

Canon-McMillan
Middle School

OFFERING MEMORANDUM

Industrial Property for Lease | Build to Suit

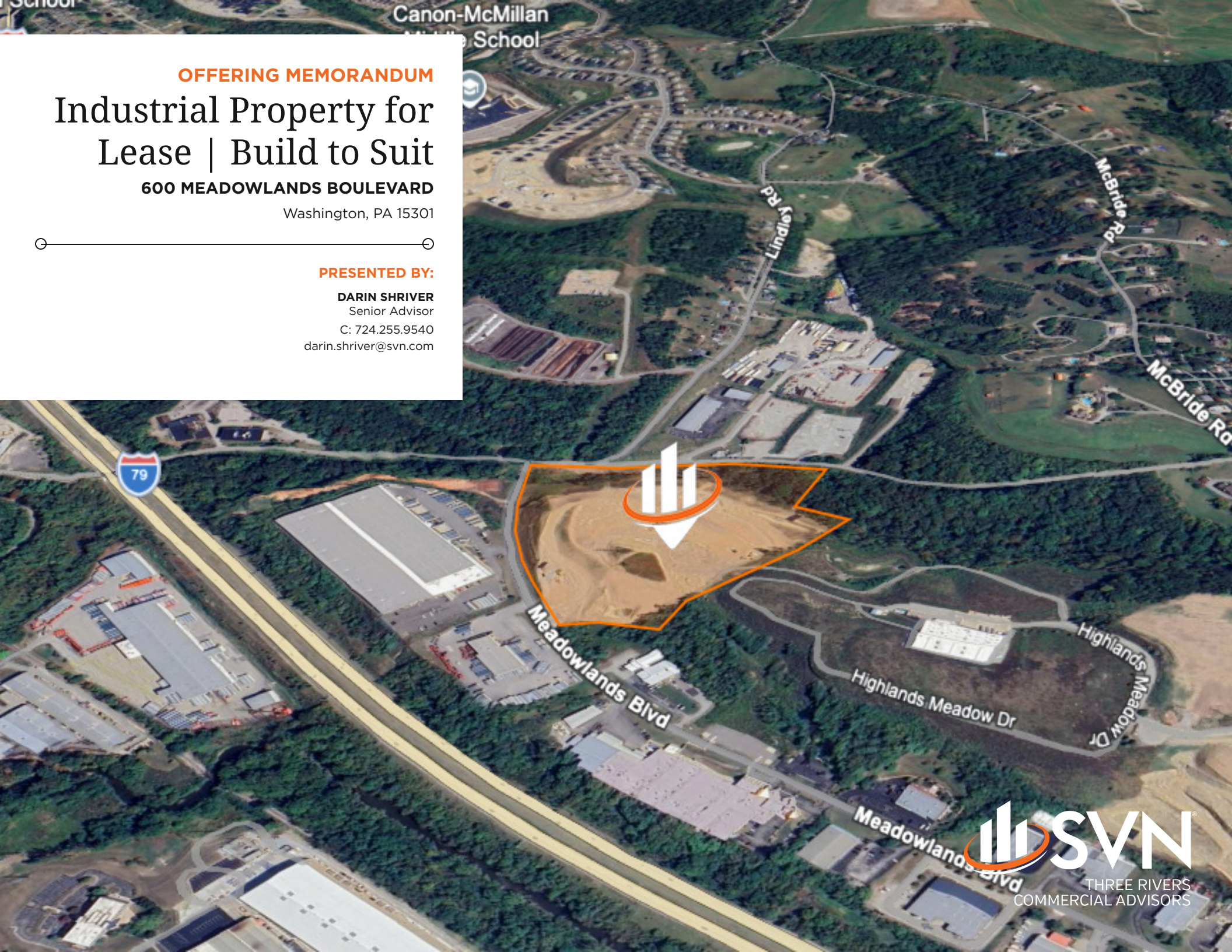
600 MEADOWLANDS BOULEVARD

Washington, PA 15301

PRESENTED BY:

DARIN SHRIVER
Senior Advisor

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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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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.



