

Canon-McMillan
Middle School

OFFERING MEMORANDUM

Industrial Property for Lease | Build to Suit

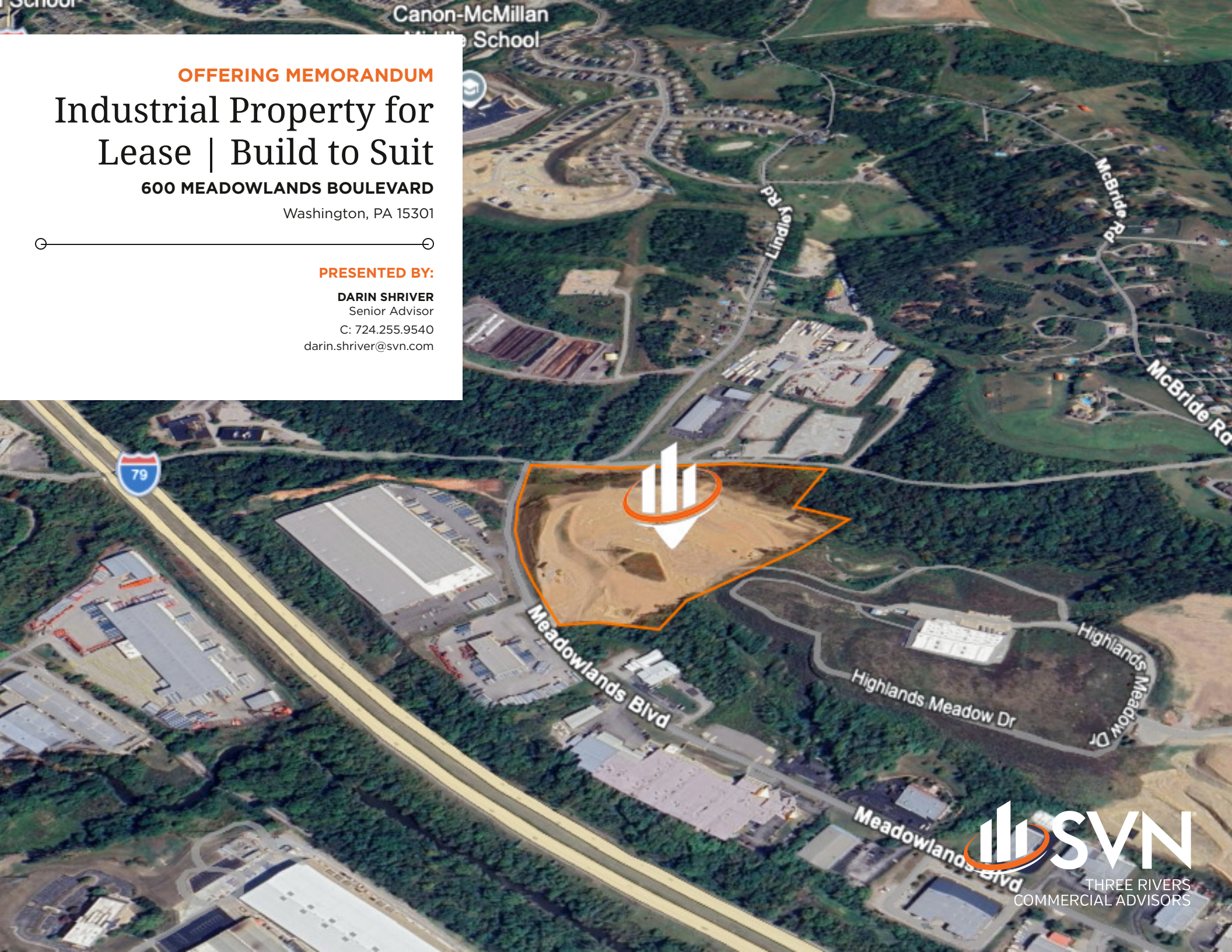
600 MEADOWLANDS BOULEVARD

Washington, PA 15301

PRESENTED BY:

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DISCLAIMER

The material contained in this Offering Memorandum 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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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 Memorandum 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 Memorandum 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.

