

**OFFERING MEMORANDUM**

# 7,500 SF Flex For Lease

**102 FOUR COINS DR EXT**

Canonsburg, PA 15317

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**PRESENTED BY:**

**DARIN SHRIVER**

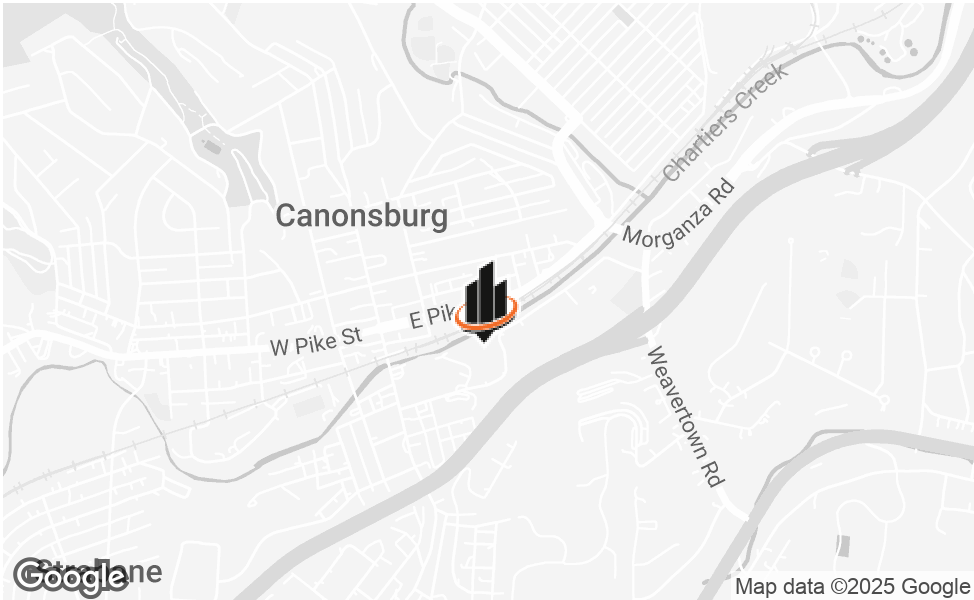
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$11.00 SF/yr (NNN)
BUILDING SIZE:	60,000 SF
AVAILABLE SF:	7,500 SF
LOT SIZE:	4.11 Acres
MARKET:	Pittsburgh
SUBMARKET:	Washington County

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present an opportunity to lease flex space located at 102 Four Coins Dr Ext in Canonsburg, PA. The space has ample clear height, is fully conditioned, has dock high and drive-in access and is conveniently located along I-79 in Canonsburg.

