

FOR SALE OR LEASE OFFERING MEMORANDUM



100K+ SF CLASS A INDUSTRIAL BUILDING 5 SANDSTONE WAY | DUNBAR, PA 15431

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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.



SALE PRICE	\$11,000,000
LEASE RATE PER SF	\$12.50
BUILDING SIZE	100,000 SF
PARCEL #	09-31-0047-05
LOT SIZE	19.8 Acres
YEAR BUILT	2023
MIN - MAX:	100,000 - 160,000 SF
MARKET	Pittsburgh
SUBMARKET	Fayette County
VIDEO	View Here

SVN | Three Rivers Commercial Advisors is pleased to present for sale or lease a 100,000 SF class A flex industrial building ready for delivery pending users final spec and buildout. The property is located in Dunbar Business Park situated on 19.8 acres. In addition, there is a 2-story office on the front (approximately 3,600 SF under the roof). Improvements at delivery consist of all utilities, paved parking, 4 loading docks, and one drive-in door.

Site works and permits have been completed for an additional 60k SF. Adjacent additional acreage is also available for purchase. The building site is built and permitted for 160,000 SF with the availability to add a 200' x 300' expansion on the end under the existing permit.

The location provides access to over half of the U.S. and Canadian population within a 500-mile radius. Interstate, barge, and rail transportation are available nearby.

PROPERTY DETAILS

SALE PRICE	\$11,000,000
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LEASE RATE	\$12.50/SF NNN
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ACCESS INFORMATION

Miles to Notable Locations	
Pittsburgh, PA	45 miles
Morgantown	35 miles
PIT INTL. Airport	74 miles
Nearest Interstate Interchange	22 miles
PA Turnpike 43 (4-Lane Hwy)	6 miles

UTILITY INFORMATION

ELECTRIC	3P 480V 4000A Service, 12 MW Available - West Penn Power
GAS	4" Service Line - Columbia Gas
WATER	8" Service Line - North Fayette County
SEWER	Municipal Sewer - Dunbar
FIBER	Verizon or Armstrong

LOCATION INFORMATION

STREET ADDRESS	5 Sandstone Way
CITY, STATE, ZIP	Dunbar
COUNTY	Fayette
MUNICIPALITY	Dunbar Twp

BUILDING INFORMATION

Size	100,000 SF
Delivery Date	Q2-3 2023
Roof	Pre-Engineered Steel (R-19 & R-11 LS)
Structure	Pre-Engineered Steel (R-13)
Column Spacing	50' x 60'
Docks	4
Drive-in Doors	2
Parking	228+
Zoning	M1

EXPANSION TO 160K SF OR 300K SF

The Existing site has been prepped for an expansion to 160,000 SF. Grading, drainage, erosion control, adequate retention pond, and permitting are all in place. The existing site could be expanded to 300,000 SF with the purchase of adjacent parcels.

