



**OFFERING MEMORANDUM**

**65,000 SF Warehouse  
Space and Outdoor  
Storage Available**

**2930 LEBANON CHURCH ROAD**

West Mifflin, PA 15122

**PRESENTED BY:**

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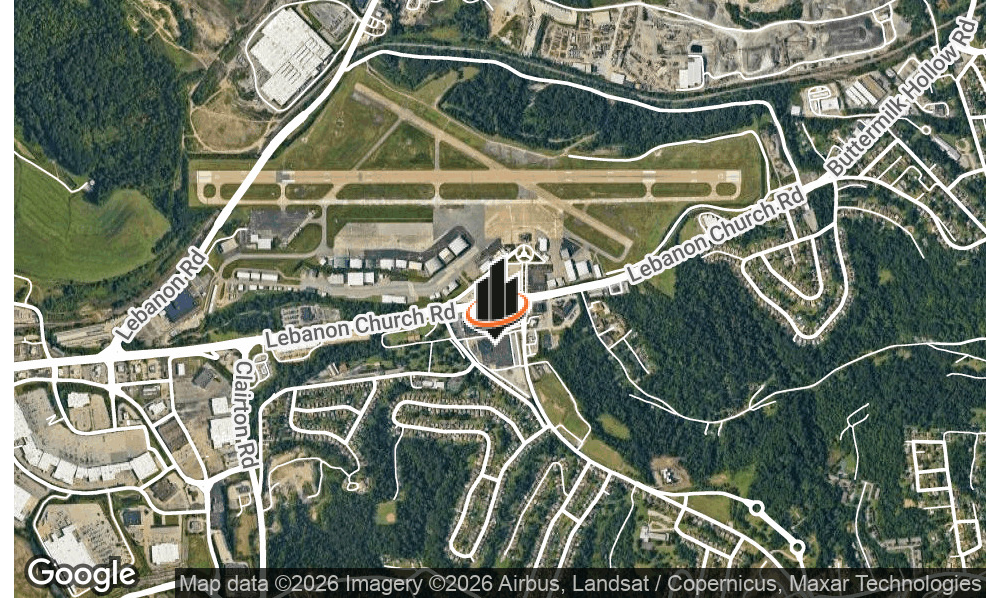
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind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



**SECTION 1**  
Property  
Information

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE (BUILDING):</b>	\$6.90/SF + NNN
<b>LEASE RATE (PARKING):</b>	\$1/SF
<b>BUILDING SIZE:</b>	121,600 SF
<b>AVAILABLE SF:</b>	65,000 SF
<b>AVAILABLE ACREAGE:</b>	1.65 - 3.65 Acres
<b>MARKET:</b>	Pittsburgh
<b>SUBMARKET:</b>	South Pittsburgh

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present a premier leasing opportunity of 65,000 SF of prime warehouse / distribution space and large parking areas / outdoor storage located at 2930 Lebanon Church Rd in West Mifflin, PA. Boasting masonry construction, reinforced concrete floors, 18' - 20' clear ceiling height, and an abundance of parking for trailers/staging, this facility offers superior functionality. With 3 dock doors and 25' x 25' column spacing, it's designed for seamless operations. The property features modern LED warehouse lighting, a wet sprinkler system, and radiant & suspended gas-fired heating units. Positioned in a high-traffic retail corridor with 33,000+ ADT, across from the Allegheny County Airport, and 190 ft of frontage on Lebanon Church Rd, this space offers unparalleled visibility and accessibility.