## PROPERTY HIGHLIGHTS

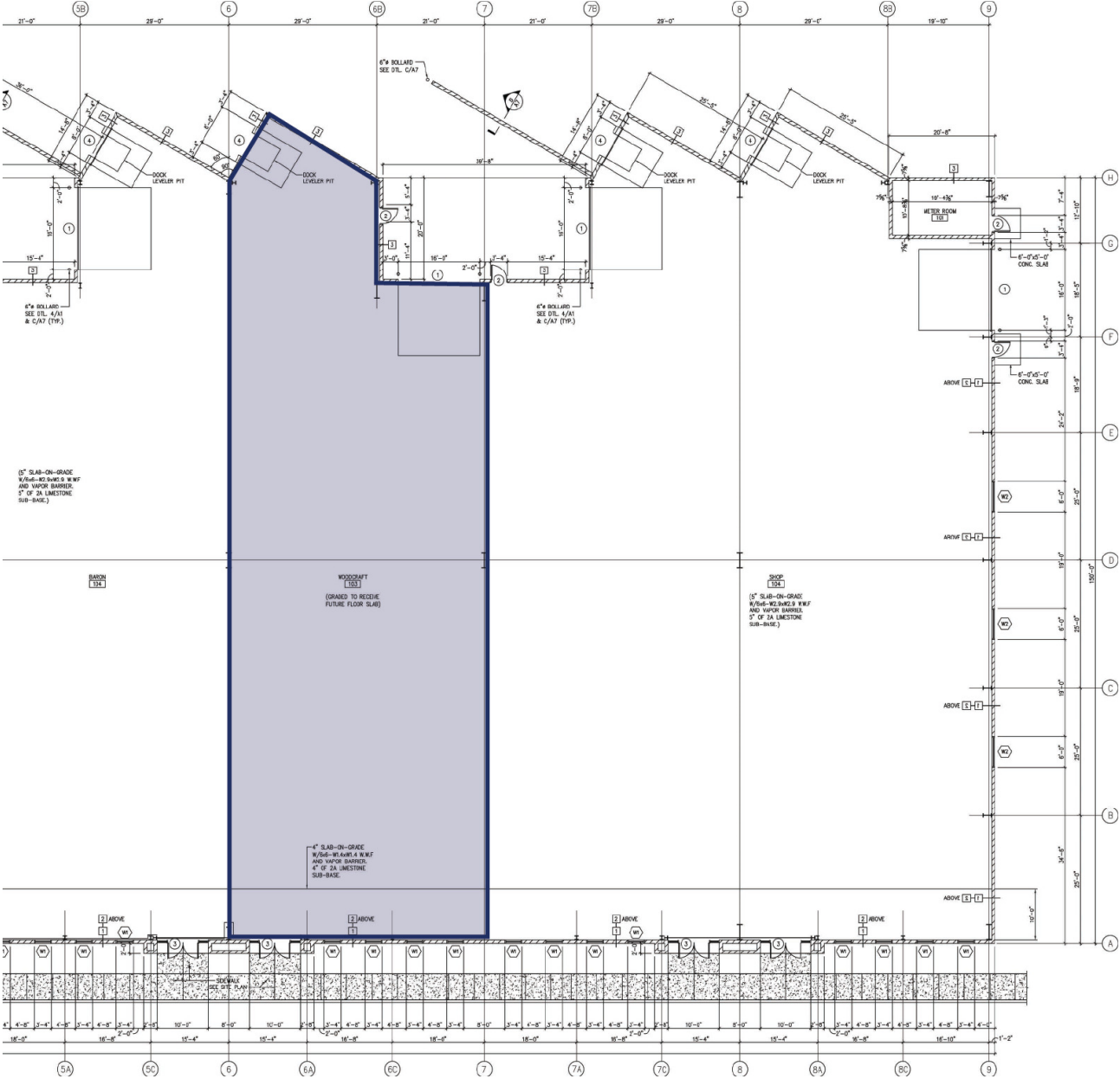
- Clear Height 22'
- 1 Dock High Door
- 1 Grade Level Door (14' w x 16' h)
- Fully Conditioned
- Two Restrooms
- Polished concrete floor
- Available Feb. 1, 2026

