

**OFFERING MEMORANDUM**

**For Lease | 6,000 SF  
WH/Industrial Storage**

**1610 GREENSBURG PIKE**

North Versailles, PA 15137

**PRESENTED BY:**

**GARRETT CHERAN**

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**1610  
GREENSBURG PIKE  
6,000 SF**

**DOCK**

**FENCED IN  
YARD SPACE**

**DRIVE-IN DOOR**

**11,400+ ADT**



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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.

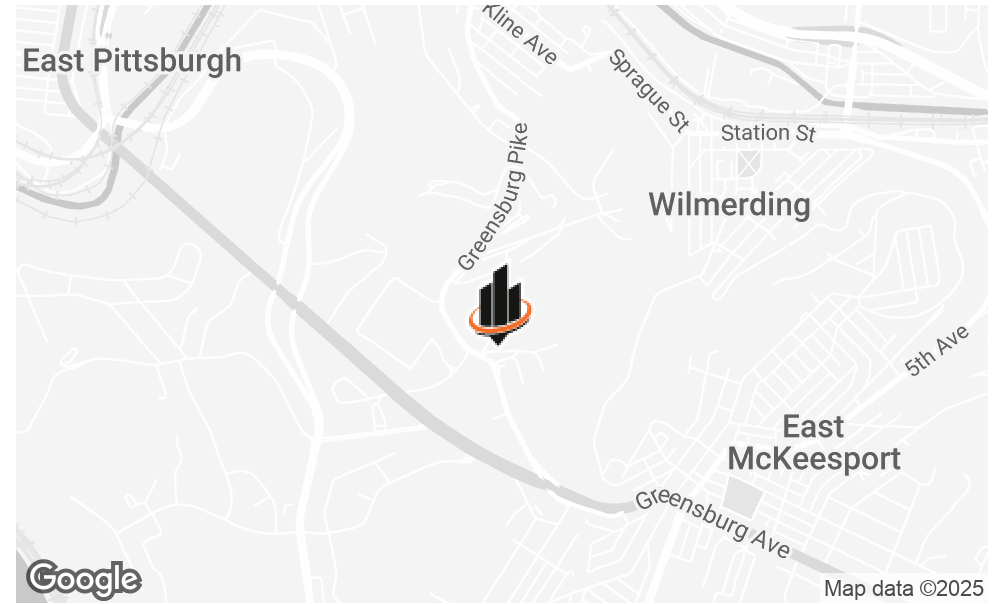
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate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



**SECTION 1**  
Property  
Information

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$3,500.00 per month (+ Utilities )
<b>BUILDING SIZE:</b>	6,000 SF
<b>AVAILABLE SF:</b>	6,000 SF
<b>LOT SIZE:</b>	1.25 Acres
<b>ZONING:</b>	MU - Mixed Use
<b>MARKET:</b>	Pittsburgh
<b>SUBMARKET:</b>	Parkway East Corridor
<b>APN:</b>	457-S-18

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this 6,000 SF warehouse/industrial storage space for lease located in North Versailles, PA.

## PROPERTY HIGHLIGHTS

- 6,000 SF Warehouse/Industrial storage
- Drive-in door, dock, and fenced in storage area/yard space
- Lot space
- Ancillary Gas Heat
- Currently outfitted with multi-level storage areas
- Bathroom

