

**OFFERING MEMORANDUM**

**12,500 Sq Ft  
Warehouse/Manufacturing  
For Sale or Lease**

**180 HOLLYWOOD DR**

Butler, PA 16001

**PRESENTED BY:**

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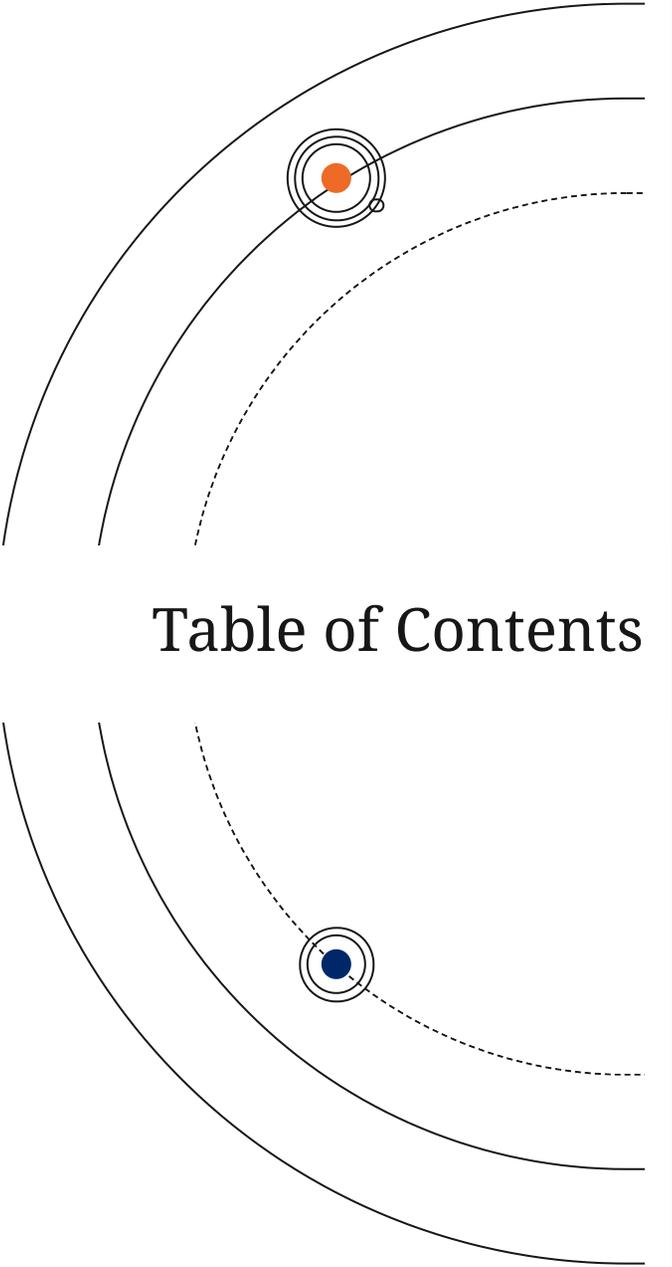
