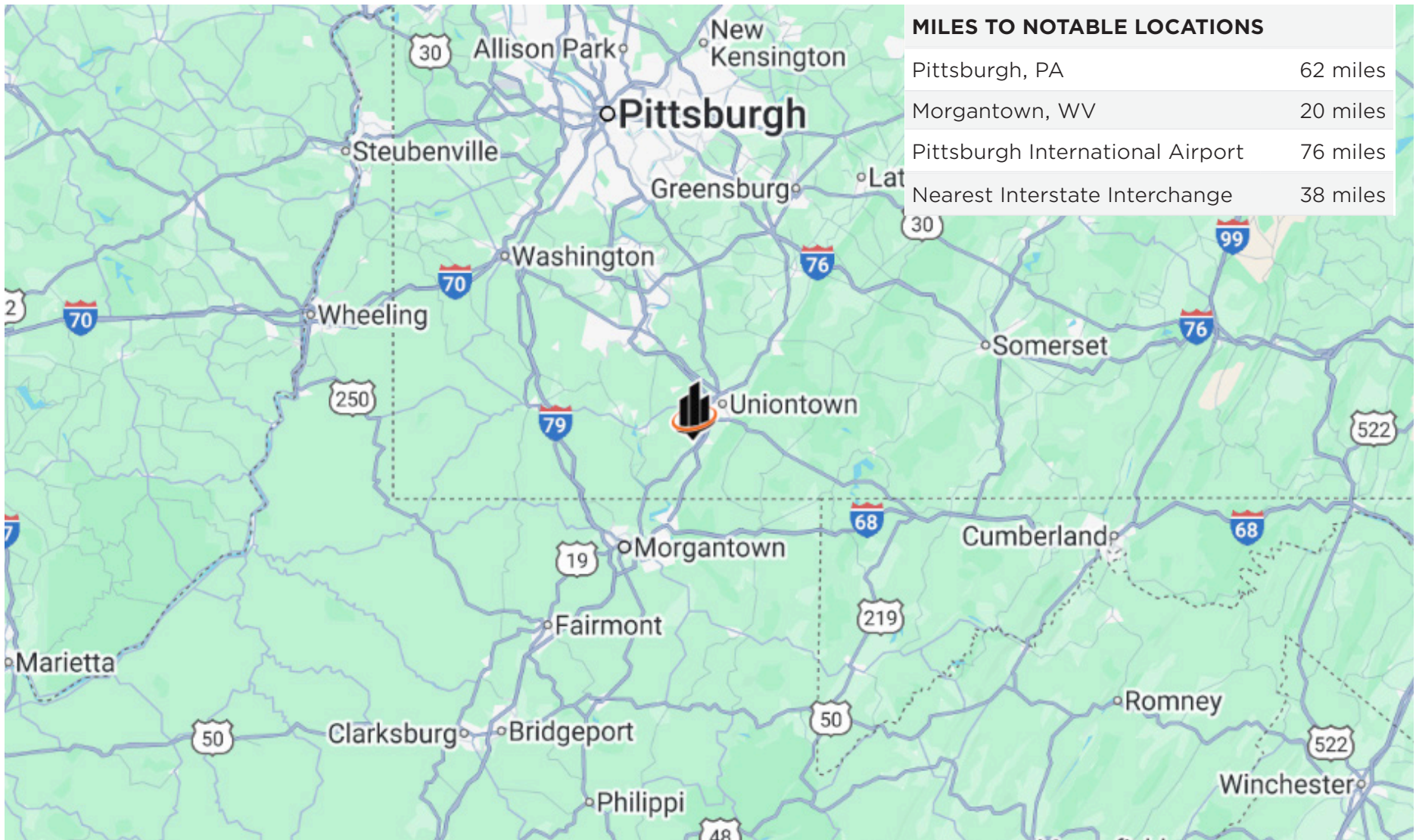
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