# BUILDING SPECS

## WAREHOUSE

<b>BUILDING SIZE</b>	121,600 SF
<b>AVAILABLE SPACES</b>	65,000 SF - Warehouse 1.65 AC Lot 2 AC Lot
<b>CLEAR HEIGHT</b>	18' - 20' clear ceiling height
<b>DOCK DOORS</b>	3
<b>DRIVE IN DOORS</b>	Can be installed
<b>COLUMN SPACING</b>	25' x 25'
<b>LIGHTING</b>	LED
<b>POWER</b>	75 KW 3 Phase, 277/480V (ability to install more)
<b>FIRE PROTECTION</b>	Wet system
<b>AVAILABILITY</b>	Immediate
<b>ZONING</b>	C-1

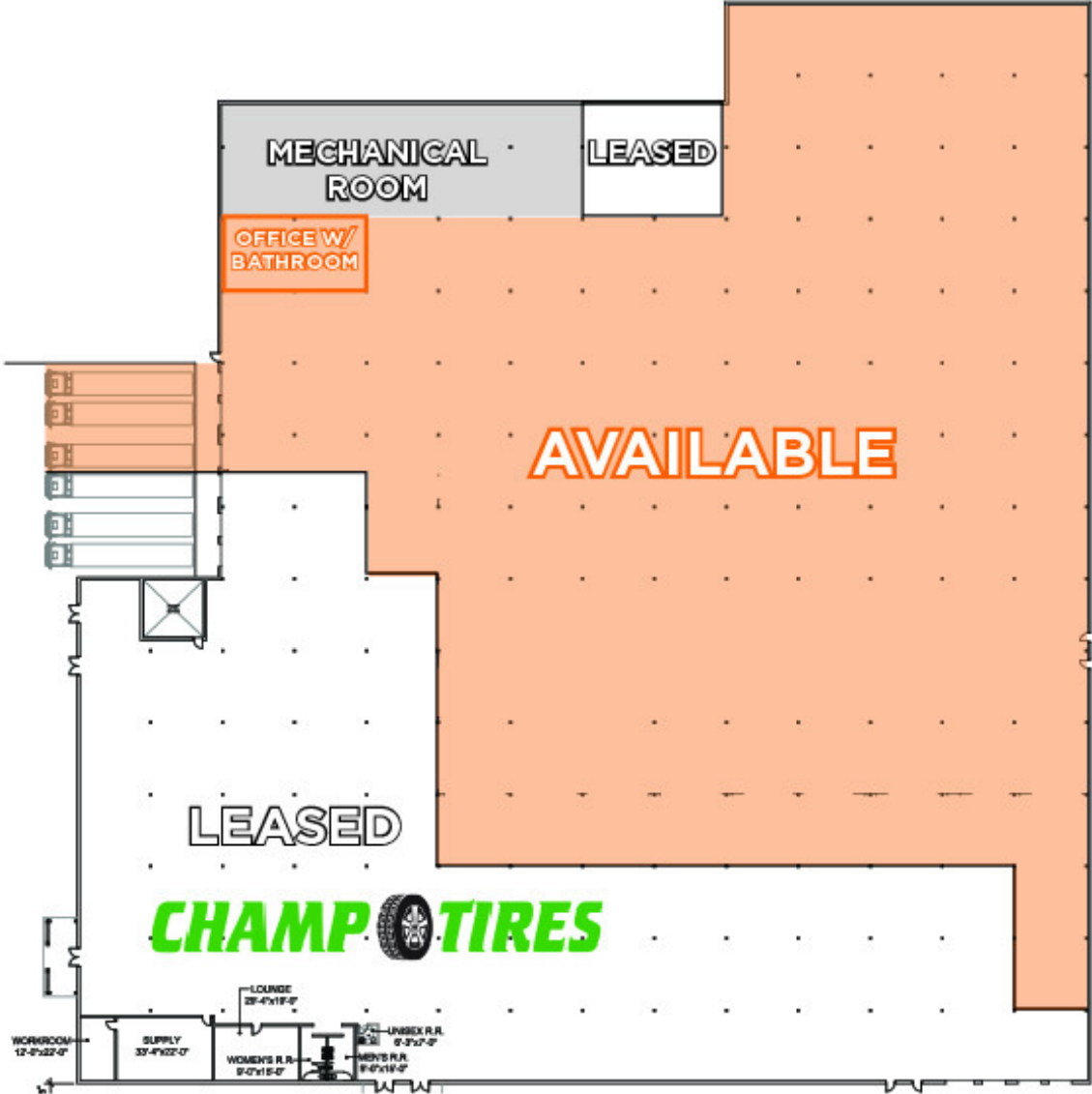
**ADDITIONAL PHOTOS**



**PROPERTY LAYOUT**



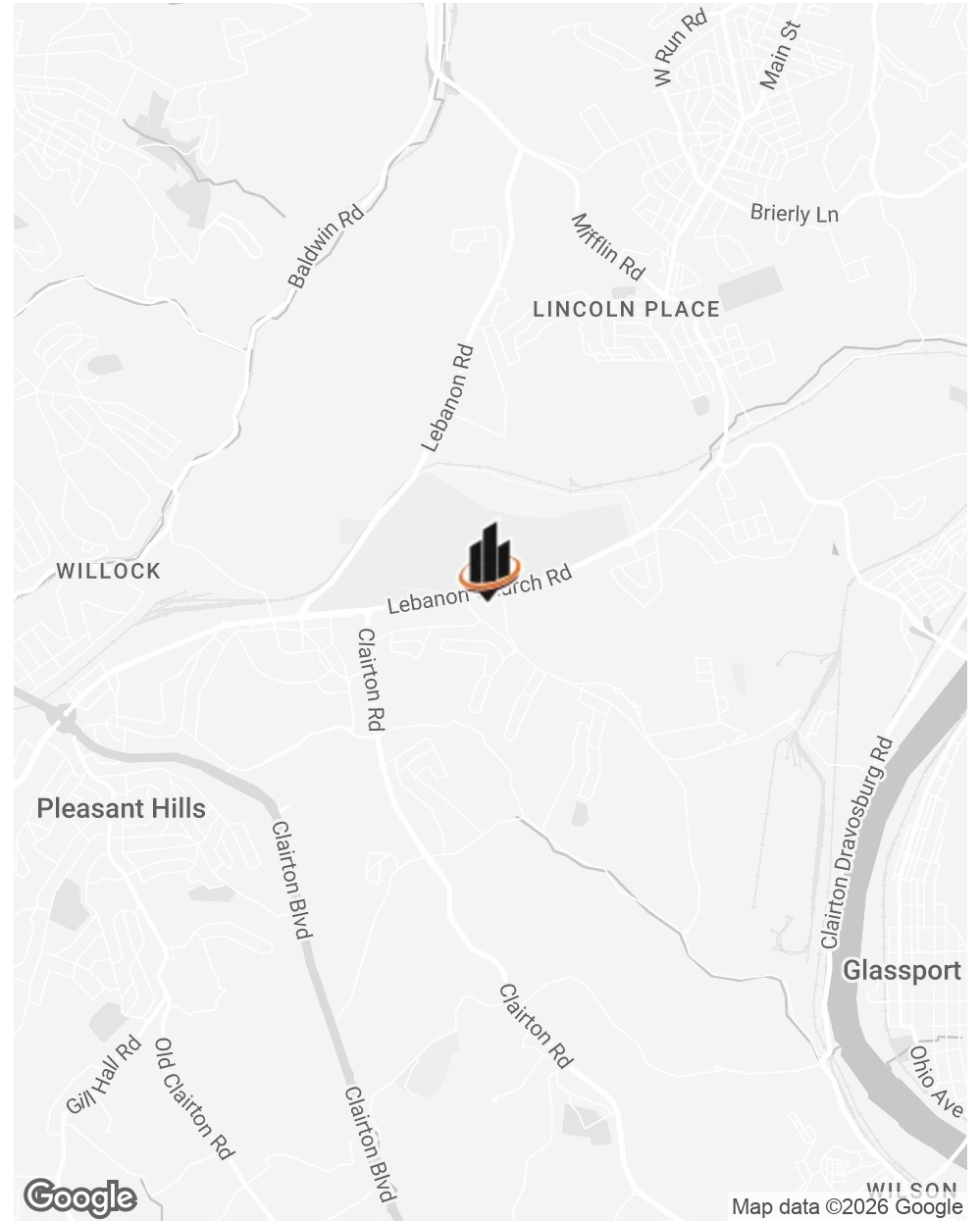
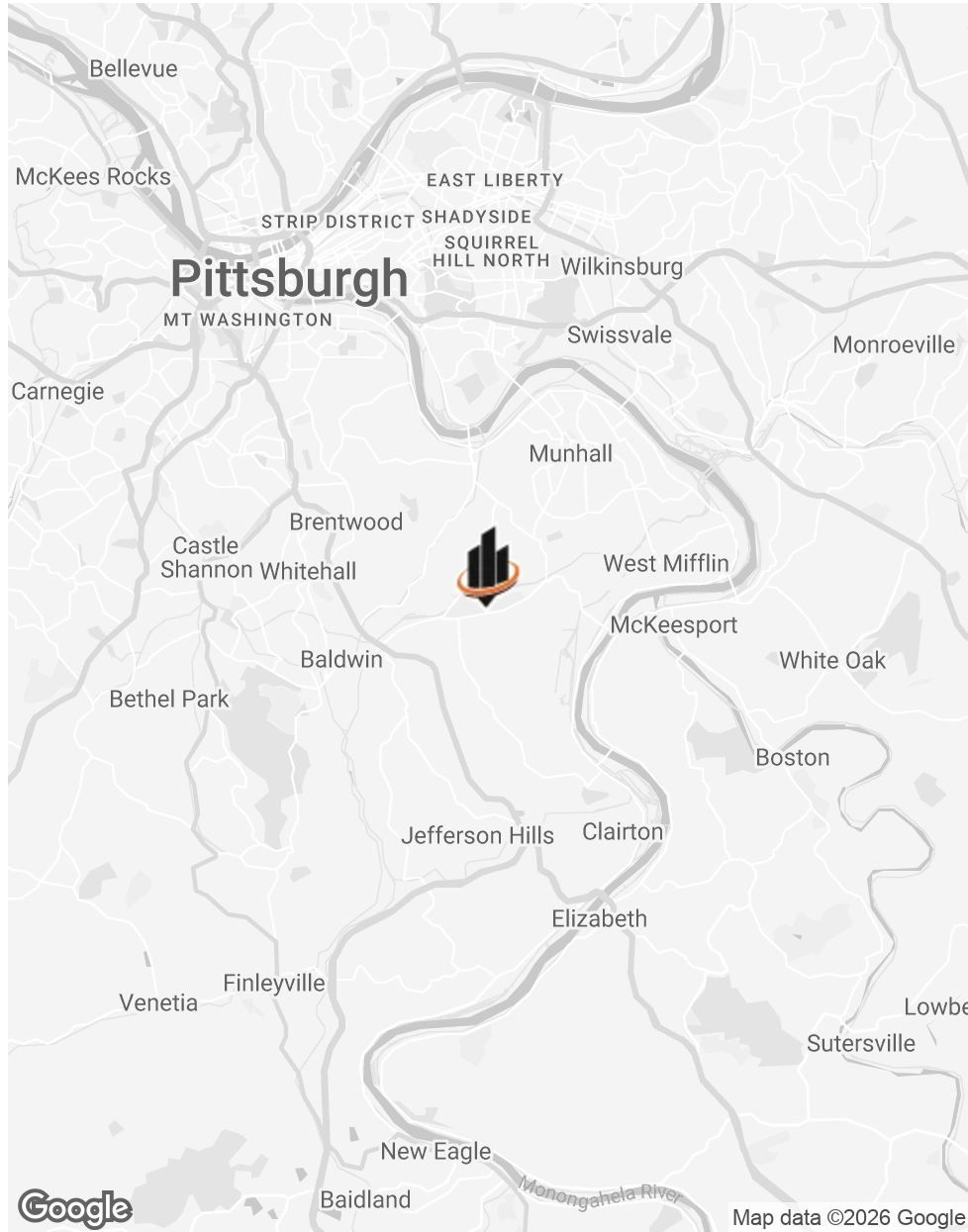
FLOOR PLAN