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LOCATION INFORMATION

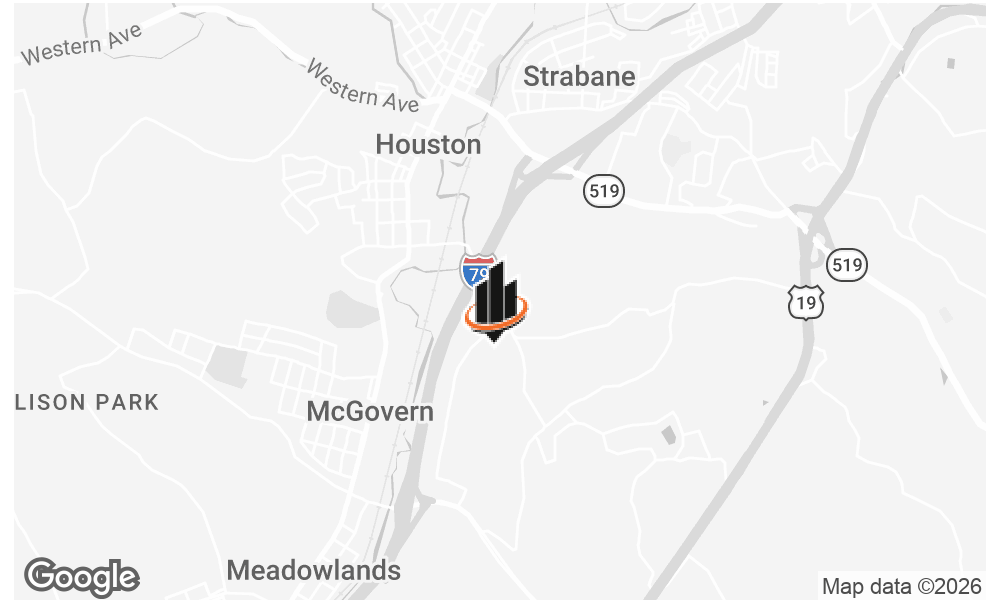
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SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

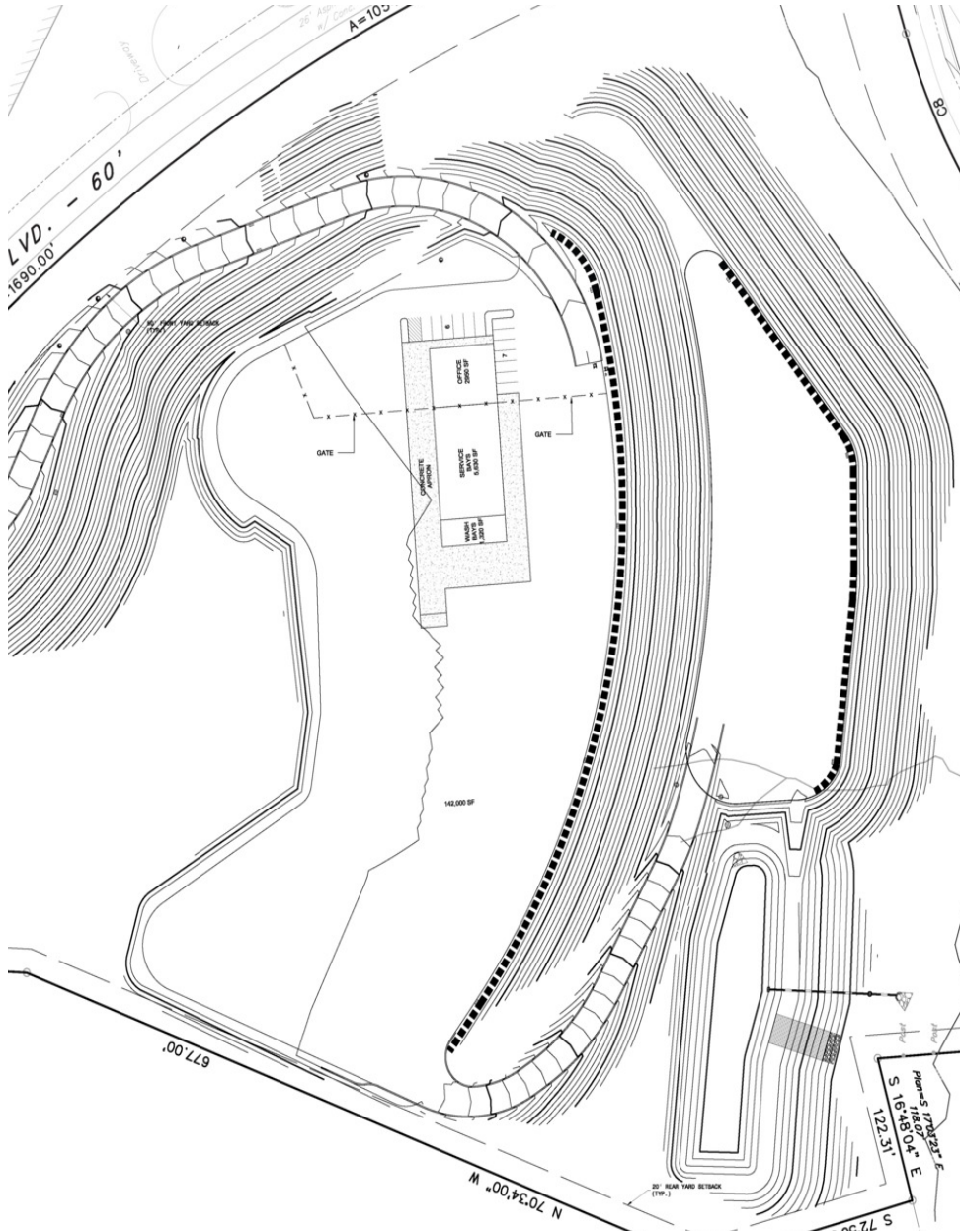
LEASE RATE:	Negotiable
USABLE AREA	5.95 Acres Total
PROPOSED BUILDING:	10,000 - 30,000 SF
LAYDOWN YARD:	+/- 4.0 acres total (2 pads)
ZONING:	I-1 Industrial
MARKET:	Pittsburgh
SUBMARKET:	Washington County

