



OFFERING MEMORANDUM

For Sale | 12,000 SF Industrial Investment

1123 LEE AVE
Farrell, PA 16121

PRESENTED BY:

JOHN WESTERMANN
O: 412.535.8060
john.westermann@svn.com
PA #RS315715

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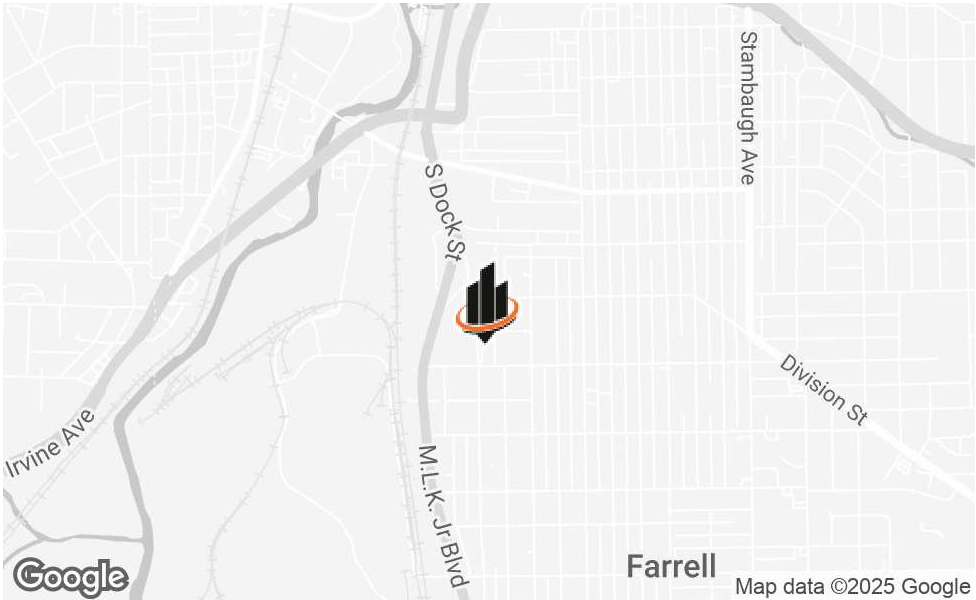
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$950,000
BUILDING SIZE:	12,000 SF
LOT SIZE:	0.88 Acres
PRICE / SF:	\$79.17
CAP RATE:	10.02%
NOI:	\$95,205
YEAR BUILT:	2014

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this industrial investment property located at 1123 Lee Ave in Farrell, PA. This 12,000 SF building, built in 2014, holds immense potential as a strategic asset. Equipped with 1 dock door, 2 drive-in doors, and 120A/1P power, the property seamlessly accommodates varied operational requirements. Additionally, the inclusion of 20 parking spaces enhances accessibility for employees and visitors. With a prime location in Farrell, PA, this property offers a compelling blend of modern infrastructure and strategic positioning, making it an ideal investment for those seeking to capitalize on the industrial sector’s growth.

PROPERTY HIGHLIGHTS

- 1 Dock door
- 2 Drive-in doors - 10’ w x 12’ h
- 120A/ 1P power
- 20 Parking spaces