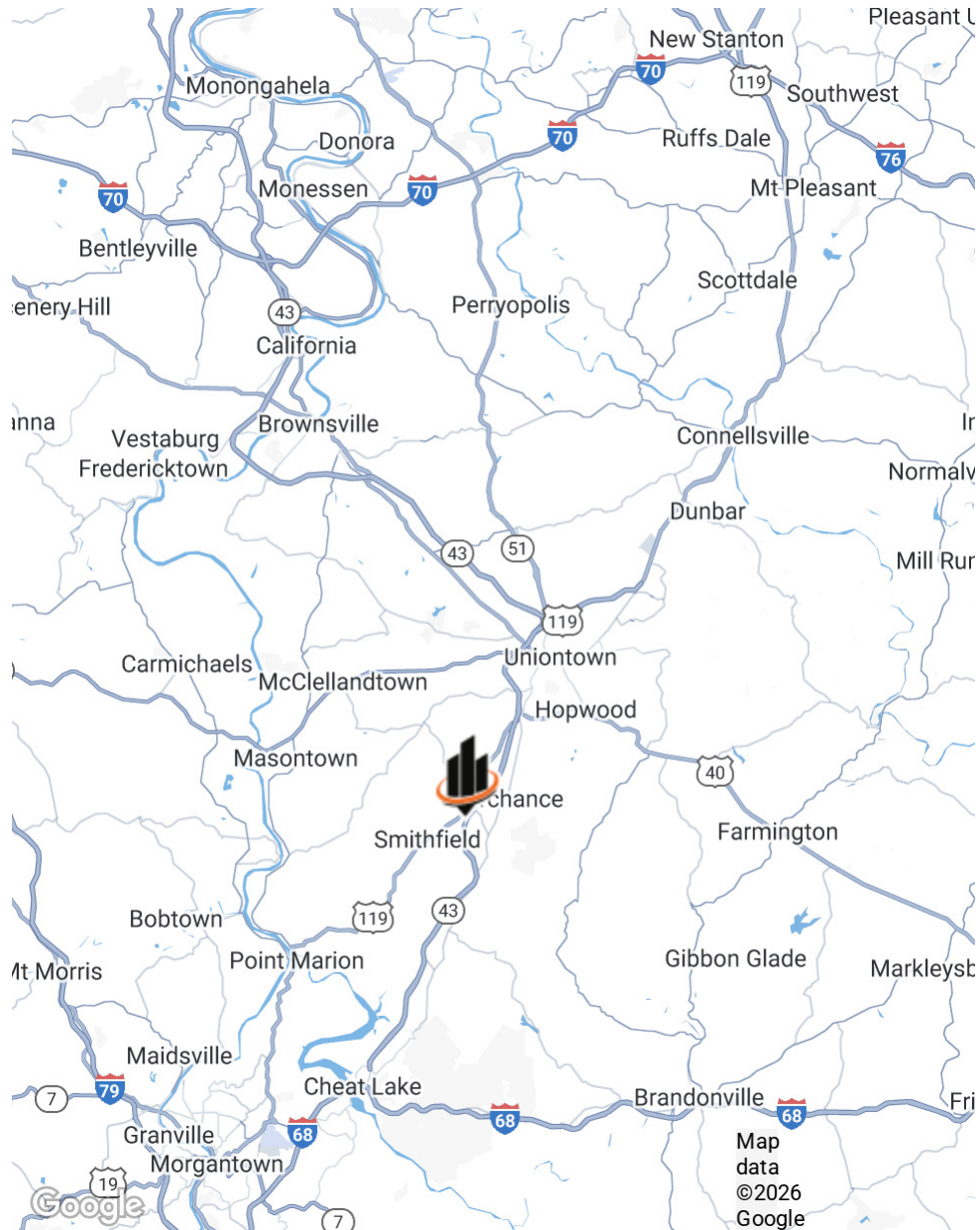