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 I-70, I-76 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

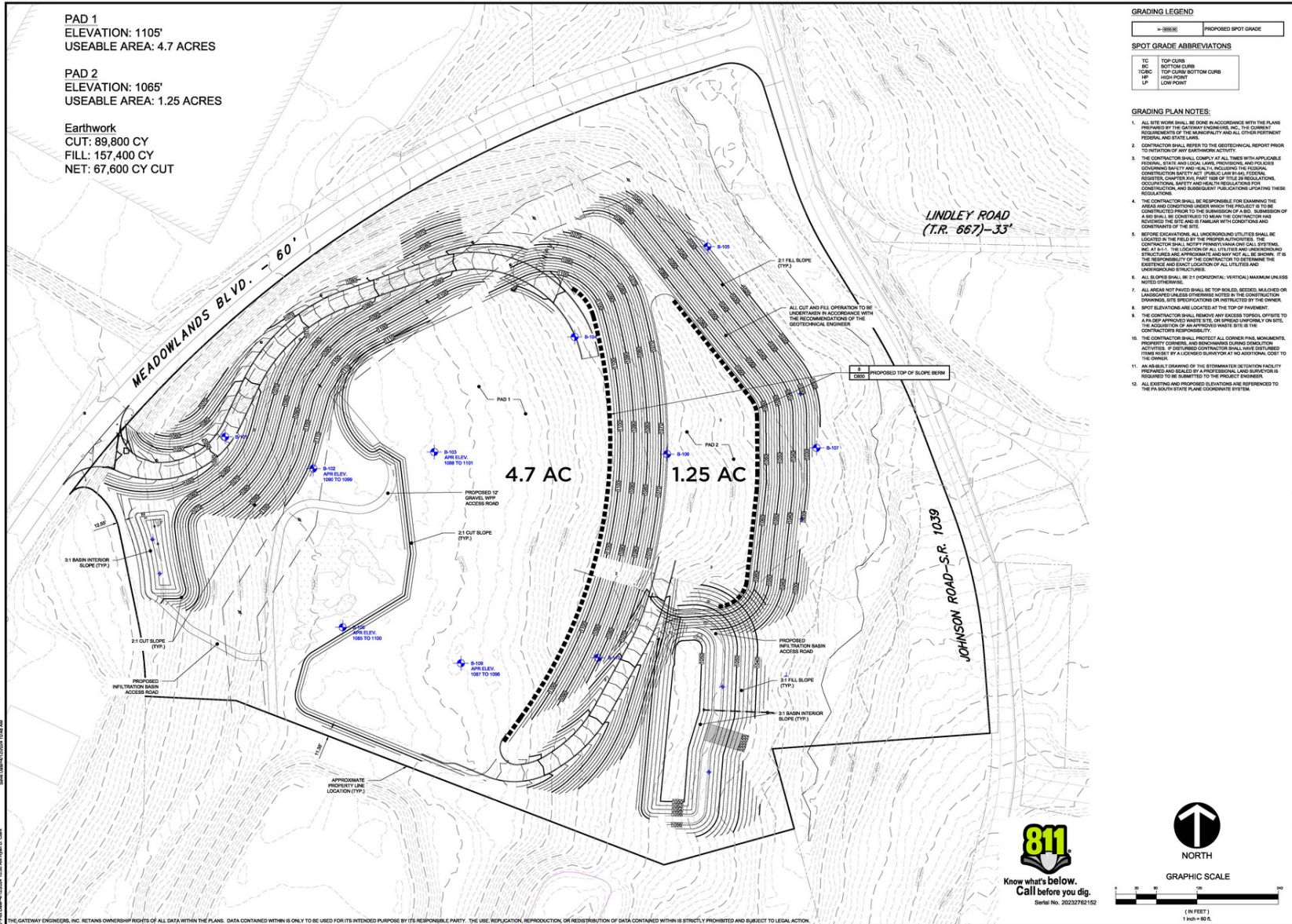


TIERED PAD LAYOUT

PAD 1
ELEVATION: 1105'
USEABLE AREA: 4.7 ACRES

PAD 2
ELEVATION: 1065'
USEABLE AREA: 1.25 ACRES

Earthwork
CUT: 89,800 CY
FILL: 157,400 CY
NET: 67,600 CY CUT



- GRADING LEGEND**
- SPOT GRADE ABBREVIATIONS
 - TC TOP CURB
 - BC BOTTOM CURB
 - TOBC TOP CURB BOTTOM CURB
 - LP LOW POINT
- GRADING PLAN NOTES:**
- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY THE GATEWAY ENGINEERS, INC. THE CURRENT REQUIREMENTS OF THE MUNICIPALITY AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
 - CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.
 - THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND POLICIES GOVERNING SAFETY AND HEALTH. INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 94-209), OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE BEGINNING OF ANY SUBSEQUENT WORK. A BIDDING SHALL BE CONDUCTED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
 - BEFORE EXCAVATIONS, ALL UNDERGROUND UTILITIES SHALL BE LOCATED BY THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEM, INC. AT 811. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES AND APPROXIMATE DEPTHS SHALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
 - ALL SLOPES SHALL BE 2:1 HORIZONTAL VERTICAL MAXIMUM UNLESS NOTED OTHERWISE.
