

# 220 MEGAWATT LANE

GREENSBURG, PENNSYLVANIA

**SALE OFFERING MEMORANDUM**



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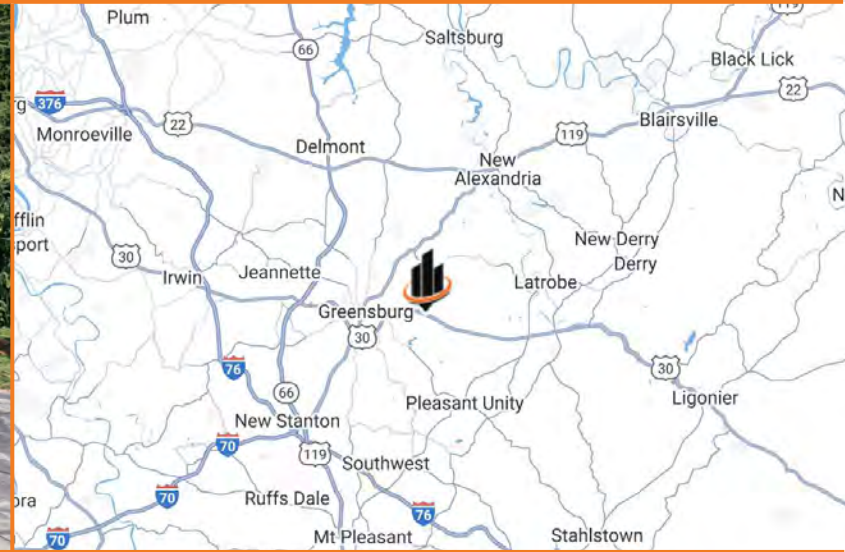
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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly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



# EXECUTIVE SUMMARY



## PROPERTY SUMMARY

ADDRESS	220 Megawatt Lane, Greensburg, PA 15601
SALE PRICE - BUILDING & 22.02 AC	\$3,250,000
SALE PRICE - 2.9 AC ROUTE 30 FRONTAGE	\$/AC TBD
SALE TYPE	Owner/User, Sold Vacant
BUILDING SIZE	16,717 SF
NO. OF FLOORS	2
LOTS SIZE	23.86 Acres
PARCEL NO.	61-12-00-0-215 & 61-12-00-0-075
COUNTY	Westmoreland
MUNICIPALITY	Unity Township & Greensburg
YEAR BUILT	2008
ZONING	B-2 Community Commercial
PARKING	70 Spaces (4.45/1,000 SF)
AVERAGE DAILY TRAFFIC	29,310 ADT on Route 30

## THE OFFERING

SVN Three Rivers Commercial Advisors is pleased to present for sale 220 Megawatt Lane, a premier 16,717 SF Class A office building strategically positioned on 23.86 acres along Route 30 in Greensburg, PA. Built in 2008, the property was purpose built by the owner for their use in a tranquil and serene setting.

The building provides opportunities for expansion and a second floor that lends itself to reconfiguration for adaptive reuse. Site development and building construction was completed with future expansion capabilities in mind, and the building is served by ADA restrooms and elevator. Current space utilization is as follows:

### First Floor:

- Open Foyer Area
- 4 Offices
- Gym with Lockers and Shower
- 2 Conference Rooms
- 2 Restrooms
- 2 Storage Rooms
- 2 Utility Rooms
- 1 IT/Server Room

### Second Floor:

- 4 Offices
- 1 Conference
- 1 Board Room
- Kitchen/Lounge
- 2 Restrooms
- Open Clear Span Bull Pen
- Cathedral Ceilings
- Raised Floor
- Great Views

The property can be subdivided by separate agreement to produce 2.9 acres of buildable land for commercial development along the frontage on Rt. 30, and represents a unique opportunity on a heavily trafficked corridor.

The building presents a unique opportunity to lease well built office space on a well traveled commercial corridor and the frontage presents an opportunity for development in an expanding retail corridor.

