

OFFERING MEMORANDUM

**12,500 Sq Ft
Warehouse/Manufacturing
For Sale or Lease**

180 HOLLYWOOD DR

Butler, PA 16001

PRESENTED BY:

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12,500 SF Building

2.55 AC



DISCLAIMER

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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.



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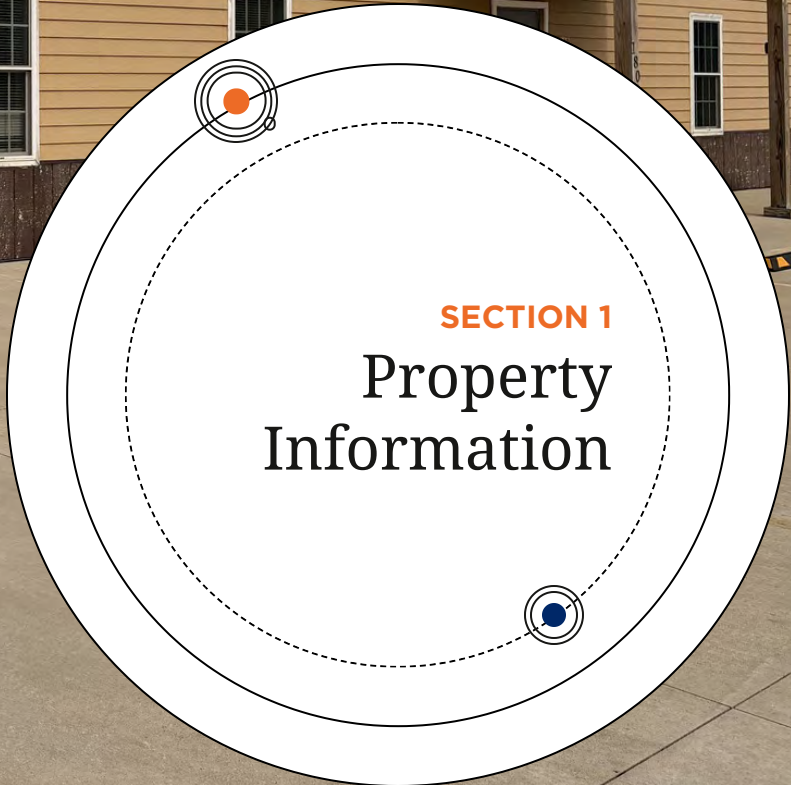
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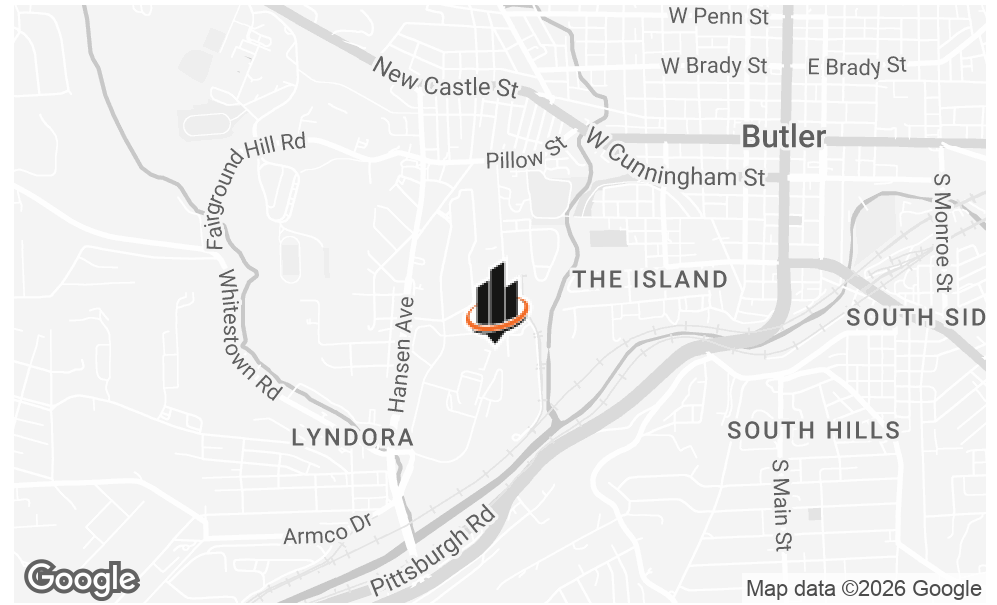
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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,350,000
LEASE RATE:	\$8 SF/yr (NNN)
BUILDING SIZE:	12,500 SF
LOT SIZE:	2.55 Acres
YEAR BUILT:	2021
ZONING:	M-2
MARKET:	Pittsburgh