PROPERTY PHOTOS

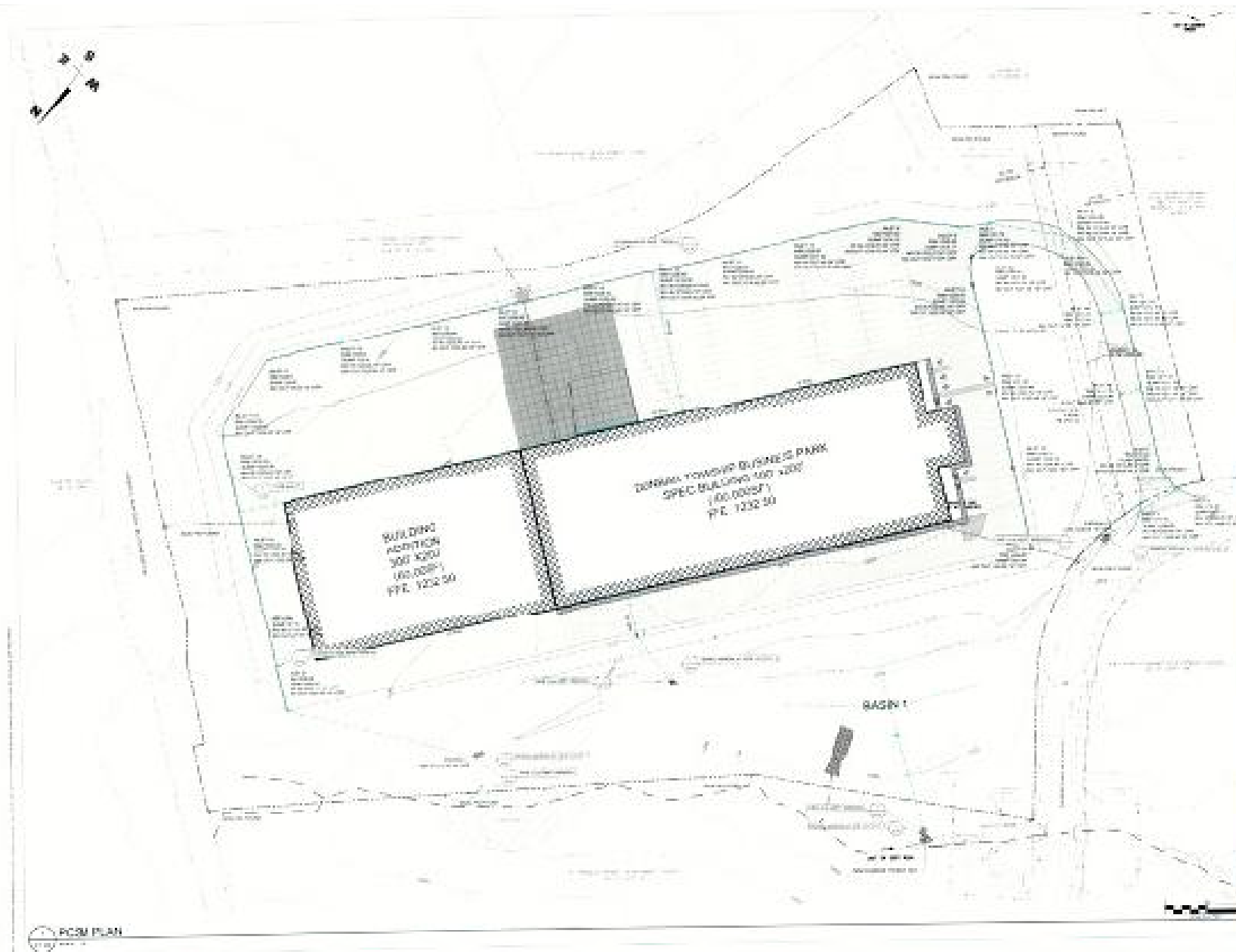
100,000 SF SPEC BUILDING



PROPERTY PHOTOS

100,000 SF SPEC BUILDING





SLEIGHTER
ENGINEERS

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NO.	DATE	REVISION

DUNBAR TWP
BUSINESS PARK
SPEC BUILDING

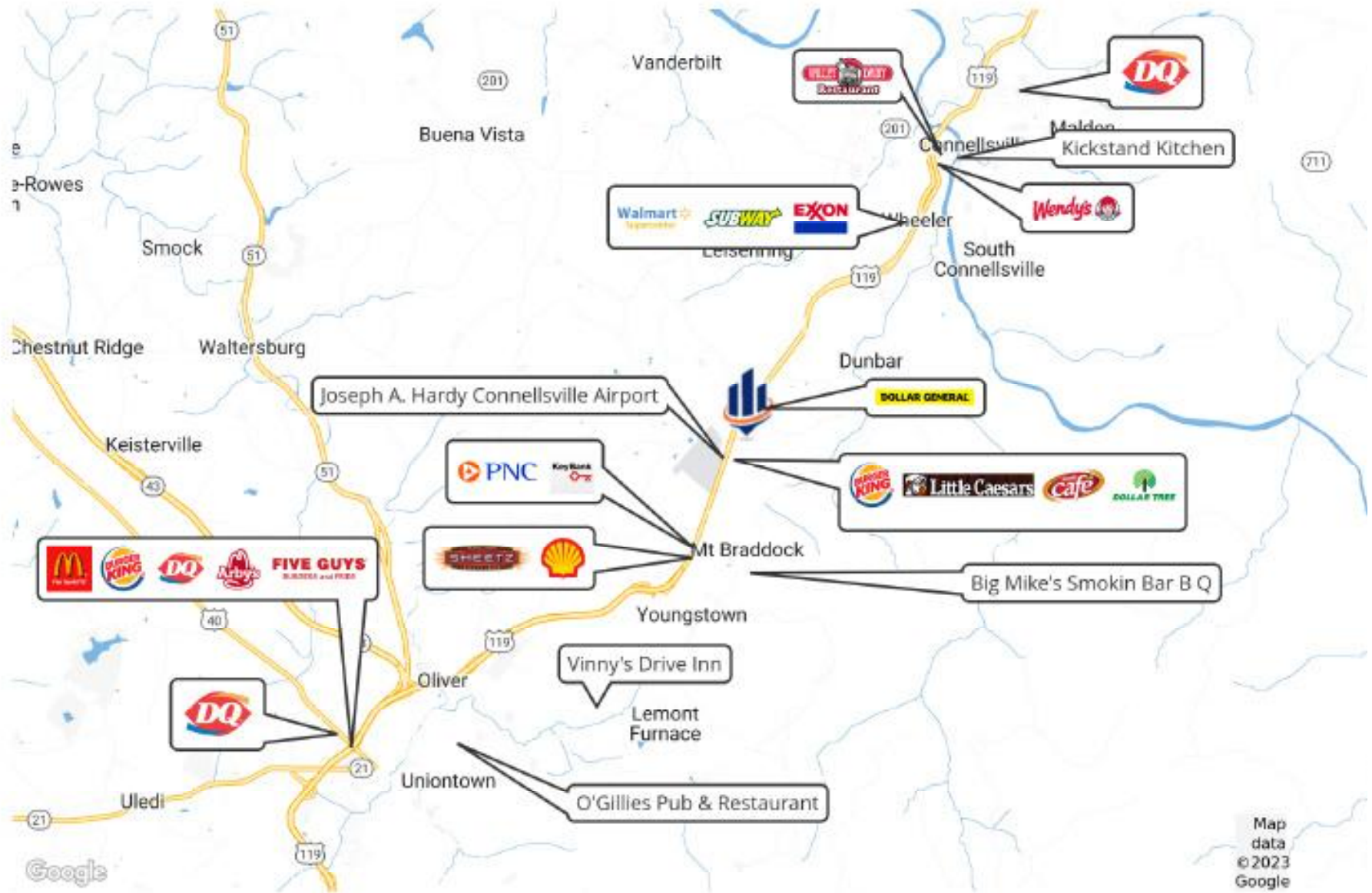
FAYETTE
ECONOMIC
DEVELOPMENT
COUNCIL

R21-2-05

AUGUST 18, 2002

PCSM PLAN

C120



Map data © 2023 Google





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.

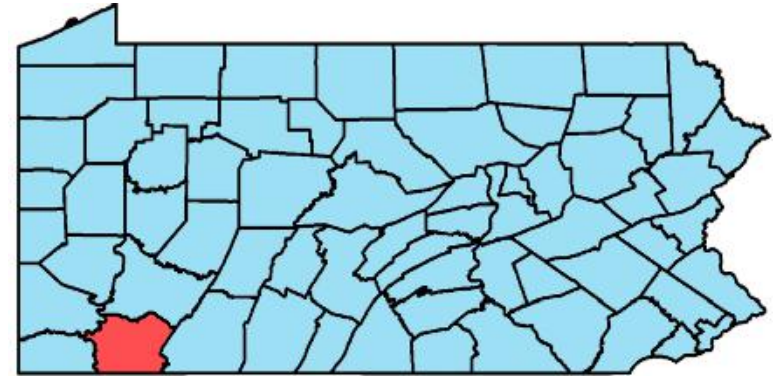
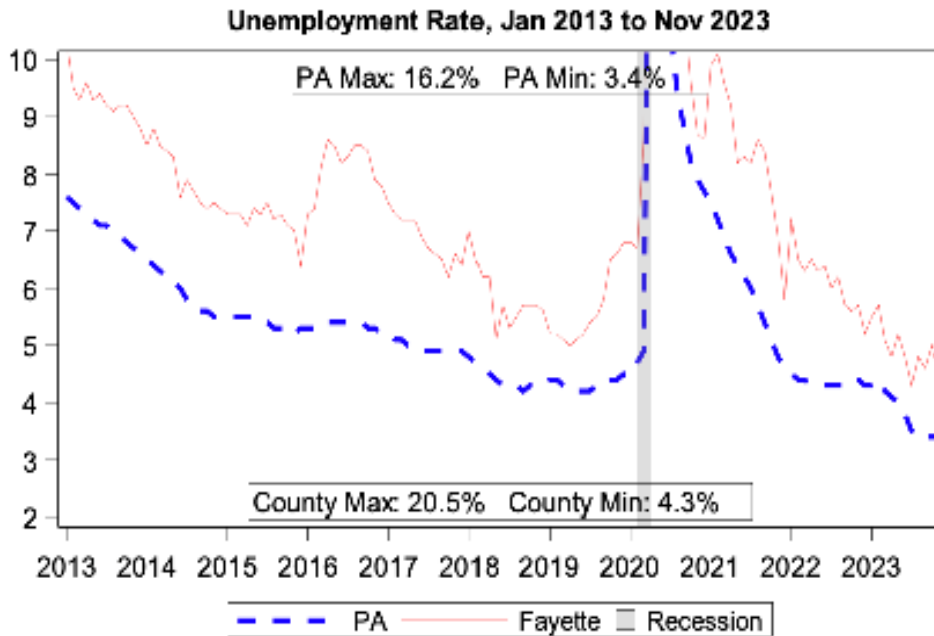


Air Service: Pittsburgh International Airport is located approximately 60 miles from Uniontown, the county seat of Fayette County, PA. Two primary commercial service facilities - The Arnold Palmer Regional Airport and Morgantown Municipal are located just a short drive from Uniontown - 35 miles and 25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



2022 Population		
Demographic	County	PA
Total Population	128,417	12,989,208
Female	64,076	6,578,442
Male	64,341	6,410,766

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.

Top 10 Employers by Employment in Q2 of 2023
State Government
Nemacolin Woodlands Inc
The Uniontown Hospital
Wal-Mart Associates Inc
Connellsville Area School District
Fayette County
Fayette Resources Incorporated
Albert Gallatin Area School District
ProFrac Services LLC
Federal Government

Source: Quarterly Census of Employment and Wages

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**



For illustrative purposes only. Not all-inclusive



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