ADDITIONAL PHOTOS | EXTERIOR



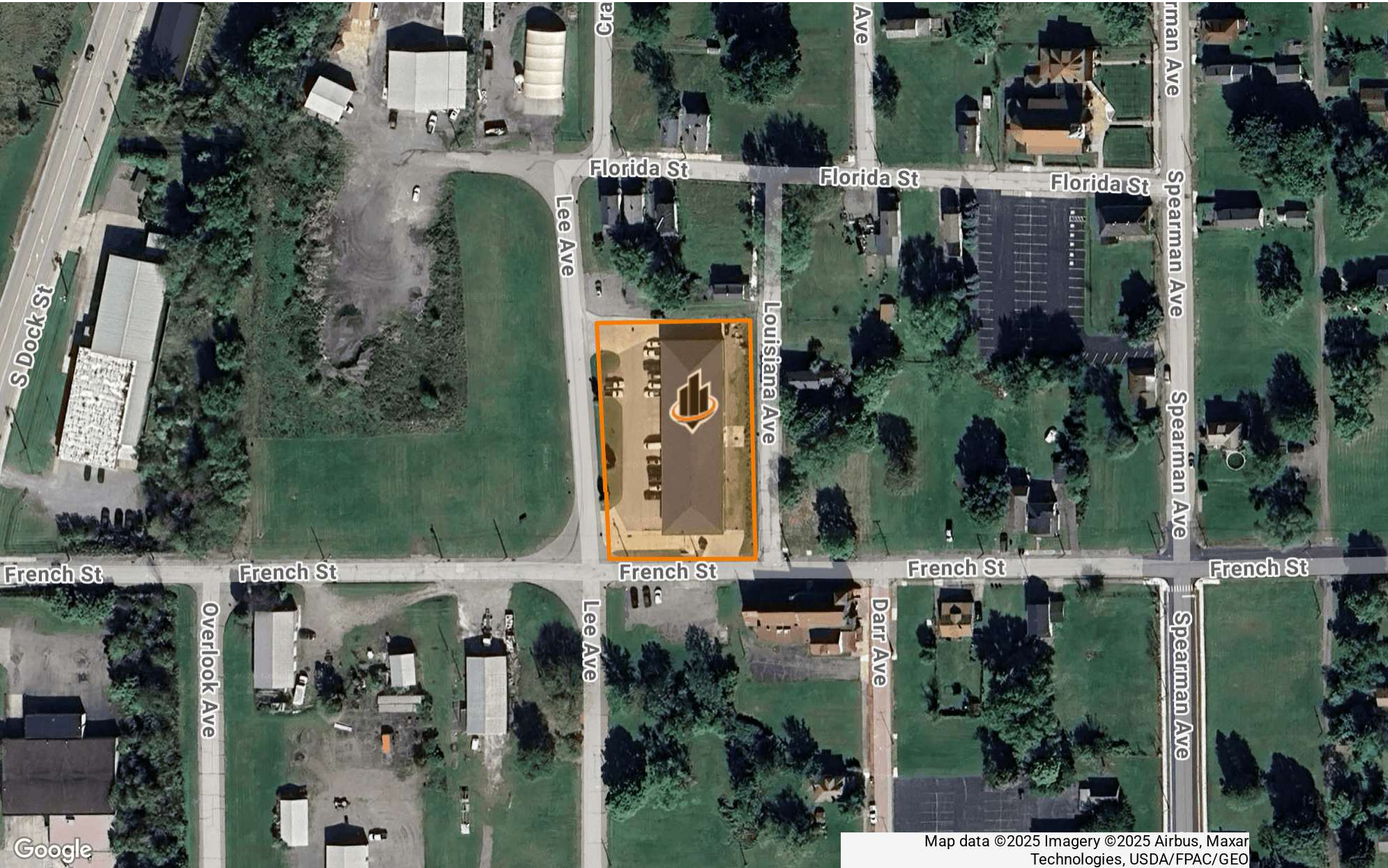