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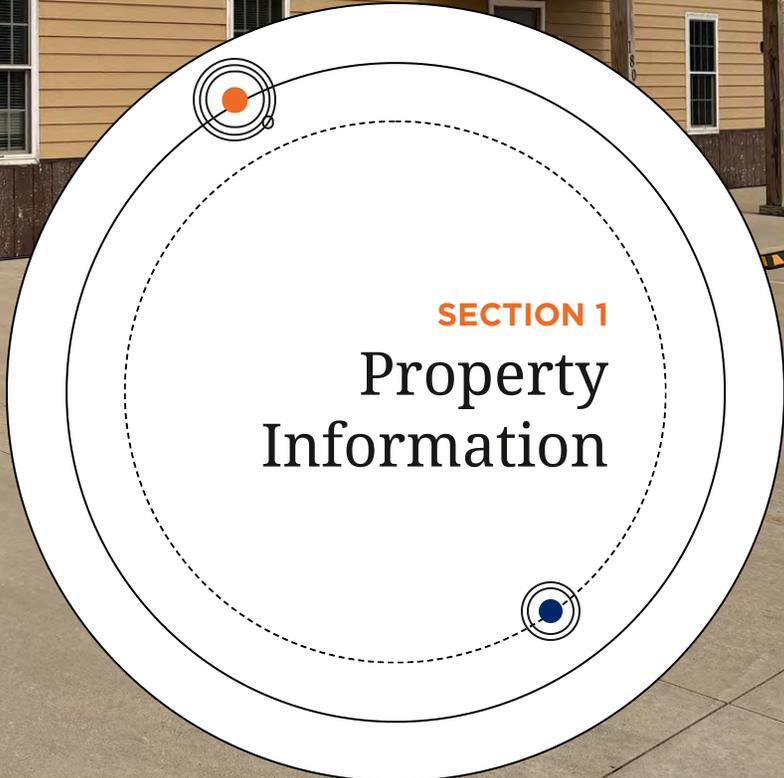
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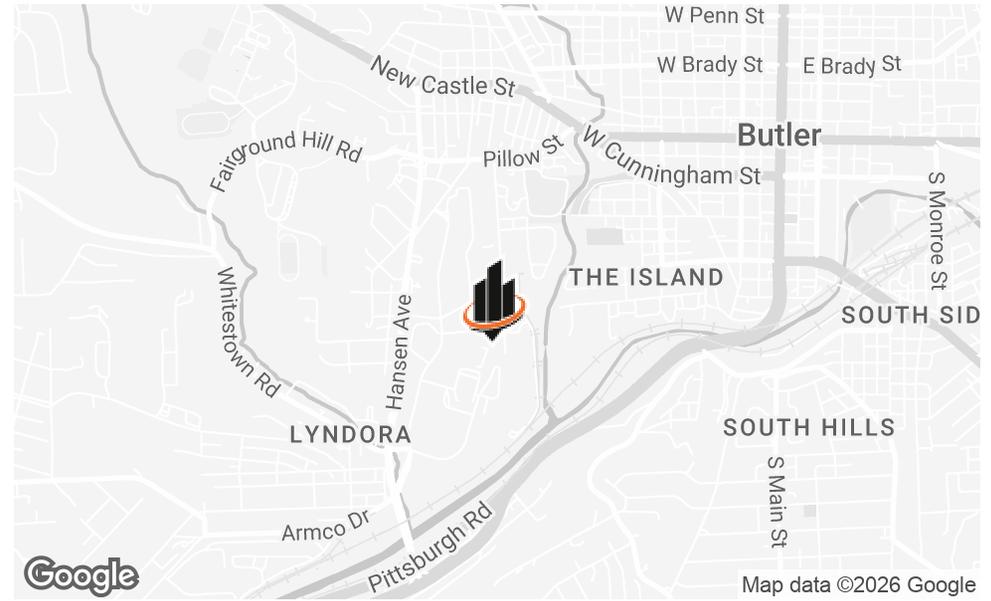
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**SECTION 1**  
Property  
Information

