



220 MEGAWATT LANE

GREENSBURG, PENNSYLVANIA

SALE OFFERING MEMORANDUM

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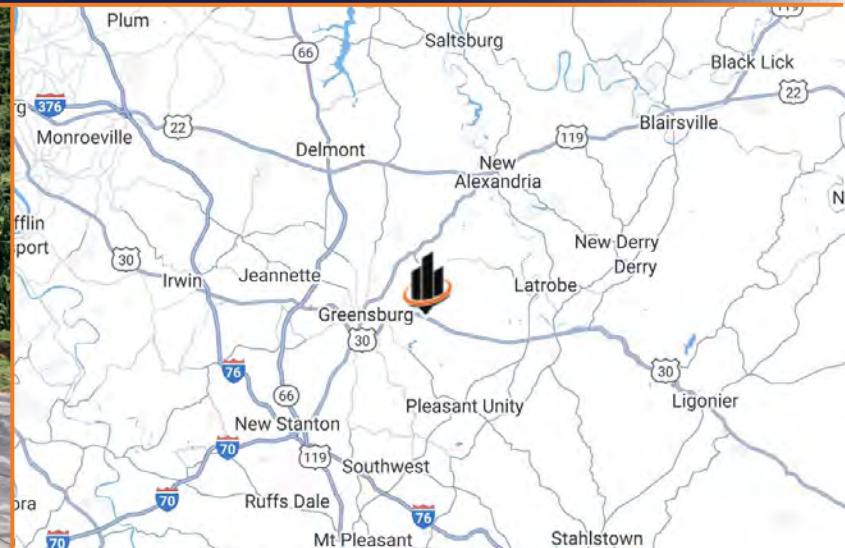
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind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