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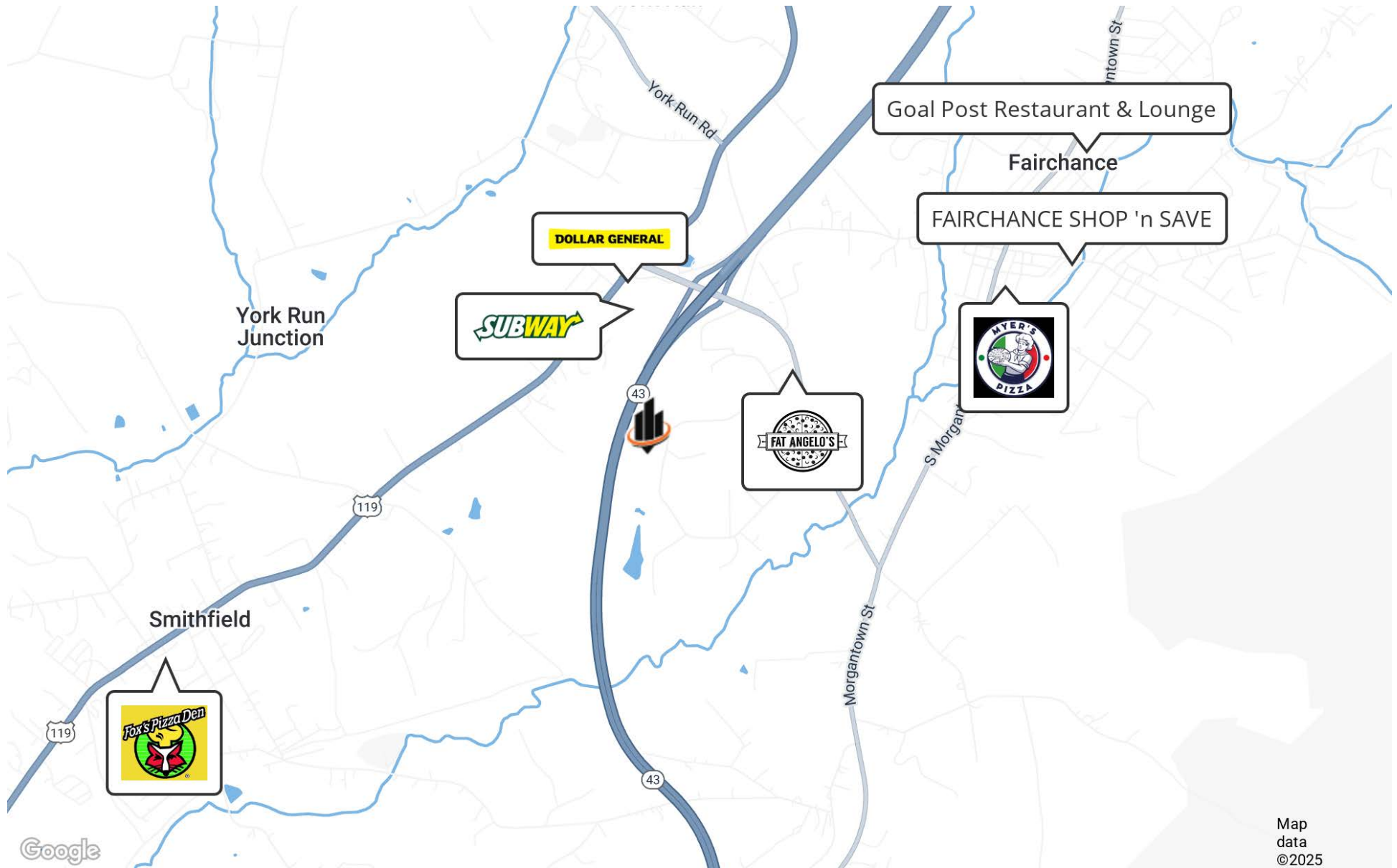


