

OFFERING MEMORANDUM

**For Lease: 1,750 SF Office Suite &
7,550 SF Warehouse + Office Suite
in North Strabane Township**

325 MEADOWLANDS BLVD

Washington, PA 15301

PRESENTED BY:

DARIN SHRIVER

Phone: 724.255.9540

darin.shriver@svn.com



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LOCATION INFORMATION

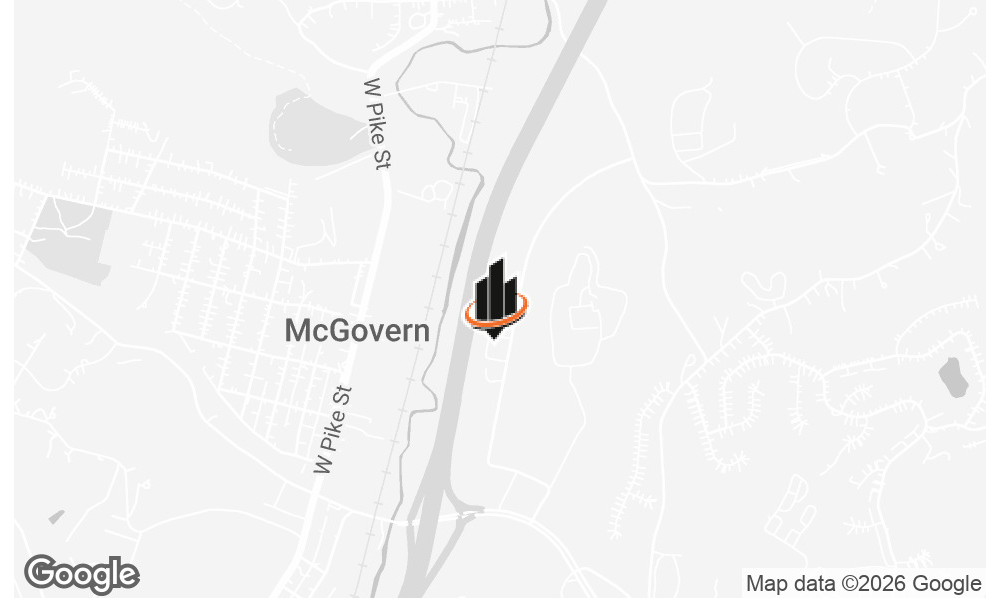
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SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE: Suite 3 Office: \$17.50/SF plus \$550/month for utilities
Suite 4 Warehouse + Office: \$11.00/SF plus \$850/mo for utilities