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale or lease this newly built 12,500 warehouse/manufacturing building. The building contains 10,000 sq ft of clear span warehouse space and 2,500 of fully finished office space. There are 2 ADA compliant restrooms, 1 conference room, reception/entry area, large breakroom with kitchen, and 4 office spaces. The warehouse space is 125' by 80'.

PROPERTY HIGHLIGHTS

- Newly built (2021) 10,000 sq ft warehouse with finished 2,500 sq ft office
- Room to build another 8,000 sq ft on back of building

PROPERTY DETAILS

SALE PRICE	\$1,350,000
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LEASE RATE	\$8 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Warehouse/Manufacturing For Sale or Lease 12,500 Sq Ft
STREET ADDRESS	180 Hollywood Dr
CITY, STATE, ZIP	Butler, PA 16001
COUNTY	Butler
MARKET	Pittsburgh
SUB-MARKET	Butler

BUILDING INFORMATION

BUILDING SIZE	12,500 SF
OCCUPANCY %	0.0%
TENANCY	Single
CEILING HEIGHT	20 ft
MINIMUM CEILING HEIGHT	16 ft
OFFICE SPACE	2,500 SF
YEAR BUILT	2021
GROSS LEASABLE AREA	12,500 SF

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing
ZONING	M-2
LOT SIZE	2.55 Acres
APN #	567 30 2E0001

PARKING & TRANSPORTATION

PARKING TYPE	Surface
NUMBER OF PARKING SPACES	16

UTILITIES & AMENITIES

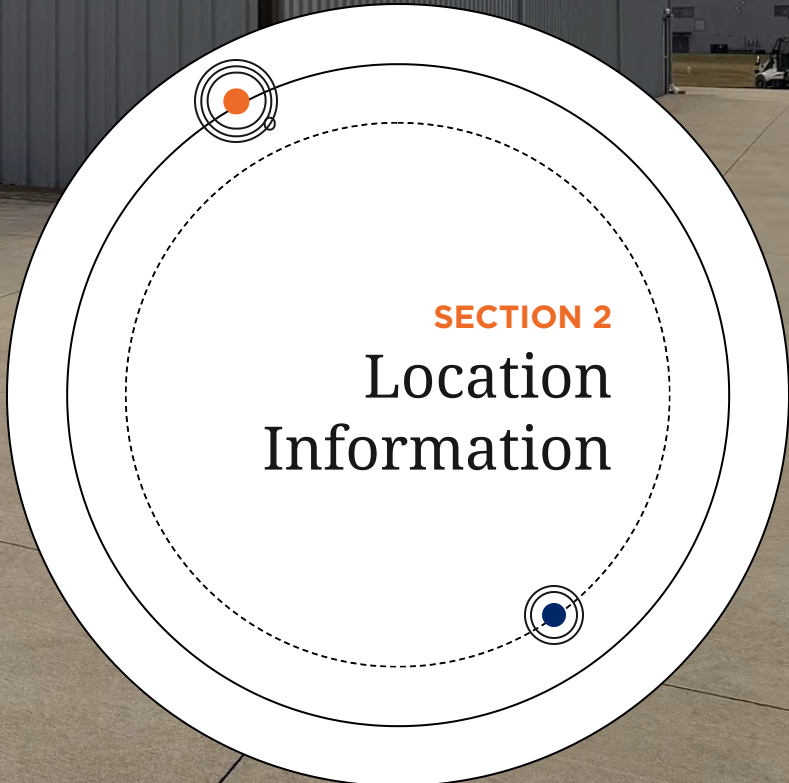
SECURITY GUARD	No
HANDICAP ACCESS	Yes
CENTRAL HVAC	Yes
RESTROOMS	2