EXECUTIVE SUMMARY



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 FRONTEGE ON ROUTE 30



2.9 AC FRONTRAGE PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



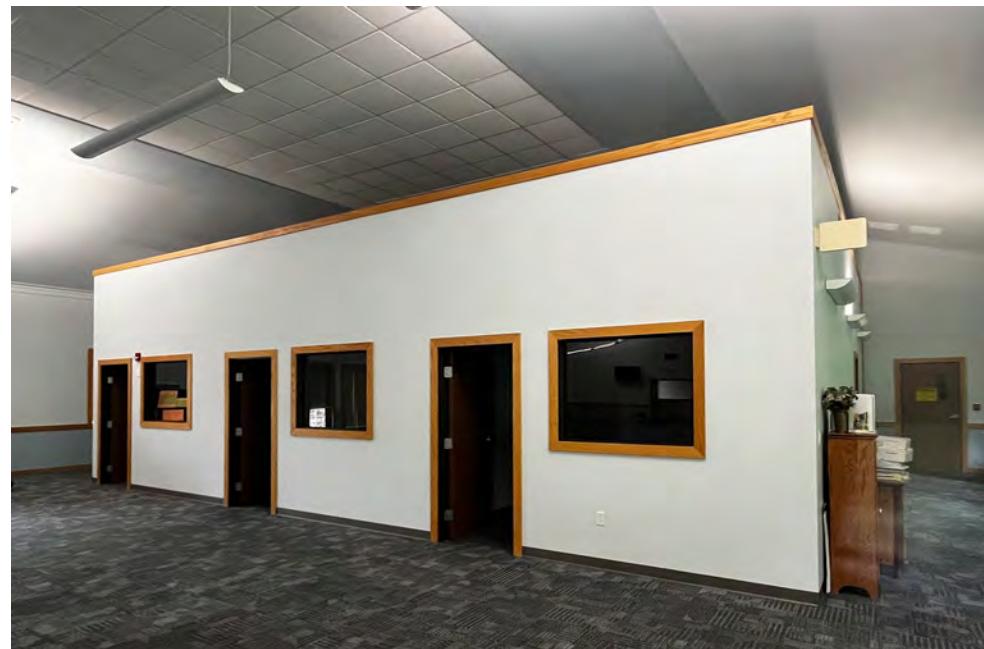
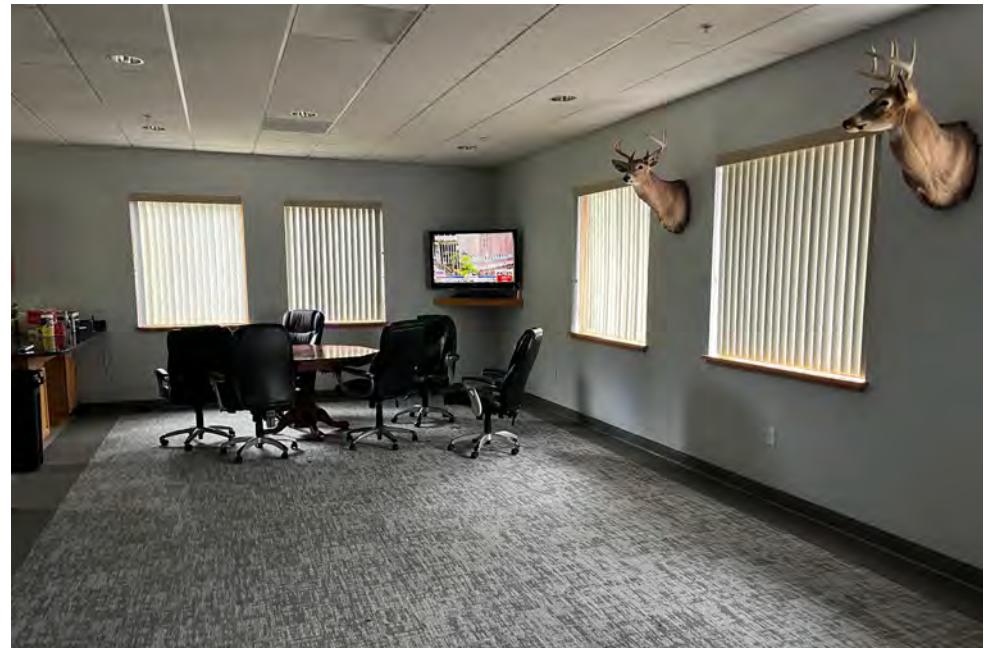
PROPERTY PHOTOS