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,400,000
<b>LEASE RATE:</b>	\$8.50 SF/yr (NNN)
<b>BUILDING SIZE:</b>	12,500 SF
<b>LOT SIZE:</b>	2.55 Acres
<b>YEAR BUILT:</b>	2021
<b>ZONING:</b>	M-2
<b>MARKET:</b>	Pittsburgh

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale or lease this newly built 12,500 warehouse/manufacturing building. The building contains 10,000 sq ft of clear span warehouse space and 2,500 of fully finished office space. There are 2 ADA compliant restrooms, 1 conference room, reception/entry area, large breakroom with kitchen, and 4 office spaces. The warehouse space is 125' by 80'.

## PROPERTY HIGHLIGHTS

- Newly built (2021) 10,000 sq ft warehouse with finished 2,500 sq ft office
- Room to build another 8,000 sq ft on back of building

## PROPERTY DETAILS

<b>SALE PRICE</b>	<b>\$1,400,000</b>
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<b>LEASE RATE</b>	<b>\$8.50 SF/YR</b>
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### LOCATION INFORMATION

<b>BUILDING NAME</b>	Warehouse/Manufacturing For Sale or Lease 12,500 Sq Ft
<b>STREET ADDRESS</b>	180 Hollywood Dr
<b>CITY, STATE, ZIP</b>	Butler, PA 16001
<b>COUNTY</b>	Butler
<b>MARKET</b>	Pittsburgh
<b>SUB-MARKET</b>	Butler

### BUILDING INFORMATION

<b>BUILDING SIZE</b>	12,500 SF
<b>OCCUPANCY %</b>	0.0%
<b>TENANCY</b>	Single
<b>CEILING HEIGHT</b>	20 ft
<b>MINIMUM CEILING HEIGHT</b>	16 ft
<b>OFFICE SPACE</b>	2,500 SF
<b>YEAR BUILT</b>	2021
<b>GROSS LEASABLE AREA</b>	12,500 SF

### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Industrial
<b>PROPERTY SUBTYPE</b>	Manufacturing
<b>ZONING</b>	M-2
<b>LOT SIZE</b>	2.55 Acres
<b>APN #</b>	567 30 2E0001

### PARKING & TRANSPORTATION

<b>PARKING TYPE</b>	Surface
<b>NUMBER OF PARKING SPACES</b>	16

### UTILITIES & AMENITIES

<b>SECURITY GUARD</b>	No
<b>HANDICAP ACCESS</b>	Yes
<b>CENTRAL HVAC</b>	Yes
<b>RESTROOMS</b>	2