AVAILABLE SF: Suite 3 Office: 1,750 SF
Suite 4 Warehouse + Office: 7,550 SF

BUILDING SIZE: 40,000 SF

YEAR BUILT: 2000

ZONING: I-1

MARKET: Pittsburgh

PROPERTY OVERVIEW

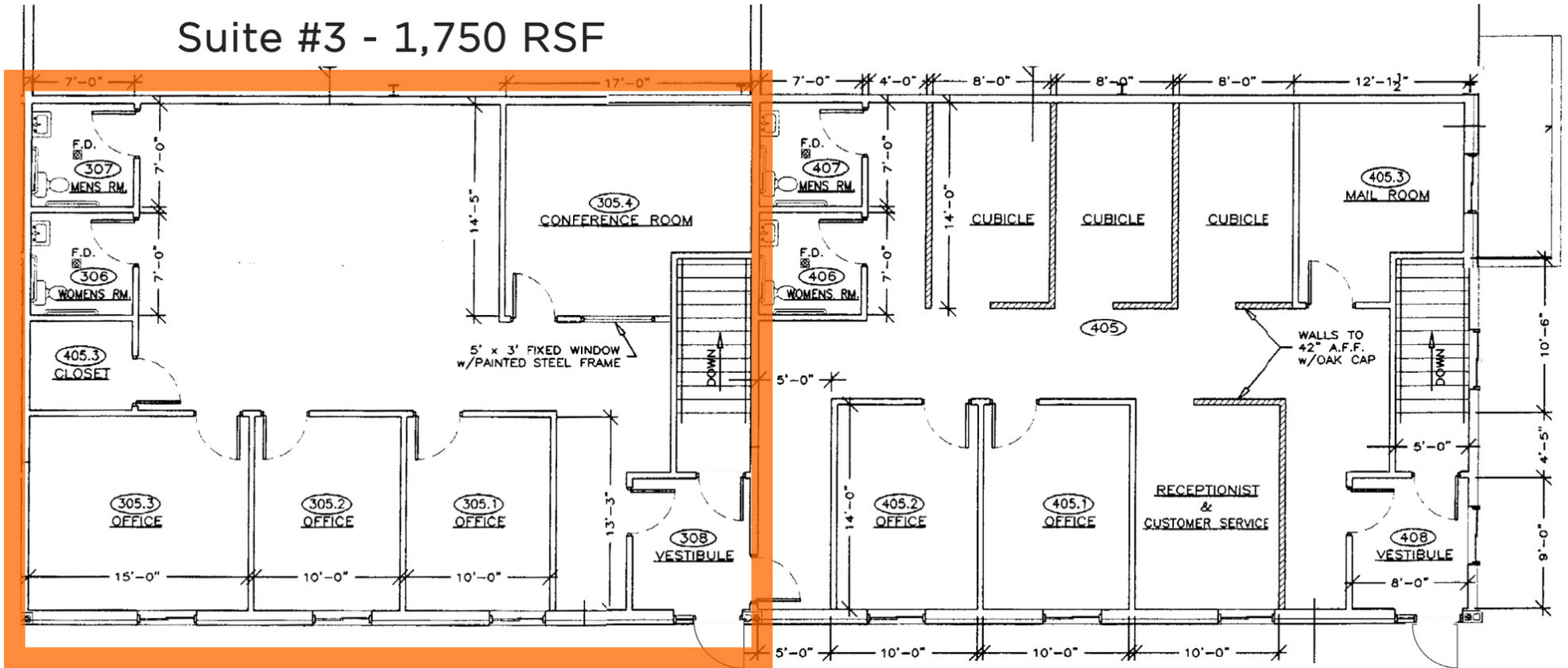
SVN Three Rivers Commercial Advisors is pleased to present an exceptional leasing opportunity at 325 Meadowlands Blvd, Washington, PA. This single-story commercial building is nestled within the highly sought-after Meadowlands Business Park, offering convenience and accessibility. Ideal for a dynamic business environment, the property features on-site parking and a prime location just 2 minutes from the I-79 Racetrack Road Interchange. Boasting a functional layout with 3 offices, conference room, in-suite restrooms, reception area, and open/bullpen space, this space is thoughtfully designed to accommodate a range of business needs.

PROPERTY HIGHLIGHTS

- 1,750 SF of office (Suite 3 Office)
- 7,550 SF of Warehouse with office (Suite 4 Warehouse + Office) - 5,800 SF warehouse and 1,750 SF office/storage with a 12'W x 14'H drive in door and a 8'W x 9'H dock high door
- Located in Meadowlands Business Park
- Single-story building
- On site parking
- Exit 41 off of I-79 (Racetrack Road Exit)
- 2 minutes from I79 (Racetrack Road Interchange)