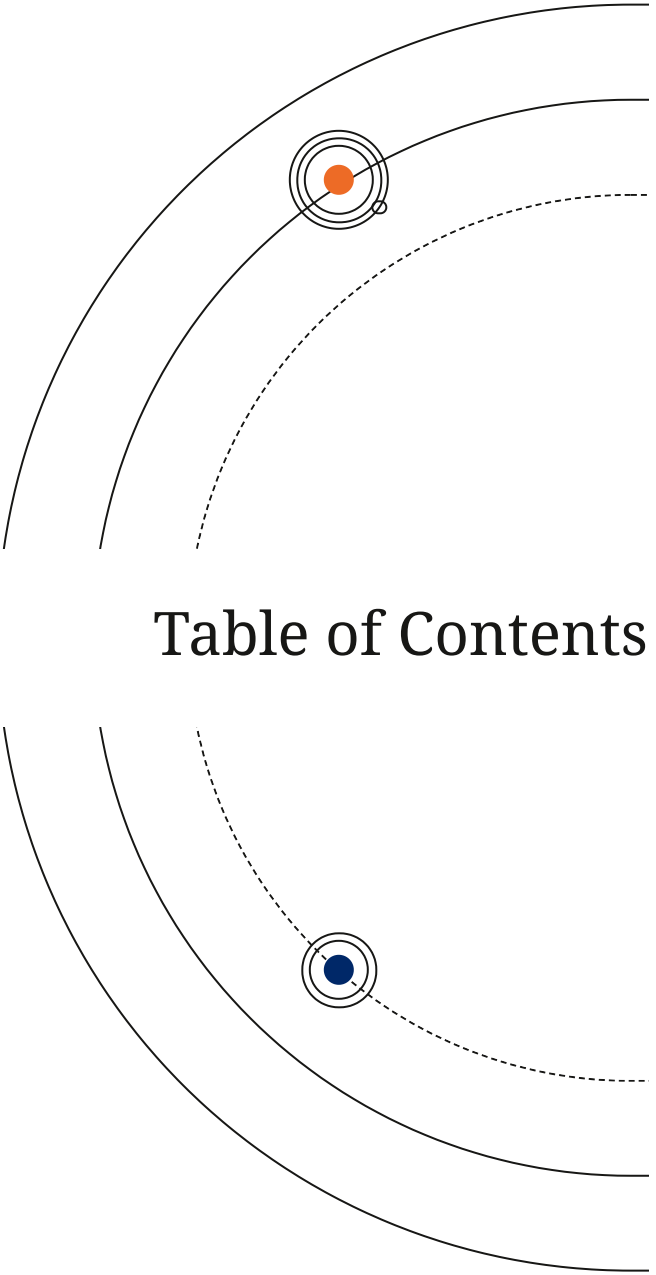


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Raymond Philip Shafer Hwy



Raymond Philip Shafer Hwy

Meadowlands Blvd

S Johnson Rd

Lindley Rd

Lindley Rd

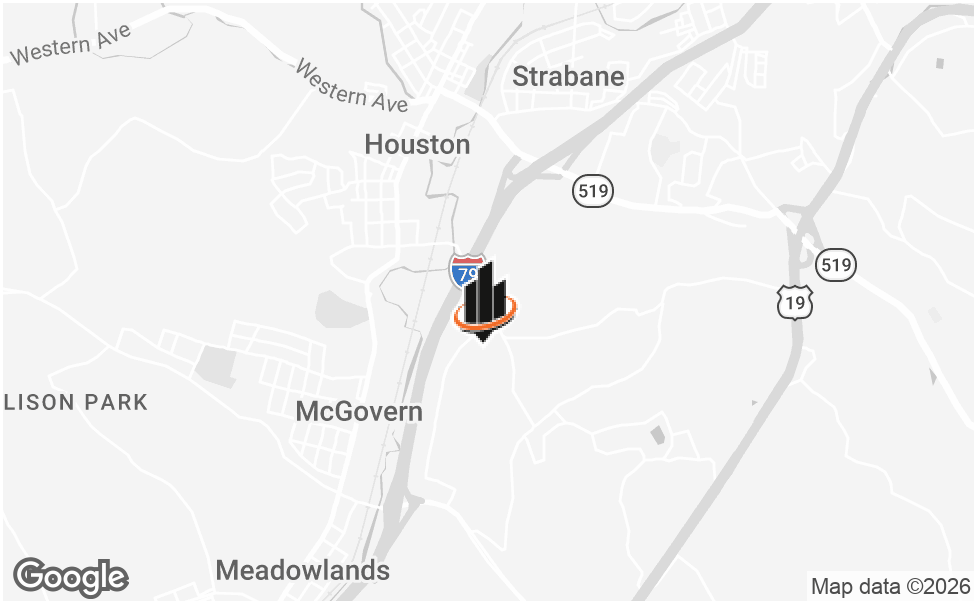
S Johnson Rd

S Johnson Rd

Highlands Meadow Dr

SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

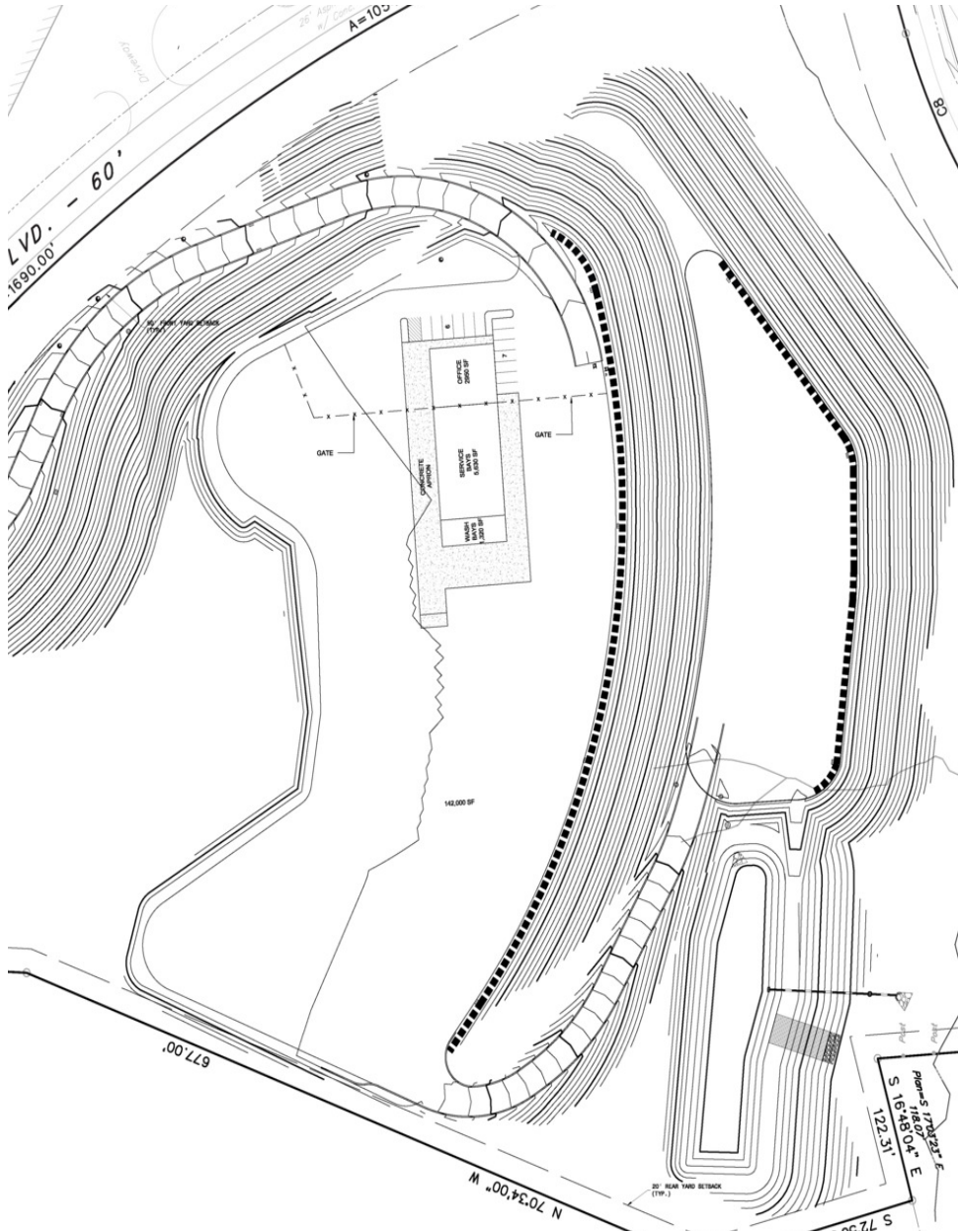
LEASE RATE:	Negotiable
USABLE AREA	5.95 Acres Total
PROPOSED BUILDING:	10,000 - 30,000 SF
LAYDOWN YARD:	+/- 4.0 acres total (2 pads)
ZONING:	I-1 Industrial
MARKET:	Pittsburgh
SUBMARKET:	Washington County

PROPERTY OVERVIEW

600 Meadowlands Boulevard presents a rare opportunity for a tenant to secure a purpose built industrial facility tailored to their exact operational requirements. Situated on **5.95 useable acres** of prime industrial land, this build-to-suit project offers a flexible building footprint ranging from **10,000 - 30,000 SF** and with the balance of the site capable of providing **Industrial Outside Storage**. Whether your operations require specialized components like **wash bays, overhead cranes, cold storage, heavy power, or high-bay racking**, the developer is prepared to deliver a custom-designed solution that maximizes throughput and efficiency.

The site is strategically positioned for high-velocity logistics, featuring immediate access to Interstate 79 and close proximity to I70, I76 and in the heart of the Marcellus/Utica Shale play. With I-1 Industrial Zoning already in place, pad ready, this project offers an accelerated delivery timeline to meet your speed-to-market goals. Take advantage of a blank-canvas design in one of the region’s most sought-after industrial corridors, supported by a developer with a strong track record of delivering.