## HIGHLIGHTS

- Expanding retail corridor
- Lack of inventory for Class A office
- Tranquil setting with greenspace
- Building has backup generator



# POTENTIAL USES





## 2.9 AC FRONTAGE ON ROUTE 30





## 2.9 AC FRONTAGE PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS



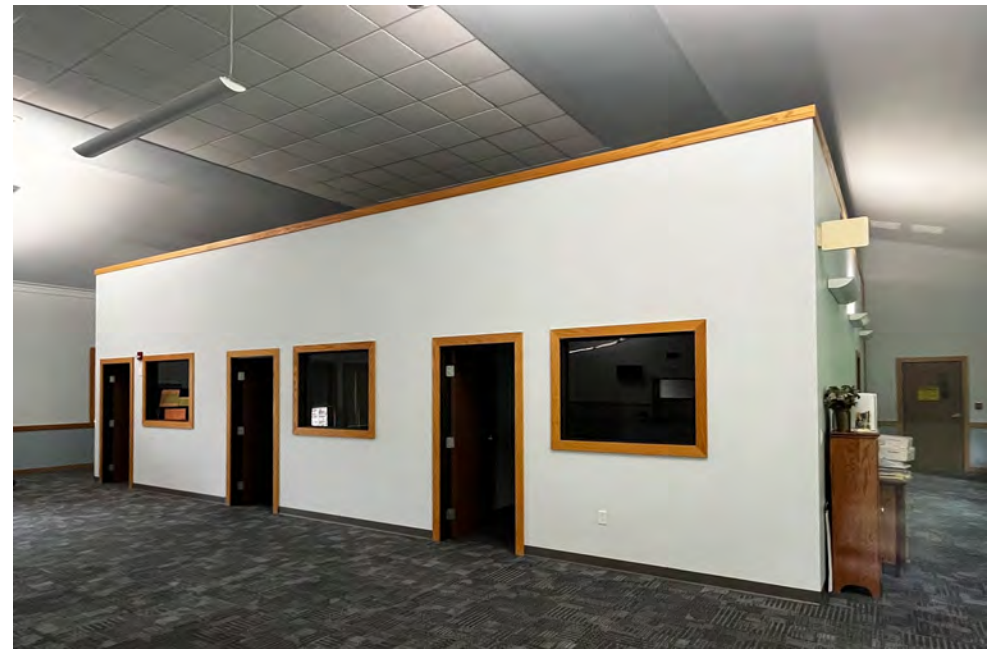


# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS





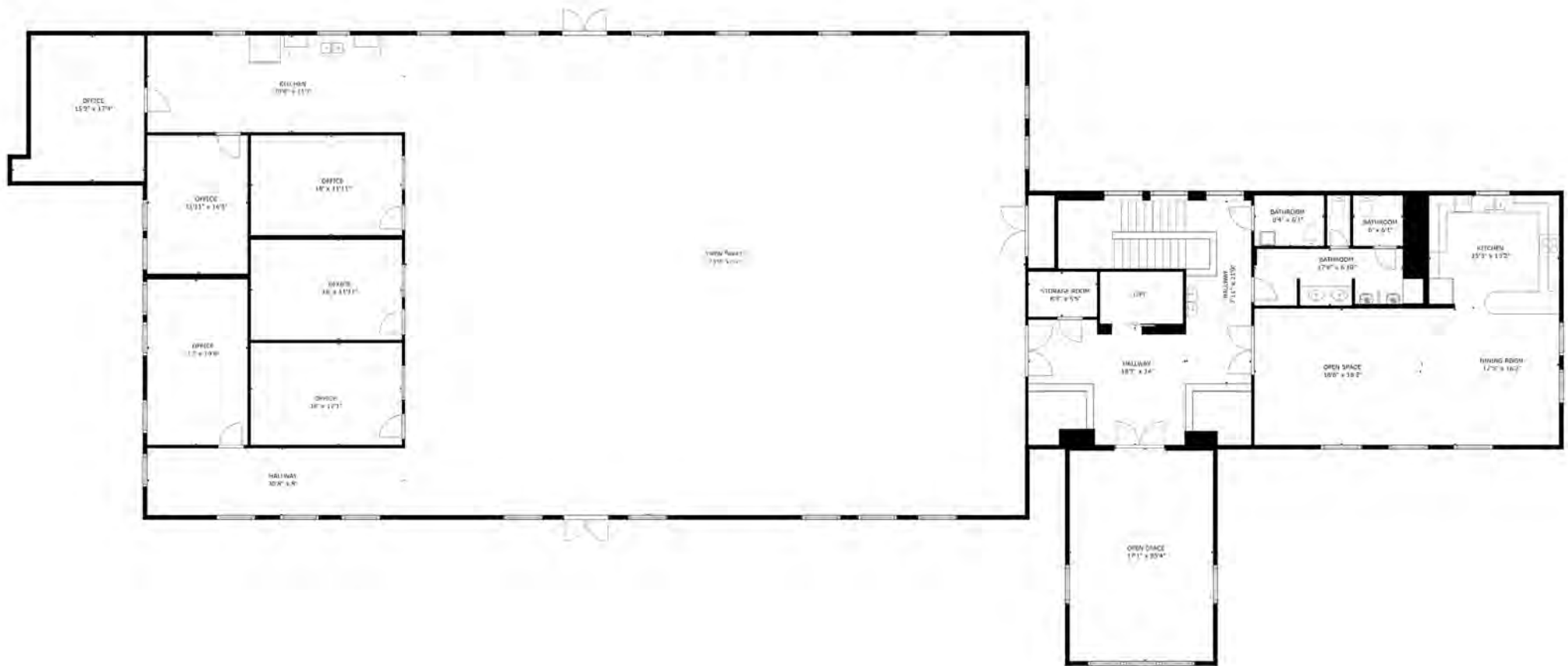
# FLOOR PLAN | FIRST FLOOR



GROSS INTERNAL AREA  
FLOOR 1: 8204 sq ft, FLOOR 2: 8513 sq ft  
TOTAL: 16717 sq ft

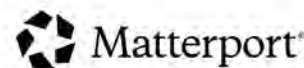


# FLOOR PLAN | SECOND FLOOR



GROSS INTERNAL AREA  
FLOOR 1: 8204 sq ft, FLOOR 2: 8513 sq ft  
TOTAL: 16717 sq ft