 - ALL AREAS NOT PAVED SHALL BE TOP SOIL, SEED, MULCH OR LANDSCAPED UNLESS OTHERWISE NOTED BY THE CONTRACTOR DRAWINGS. SEE SPECIFICATIONS OR INSTRUCTIONS BY THE OWNER.
 - SPOT ELEVATIONS ARE LOCATED AT THE TOP OF PAVEMENT.
 - THE CONTRACTOR SHALL REMOVE ANY EXCESS TOPSOIL OFFSITE TO A PAID OFF APPROVED WASTE SITE, OR SPREAD UNIFORMLY ON SITE. THE ACQUISITION OF AN APPROVED WASTE SITE IS THE CONTRACTOR'S RESPONSIBILITY.
 - THE CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS. CONSTRUCTION SHALL BE RESPONSIBLE FOR OBTAINING CONVEYANCE SURVEY DATA FOR ALL ADJACENT PROPERTIES AT AN ADDITIONAL COST TO THE OWNER.
 - AN AS-BUILT DRAWING OF THE EXISTENT AND PROPOSED FACILITY PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR IS REQUIRED TO BE SUBMITTED TO THE PROJECT ENGINEER.
 - ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO THE PA ADJUSTED STATE PLANE COORDINATE SYSTEM.



REVISION RECORD

NO.	DATE	DESCRIPTION
1	2024.02.27	ISSUED FOR BIDDING
2	2024.03.12	ADDRESSED OWNER COMMENTS
3	2024.03.12	ADDRESSED DESIGNER COMMENTS
4	2024.03.12	ADDRESSED DESIGNER COMMENTS
5	2024.03.12	ADDRESSED DESIGNER COMMENTS
6	2024.03.12	ADDRESSED DESIGNER COMMENTS
7	2024.03.12	ADDRESSED DESIGNER COMMENTS
8	2024.03.12	ADDRESSED DESIGNER COMMENTS
9	2024.03.12	ADDRESSED DESIGNER COMMENTS
10	2024.03.12	ADDRESSED DESIGNER COMMENTS

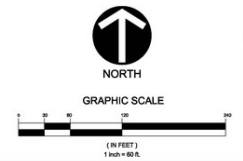
MEADOWLANDS DEVELOPMENT
MEADOWLANDS BOULEVARD
NORTH-STIRABANE TOWNSHIP, WASHINGTON COUNTY, PA