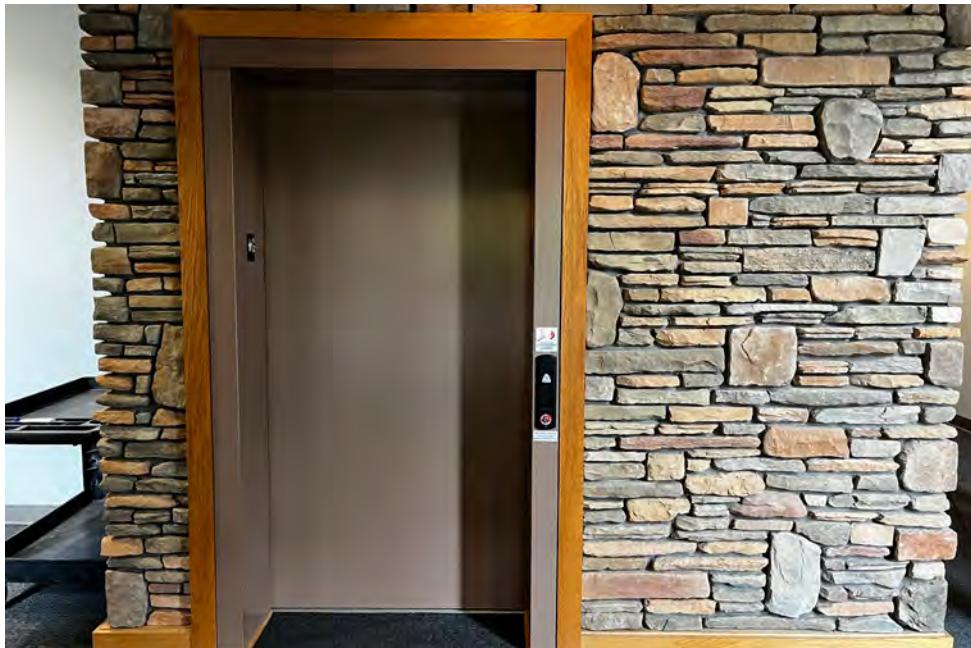
PROPERTY PHOTOS



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PROPERTY PHOTOS



FLOOR PLAN | FIRST FLOOR

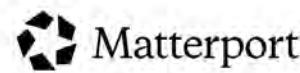


GROSS INTERNAL AREA

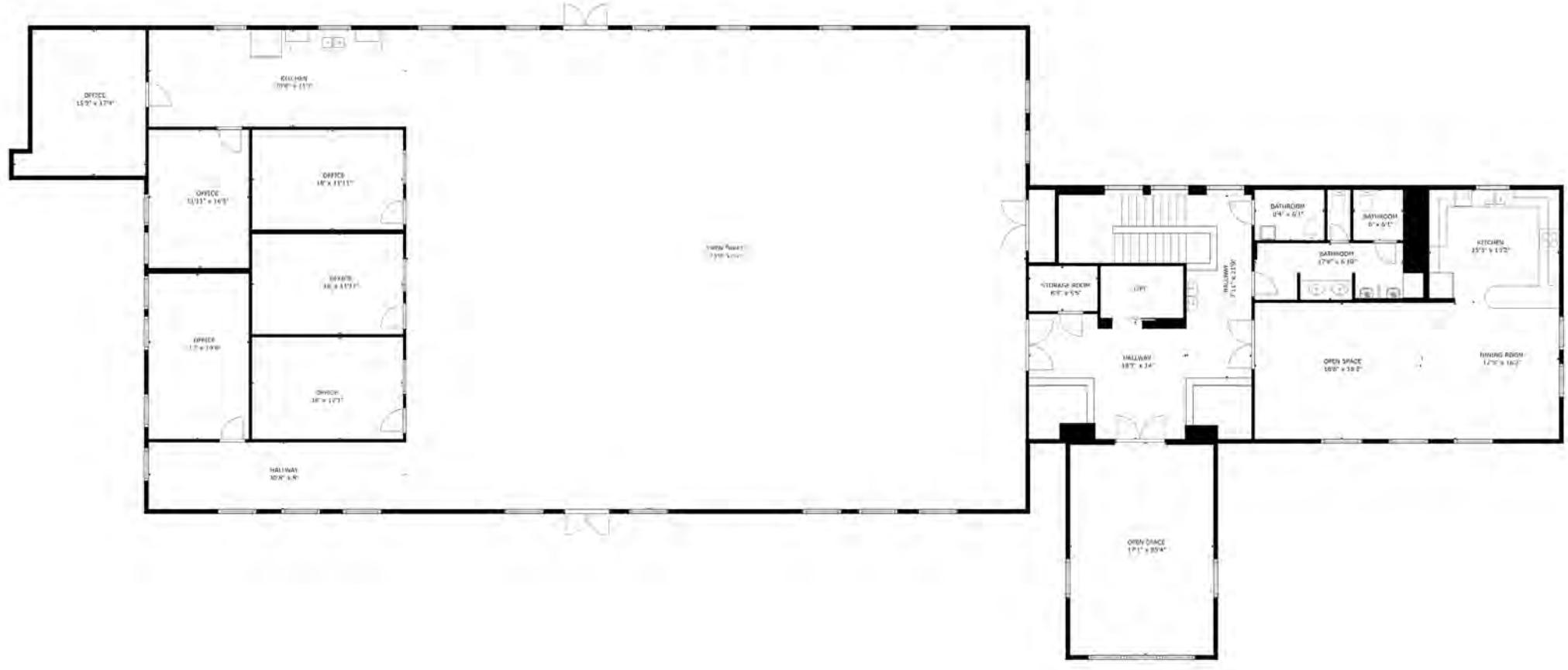
FLOOR 1: 8204 sq ft, FLOOR 2: 8513 sq ft

