



**OFFERING MEMORANDUM**

**7,500 SF Flex For Lease**

**102 FOUR COINS DR EXT**

Canonsburg, PA 15317

**PRESENTED BY:**

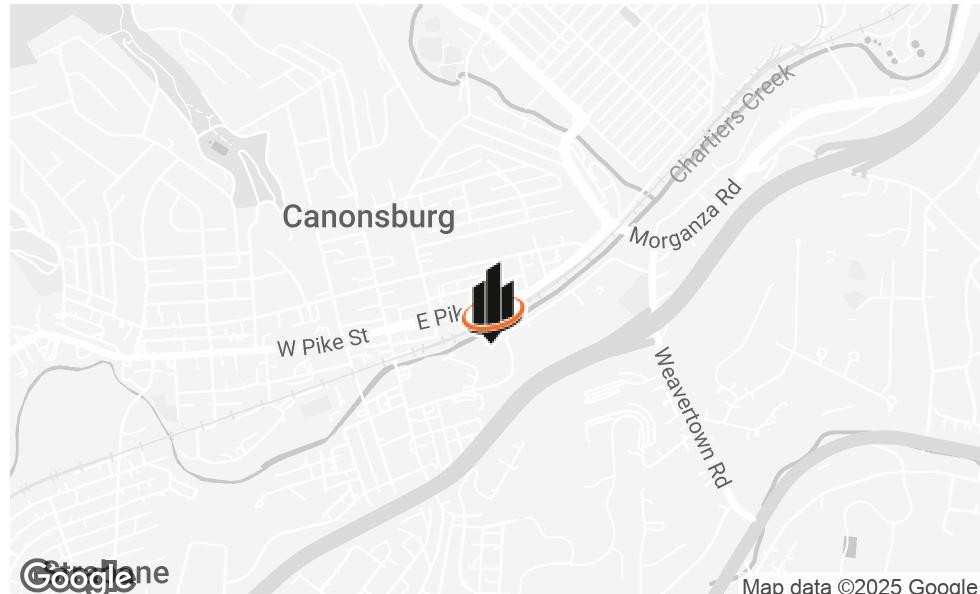
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# EXECUTIVE SUMMARY



## 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

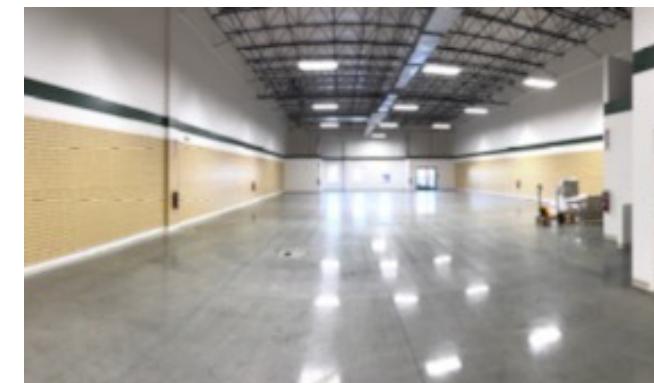
## PROPERTY OVERVIEW

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.