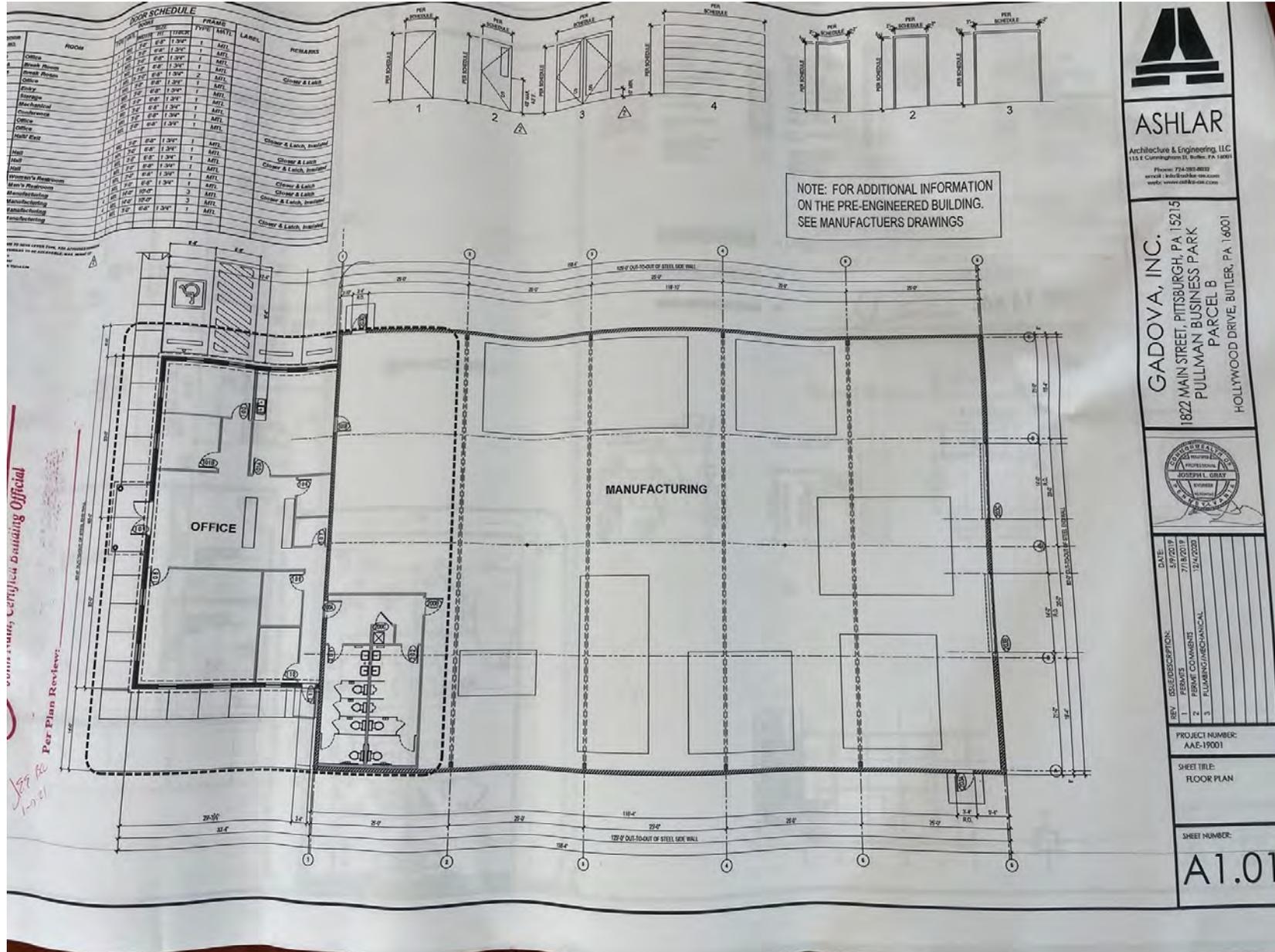
**ADDITIONAL PHOTOS**