ALL DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

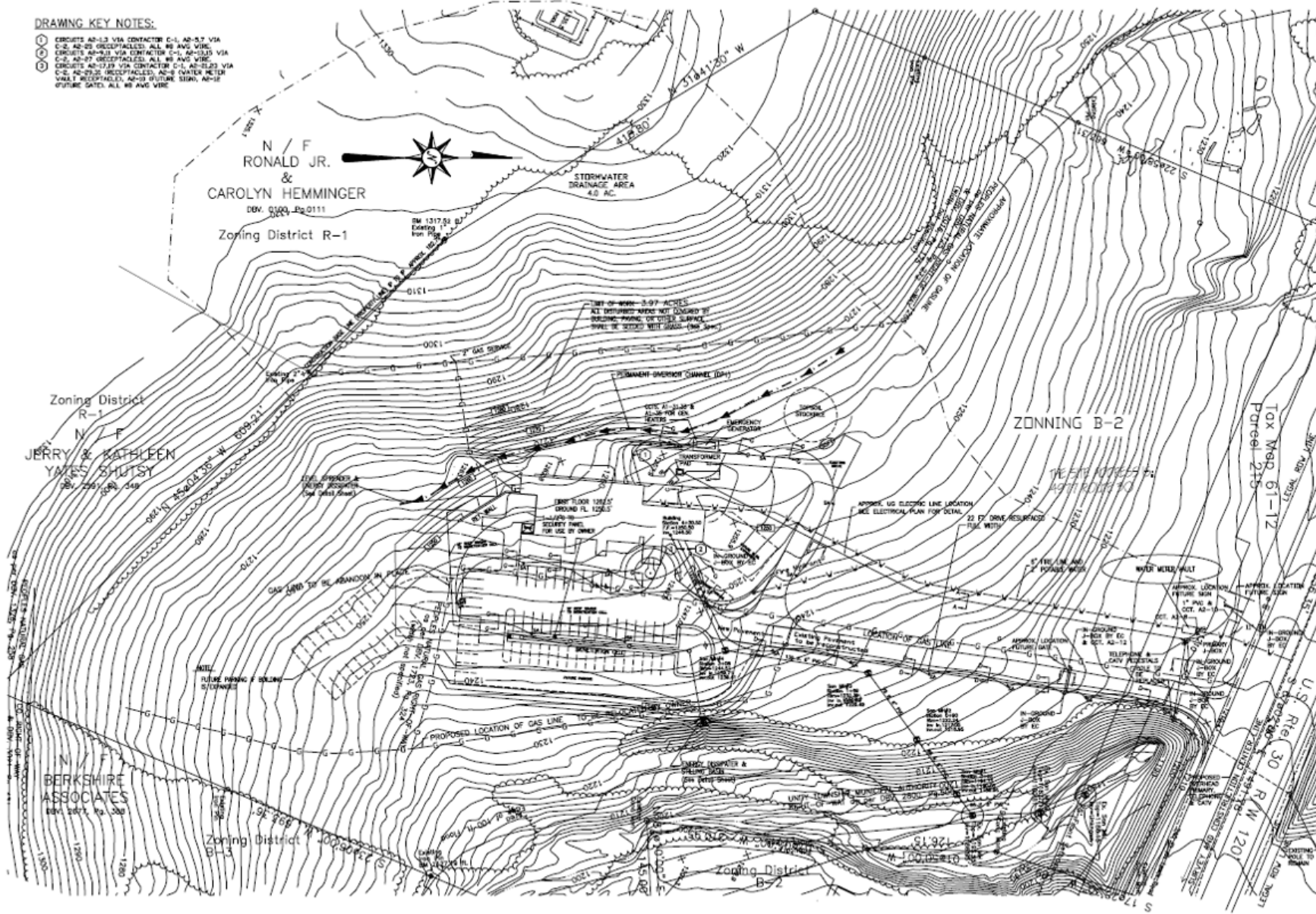




# SITE PLAN

## DRAWING KEY NOTES:

- ① CIRCUITS A2-1.3 VIA CONTRACTOR C-1, A2-5.7 VIA C-2, A2-6.9 (RECEPTACLES) ALL 48 AWG VIRE
- ② CIRCUITS A2-1.3 VIA CONTRACTOR C-1, A2-13.9 VIA C-2, A2-47 (RECEPTACLES) ALL 48 AWG VIRE
- ③ CIRCUITS A2-13.9 VIA CONTRACTOR C-1, A2-21.3 VIA C-2, A2-27.9 (RECEPTACLES) ALL 48 AWG VIRE
- ④ CIRCUITS A2-27.9 VIA CONTRACTOR C-1, A2-28.3 VIA C-2, A2-29.9 (RECEPTACLES) ALL 48 AWG VIRE
- ⑤ CIRCUITS A2-29.9 VIA CONTRACTOR C-1, A2-30.3 VIA C-2, A2-30.9 (RECEPTACLES) ALL 48 AWG VIRE
- ⑥ CIRCUITS A2-30.9 VIA CONTRACTOR C-1, A2-31.3 VIA C-2, A2-31.9 (RECEPTACLES) ALL 48 AWG VIRE
- ⑦ CIRCUITS A2-31.9 VIA CONTRACTOR C-1, A2-32.3 VIA C-2, A2-32.9 (RECEPTACLES) ALL 48 AWG VIRE
- ⑧ CIRCUITS A2-32.9 VIA CONTRACTOR C-1, A2-33.3 VIA C-2, A2-33.9 (RECEPTACLES) ALL 48 AWG VIRE
- ⑨ CIRCUITS A2-33.9 VIA CONTRACTOR C-1, A2-34.3 VIA C-2, A2-34.9 (RECEPTACLES) ALL 48 AWG VIRE
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- ⑪ CIRCUITS A2-35.9 VIA CONTRACTOR C-1, A2-36.3 VIA C-2, A2-36.9 (RECEPTACLES) ALL 48 AWG VIRE
- ⑫ CIRCUITS A2-36.9 VIA CONTRACTOR C-1, A2-37.3 VIA C-2, A2-37.9 (RECEPTACLES) ALL 48 AWG VIRE
- ⑬ CIRCUITS A2-37.9 VIA CONTRACTOR C-1, A2-38.3 VIA C-2, A2-38.9 (RECEPTACLES) ALL 48 AWG VIRE
- ⑭ CIRCUITS A2-38.9 VIA CONTRACTOR C-1, A2-39.3 VIA C-2, A2-39.9 (RECEPTACLES) ALL 48 AWG VIRE
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- ⑰ CIRCUITS A2-41.9 VIA CONTRACTOR C-1, A2-42.3 VIA C-2, A2-42.9 (RECEPTACLES) ALL 48 AWG VIRE
- ⑱ CIRCUITS A2-42.9 VIA CONTRACTOR C-1, A2-43.3 VIA C-2, A2-43.9 (RECEPTACLES) ALL 48 AWG VIRE