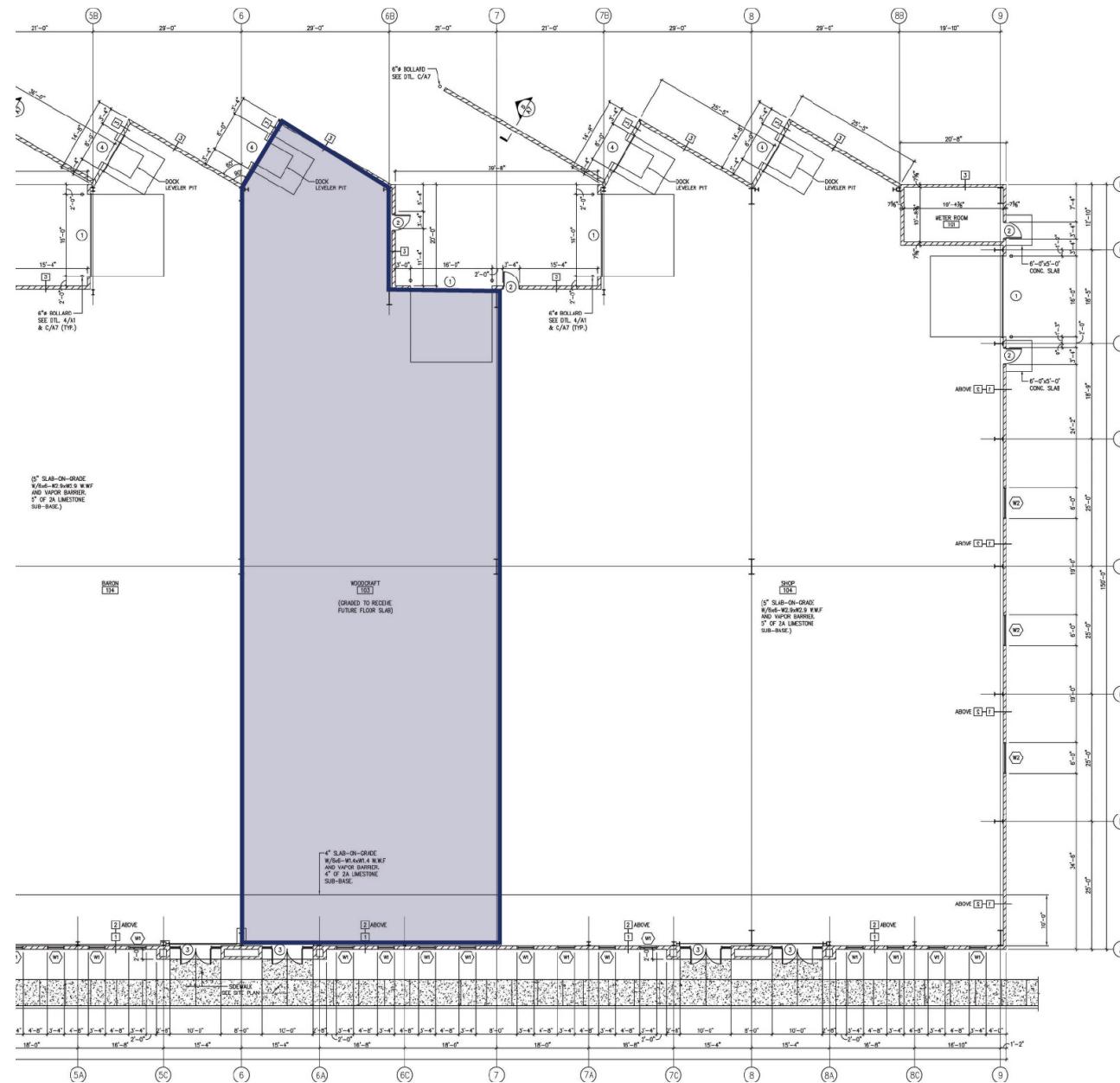
## PROPERTY HIGHLIGHTS

- 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

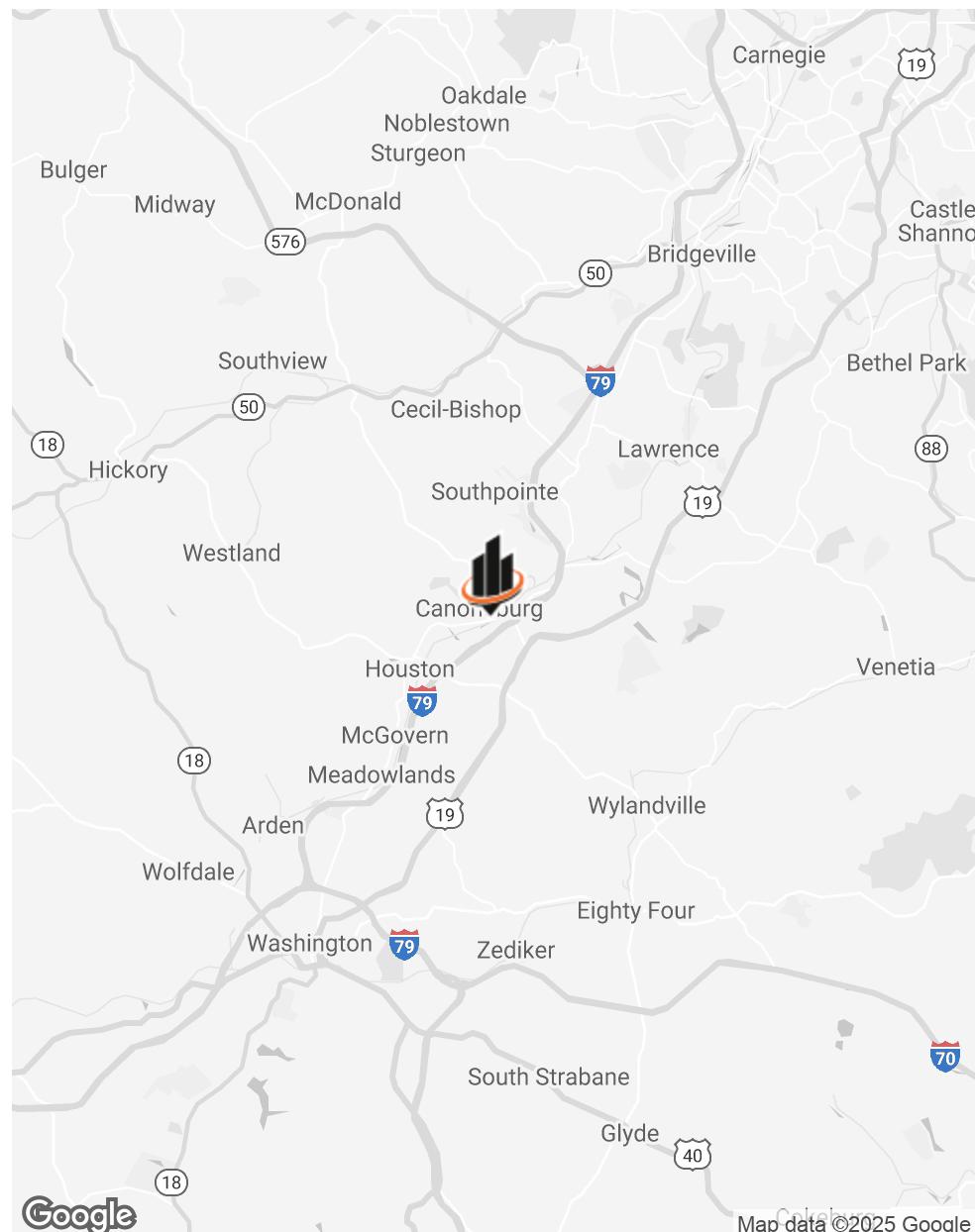
## ADDITIONAL PHOTOS



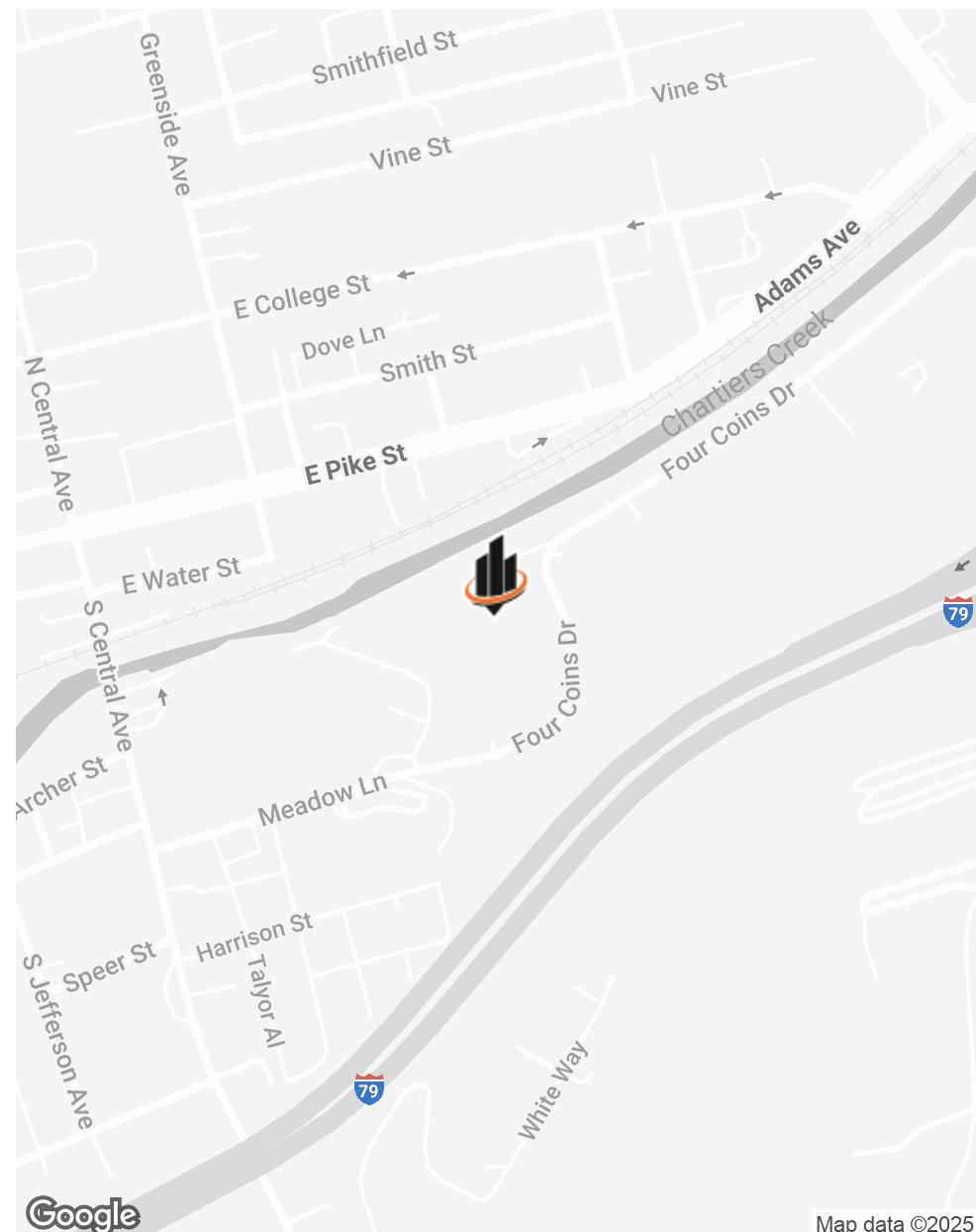
## FLOOR PLAN



## LOCATION MAPS



FOR LEASE | 7,500 SF FLEX | 102 Four Coins Dr Ext Canonsburg, PA 15317



SVN | THREE RIVERS COMMERCIAL ADVISORS

## NEIGHBOR MAP



## PARCEL MAP



## 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.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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.