



OFFERING MEMORANDUM

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

180 HOLLYWOOD DR

Butler, PA 16001

PRESENTED BY:

BRYAN DONALDSON

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PA #RS273805

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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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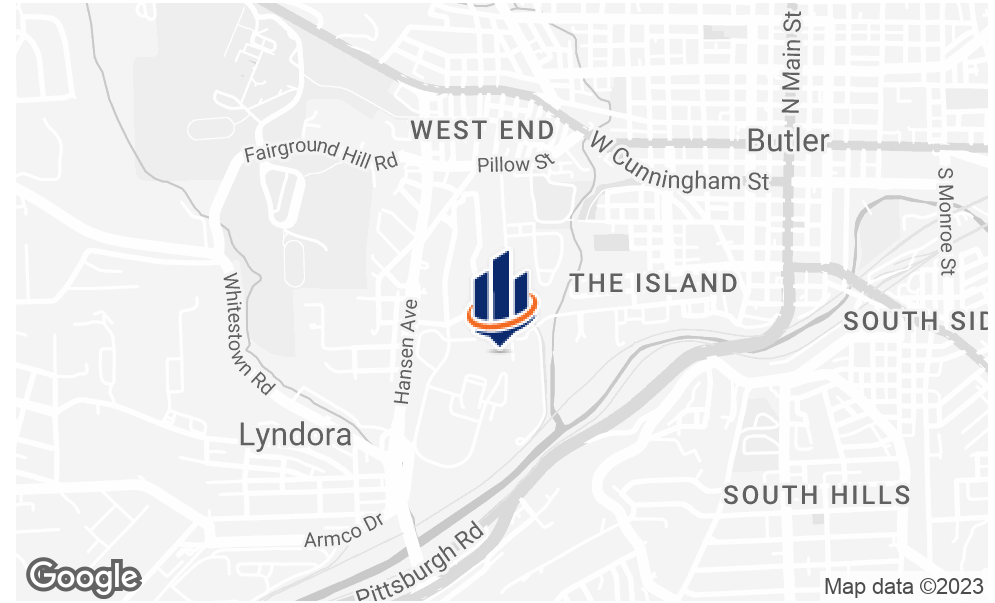
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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,800,000
BUILDING SIZE:	12,500 SF
LOT SIZE:	2.55 Acres
PRICE / SF:	\$144.00
YEAR BUILT:	2021
MARKET:	Pittsburgh
SUBMARKET:	Butler

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present the opportunity to purchase 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

PROPERTY DETAILS

SALE PRICE	\$1,800,000
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LOCATION INFORMATION

BUILDING NAME	12,500 Sq Ft Warehouse/Manufacturing For Sale
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
WAREHOUSE %	88.00%

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing
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