PROPOSED BUILDING

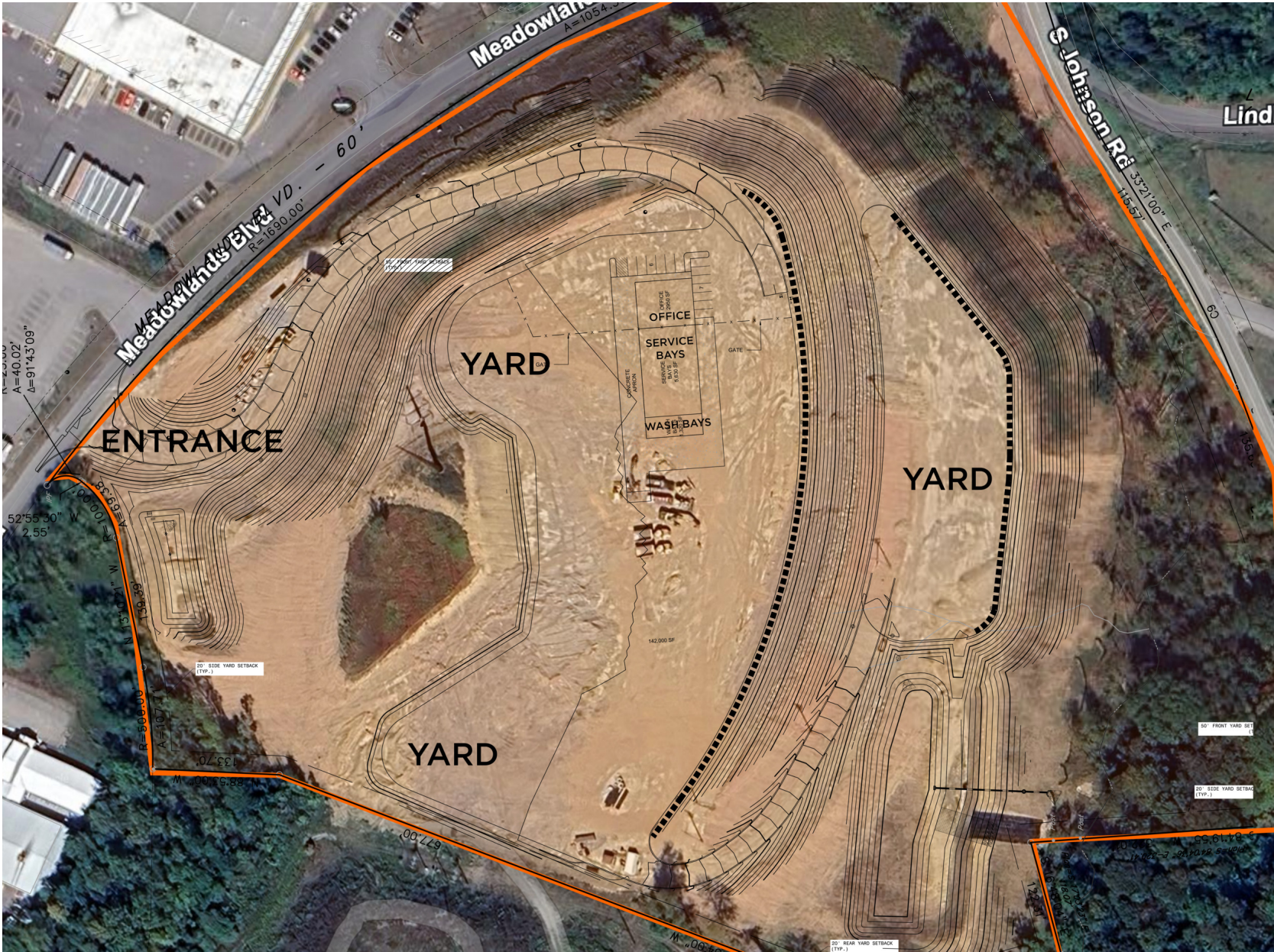


PROPOSED BUILDING SPECS

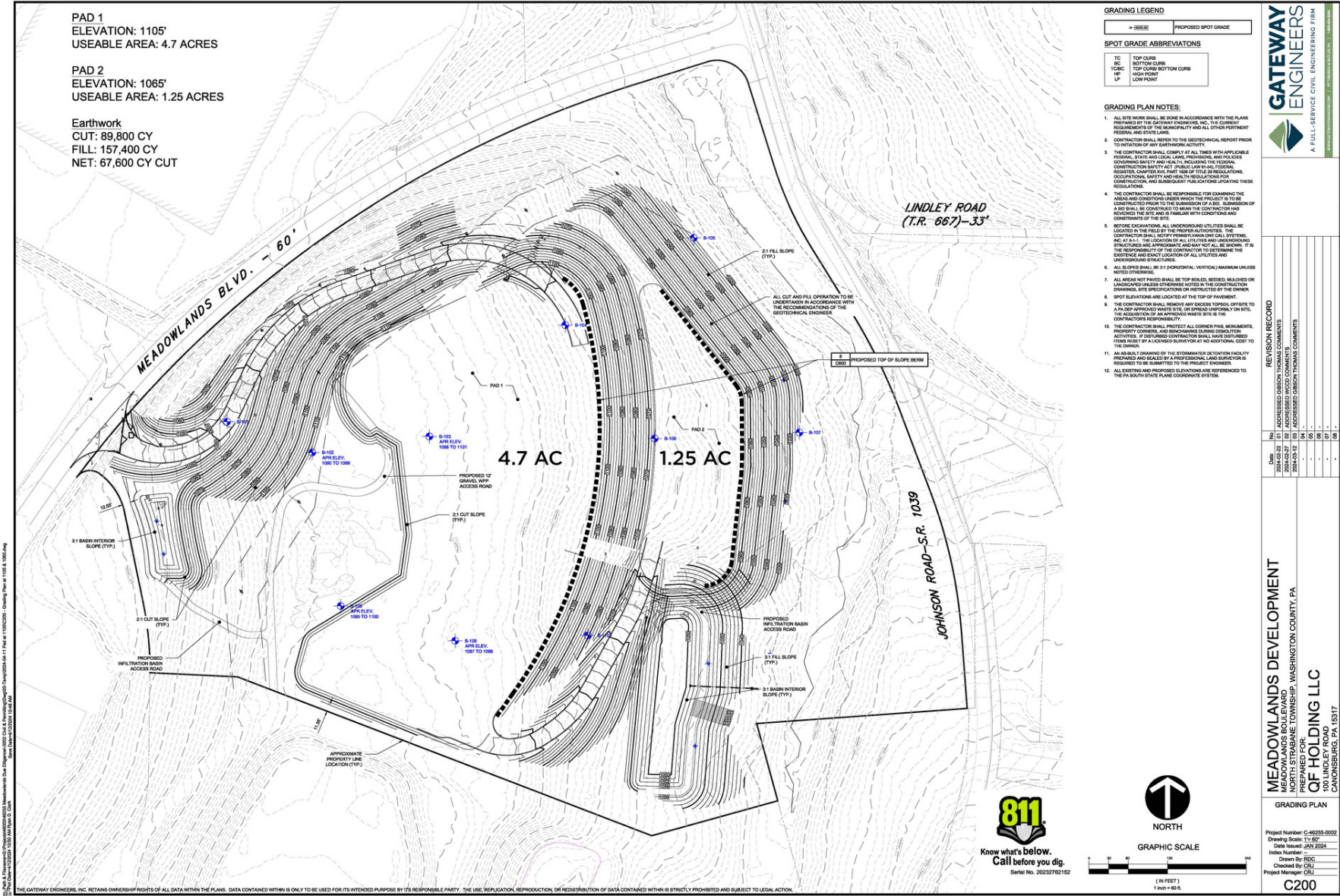
- 10,000 - 30,000 SF insulated, metal building
- 25' clear height
- 1,500 SF office with HVAC
- Basic warehouse finishes (LED lights, gas fired heat)
- 3 grade level roll-up doors (16' high)
- Parking
- +/- 4.25 acres of Industrial Outside Storage