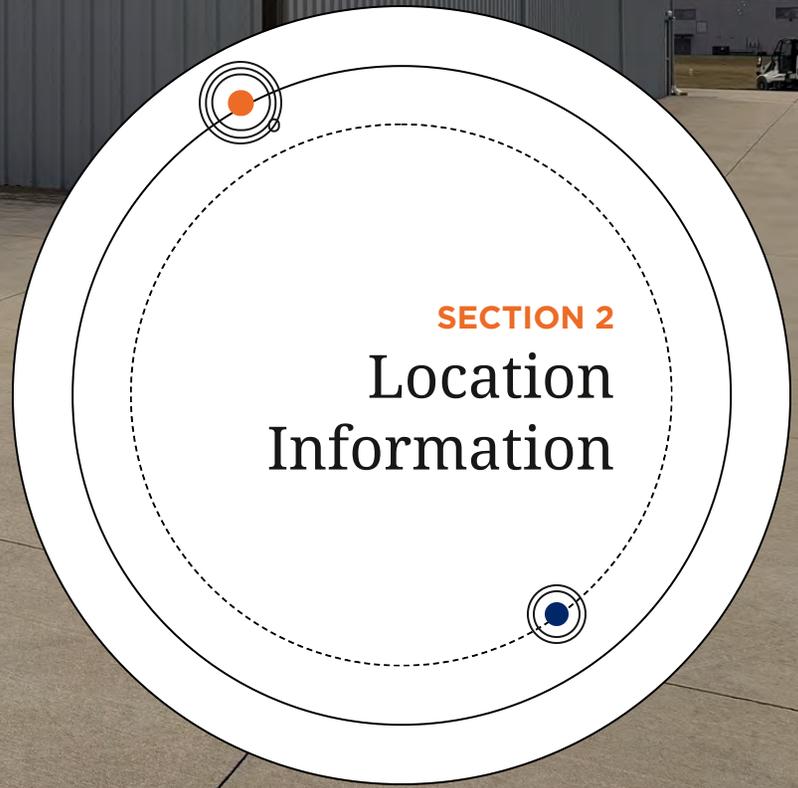


**ADDITIONAL PHOTOS**