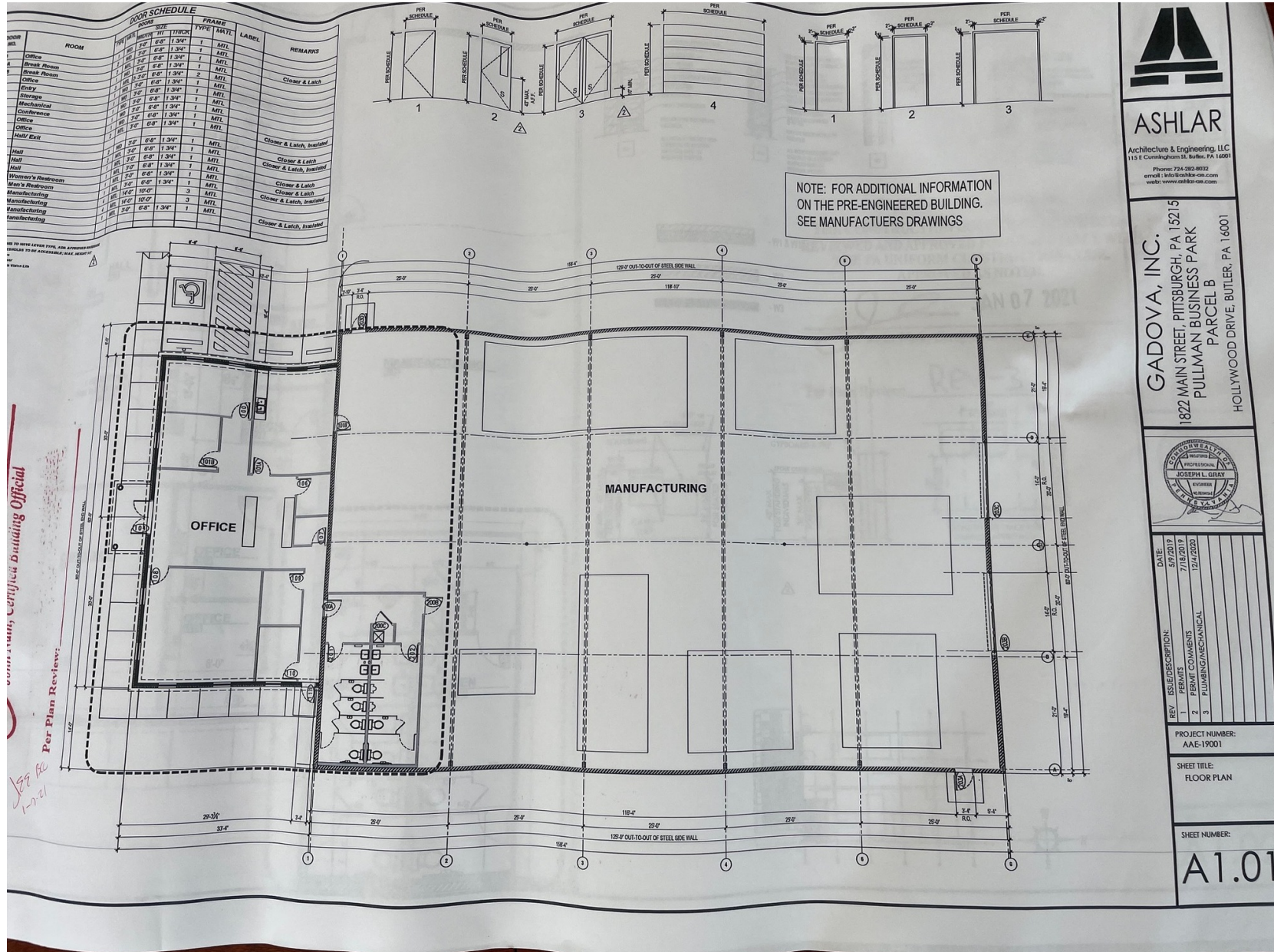
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



FLOOR PLANS



ASHLAR

Architecture & Engineering, LLC
115 E Cunningham St, Butler, PA 16001
Phone: 724-292-8032
email: info@ashlar-ae.com
web: www.ashlar-ae.com