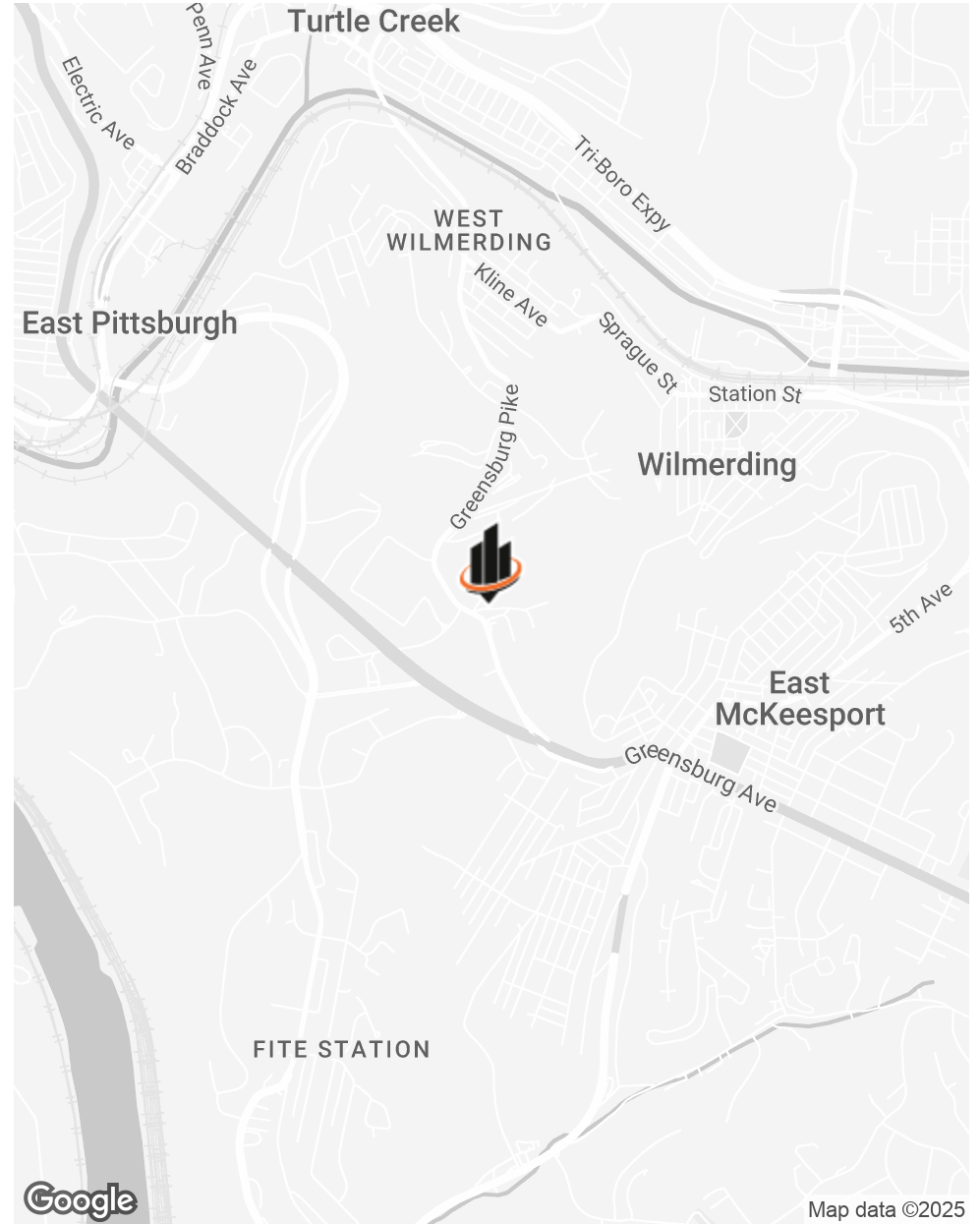