- ⑲ CIRCUITS A2-43.9 VIA CONTRACTOR C-1, A2-44.3 VIA C-2, A2-44.9 (RECEPTACLES) ALL 48 AWG VIRE
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- ㉑ CIRCUITS A2-45.9 VIA CONTRACTOR C-1, A2-46.3 VIA C-2, A2-46.9 (RECEPTACLES) ALL 48 AWG VIRE
- ㉒ CIRCUITS A2-46.9 VIA CONTRACTOR C-1, A2-47.3 VIA C-2, A2-47.9 (RECEPTACLES) ALL 48 AWG VIRE
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- ㉞ CIRCUITS A2-58.9 VIA CONTRACTOR C-1, A2-59.3 VIA C-2, A2-59.9 (RECEPTACLES) ALL 48 AWG VIRE
- ㉟ CIRCUITS A2-59.9 VIA CONTRACTOR C-1, A2-60.3 VIA C-2, A2-60.9 (RECEPTACLES) ALL 48 AWG VIRE
- ㊱ CIRCUITS A2-60.9 VIA CONTRACTOR C-1, A2-61.3 VIA C-2, A2-61.9 (RECEPTACLES) ALL 48 AWG VIRE
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- ㊶ CIRCUITS A2-65.9 VIA CONTRACTOR C-1, A2-66.3 VIA C-2, A2-66.9 (RECEPTACLES) ALL 48 AWG VIRE
- ㊷ CIRCUITS A2-66.9 VIA CONTRACTOR C-1, A2-67.3 VIA C-2, A2-67.9 (RECEPTACLES) ALL 48 AWG VIRE
- ㊸ CIRCUITS A2-67.9 VIA CONTRACTOR C-1, A2-68.3 VIA C-2, A2-68.9 (RECEPTACLES) ALL 48 AWG VIRE
- ㊹ CIRCUITS A2-68.9 VIA CONTRACTOR C-1, A2-69.3 VIA C-2, A2-69.9 (RECEPTACLES) ALL 48 AWG VIRE
- ㊺ CIRCUITS A2-69.9 VIA CONTRACTOR C-1, A2-70.3 VIA C-2, A2-70.9 (RECEPTACLES) ALL 48 AWG VIRE
- ㊻ CIRCUITS A2-70.9 VIA CONTRACTOR C-1, A2-71.3 VIA C-2, A2-71.9 (RECEPTACLES) ALL 48 AWG VIRE
- ㊼ CIRCUITS A2-71.9 VIA CONTRACTOR C-1, A2-72.3 VIA C-2, A2-72.9 (RECEPTACLES) ALL 48 AWG VIRE
- ㊽ CIRCUITS A2-72.9 VIA CONTRACTOR C-1, A2-73.3 VIA C-2, A2-73.9 (RECEPTACLES) ALL 48 AWG VIRE
- ㊾ CIRCUITS A2-73.9 VIA CONTRACTOR C-1, A2-74.3 VIA C-2, A2-74.9 (RECEPTACLES) ALL 48 AWG VIRE
- ㊿ CIRCUITS A2-74.9 VIA CONTRACTOR C-1, A2-75.3 VIA C-2, A2-75.9 (RECEPTACLES) ALL 48 AWG VIRE