LOCATION OVERVIEW



LOCATION MAPS







HIGHWAY TRUCK TRANSPORTATION

Access to commercial trucking is readily available in Fayette County for both inbound & outbound freight transportation. A number of trucking transport companies providing flatbed, tri-axle, dry van, bulk container, etc. with long-haul and regional options are located within the county. Following is a list of just a few trucking operations located in the county:

[JLE Industries](#); [PFX Trucking](#); [Pleasant Trucking, Inc.](#); [GNH Trucking](#); [GRC Freight](#); and [Cavanaugh Trucking](#)



AIR SERVICE

Fifteen airports are located within 75 miles of Fayette County, PA. Commercial and commuter air transportation is available from more than fifteen airports located within 75 miles of Fayette County, PA including, but not limited to, [Pittsburgh International Airport](#); [Morgantown Municipal Airport](#); and [Arnold Palmer Airport](#) in Latrobe, PA. General aviation services are also provided at the [Joseph A. Hardy Connellsville Airport](#).



RAIL ACCESSIBILITY

Direct rail access is available to the US, Mexico and Canada via [Southwest Pennsylvania Railroad](#) (SWP), a short-line operator with interchanges to CSX Transportation, Norfolk Southern Rail Systems, and Wheeling and Lake Erie. SWP operates 66 miles of track, running from Greensburg, PA. to its southern terminus at Smithfield in Fayette County, PA. SWP is situated at the confluence of the region's major highways, which allows shippers to utilize our transload network to transfer their goods from truck to rail for delivery as far away as the eastern seaboard. [Amtrak](#) rail service along the Chicago-to-Washington-via-Cleveland [Capitol Limited](#) route stops at [Connellsville Station](#).



BARGE SERVICE – PART OF [THE PITTSBURGH PORT DISTRICT](#)

Fayette is part of the Pittsburgh Port District encompassing 200 miles of commercially navigable waterways in southwestern Pennsylvania, including three major rivers: The Allegheny, the Monongahela, and the Ohio. The Port of Pittsburgh supports over 200 river terminals and barge industry service suppliers, and is served by the CSX and Norfolk Southern railroads and by four interstate highways.

Air Service: Pittsburgh International Airport is located approximately 60 miles from Uniontown, the county seat of Fayette County, PA. Two primary commercial service facilities - The Arnold Palmer Regional Airport and Morgantown Municipal are located just a short drive from Uniontown - 35 miles and 25 miles, respectively.

Highway Transportation: Fayette County is served by four interstates — 70, 76, 68, and 79 — two major highways, 119 and 43.

Rail: Rail access throughout Fayette County includes Southwest Pennsylvania Railroad, CSX, CSXT, Norfolk Southern, Wheeling & Lake Erie. Amtrak passenger service is also available at the Connellsville station in Connellsville, PA.

Barge: The river transportation system in Fayette County includes the Monongahela Rivers as well as ports/barge service as part of the Port of Pittsburgh – a vast river traffic region in Southwestern Pennsylvania that spans a twelve-county area.

About Fayette County, PA

Fayette County, PA is located on the east coast in Southwestern PA, within a one hour drive of Pittsburgh, PA, a major market population of 8 million.

Located within a 500 mile radius of over half of the U.S. & Canadian Population:

- Total of 153 million people

Major Market Populations within 3 hours:

- Washington & Baltimore: 7 million
- Pittsburgh & Cleveland: 8 million

In proximity of 20 metropolitan areas with a population of over 1 million:

Baltimore, MD	Montreal, CAN
Boston, MA	Nashville, TN
Buffalo, NY	New York, NY
Charlotte, NC	Norfolk, VA
Chicago, IL	Philadelphia, PA
Cincinnati, OH	Pittsburgh, PA
Cleveland, OH	Raleigh/Durham, NC
Columbus, OH	Richmond, VA
Detroit, MI	Toronto, CAN
Louisville, KY	Washington, DC