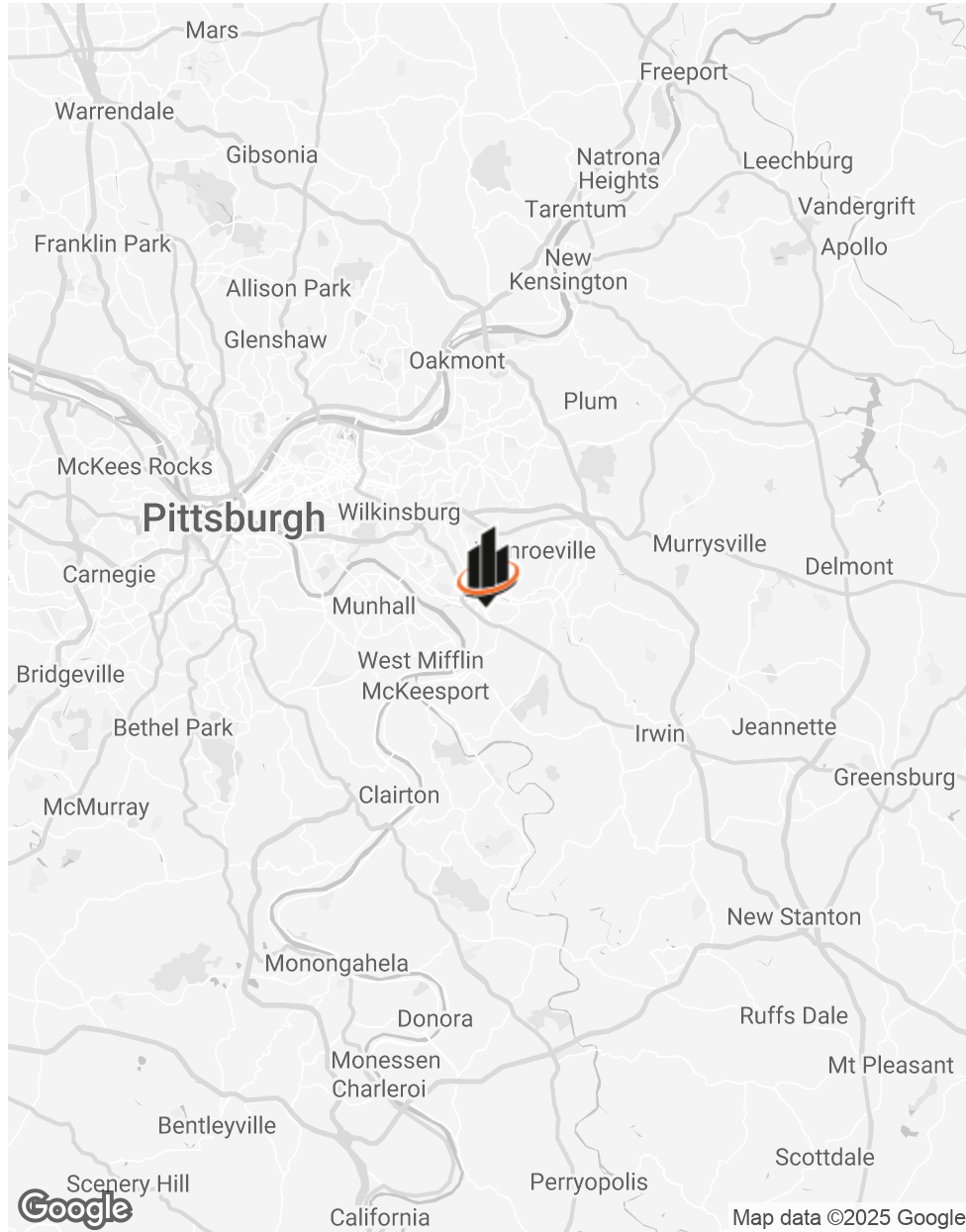
**ADDITIONAL PHOTOS**