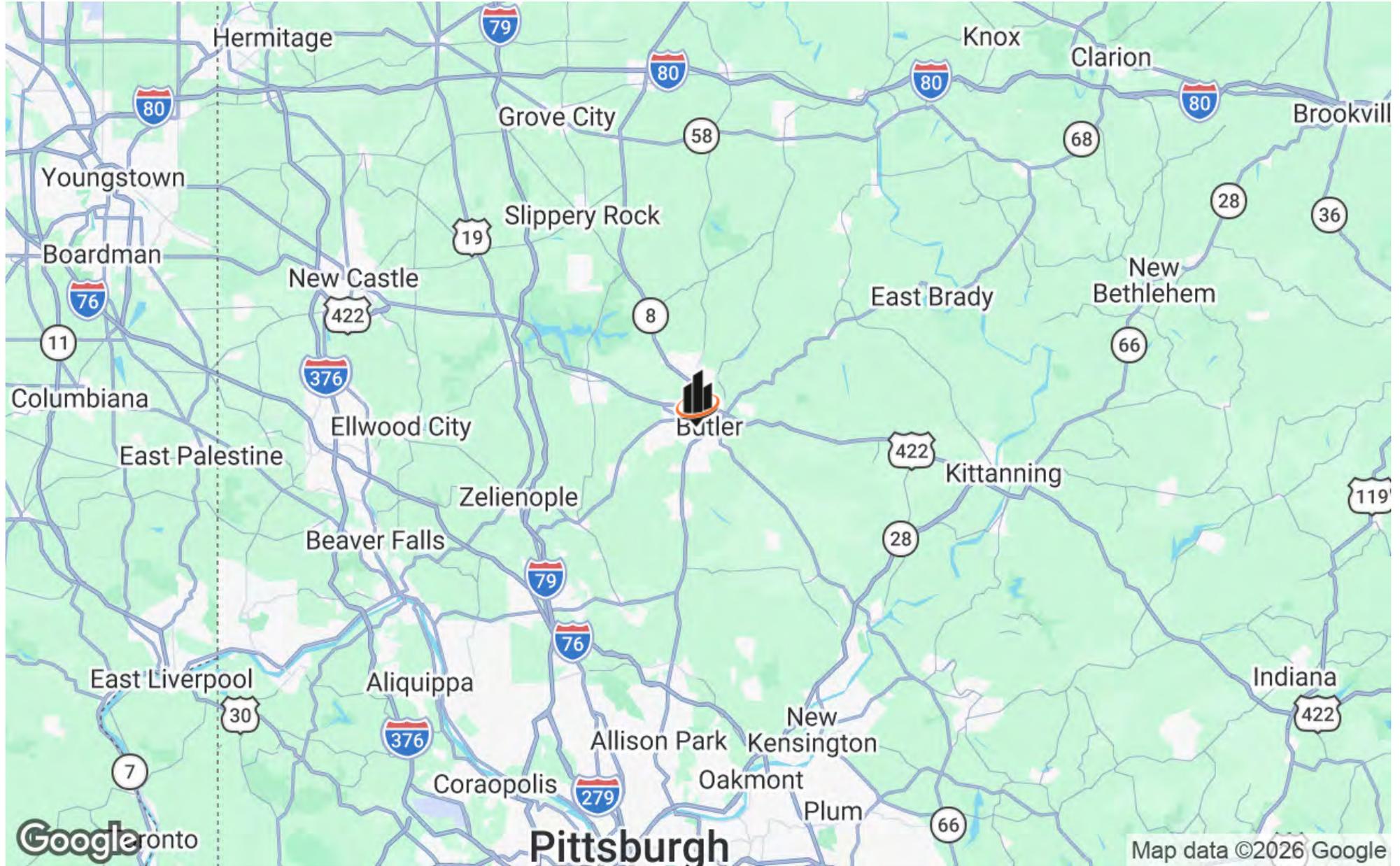
# FLOOR PLANS