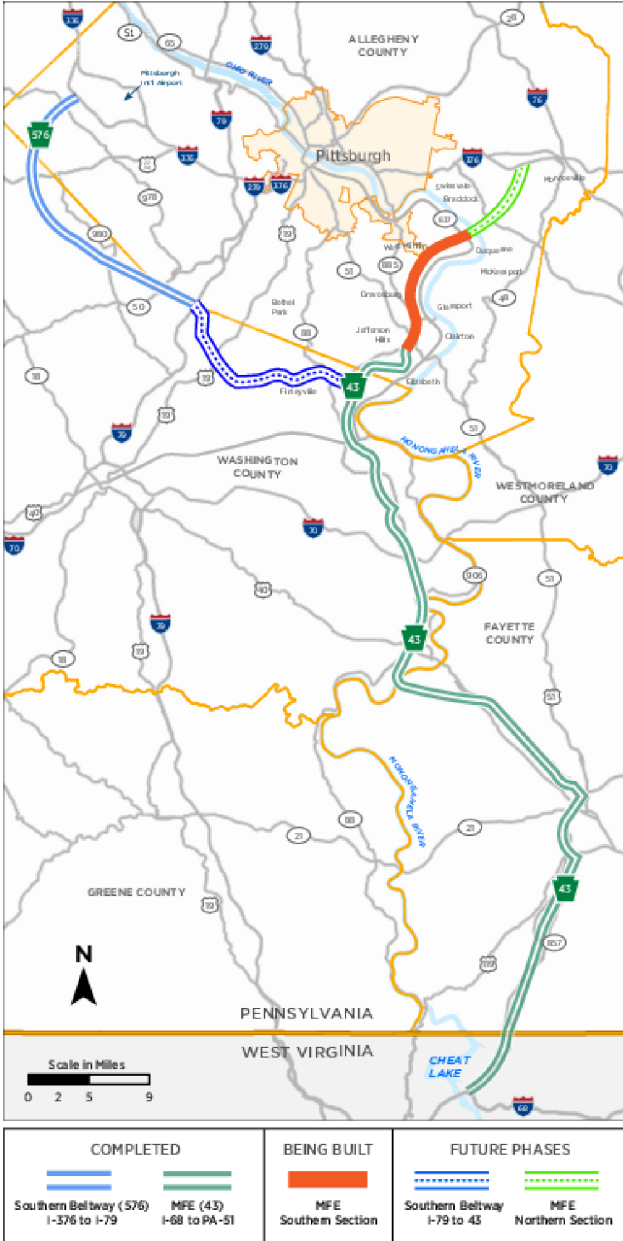
**SECTION 2**  
Location  
Information

# LOCATIONS MAPS

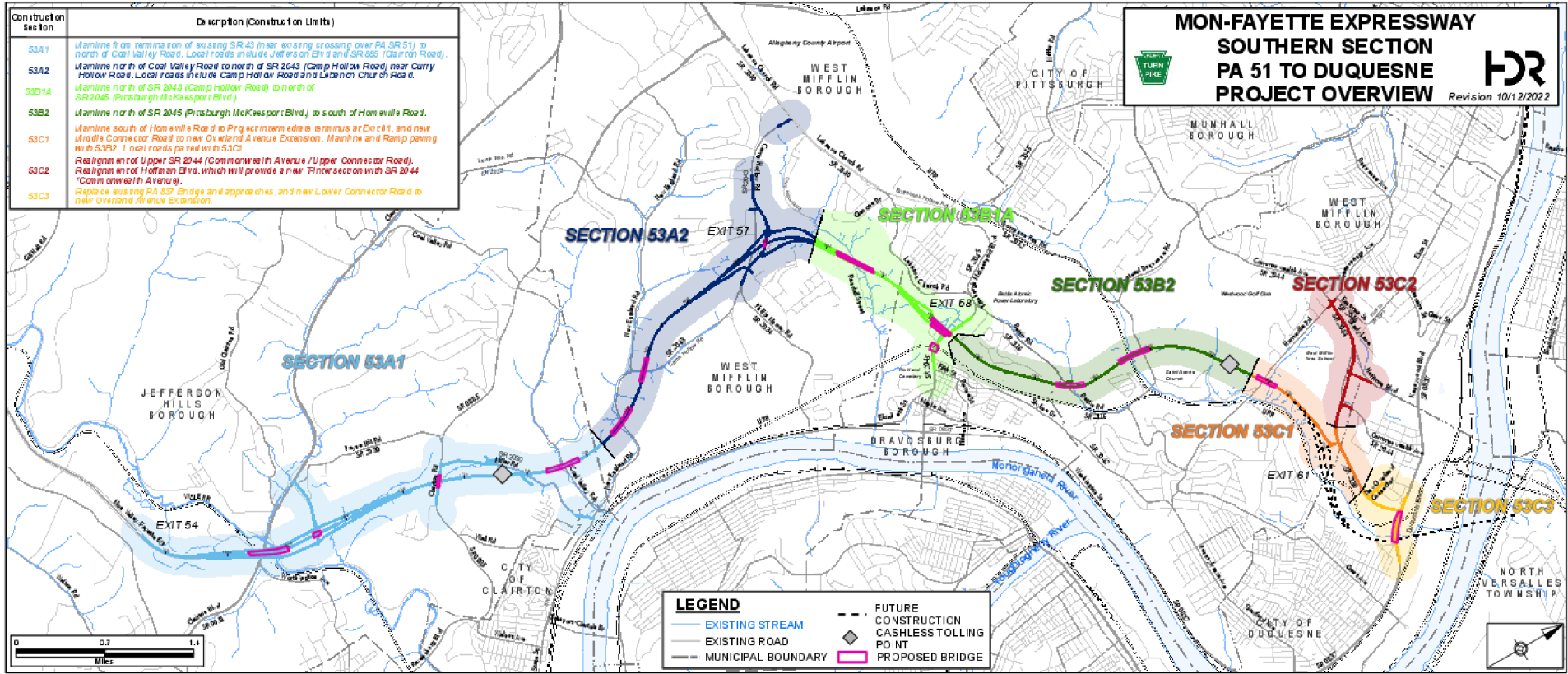




# PA TURNPIKE MON-FAYETTE EXPRESSWAY



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## LOCATION DESCRIPTION



### ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.



### WEST MIFFLIN

West Mifflin is a borough in Allegheny County, located southeast of downtown Pittsburgh. It is named after Thomas Mifflin, the 1st Governor of Pennsylvania, signer of the U.S. Constitution, and 1st Quartermaster General of the U.S. Army. Although the borough is heavily residential, it is home to one of America’s oldest traditional amusement parks, Kennywood Park. Other employers in West Mifflin include the Bettis Atomic Power Laboratory, Bombardier, US Steel’s Mon Valley Works – Irvin Plant, the Community College of Allegheny County’ South Campus, and the Allegheny County Airport.