ADDITIONAL PHOTOS



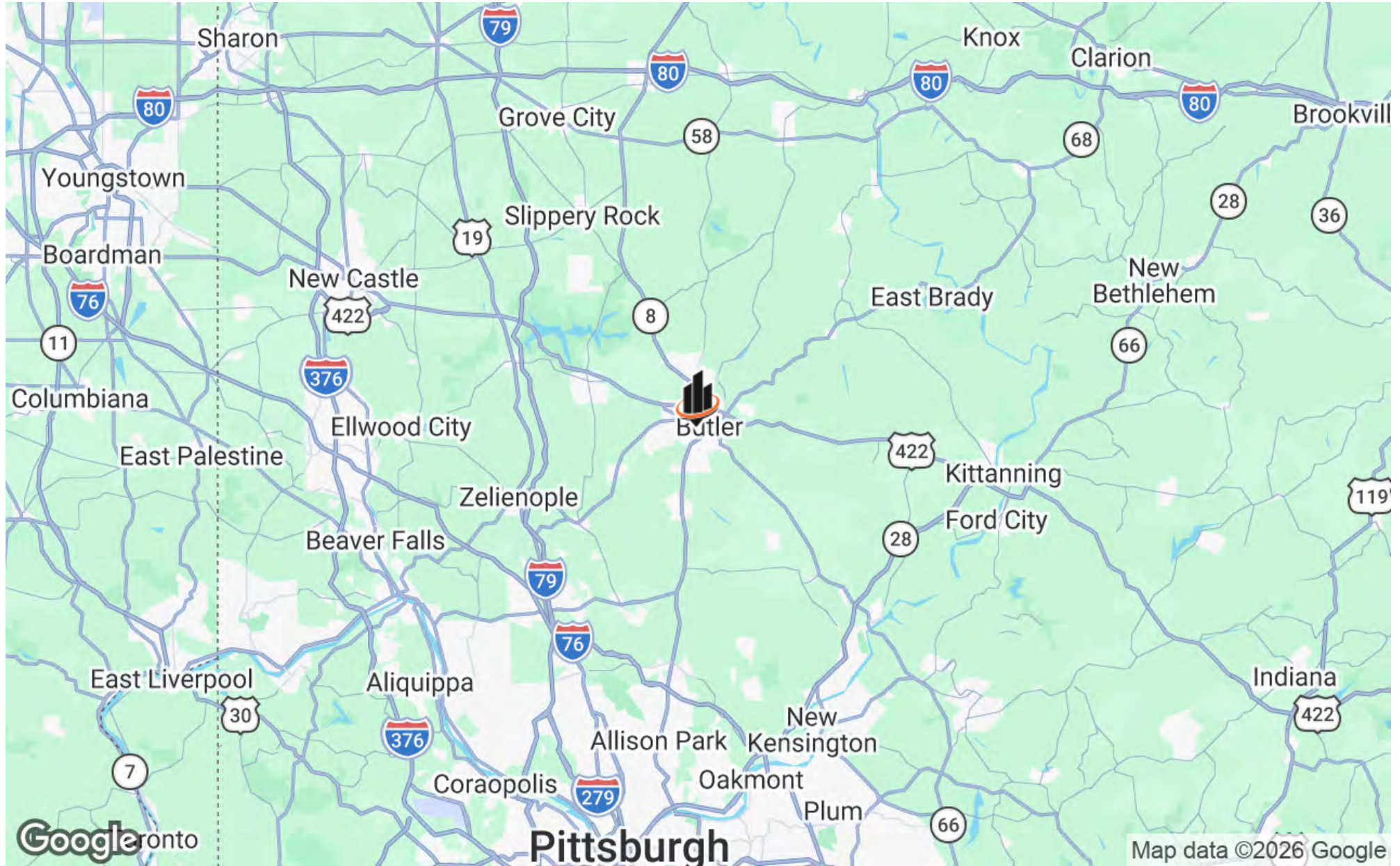