ADDITIONAL PHOTOS | INTERIOR



TENANTS

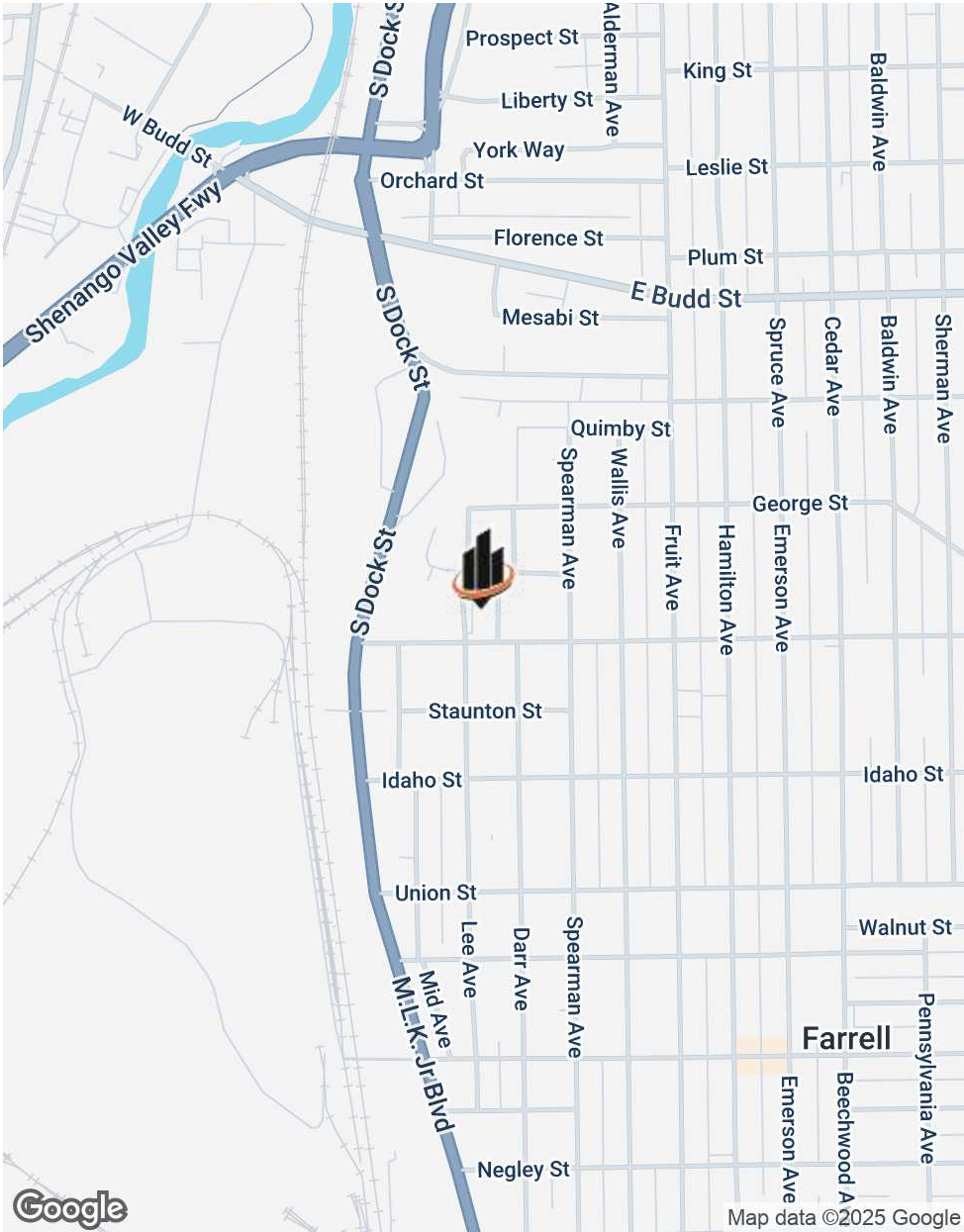
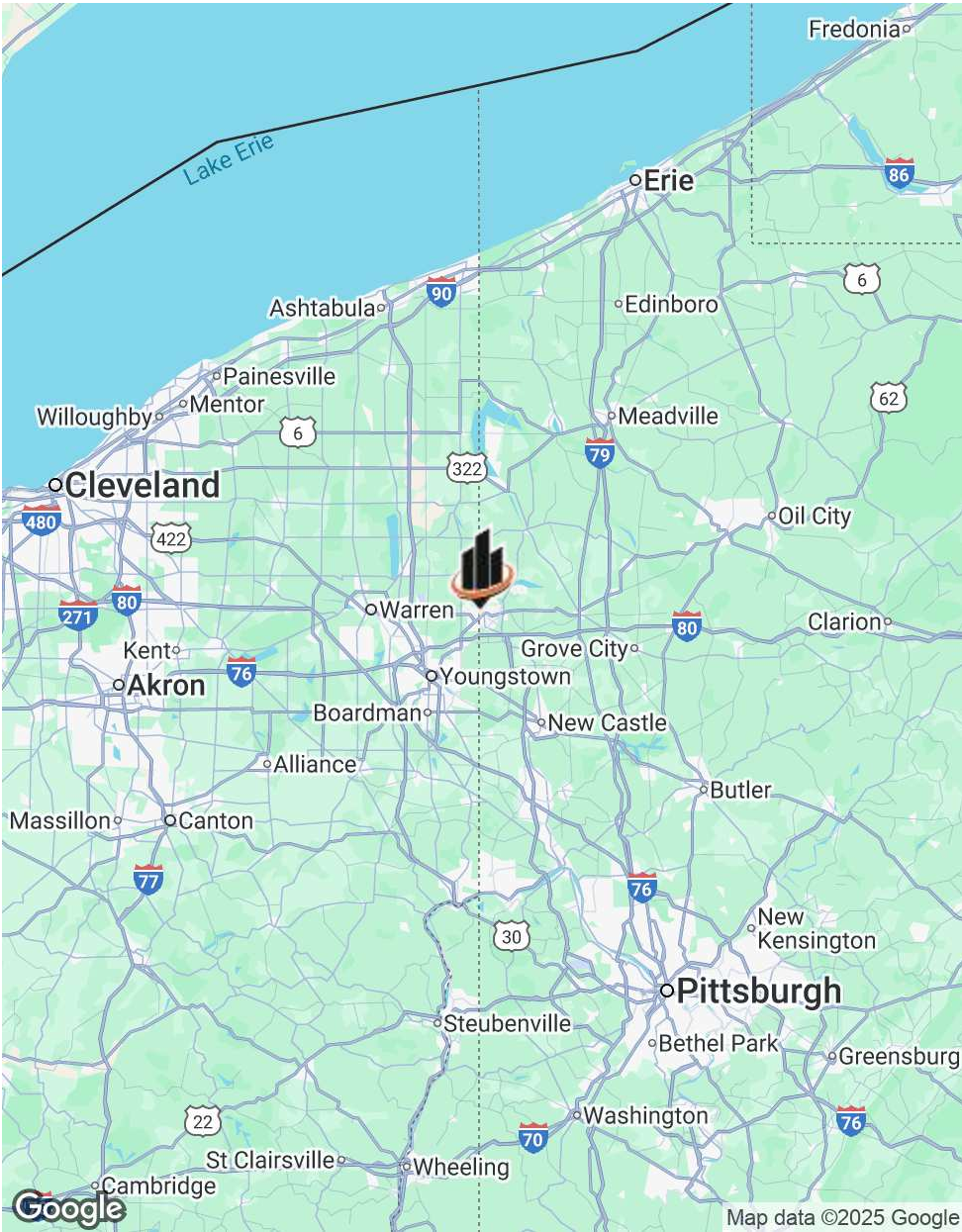