**SECTION 2**  
Location  
Information

# LOCATION MAPS



# RETAIL MAP



## 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.



### NORTH VERSAILLES

North Versailles is a first class township in Allegheny County, it is approx. 8 square miles and primarily a residential community that is approx. 12 miles southeast of Pittsburgh. North Versailles was part of one of the original seven townships of Allegheny County formed in 1788. The township is just minutes from downtown Pittsburgh, the Municipality of Monroeville, many shopping centers and plenty of entertaining activities.

# DEMOGRAPHICS MAP & REPORT

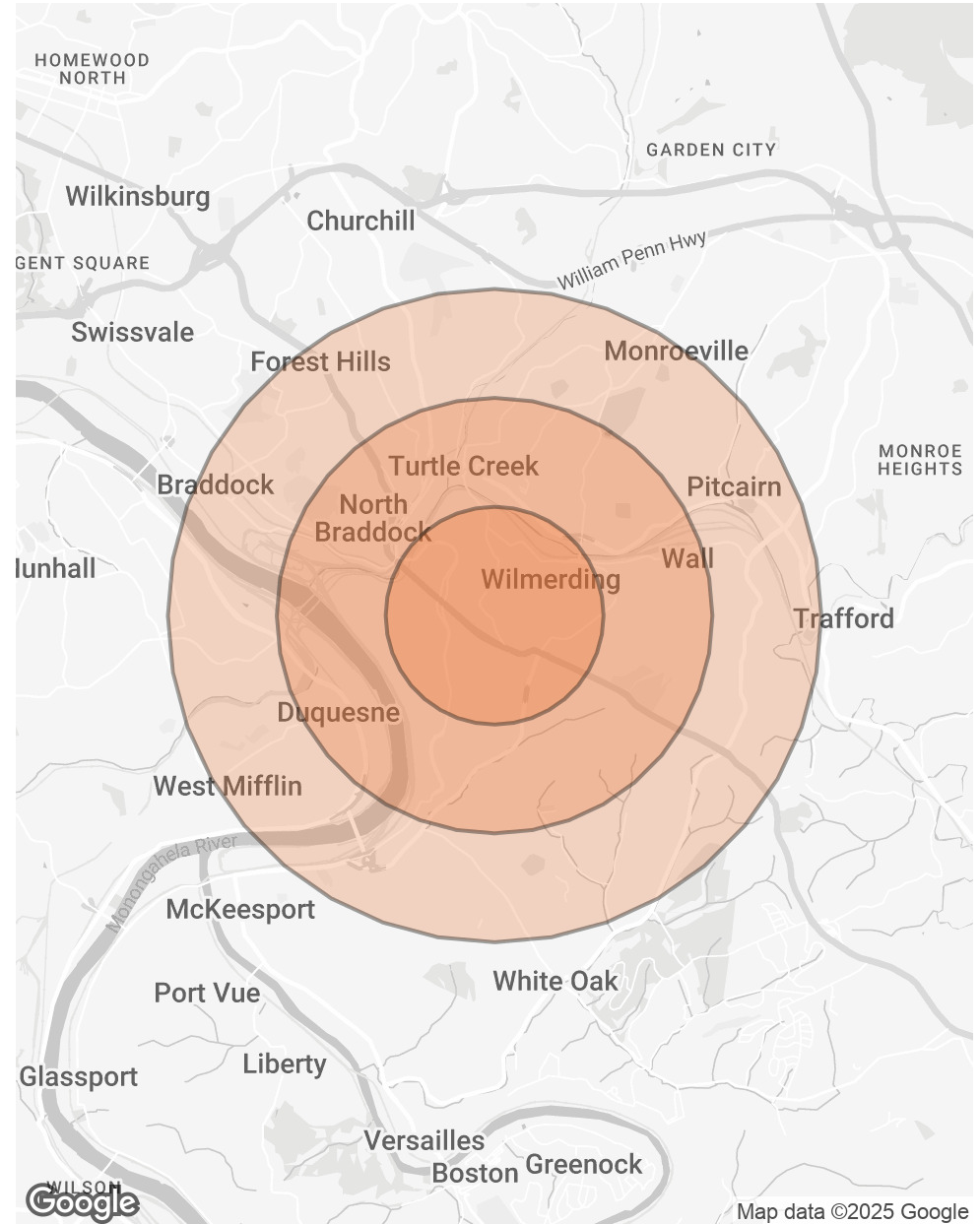
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	7,927	24,822	59,712
<b>AVERAGE AGE</b>	44	43	43
<b>AVERAGE AGE (MALE)</b>	42	41	42
<b>AVERAGE AGE (FEMALE)</b>	45	44	45

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	3,844	11,752	28,075
<b># OF PERSONS PER HH</b>	2.1	2.1	2.1
<b>AVERAGE HH INCOME</b>	\$63,940	\$62,838	\$66,358
<b>AVERAGE HOUSE VALUE</b>	\$115,908	\$115,467	\$126,400

\* Demographic data derived from 2020 ACS - US Census



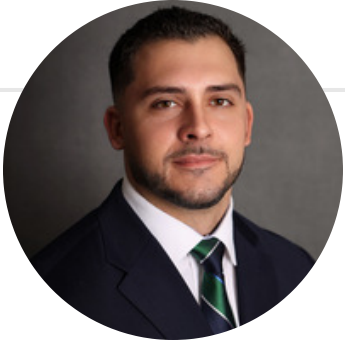


**SECTION 3**

**Advisor Bios**



## ADVISOR BIO 1



### GARRETT CHERAN

Senior Advisor

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### PROFESSIONAL BACKGROUND

Garrett Cheran joined SVN | Three Rivers Commercial Advisors in December 2022 as a Senior Advisor. He previously worked at PRC Commercial, another Pittsburgh based real estate brokerage firm, for 4 years. He is highly diversified and experienced in all facets of commercial real estate. He is responsible for the selling, leasing and buyer or tenant representation of all types of commercial properties that include, but are not limited to, retail, office, industrial, multifamily and land.

Throughout his career, Garrett, has continued to build strong client relationships in an effort to understand and achieve any objective for them. You can expect unparalleled communication and responsiveness in your dealings with Garrett.

Born and raised in Wexford. Garrett graduated from Kent State University with a Bachelor's Degree in Business Administration. Garrett is a licensed real estate agent in Pennsylvania.

#### SVN | Three Rivers Commercial Advisors

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