**SHIREY ENGINEERING**  
CONSULTING ELECTRICAL ENGINEER  
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LANSING, MI 48206  
734-228-7000 OFFICE/FAX  
E-MAIL - SHIREYENG@aol.com

REVISIONS	
DRAWN BY:	LES
CHECKED BY:	LES
SCALE:	1" = 40'-0"
DATE:	9-19-07

A NEW OFFICE FACILITY FOR:

**SESCO ENTERPRISES, LLC**

ROUTE 30 EAST  
UNITY TOWNSHIP  
WESTMORELAND COUNTY, PA

Parcel 215  
Tax Map 61-12

SITE PLAN	POWER
E-2	

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# PROPERTY DETAILS

## UTILITIES

ELECTRIC    West Penn Power

WATER       Municipal Authority of Westmoreland County

SEWER       Greater Greensburg Sewer Authority

GAS           None; 6" Line Present on Property near Building

DATA          Comcast via multimode cable

## BUILDING HIGHLIGHTS

2 Story Construction

ADA Restrooms + Elevator

HVAC- Fully Zoned with Cost Savings Ground Source Heating/Cooling. Sized for a Minimum of 150% of the Maximum Year-Round Designed Building Load.

Electrical - 1600 AMPS of 208V / 3 Phase

Back Up Generator - 250 KW

Fire Suppression - Wet and Dry Sprinkler System

12 Years Left on 30-Year Roof Warranty



# LOCATION OVERVIEW

The property is located 2 miles from **Westmoreland Mall** and **Live! Casino**, near ample **retail centers**, less than 4 miles from **Greensburg Downtown Historic District** and **Seton Hill University**, and 5 miles from **Arnold Palmer Regional Airport**.

