

OFFERING MEMORANDUM

500 Innovation Dr

500 INNOVATION DRIVE

Blairsville, PA 15717

PRESENTED BY:

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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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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.

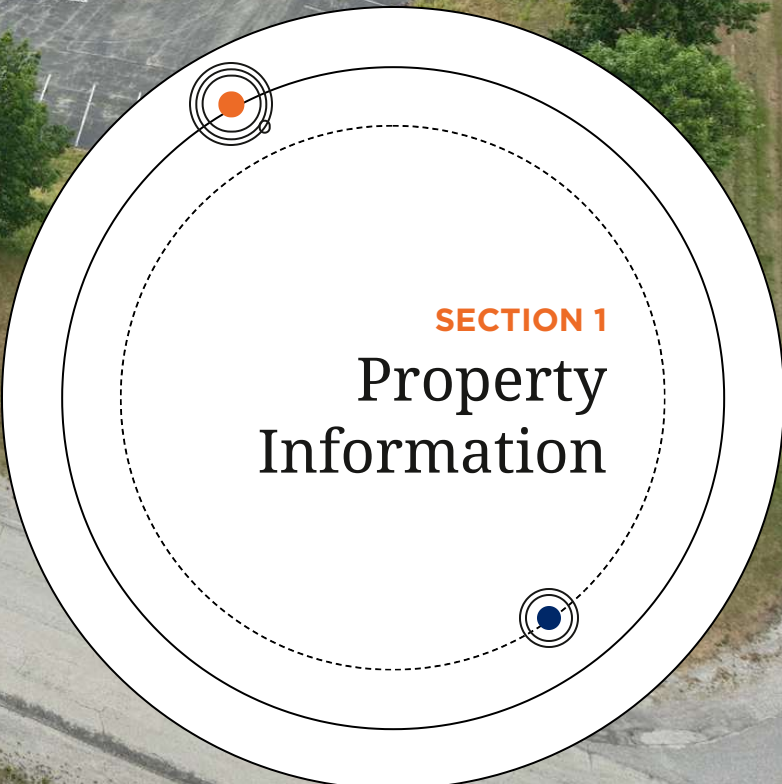
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate 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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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	68,250 SF
AVAILABLE SF:	68,250 SF
LOT SIZE:	7.11 AC
YEAR BUILT:	2004
RENOVATED:	2021
MARKET:	Pittsburgh

PROPERTY OVERVIEW

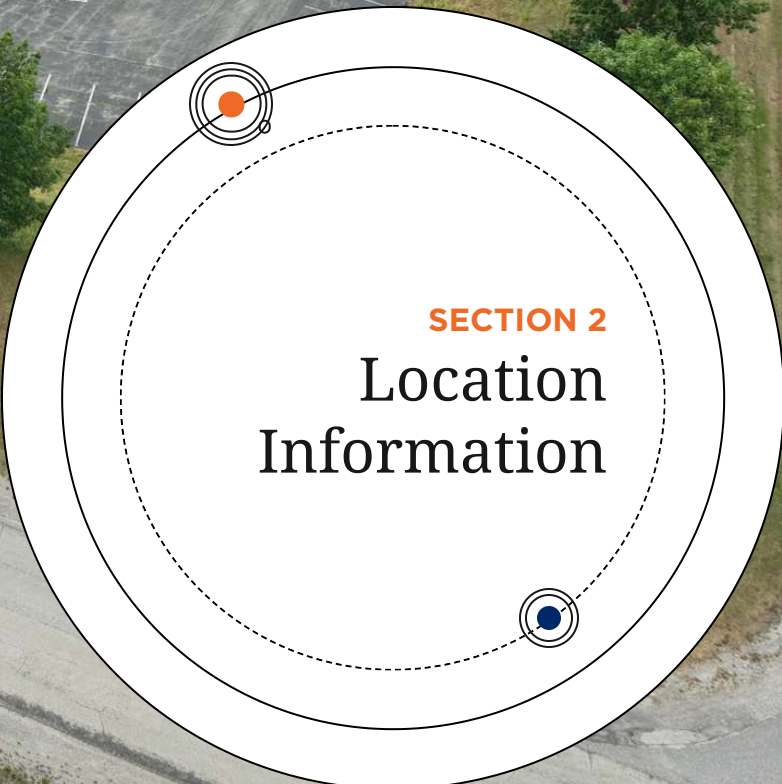
SVN is pleased to present 73 Innovation Drive, FOR LEASE a versatile industrial Building located in Blairsville, PA. This expansive 68,250-square-foot building is ideal for businesses in need of flexible space with premium features. Divisible down to 30,000 square feet, this facility offers adaptability to suit various operational needs. The Building is a ideal mix of renovated office and warehouse space with 21' clear ceilings and Drive-In doors.