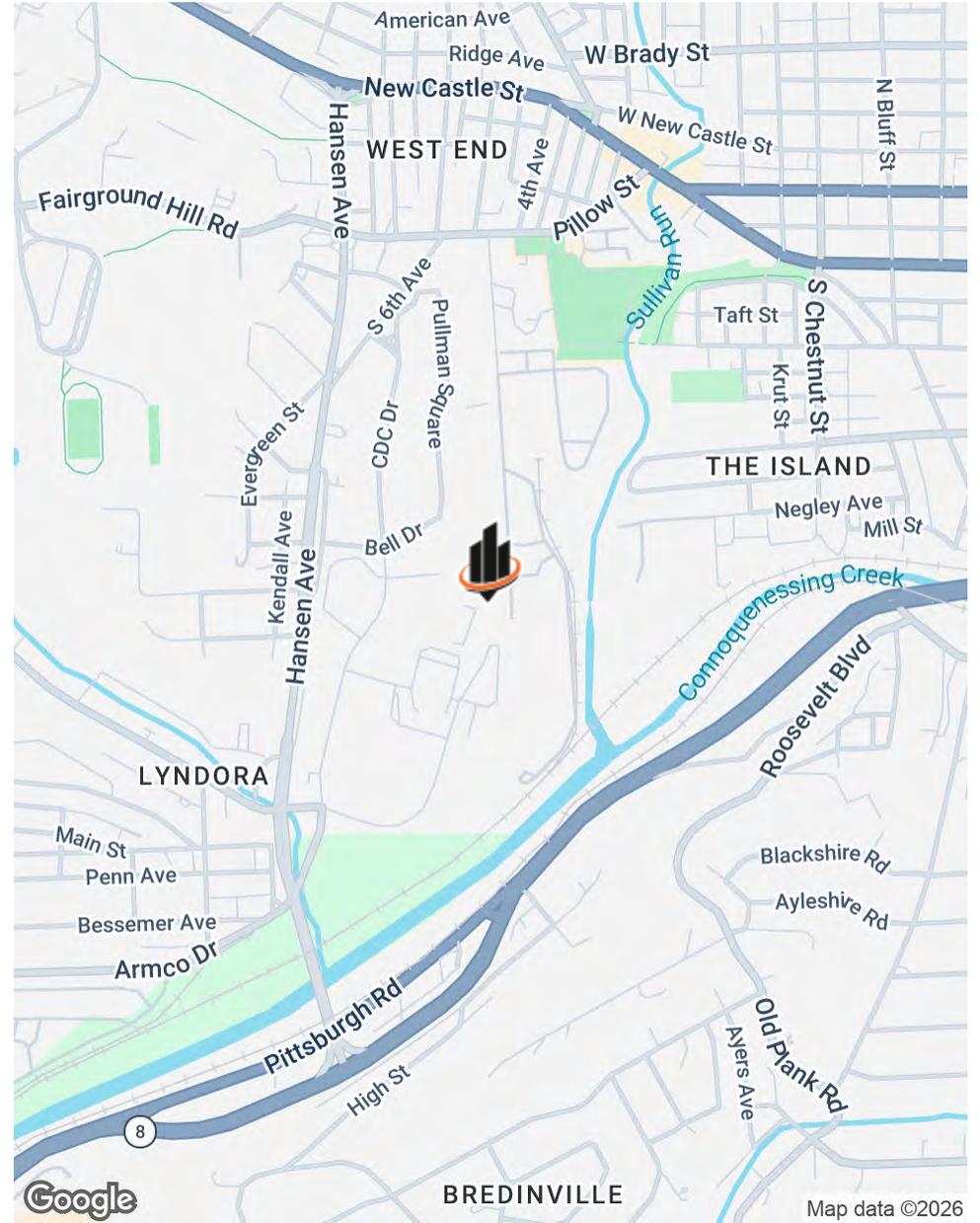
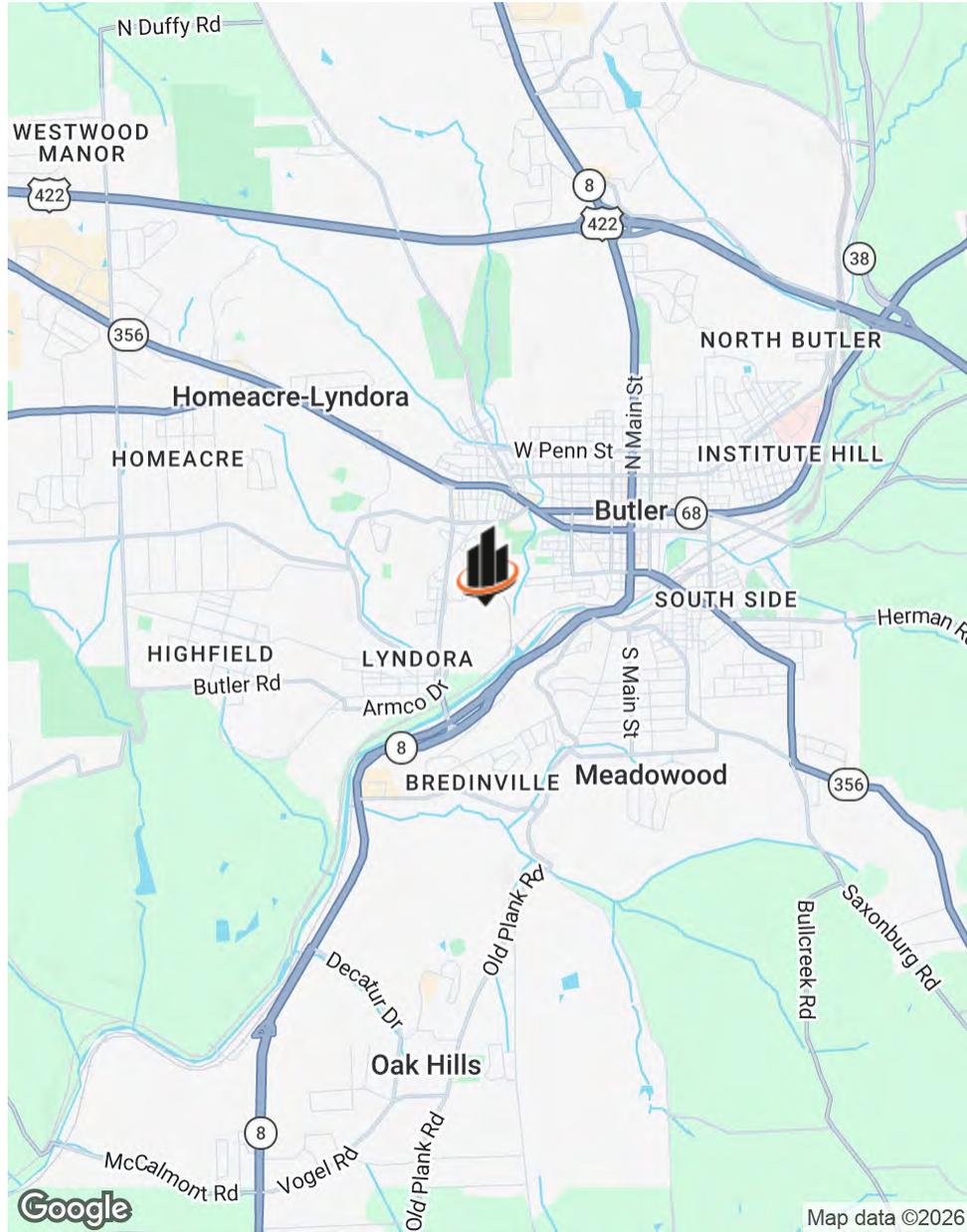