**Greensburg Downtown Historic District**  
The Palace Theatre, The Westmoreland Museum of American Art

**Seton Hill**  
UNIVERSITY

**Seton Hill University**  
200 Acre Campus with  
2,000+ Students



 **Palmer Airport**

## CLOSE TO MAJOR INTERSTATES



Located on Route 30



Located 10 miles from PA Turnpike Route 66 Exit 4 NB



Located 13 miles from PA Turnpike Interstate 76

**Live! CASINO®**  
PITTSBURGH



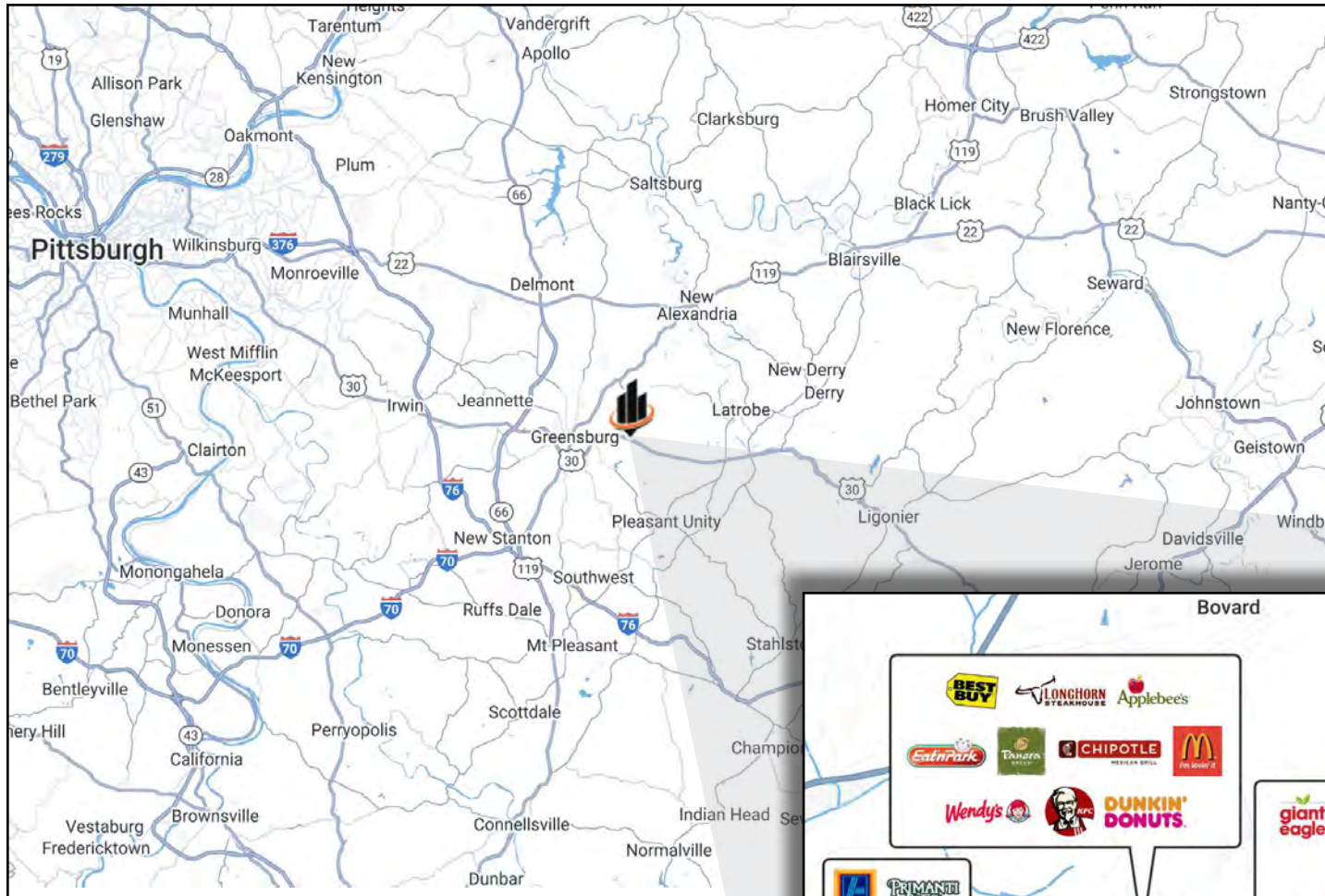
**WESTMORELAND MALL**



**220  
MEGAWATT  
LANE**



# LOCATION OVERVIEW





# DEMOGRAPHICS

## POPULATION

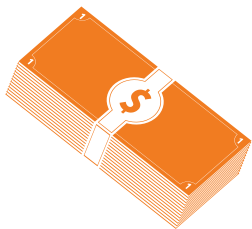
	1 MILE	5 MILES	10 MILES
2024 Total Population	2,875	56,731	138,88
2029 Projected Population	2,799	56,049	137,167
Average Age	46.6	44.7	46.0
Median Home Value	\$315,086	\$196,114	\$179,194

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,203	24,260	60,242
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$134,015	\$85,065	\$82,147
Median HH Income	\$109,815	\$63,050	\$62,132