SUITE 3 OFFICE FLOOR PLAN

Suite #3 - 1,750 RSF



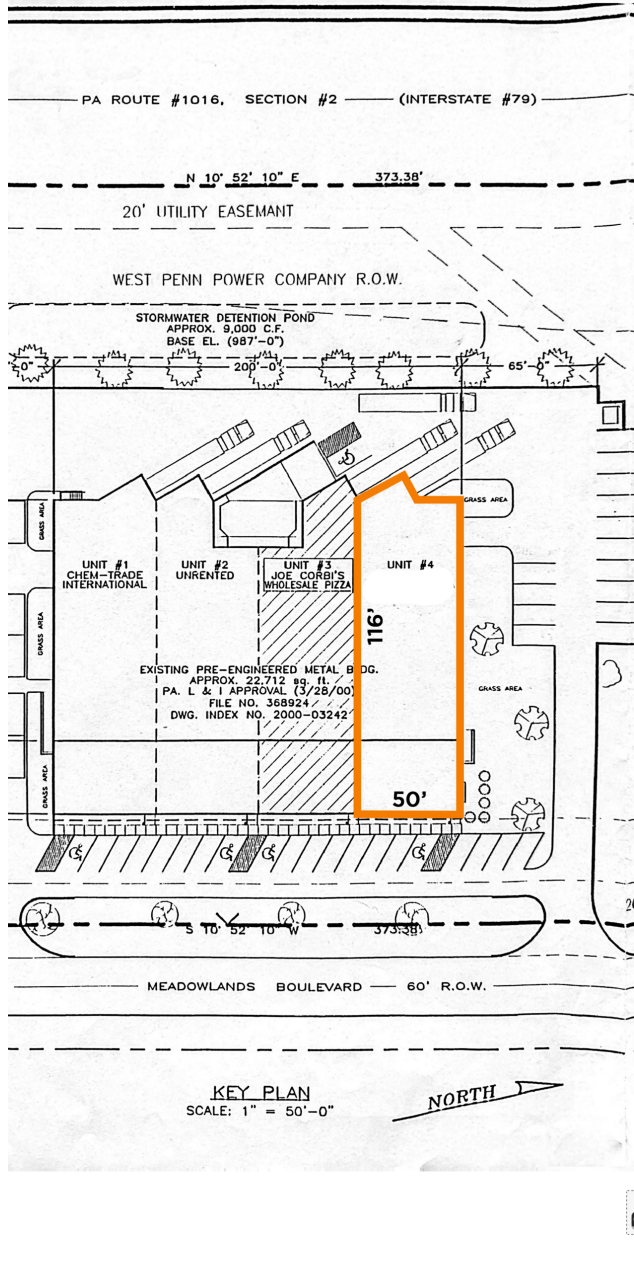
SUITE 4 WAREHOUSE + OFFICE

SPACE HIGHLIGHTS

- Clear Height: 18'4" - 25' to deck (14'-20' under beam)
- Power: 225 Amps of 480V/3P with 208V transformer
- Office: 2 Offices, 2 Conference rooms, Workstation Bullpen, Kitchenette, 1 Restroom
- Insulated Warehouse floor