GADOVA, INC.
1822 MAIN STREET, PITTSBURGH, PA 15215
PULLMAN BUSINESS PARK
PARCEL B
HOLLYWOOD DRIVE, BUTLER, PA 16001

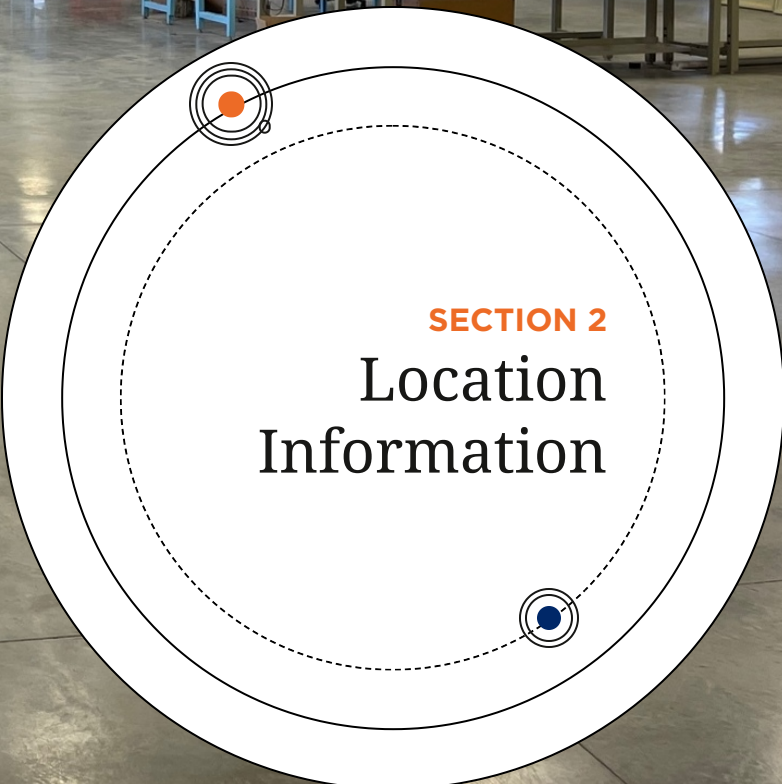


REV.	DATE	DESCRIPTION