CFE HOLDING LLC
100 LINDLEY ROAD
CANONSBURG, PA 15317

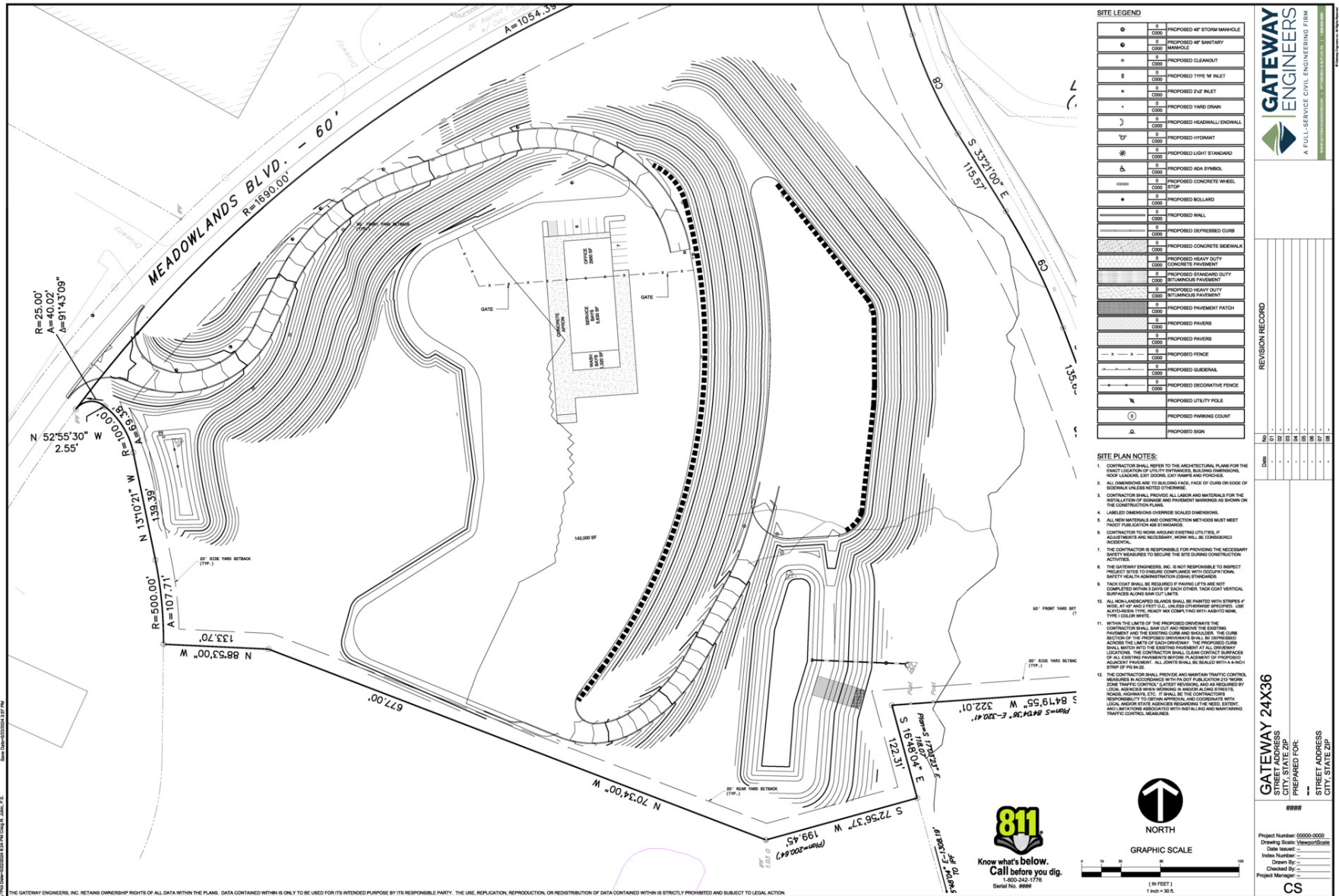
GRADING PLAN

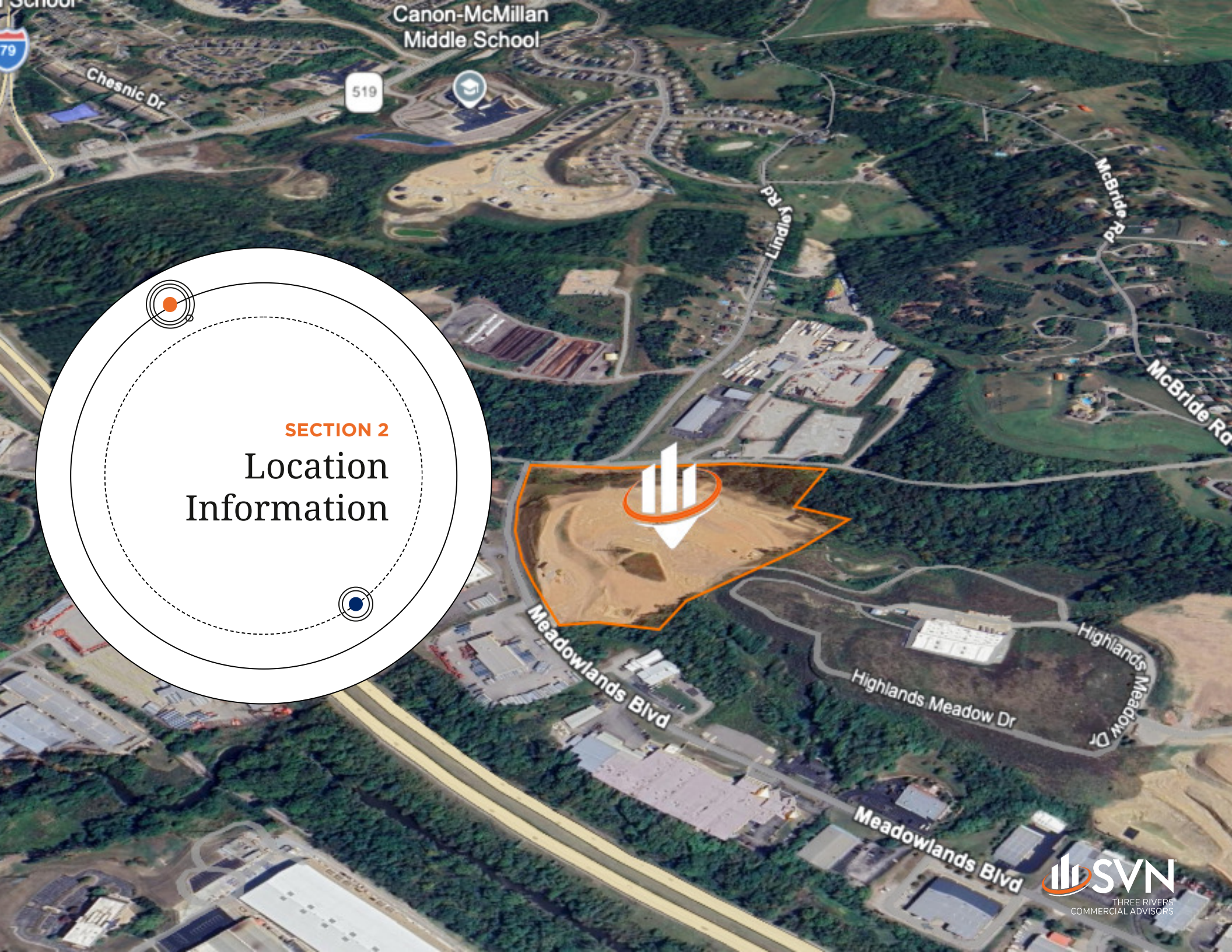
Project Number: C-46235-0002
Drawing Scale: 1"=50'
Date Issued: JAN 2024
Index Number: 11-007
Drawn By: RDC
Checked By: CRJ
Project Manager: CRJ