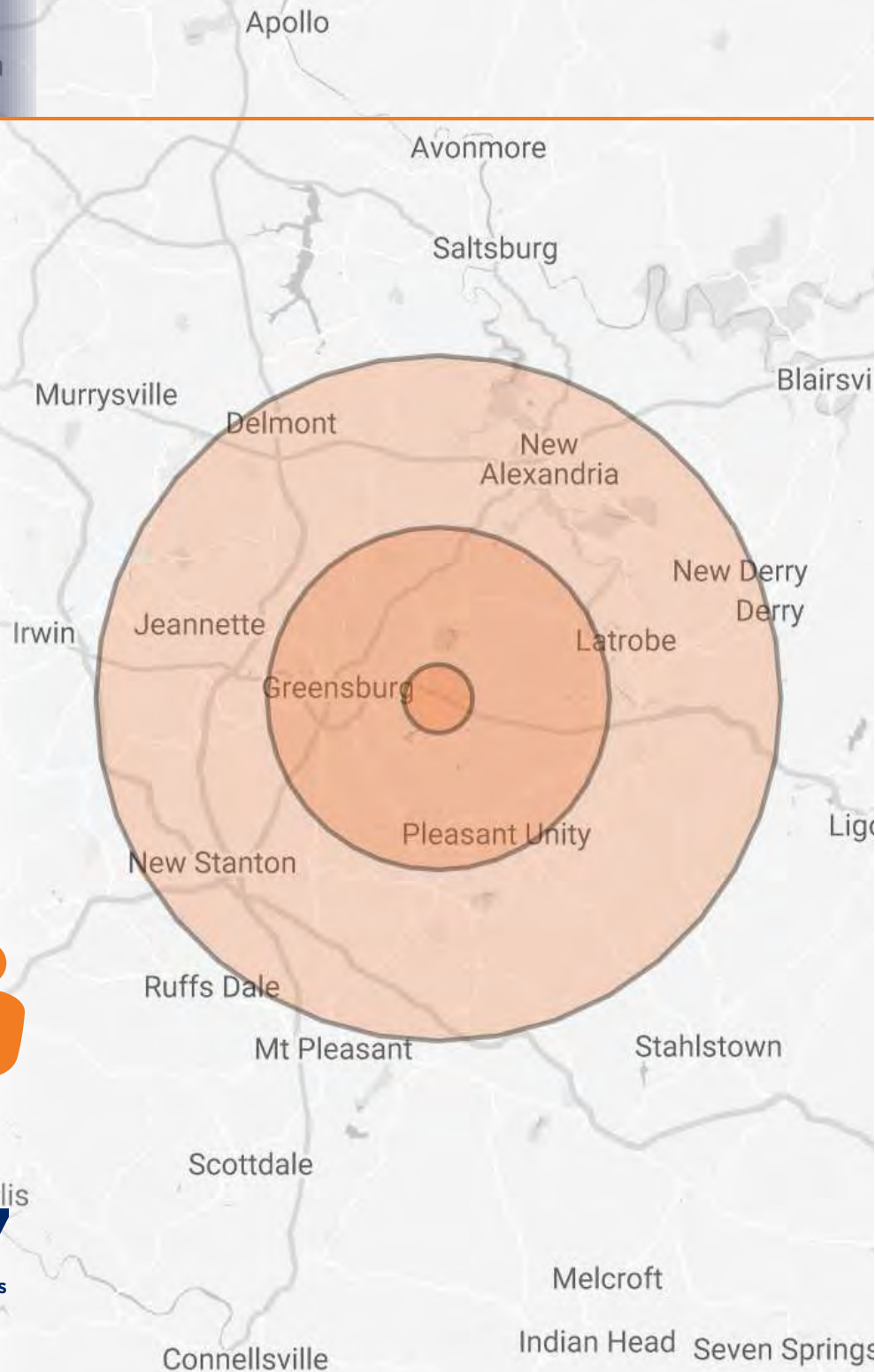
DAYTIME  
EMPLOYMENT  
**39,989**  
\*5 Mile Radius



AVERAGE HOUSEHOLD  
INCOME  
**\$134,015**  
\*1 Mile Radius



AVERAGE  
AGE  
**44.7**  
\*5 Mile Radius





# SALES TEAM CONTACT INFORMATION

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## INVESTMENT SALES TEAM

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---

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