1	5/7/2018	PERMITS
2	7/18/2018	PERMITS COMMENTS
3	12/4/2020	PLUMBING/MECHANICAL

PROJECT NUMBER:
AAE-19001

SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:
A1.01

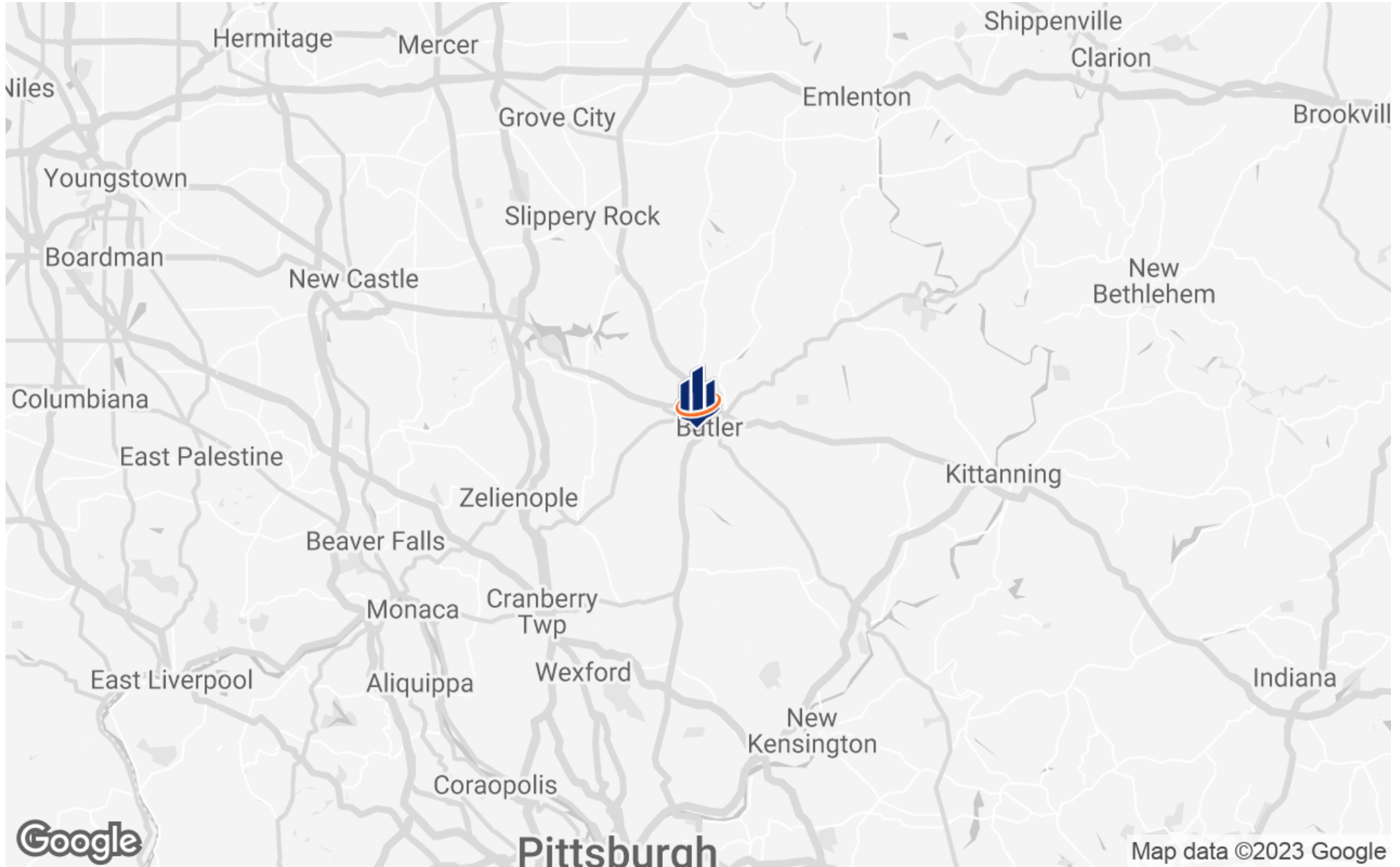


SECTION 2
Location
Information

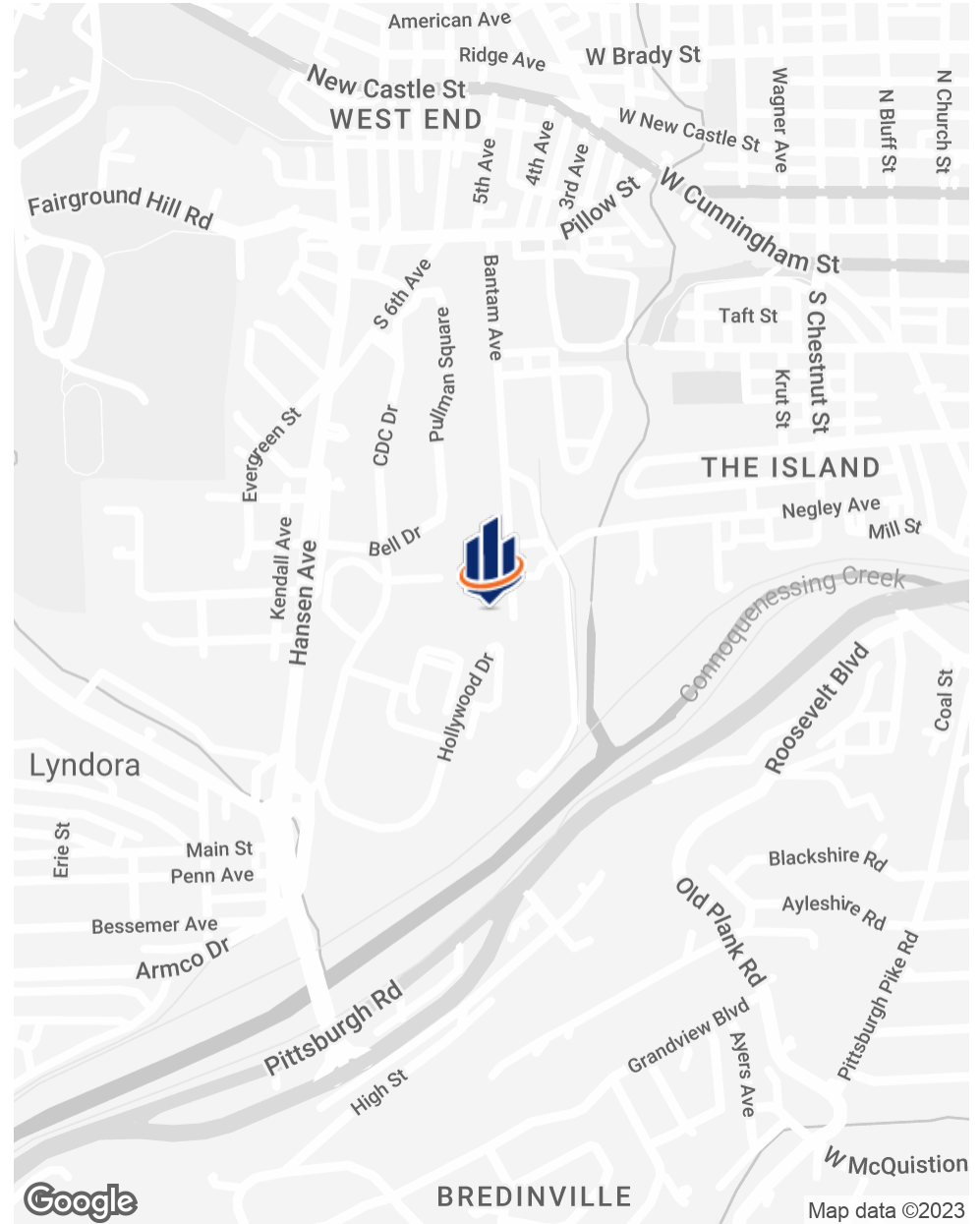
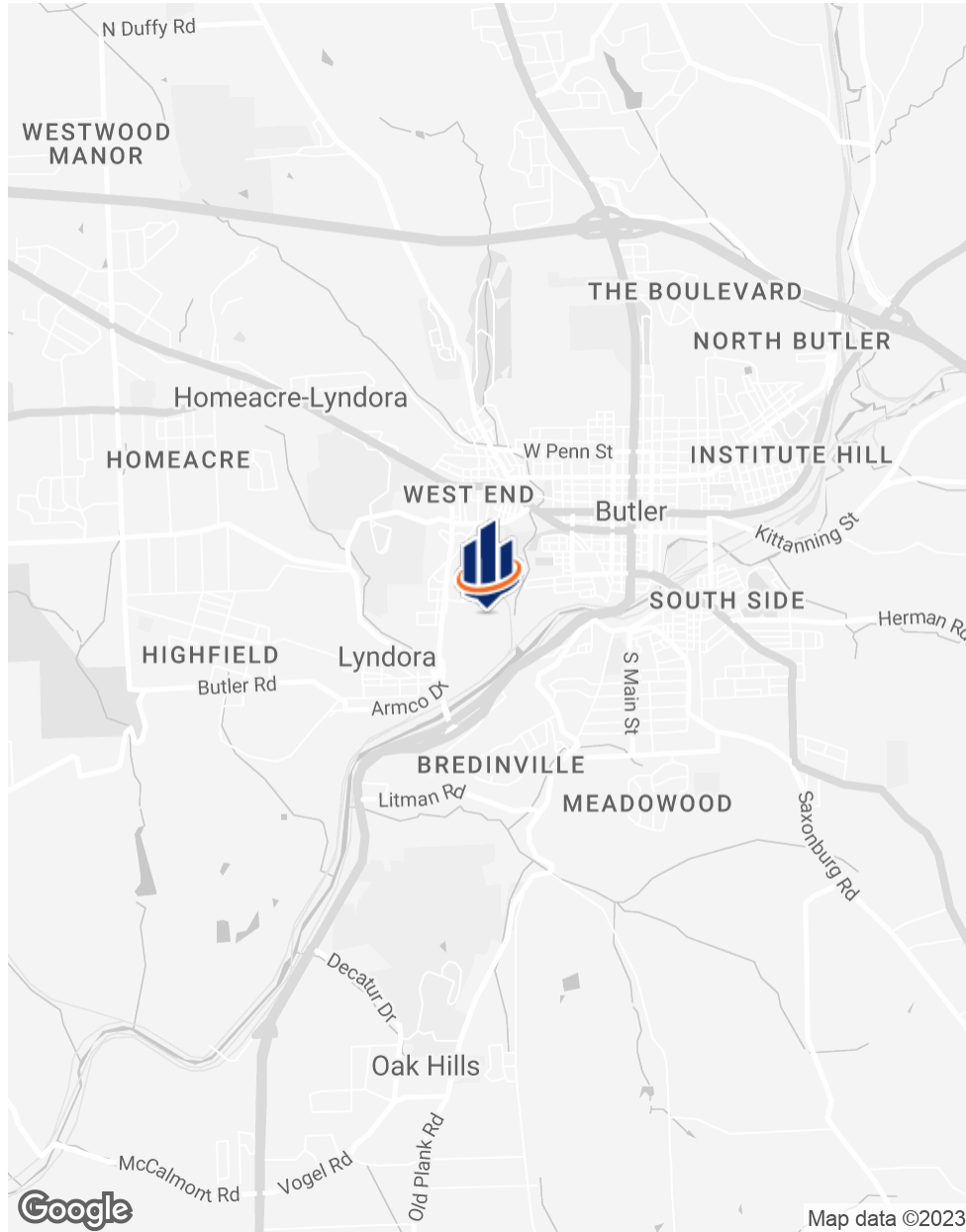
PARCEL MAP