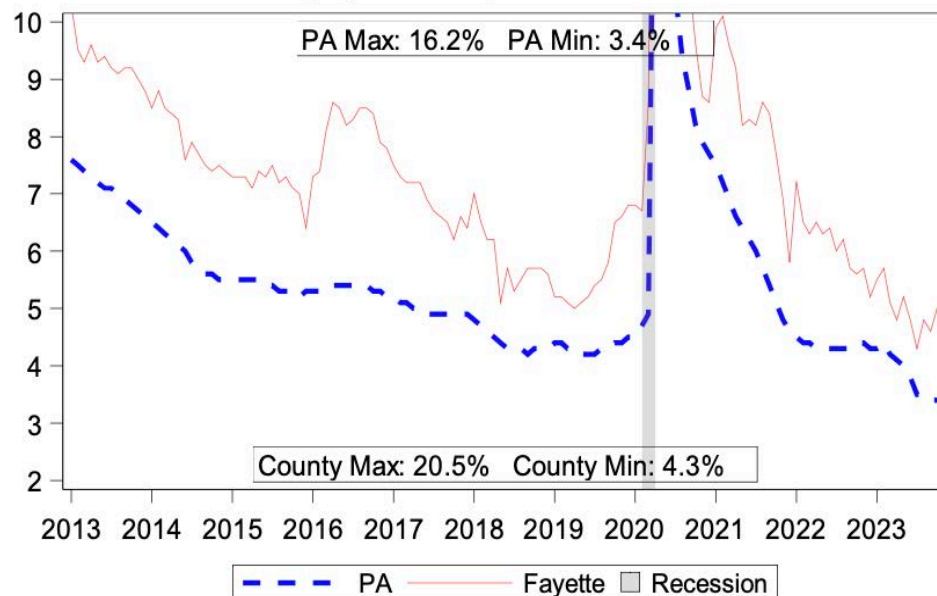


LOCATION OVERVIEW

FAYETTE COUNTY

LABOR, WORKFORCE, EMPLOYEES

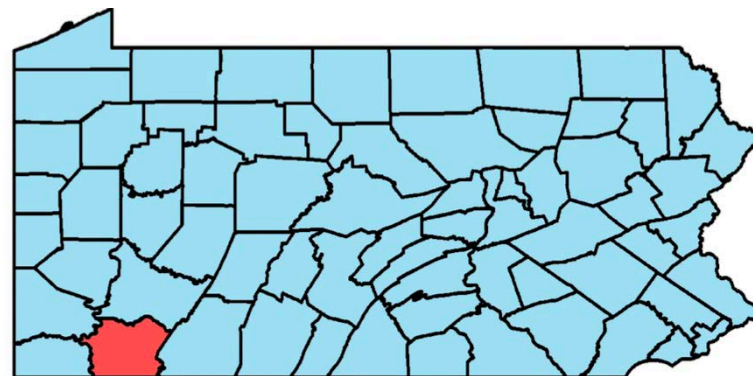
Unemployment Rate, Jan 2013 to Nov 2023



Local Area Unemployment Statistics

Nov 2023	County	PA
Unemployment Rate	4.5%	3.4%
Labor Force	55,100	6,516,000
Employed	52,600	6,291,000
Unemployed	2,500	225,000

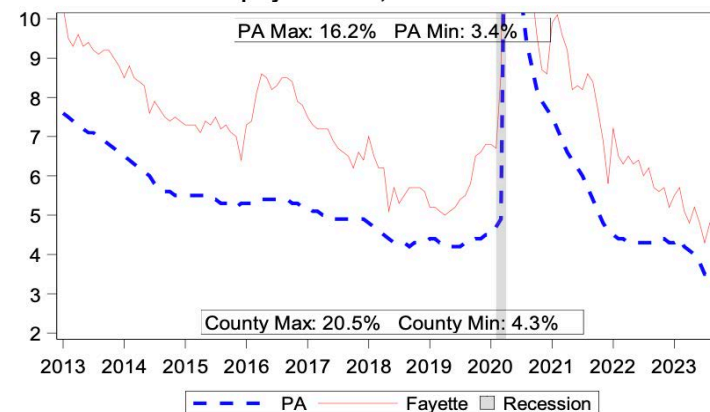
Notes: Current month's data are preliminary. Data are Seasonally Adjusted.



2022 Population

Demographic	County	PA
Total Population	128,417	12,989,208
Female	64,076	6,578,442
Male	64,341	6,410,766

Unemployment Rate, Jan 2013 to Nov 2023



A variety of business assistance services and financial incentives are available, some of which are highlighted below.

■ Building Options

- Owner Builds
- Build to Suit with the following arrangement options
 - “Turnkey”
 - Lease with option to purchase
 - Straight Lease

■ Financing Assistance

- Fay-Penn Revolving Loan Funds
 - Direct loans with competitive interest rates
- State & Regional Financing Technical Assistance
 - PA Industrial Development Authority (PIDA)
 - Small Business First (SBF)
 - Machinery & Equipment Fund (MELF)
 - Numerous Regional Funding Programs

■ Workforce Development Assistance

- Potential Funding
 - Job Training Funds - Customized Job Training

■ Tax Abatement

- Various Keystone Opportunity Zones (KOZ’s)
 - No property tax
 - No corporate income tax
 - No capital stock franchise tax
 - No sales and use tax
 - No inventory tax or personal property tax on tangible assets including machinery & equipment in Pennsylvania
- Keystone Innovation Zone (KIZ) Tax Credits

■ Strong Workforce Delivery System in Place

- Career Link Network
- Human Resource Network

Resource Links:

- [Comprehensive Business Incentives](#)
- [Economic Development Resources Listing](#)

LOCATION OVERVIEW

FAYETTE COUNTY

BUSINESS DIVERSITY



For illustrative purposes only. Not all-inclusive



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