PROPERTY HIGHLIGHTS

- Impressive 21' Ceiling Heights: Ideal for businesses requiring vertical space, whether for storage, large equipment, or specialized installations.
- Robust 6' Floors: Built to withstand heavy machinery and high-traffic use, the 6' reinforced floors ensure durability and resilience, supporting a variety of industrial needs.
- **Ample Power 3,200 Amps 480V 3P - Upgradable

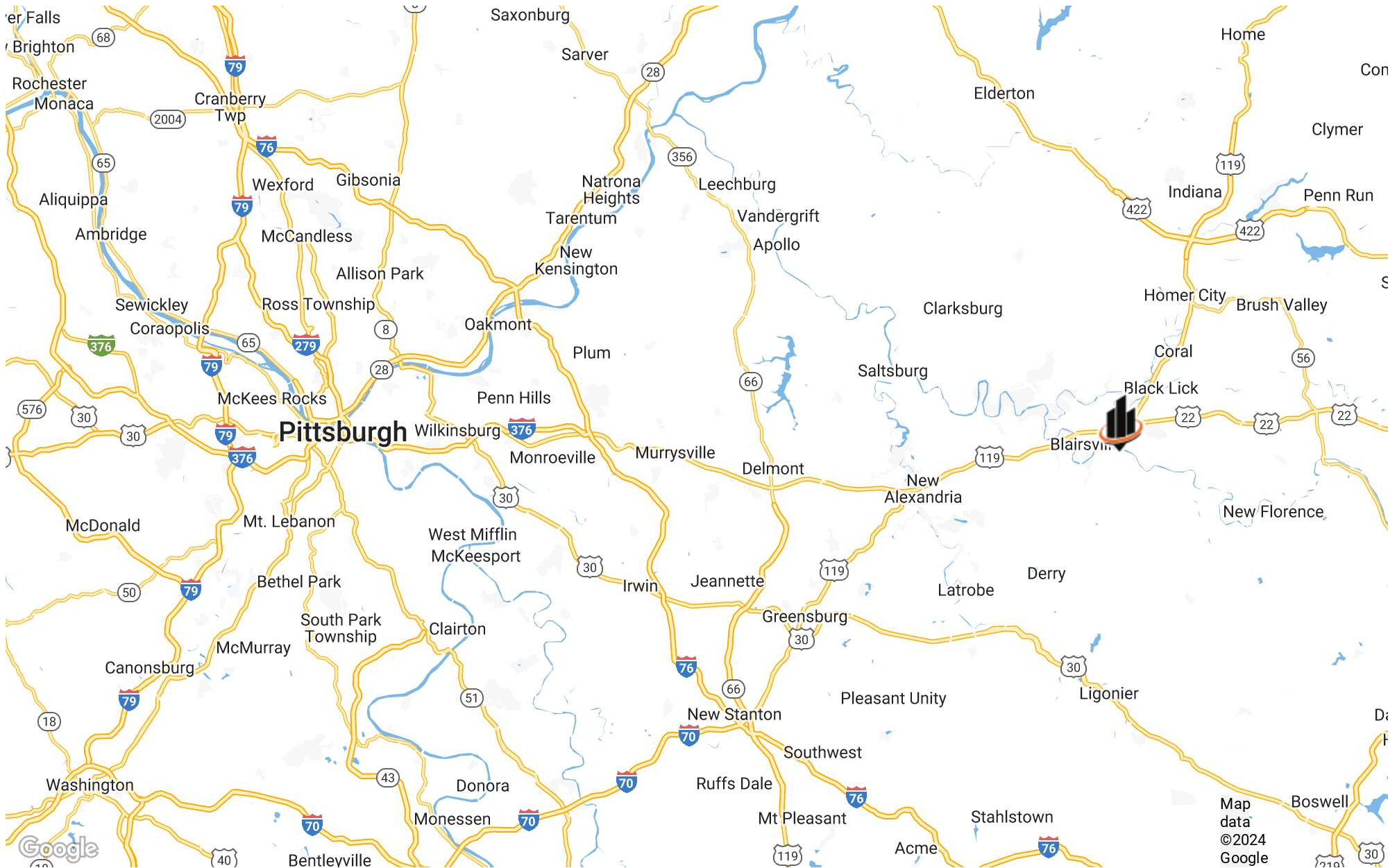
ADDITIONAL PHOTOS





SECTION 2
Location
Information

REGIONAL MAP



RETAILER MAP



Google

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Technologies

PARCEL MAP



Google

Imagery ©2024
Maxar
Technologies

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	12	135	802
AVERAGE AGE	46	46	46
AVERAGE AGE (MALE)	45	45	45
AVERAGE AGE (FEMALE)	47	47	47

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	5	60	356
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$70,579	\$70,451	\$70,398
AVERAGE HOUSE VALUE	\$190,063	\$189,023	\$187,744

Demographics data derived from AlphaMap



LOCATION DESCRIPTION



BLAIRSVILLE

Founded in 1818 at the junction of the Northern Turnpike and the Conemaugh River, the town prospered with the completion of the Pennsylvania Main Line Canal. A slackwater pool allowed access from the canal basin at Bairdstown to docks, warehouses, and boatyards at Blairsville. Local industries, including foundries, coal mines, and salt works, thrived with the advent of this cheap and reliable means of transportation. The first branch of the Pennsylvania Railroad existing in Indiana County was built in Blairsville in 1851. In 1860, the Western Pennsylvania Railroad was organized and headquartered here, creating an important rail center in Indiana County.



INDIANA COUNTY

Indiana County is located in southwest Pennsylvania, east of the city of Pittsburgh. The county has great transportation access to a network of major four-lane, U.S. and state highways, providing quick connections to several major highways. Rail connections include the Conrail main line and the Class 3 R.J. The Pittsburgh International Airport is approximately 70 miles from Indiana County. The county is also serviced by a local airport, Jimmy Stewart Airport. The Jimmy Stewart Airport is named for Jimmy Stewart the script writer for the movie "It's A Wonderful Life," Indiana County was his childhood home. Indiana County offers a variety of sites where businesses can achieve their growth in an atmosphere of new ideas, entrepreneurial innovation, market accessibility, favorable financing, quality amenities nearby, and much more.