**SECTION 2**  
Location  
Information

# REGIONAL MAP



# LOCATION MAPS



# DEMOGRAPHICS MAP & REPORT

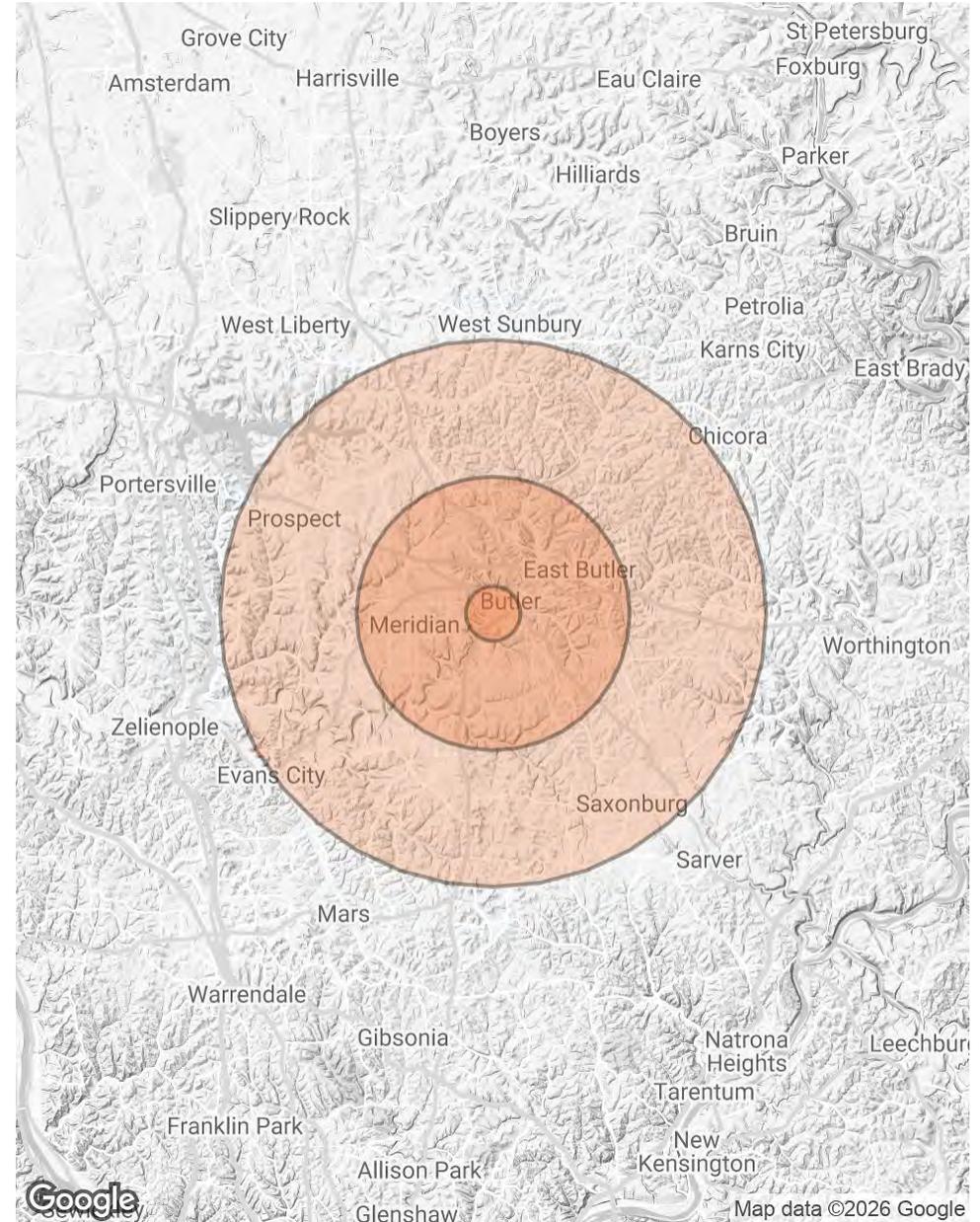
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	10,565	45,919	76,050
<b>AVERAGE AGE</b>	41	45	45
<b>AVERAGE AGE (MALE)</b>	40	44	44
<b>AVERAGE AGE (FEMALE)</b>	42	46	46

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	4,674	20,323	32,537
<b># OF PERSONS PER HH</b>	2.3	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$61,209	\$83,970	\$90,424
<b>AVERAGE HOUSE VALUE</b>	\$138,919	\$216,513	\$247,669

Demographics data derived from AlphaMap





**PRESENTED BY:**

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