# DEMOGRAPHICS MAP & REPORT

## POPULATION

1 MILE 2 MILES 3 MILES

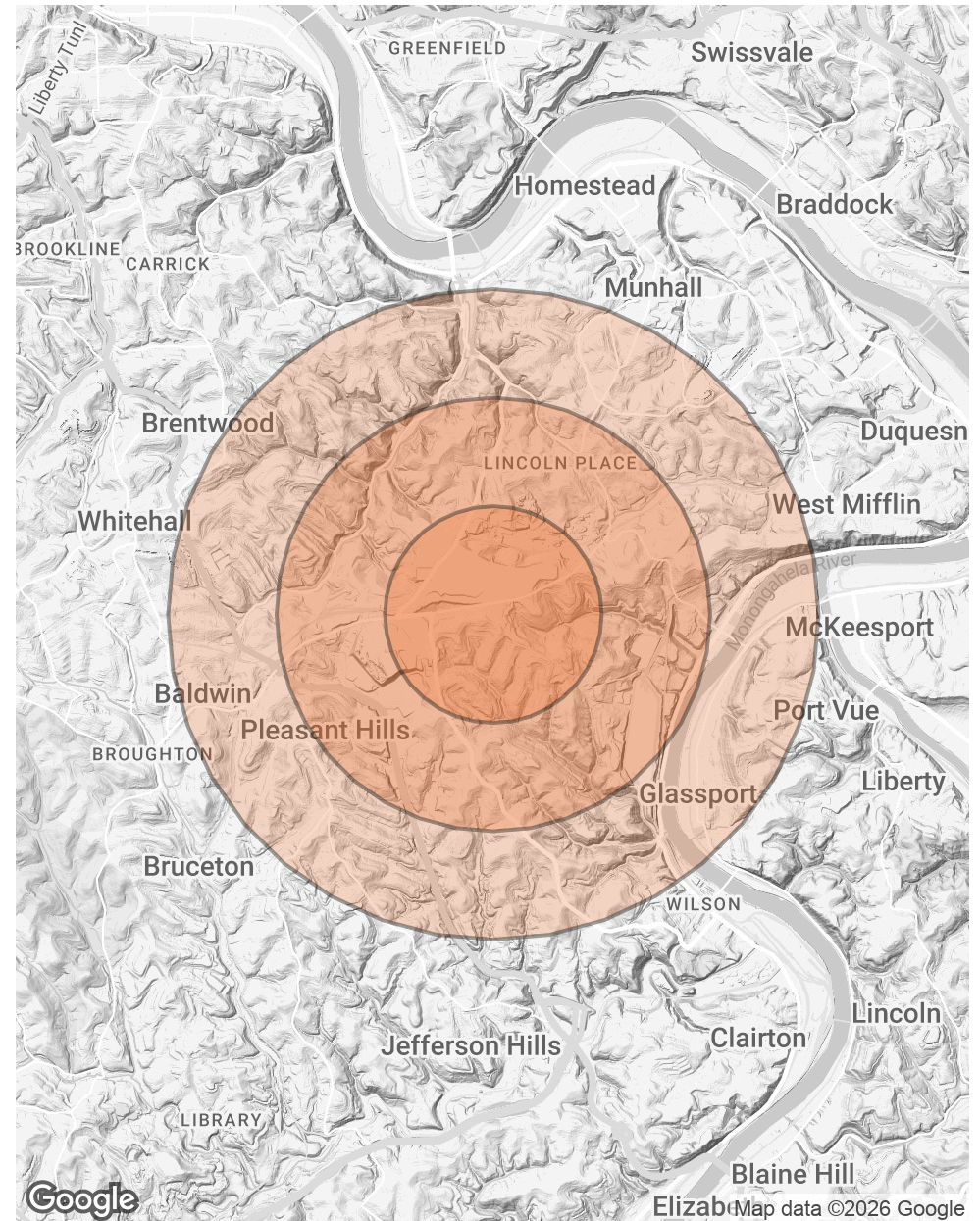
	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,398	16,552	60,032
AVERAGE AGE	47	46	44
AVERAGE AGE (MALE)	46	45	43
AVERAGE AGE (FEMALE)	49	47	45

## HOUSEHOLDS & INCOME

1 MILE 2 MILES 3 MILES

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,533	7,264	26,169
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$88,486	\$89,392	\$88,423
AVERAGE HOUSE VALUE	\$181,019	\$188,065	\$193,114

\* Demographic data derived from 2020 ACS - US Census



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