C200



PROPOSED 4.7 ACRE PAD CONCEPT PLAN





Canon-McMillan
Middle School

Chesnic Dr

519

Lindie K Rd

McBride Rd

McBride Rd

SECTION 2

Location Information

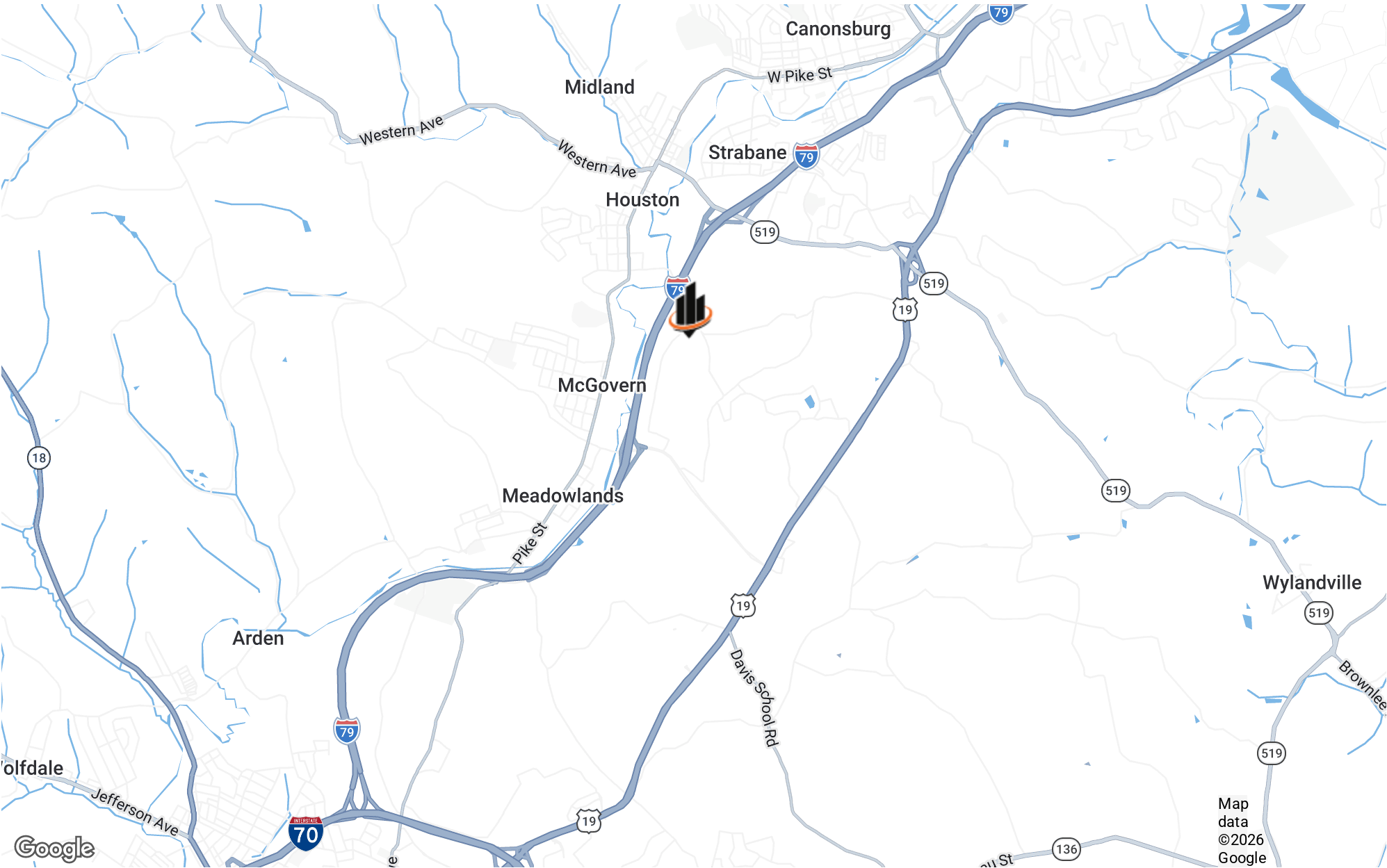
Meadowlands Blvd

Highlands Meadow Dr

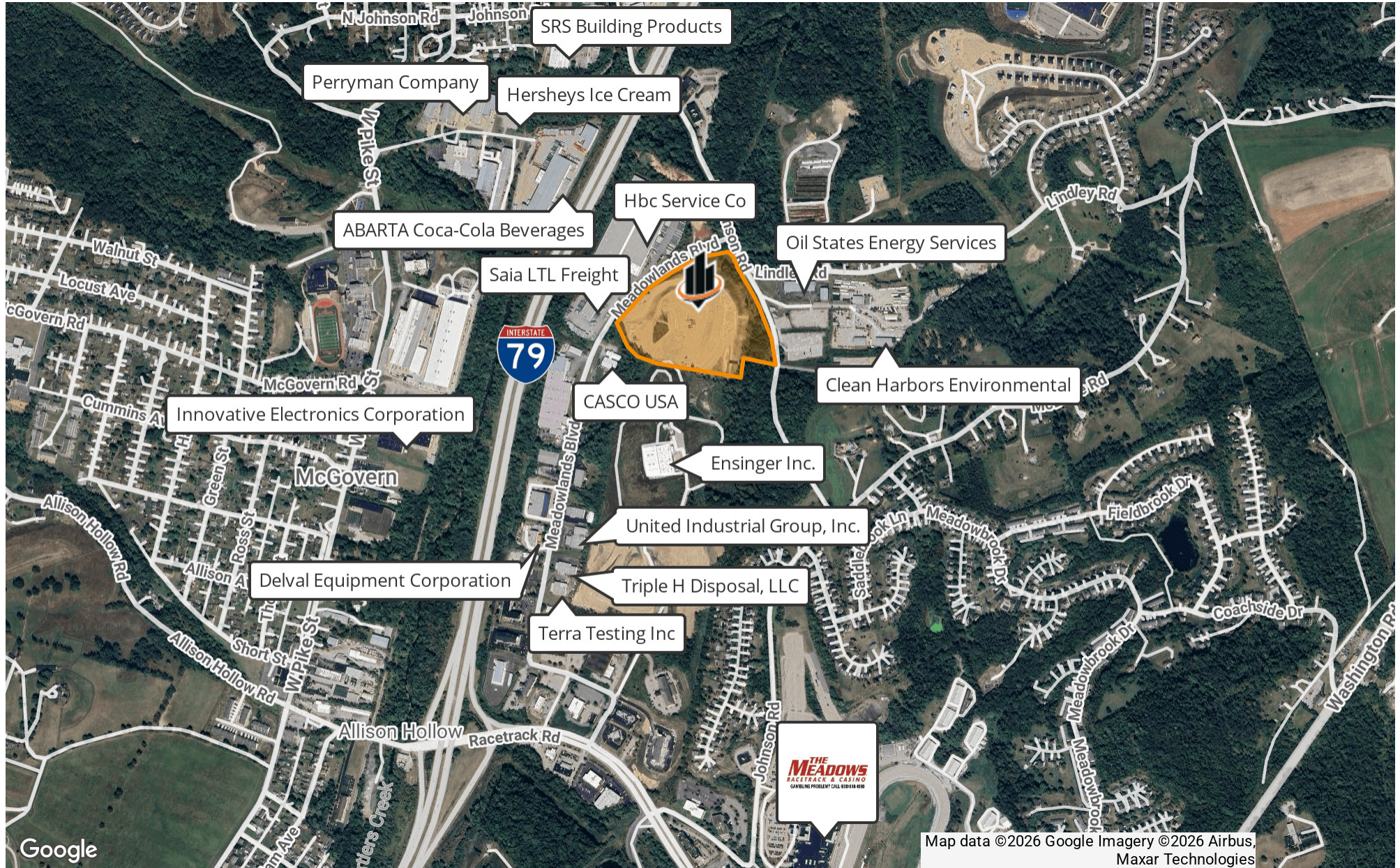