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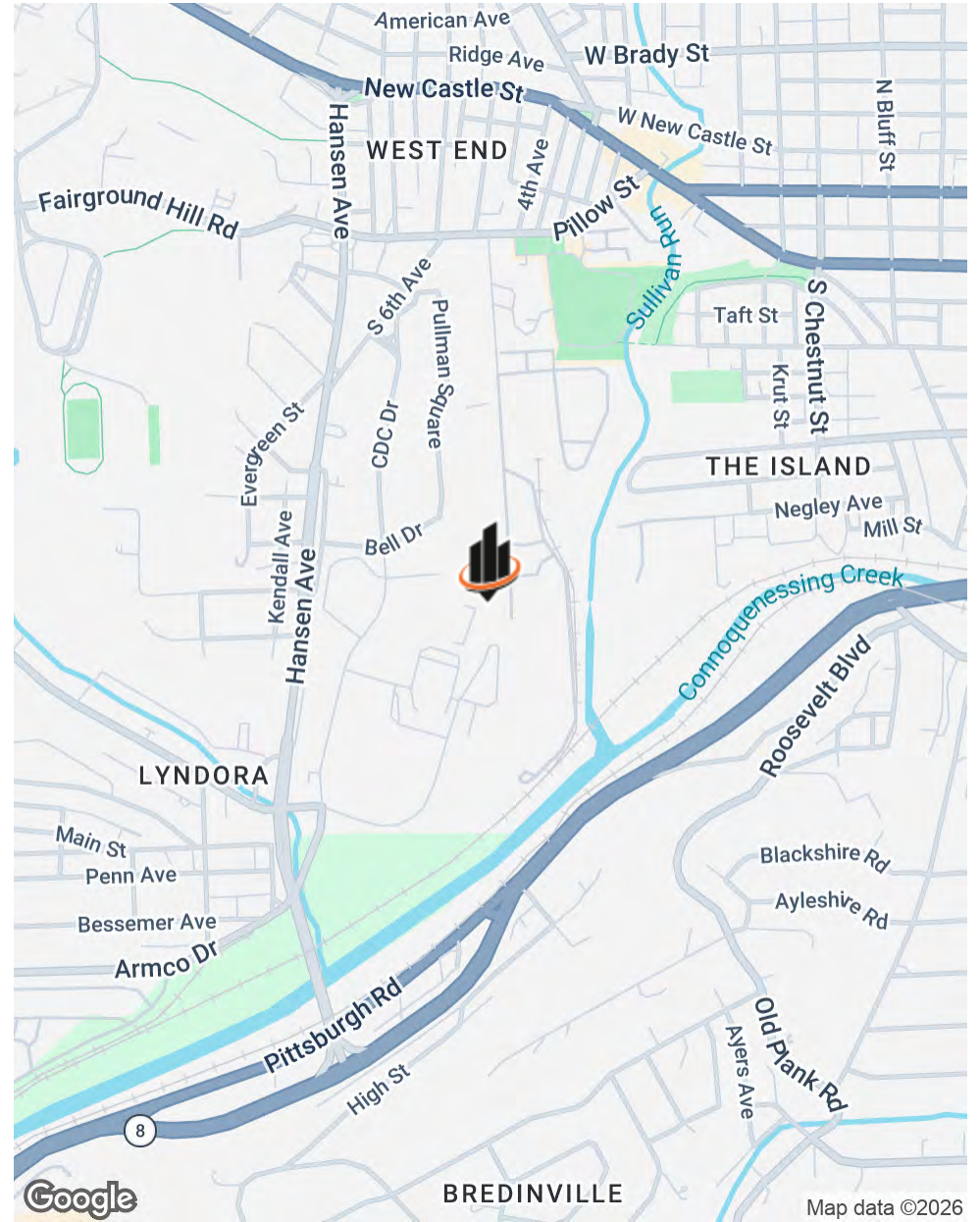
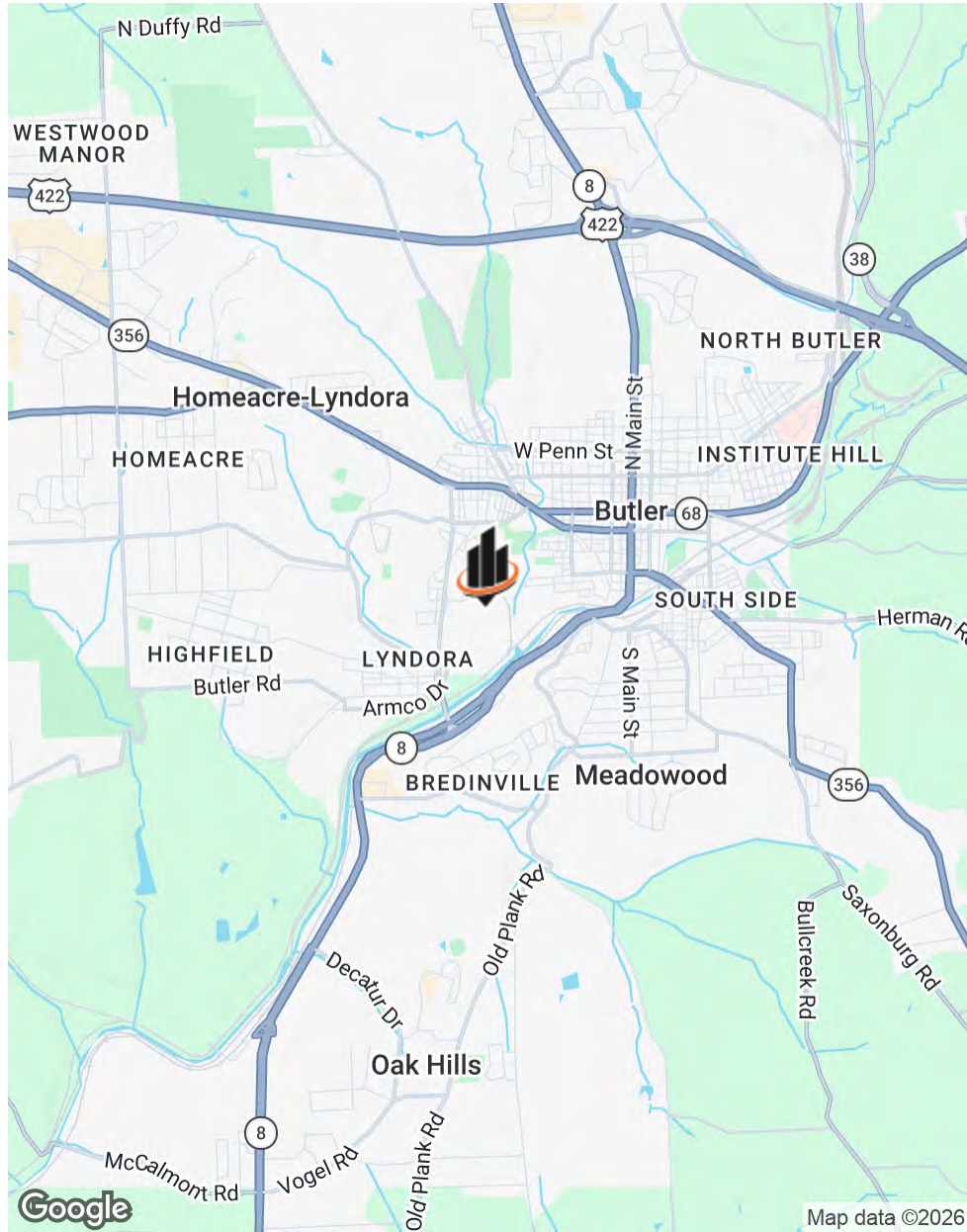