REGIONAL MAP



LOCATION MAPS



DEMOGRAPHICS MAP & REPORT

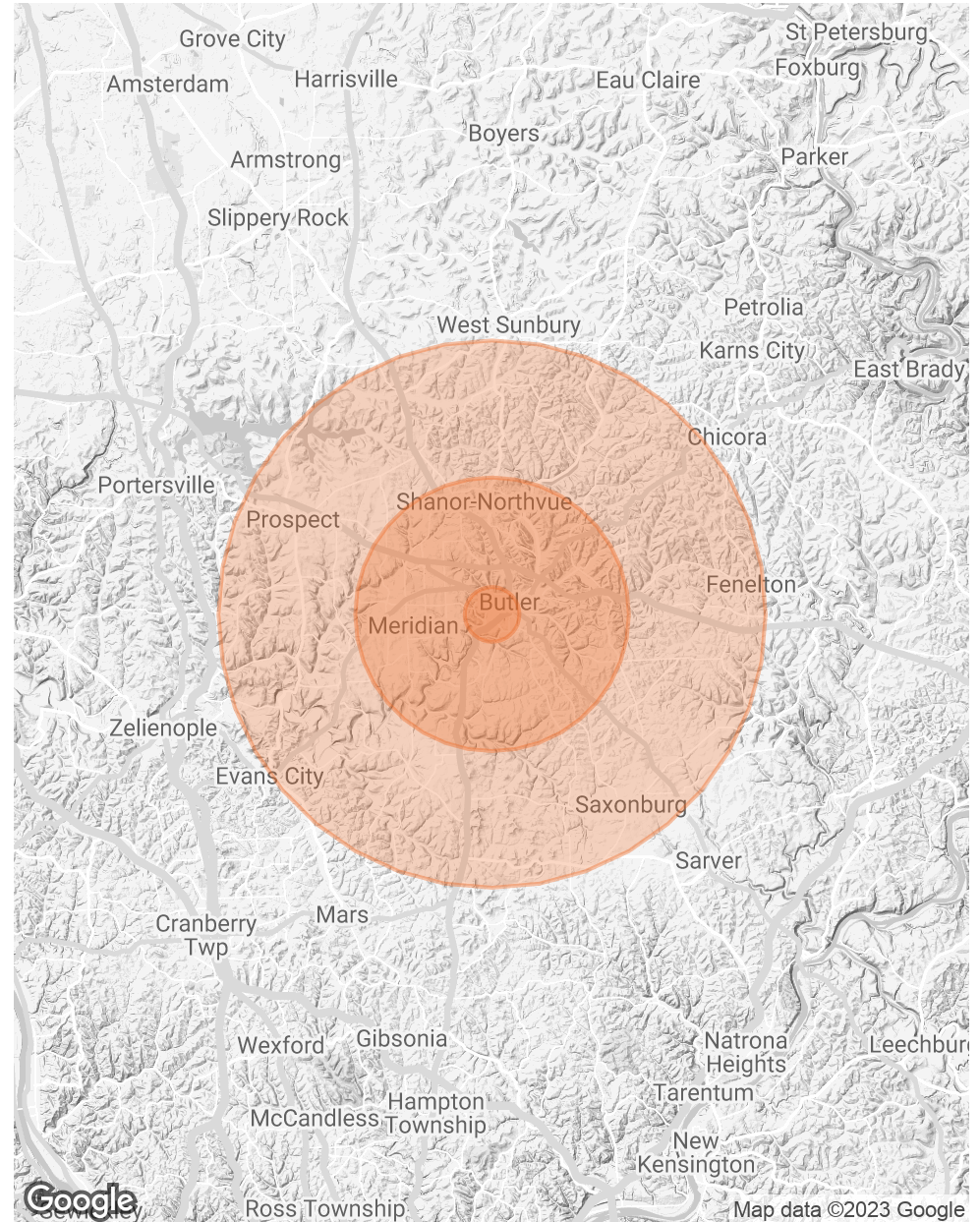
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	9,585	43,715	81,213
AVERAGE AGE	41.5	46.0	47.0
AVERAGE AGE (MALE)	41.0	44.6	45.3
AVERAGE AGE (FEMALE)	42.8	47.9	48.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,834	21,586	38,404
# OF PERSONS PER HH	2.0	2.0	2.1
AVERAGE HH INCOME	\$44,589	\$66,930	\$71,771
AVERAGE HOUSE VALUE	\$99,470	\$158,926	\$187,306

* Demographic data derived from 2020 ACS - US Census





PRESENTED BY:

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