Highlands Meadow Dr

Meadowlands Blvd

LOCATION MAPS



NEIGHBORING INDUSTRIAL TENANTS



DEMOGRAPHICS MAP & REPORT

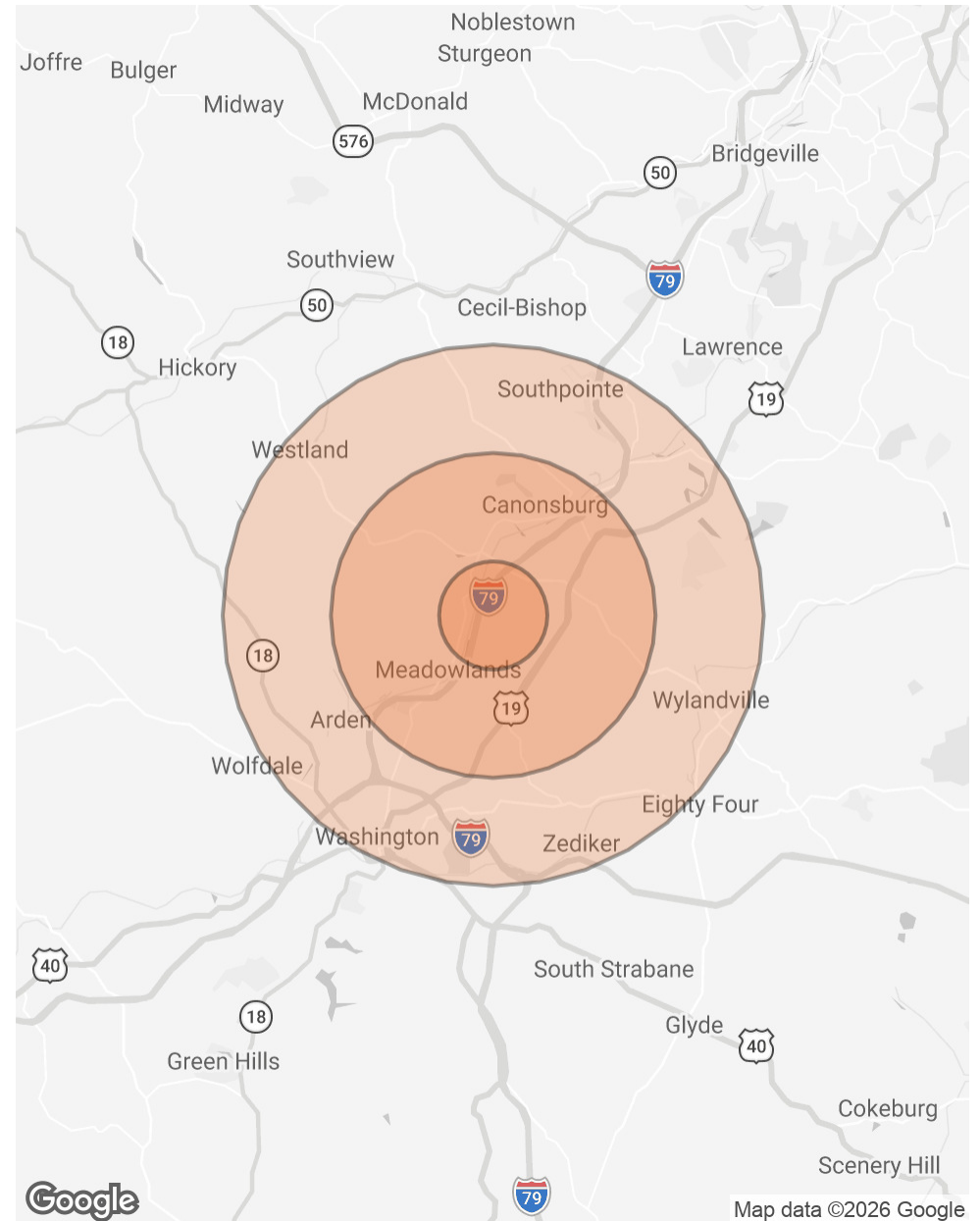
POPULATION

	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



PRESENTED BY:

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