SECTION 2
Location
Information

REGIONAL MAP



LOCATION MAPS



DEMOGRAPHICS MAP & REPORT

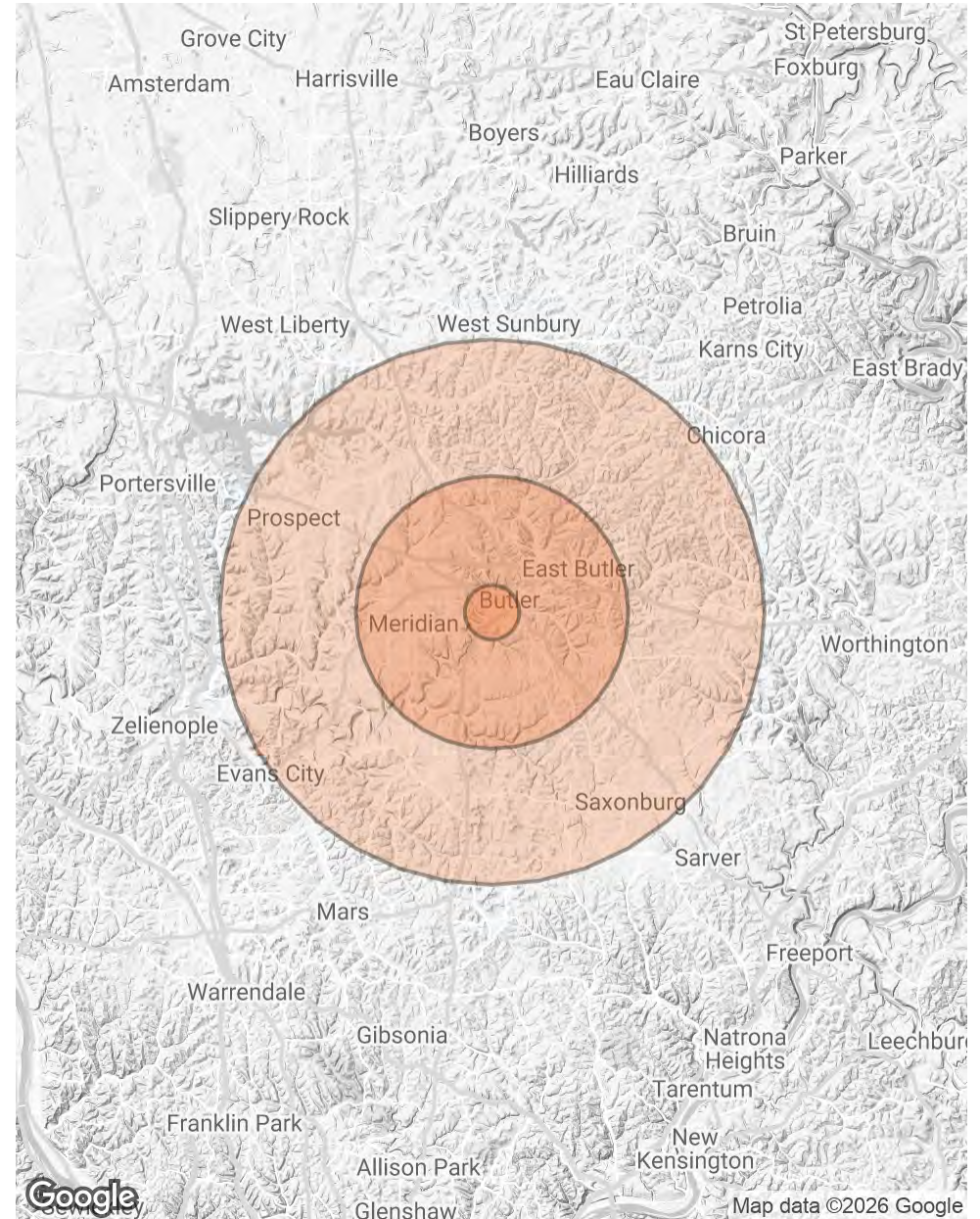
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	10,565	45,919	76,050
AVERAGE AGE	41	45	45
AVERAGE AGE (MALE)	40	44	44
AVERAGE AGE (FEMALE)	42	46	46

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,674	20,323	32,537
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$61,209	\$83,970	\$90,424
AVERAGE HOUSE VALUE	\$138,919	\$216,513	\$247,669

2020 American Community Survey (ACS)





PRESENTED BY:

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