TOTAL: 16717 sq ft

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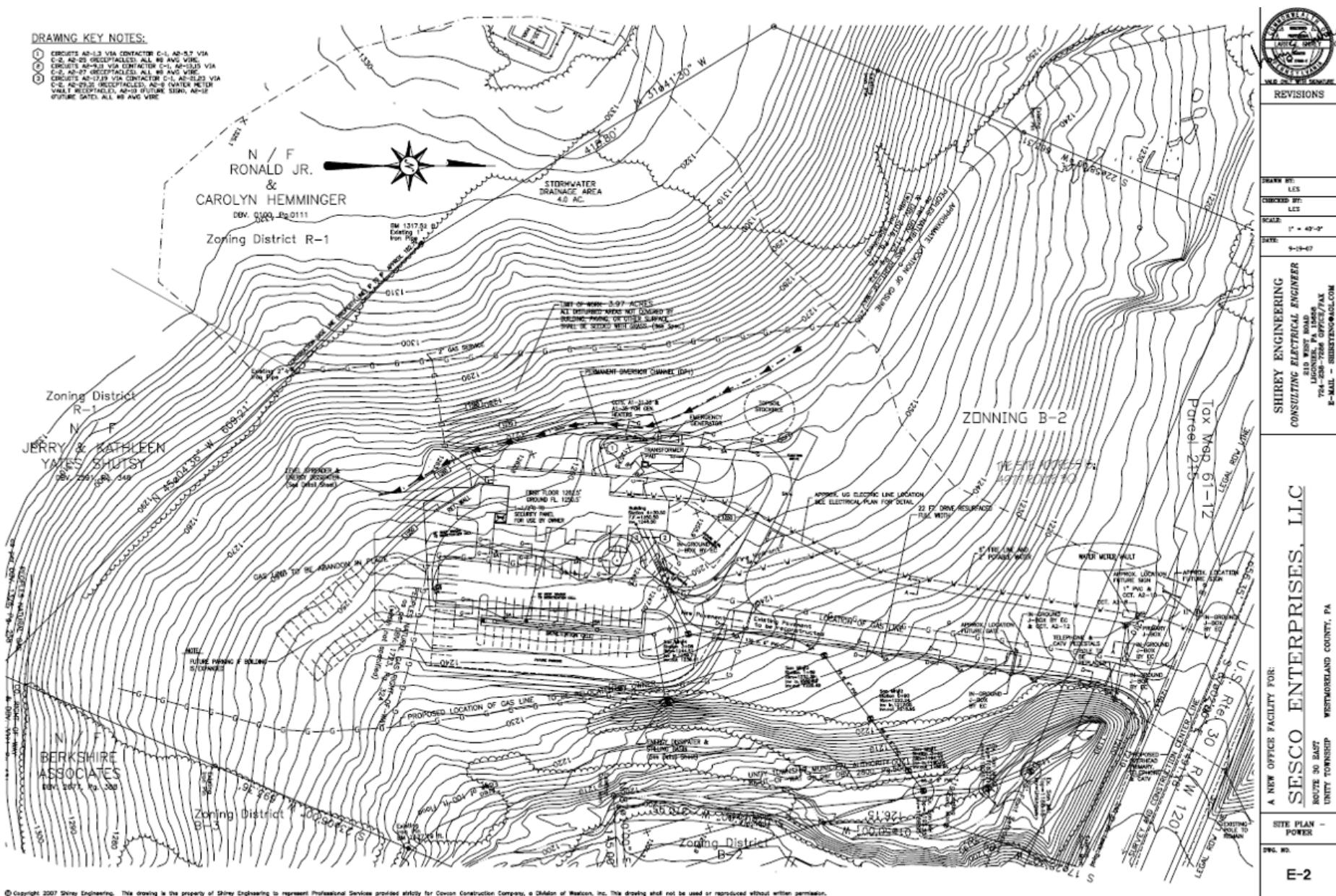
FLOOR PLAN | SECOND FLOOR