ADDITIONAL PHOTOS

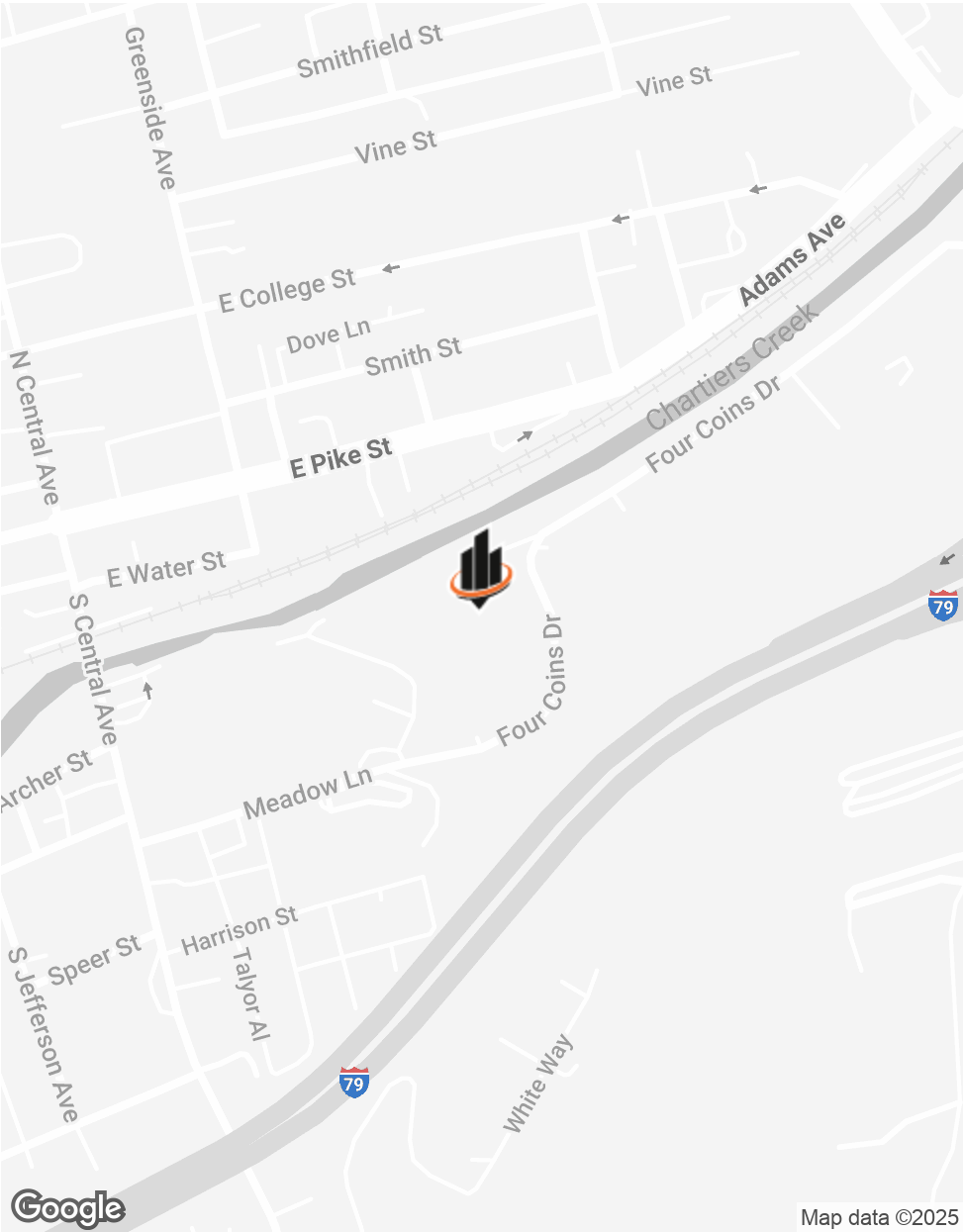
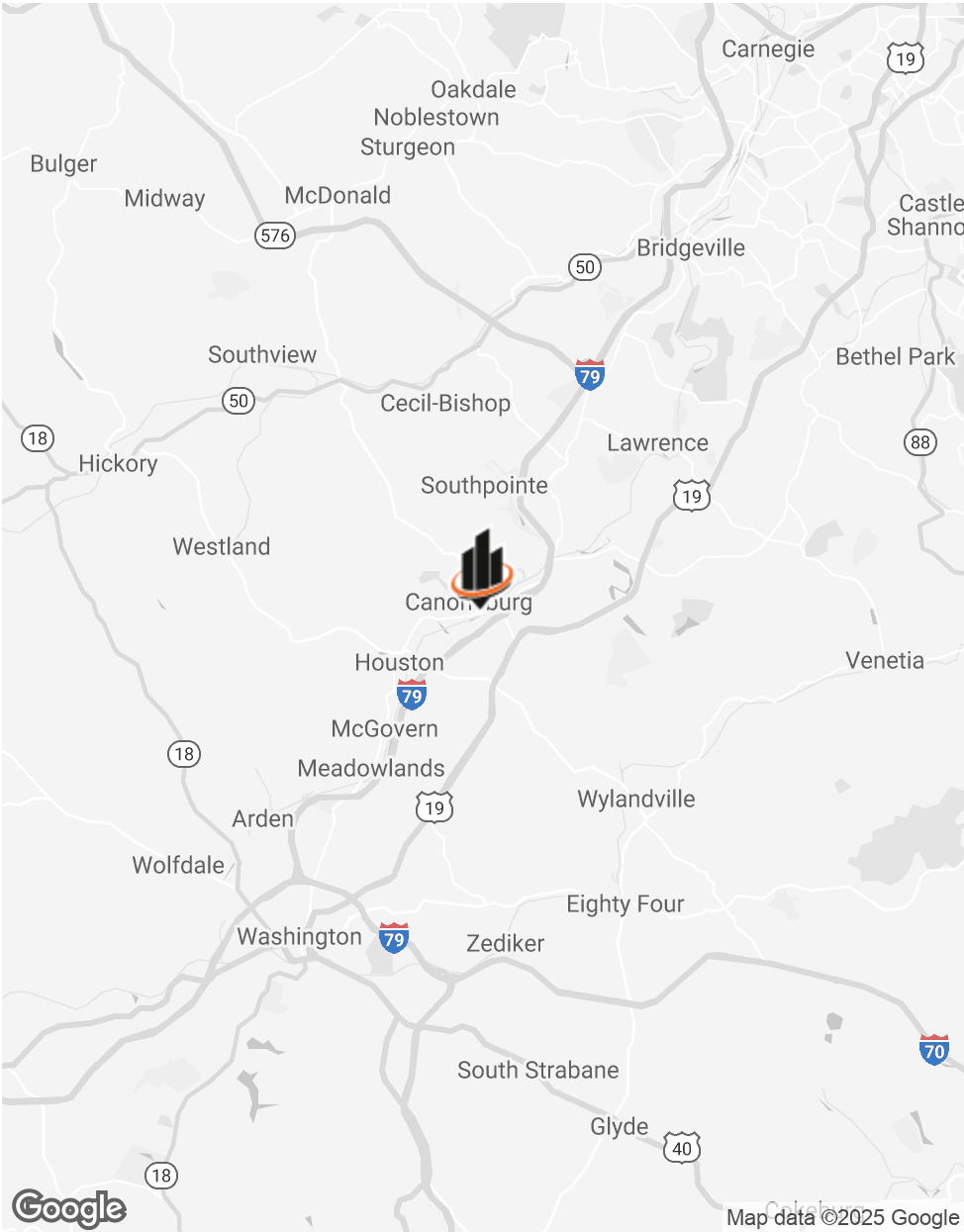