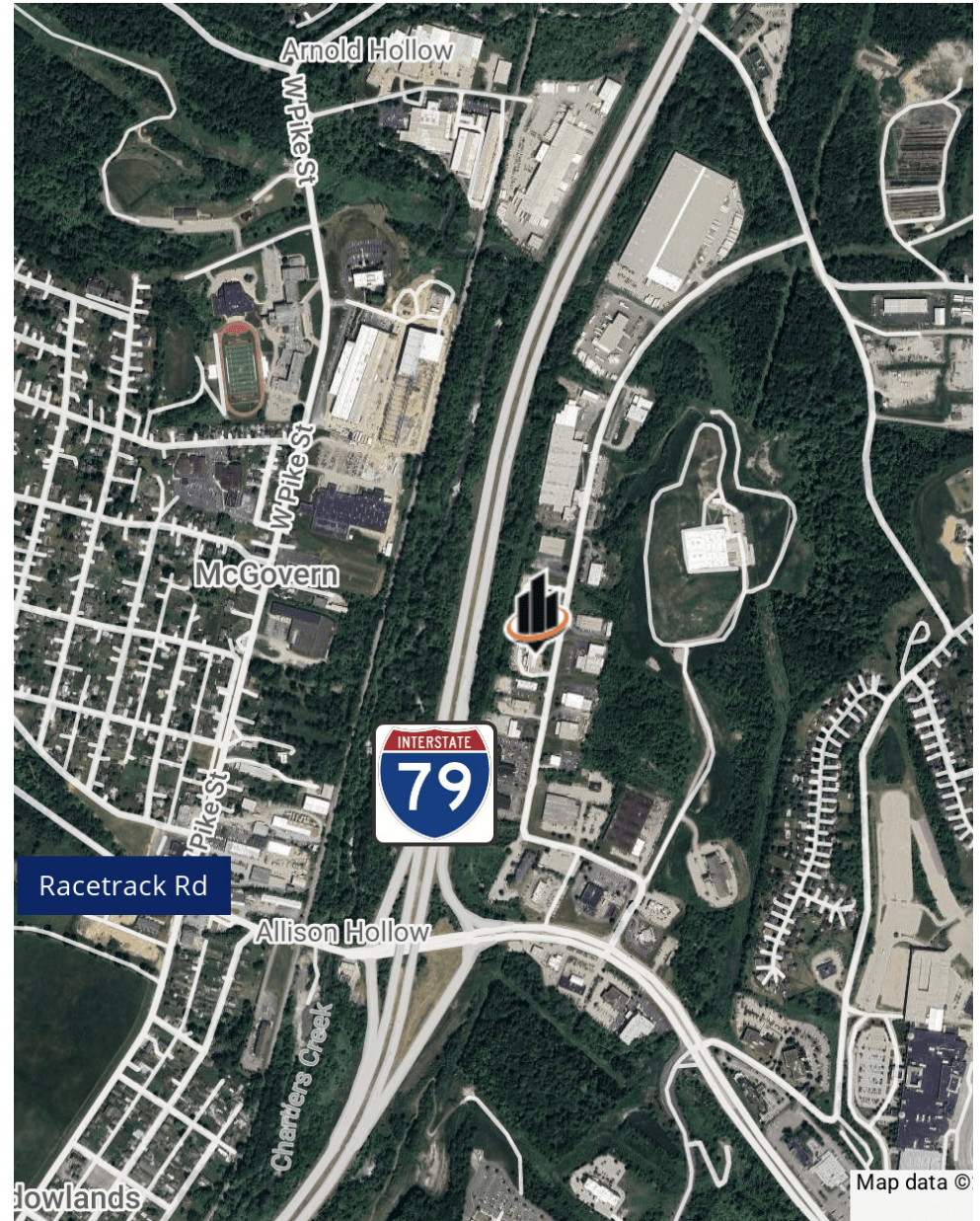
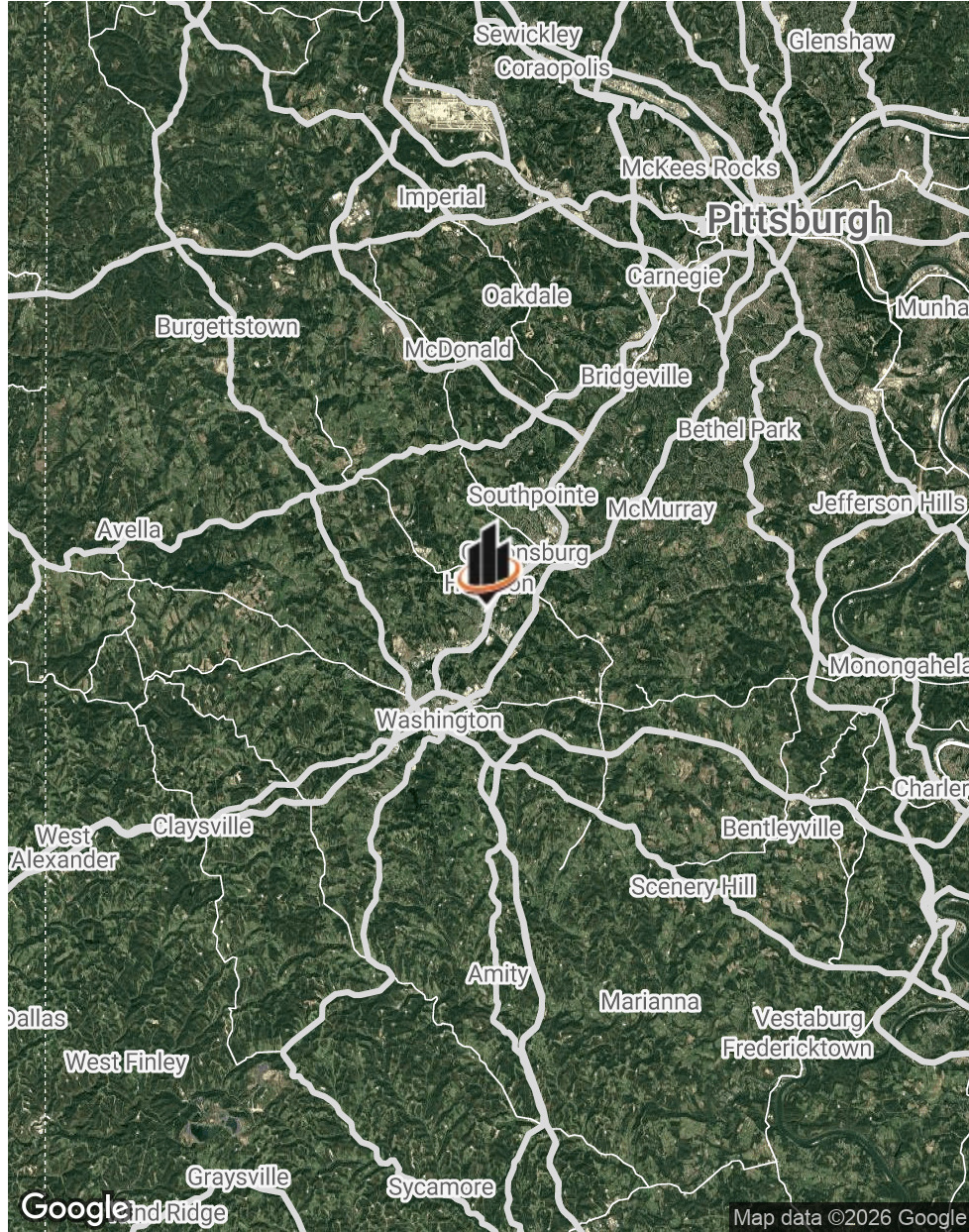
SUITE 4 WAREHOUSE + OFFICE





SECTION 2
Location
Information

LOCATION MAPS



PRESENTED BY:

Darin Shriver

Phone: 724.255.9540
darin.shriver@svn.com