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

Matterport®

SITE PLAN



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

CLOSE TO MAJOR INTERSTATES

30 Located on Route 30

66 Located 10 miles from PA
Turnpike Route 66 Exit 4 NB

76 Located 13 miles from PA
Turnpike Interstate 76

Live! CASINO®
PITTSBURGH

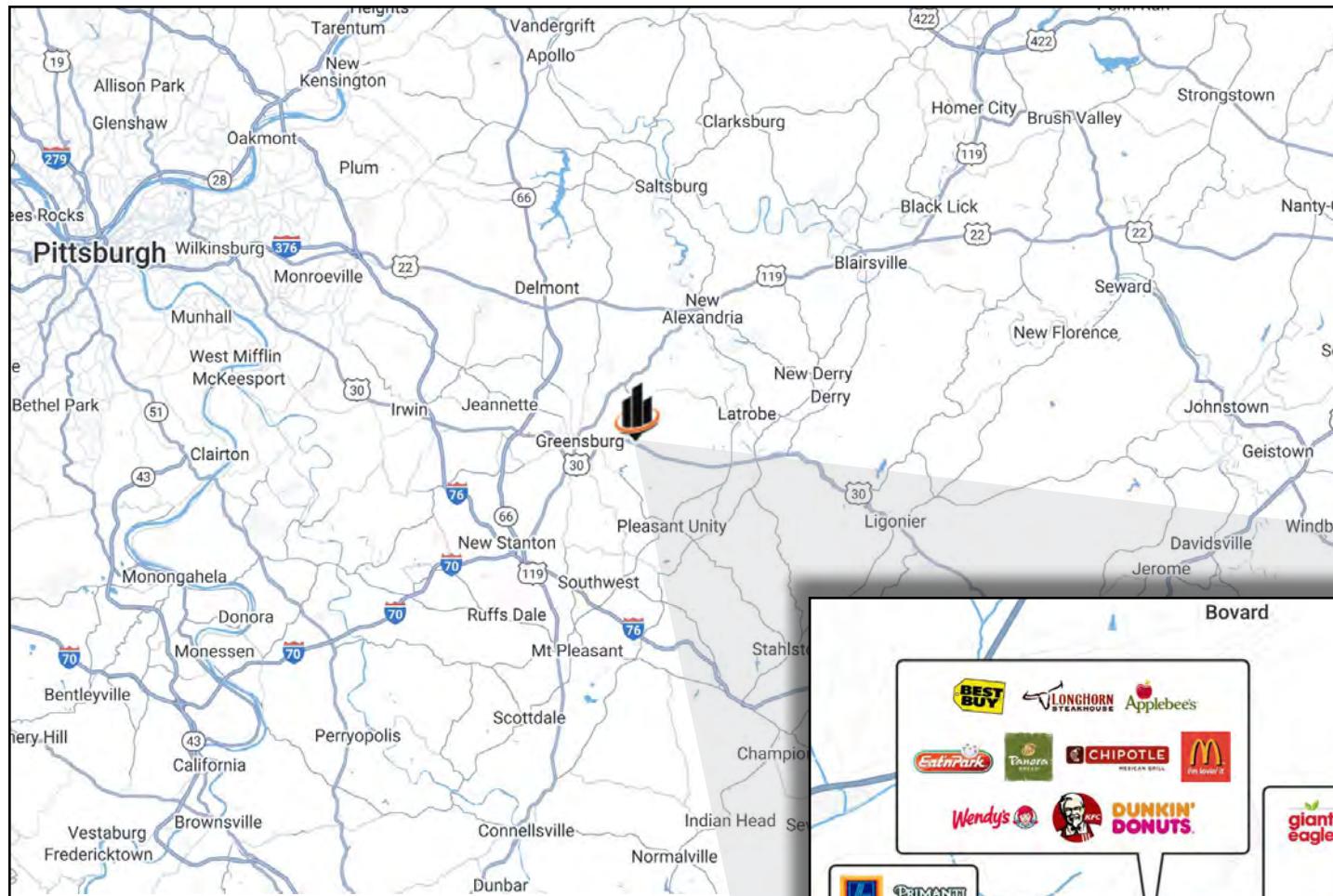


**220
MEGAWATT
LANE**



Palmer Airport

LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

	1 MILE	5 MILES	10 MILES
2024 Total Population	2,875	56,731	138,888
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

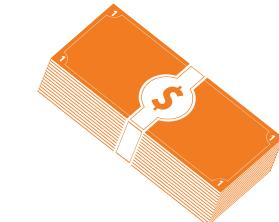
HOUSEHOLDS & INCOME

	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

New Kensington

Apollo

Avonmore

Saltsburg

Blairsville

Murrysville

Delmont

New Alexandria

New Derry
Derry

Latrobe

Jeannette

Greensburg

Pleasant Unity

New Stanton

Ruffs Dale

Mt Pleasant

Stahlstown

Scottdale

Melcroft

Indian Head Seven Springs

Connellsville

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