***Flexible Build-to-Suit options can be tailored to industrial, distribution or energy sector requirements**

AERIAL MAP

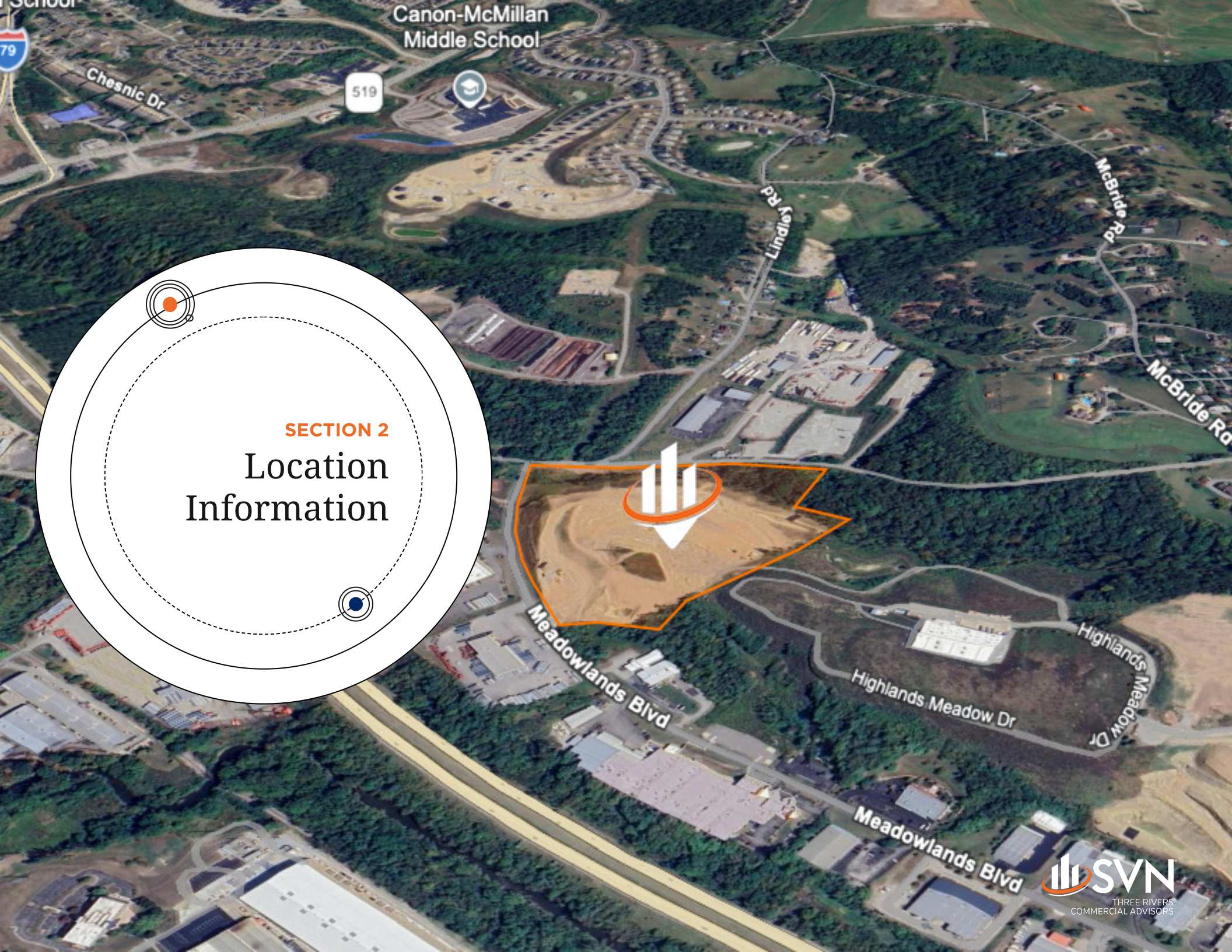


TIERED PAD LAYOUT



INDUSTRIAL PROPERTY FOR LEASE | BUILD TO SUIT | 600 Meadowlands Boulevard Washington, PA 15301 SVN | THREE RIVERS COMMERCIAL ADVISORS