SECTION 3
Advisor Bios

ADVISOR BIO 1



ALEXANDER DUPRE

Advisor

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PROFESSIONAL BACKGROUND

Alexander “A.J.” Dupre serves as an advisor with SVN | Three Rivers Commercial Advisors specializing in retail properties. Alexander utilizes his diverse skill set to identify and service the needs of both Owners and Tenants alike. Alexander advises clients on leasing and investment assets such as retail, shopping centers, multifamily, mixed-use, land, hospitality, and industrial properties. A native of Champion, PA Alexander grew up immersed in a family run Land, Resort, and Hospitality business. In his free time he enjoys outdoor activities such as Skiing, Biking, and Fishing. Alexander graduated from Lindenwood University with a B.A. in Business Administration and business law. While there in addition to his studies he attained three-time National Championship titles, and numerous international, state, and local titles while representing the United States and his university in shooting sports.

EDUCATION

B.A. Business Administration emphasis on Business Law and Marketing, Lindenwood University
Alumni, Culver Military Academy

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ADVISOR BIO 2



JASON CAMPAGNA

Managing Director

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PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors specializing in multi-family housing. Jason prides himself on understanding the nuances and analysis of multiple unit apartment dwellings.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are multifamily buildings ranging in size from 4 plexes upwards to 100+ units

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Born and raised in the South Hills area. Jason graduated from Slippery Rock University with a B.S. of Environmental Science and minor in Business Administration. Jason is a licensed real estate agent in Pennsylvania.

EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998

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ADVISOR BIO 3



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PROFESSIONAL BACKGROUND

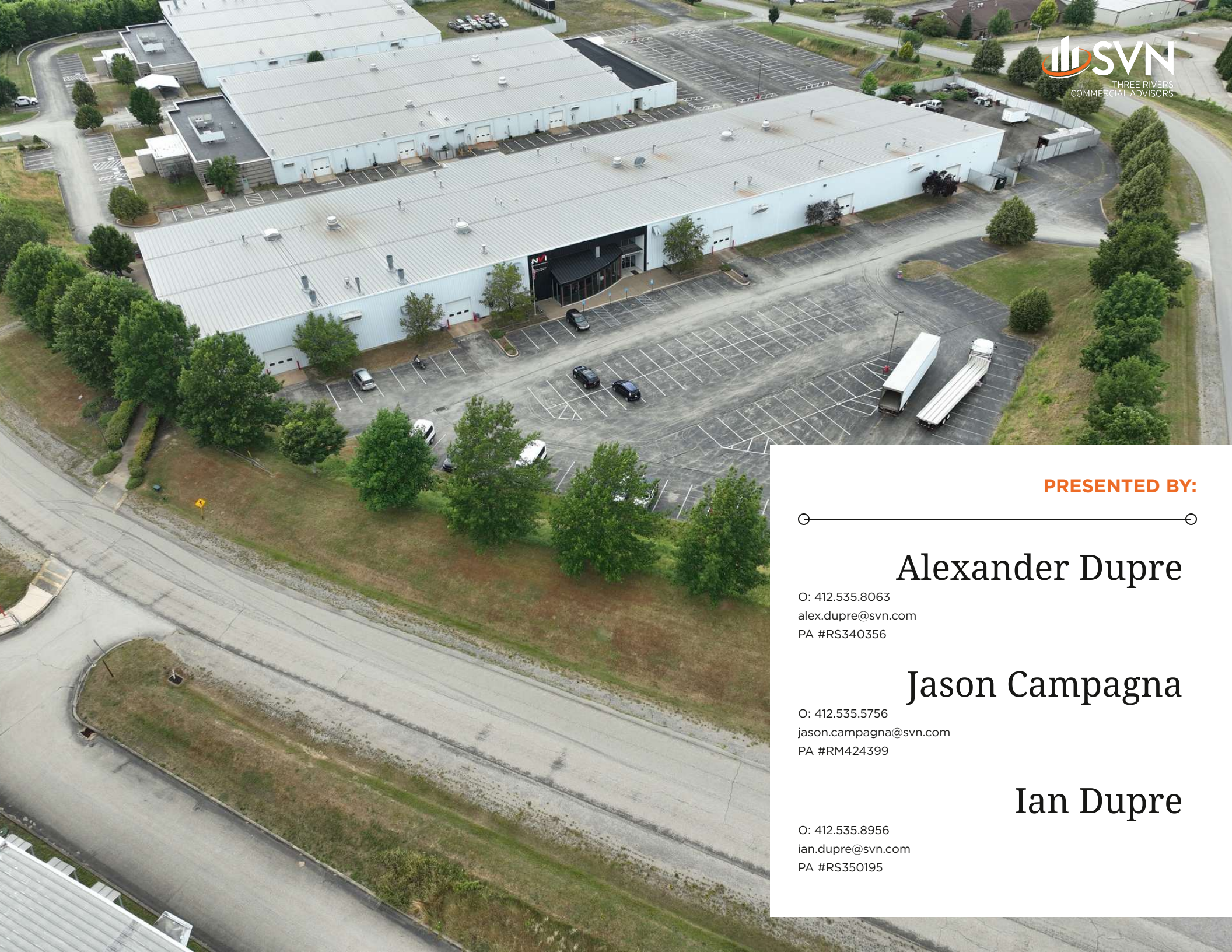
Ian Dupre serves as an advisor with SVN | Three Rivers Commercial Advisors specializing in retail and development properties. As an associate advisor, Ian is focused on his clients needs and attention to detail.

Before starting his career with SVN, Ian worked as a Landman in the Southwestern Pennsylvania Oil and Gas Industry. Ian worked on multiple title projects through which he developed an in-depth understanding of public records, chains of title, and Oil and Gas rights.

As a native of Champion, PA Ian grew up immersed in a family run Land, Resort, and Hospitality business. Ian Graduated from Hillsdale College in 2017 with a B.S. Economics major and Mathematics minor.

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