FLOOR PLAN

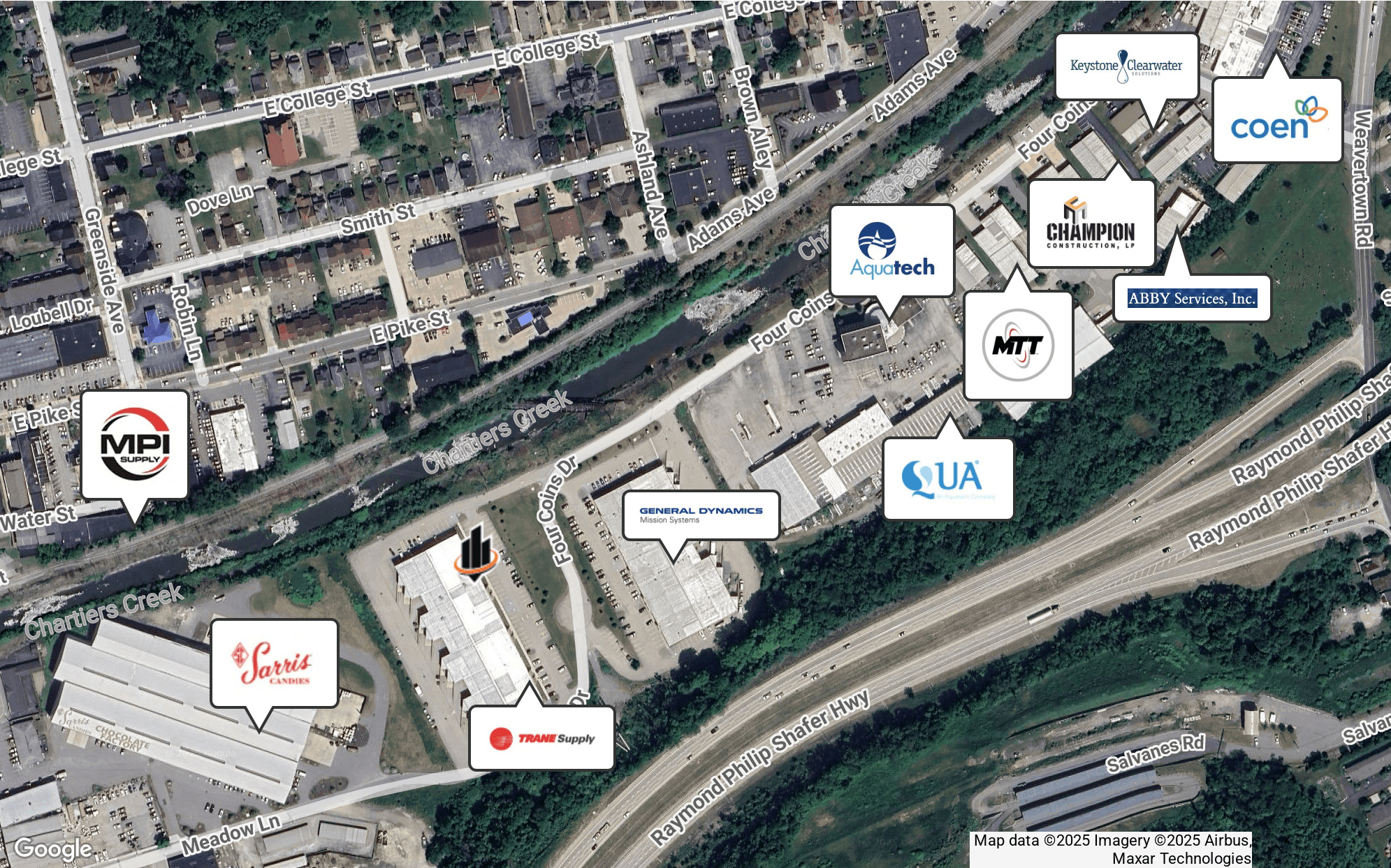


LOCATION MAPS





NEIGHBOR MAP





PARCEL MAP





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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.