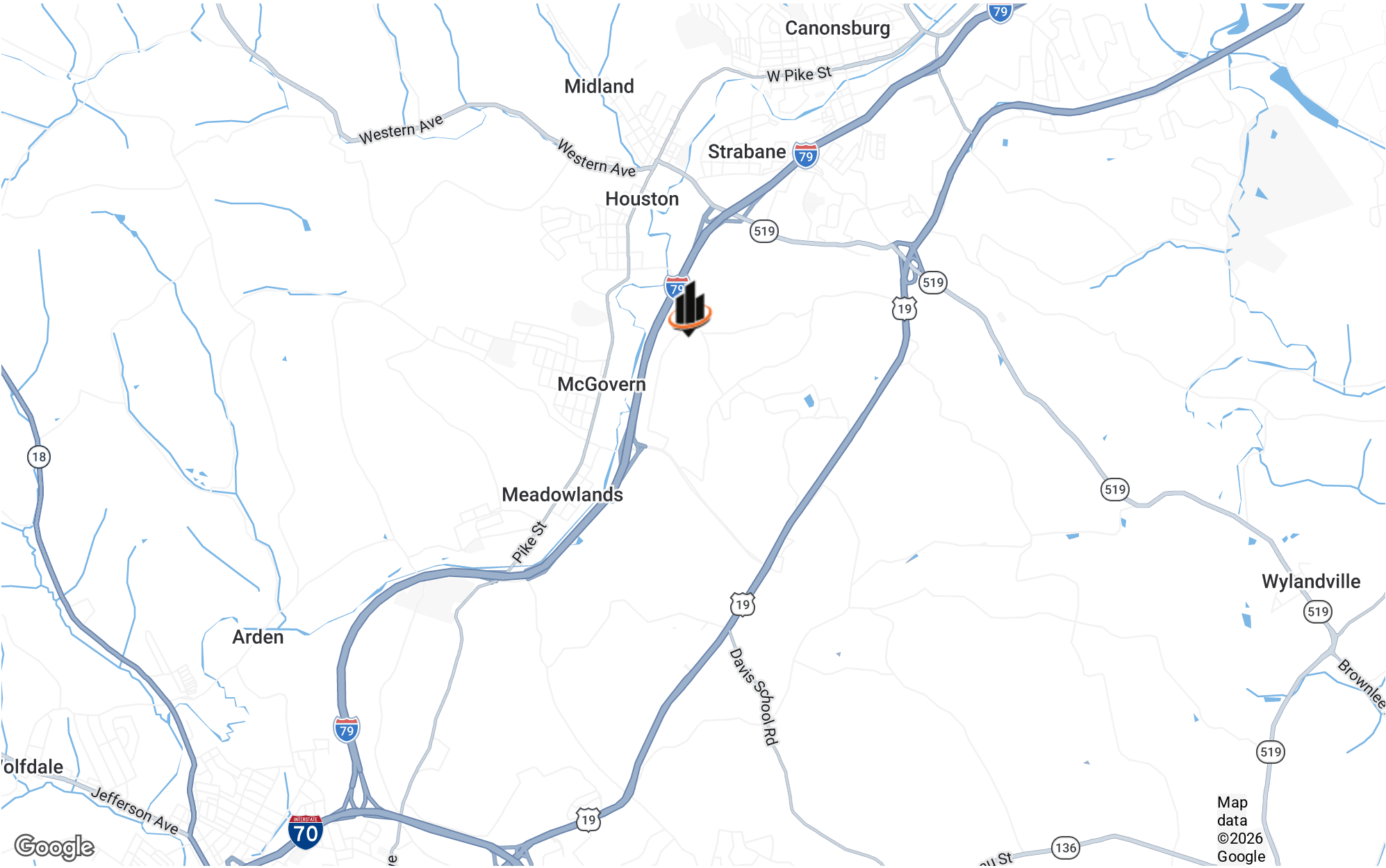




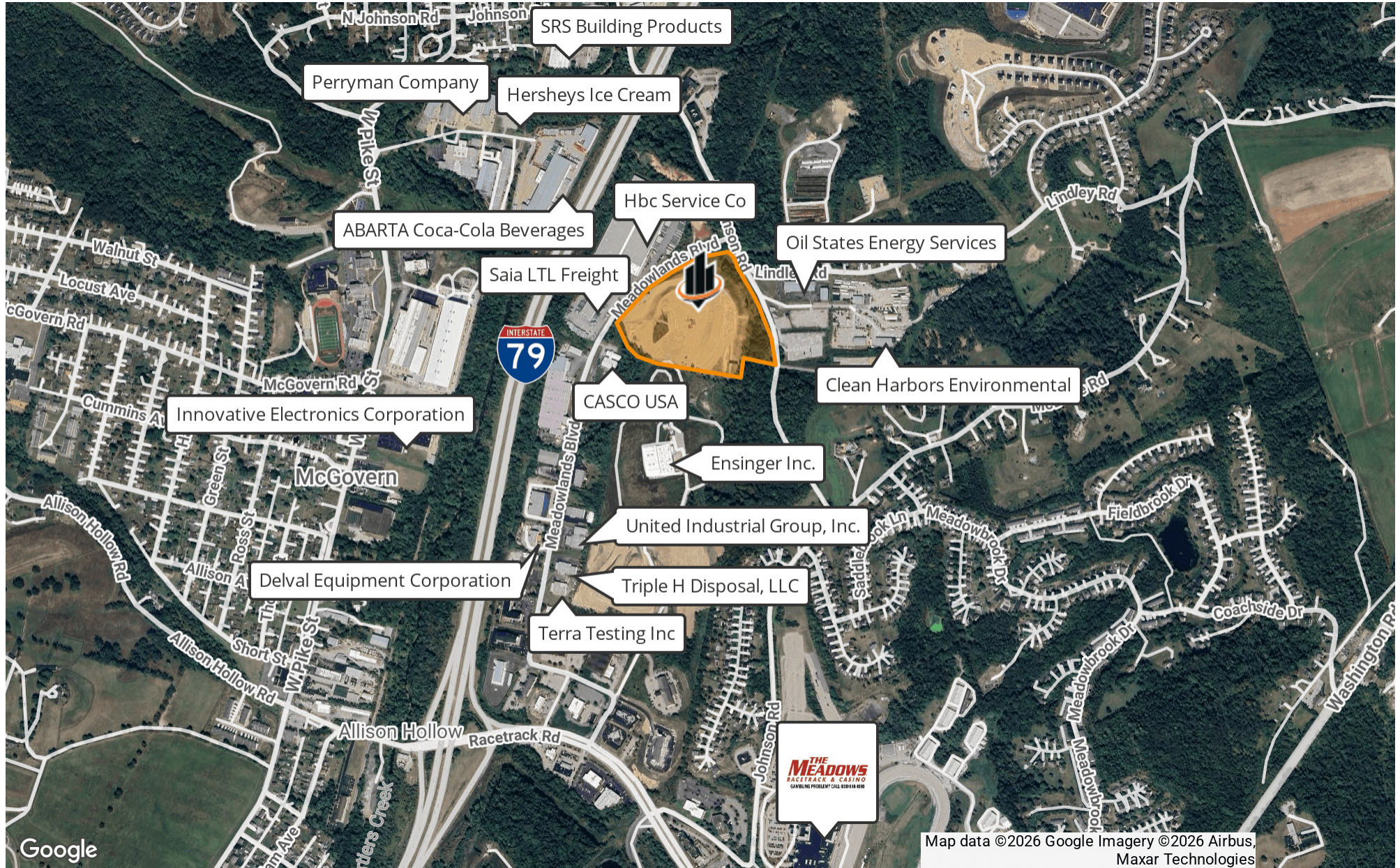
SECTION 2

Location
Information

LOCATION MAPS



NEIGHBORING INDUSTRIAL TENANTS



DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

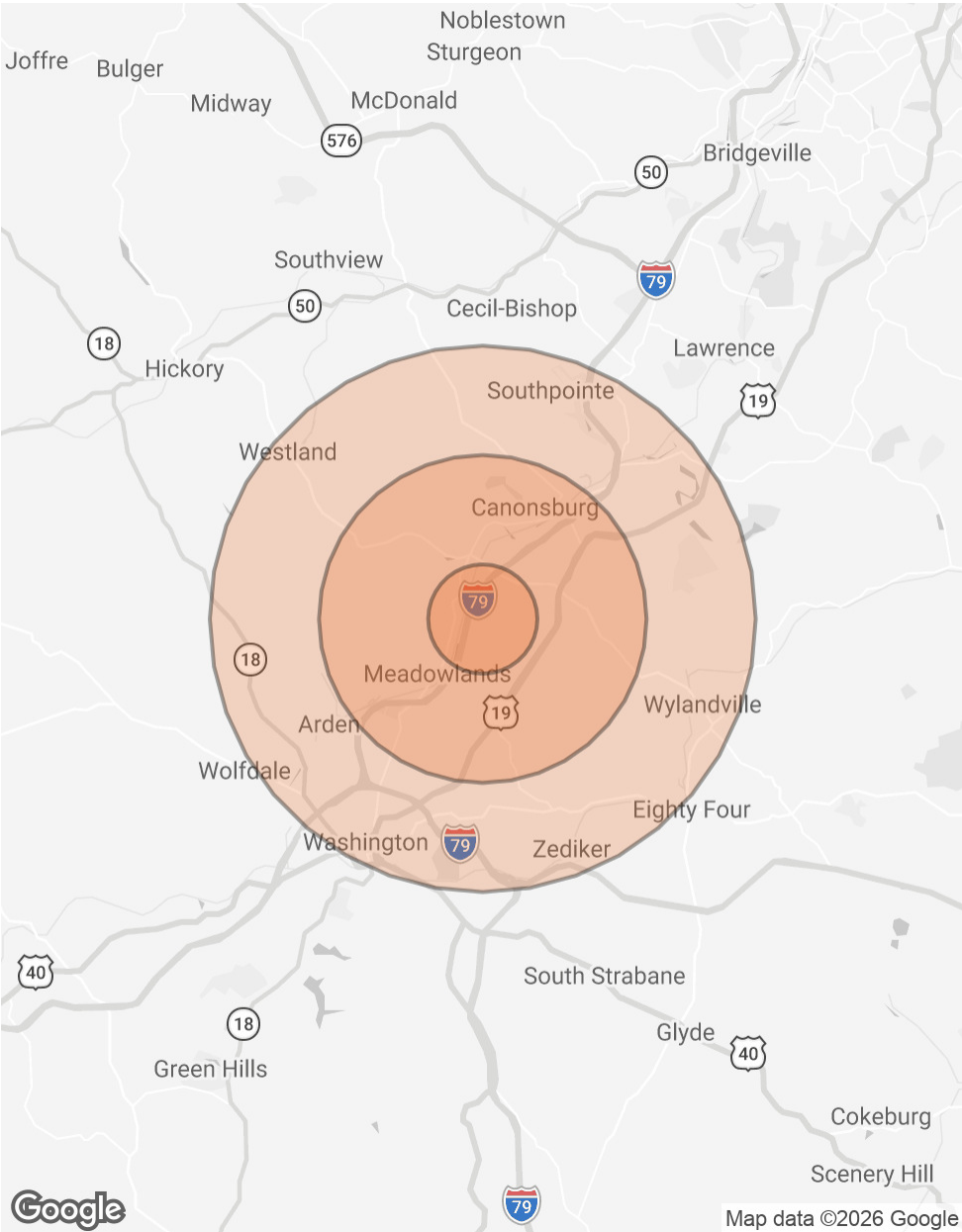
TOTAL POPULATION	3,454	25,935	68,792
AVERAGE AGE	42	44	44
AVERAGE AGE (MALE)	41	43	42
AVERAGE AGE (FEMALE)	44	46	45

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

TOTAL HOUSEHOLDS	1,422	11,300	29,094
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$127,885	\$107,759	\$109,008
AVERAGE HOUSE VALUE	\$303,814	\$271,460	\$288,699

Demographics data derived from AlphaMap



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