

**OFFERING MEMORANDUM**

# For Lease

## 5.345 AC Available

**802 N MAIN STREET**

Houston, PA 15342

**PRESENTED BY:**

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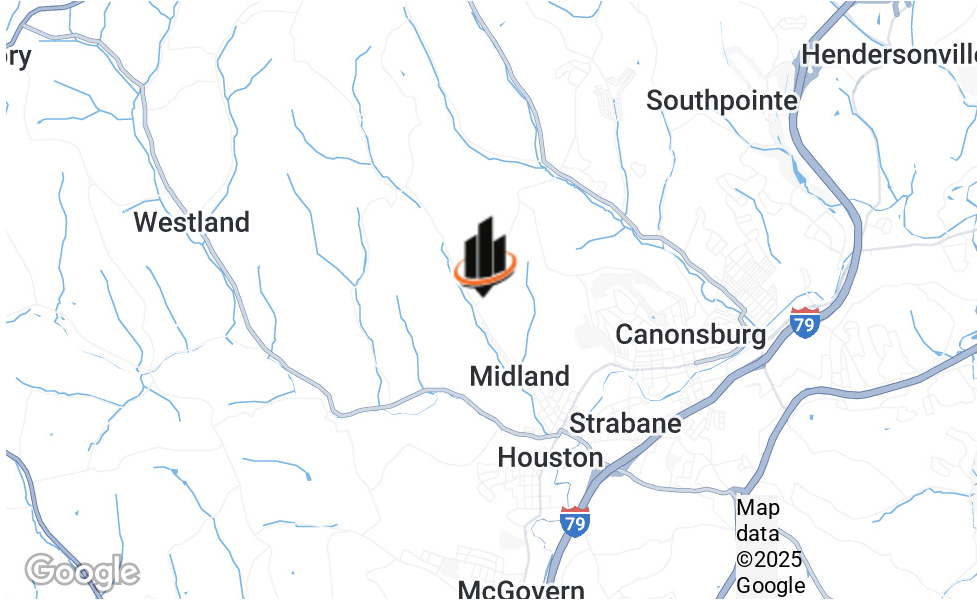
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATES	
UPPER PAD (5.35 ACRES):	\$9,000/month
GROSS ACRES:	23.7 AC
RENTABLE ACRES:	12.5 AC
AVAILABLE ACRES:	5.345 AC
MARKET:	Pittsburgh
SUBMARKET:	Washington County
MUNICIPALITY:	Chartiers Township

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present developable industrial land for lease 2 miles from the Rt. 519/Houston interchange on I79 in Washington County, PA. The Property consists of three pads totaling 12.5 flat, usable acres, with 5.345 level acres available for immediate development or industrial outside storage.

PROPERTY HIGHLIGHTS

- 5.345 level acres available for immediate development or industrial outside storage.
- Pad has substantial stone base for industrial usage
- Extensive due diligence available regarding feasibility for development
- Site has closed NPDS Permit
- Engineering by Harshman CE Group
- Water - Two (2) 5/8" lines on site
- Electric - On site, with 3 Phase Power available across the street
- Gas - 2" Columbia Gas line on site
- Sewer - Municipal sewer 800' from site along N Main Street.
- Water - Municipal water supplied with dedicated 3/4" yard hydrant

REGIONAL MAP





NEIGHBORING TENANTS





PARCEL MAP