PARCEL MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

LOCATION MAPS



DEMOGRAPHICS MAP & REPORT

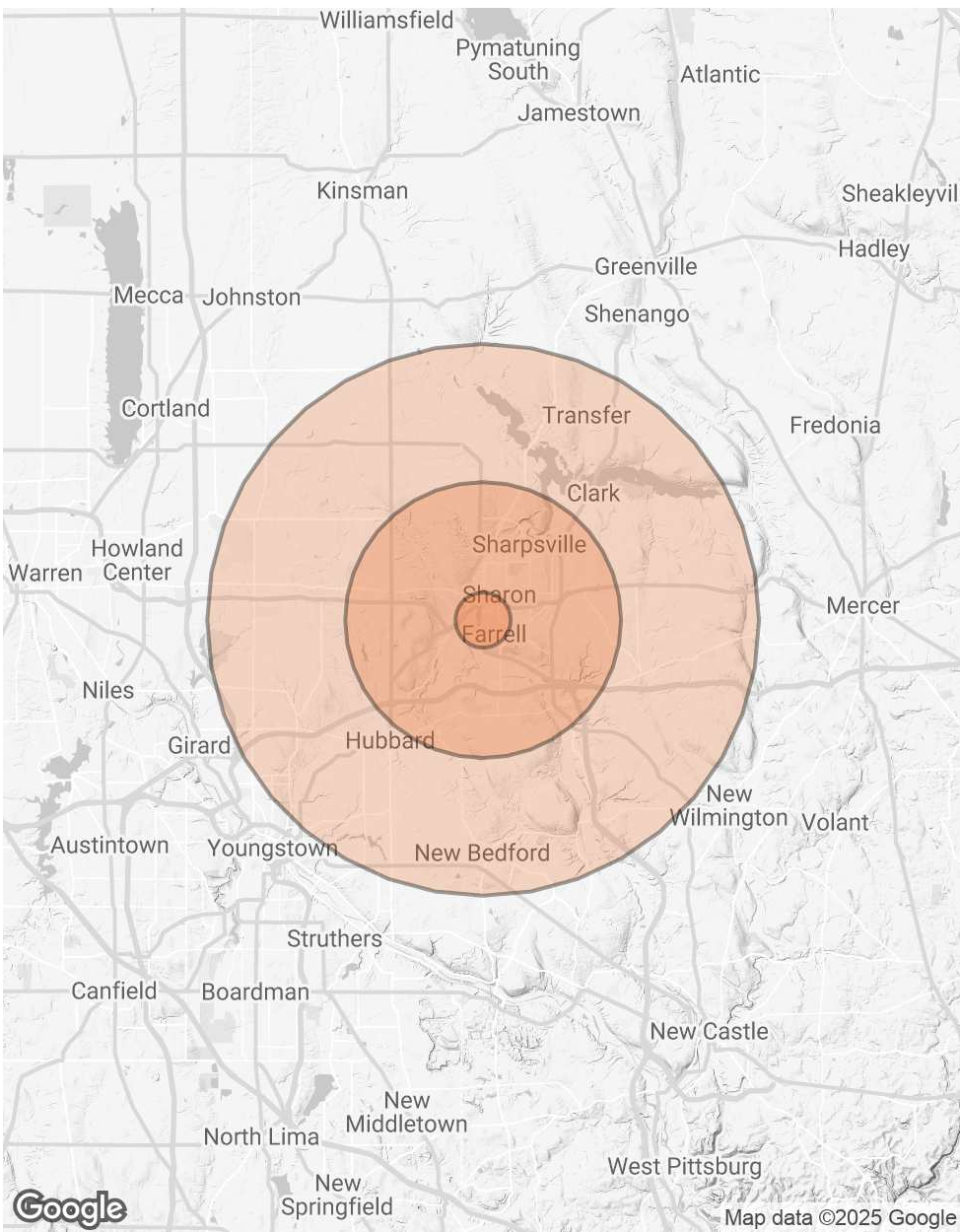
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	8,786	53,267	102,723
AVERAGE AGE	41	45	45
AVERAGE AGE (MALE)	38	44	43
AVERAGE AGE (FEMALE)	42	47	46

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,879	23,751	44,547
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$44,196	\$71,609	\$71,548
AVERAGE HOUSE VALUE	\$84,115	\$154,204	\$162,573

Demographics data derived from AlphaMap



RENT ROLL

Tenant	Since	Current Lease Term		SF Leased	Annual Base Rent	Other Rent	Total Rent	PSF	Other
		Start	End						
Lincare	2014	7/1/24	6/30/27	7,000	\$70,000	NA	\$70,000	\$10.00	+ util
Bayless	2025	4/1/25	3/31/29	5,000	\$24,000	\$18,000*	\$42,000	\$8.40	+ util
Totals				12,000	\$94,000	\$18,000	\$112,000		

**10% of gross sales, with total monthly rent cap of \$3,500*

INCOME & EXPENSES

INCOME SUMMARY

TOTAL INCOME	\$112,000
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EXPENSE SUMMARY

PROPERTY TAXES	\$14,795
LANDSCAPING / SNOW REMOVAL	\$2,000
GROSS EXPENSES	\$16,795
NET OPERATING INCOME	\$95,205

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$950,000
PRICE PER SF	\$79
GRM	8.48
CAP RATE	10.02%
CASH-ON-CASH RETURN (YR 1)	10.02%
TOTAL RETURN (YR 1)	\$95,205

OPERATING DATA

GROSS SCHEDULED INCOME	\$112,000
TOTAL SCHEDULED INCOME	\$112,000
GROSS INCOME	\$112,000
OPERATING EXPENSES	\$16,795
NET OPERATING INCOME	\$95,205
PRE-TAX CASH FLOW	\$95,205



PRESENTED BY:

—
John Westermann

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