



**OFFERING MEMORANDUM**

**Retail / Warehouse  
Space**

**100 CHAMBER PLAZA**

Charleroi, PA 15022

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**PRESENTED BY:**

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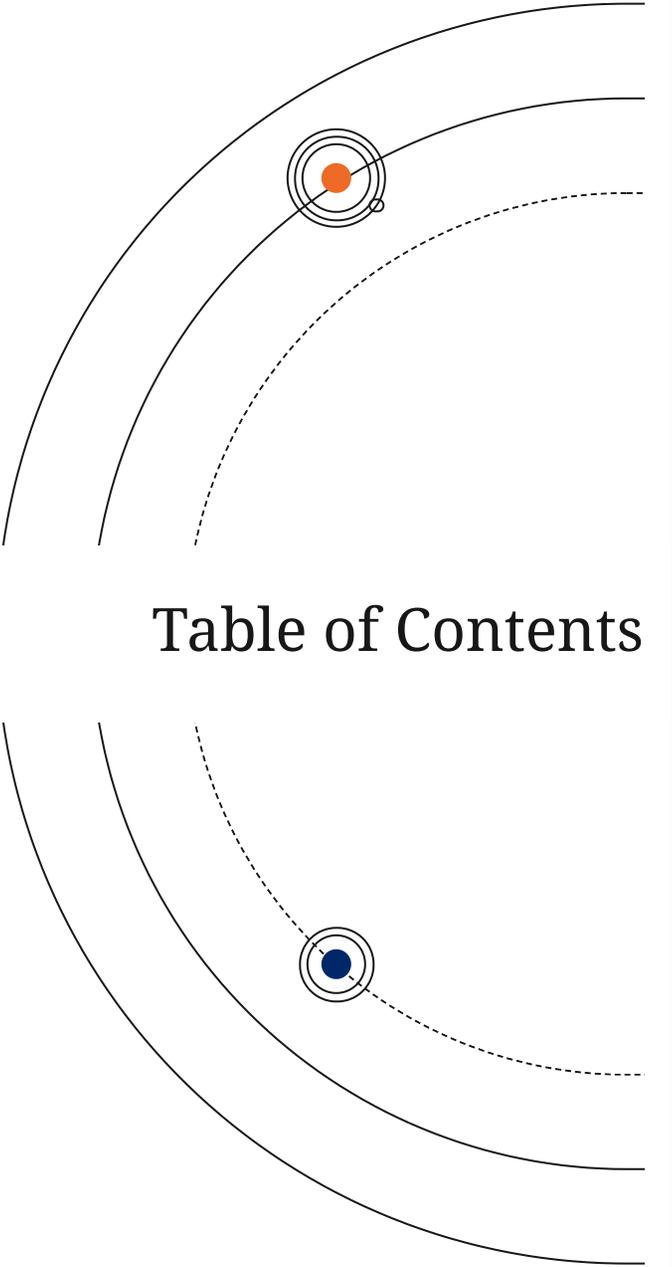
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**SECTION 1**  
Property  
Information

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$5.95 SF/yr (+ NNN at \$0.69/SF)
<b>BUILDING SIZE:</b>	29,604 SF
<b>AVAILABLE SF:</b>	26,904 SF
<b>LOT SIZE:</b>	2.16 Acres
<b>ZONING:</b>	Riverfront Development

## PROPERTY OVERVIEW

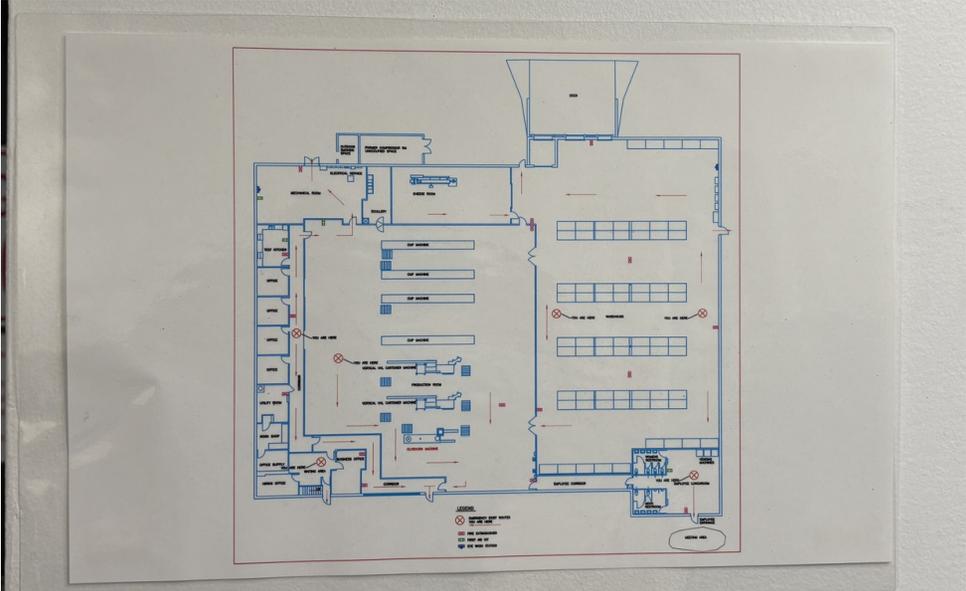
SVN Three Rivers Commercial Advisors is pleased to present this 29,604 square-foot warehouse facility, formerly occupied by a grocery store and most recently a private-label pasta repackaging plant. The building features a clear-span layout, heavy-duty utility infrastructure, and generous on-site parking.

With its versatile design and robust systems, the property is well-suited for food processing, light manufacturing, or creative repurposing. Conveniently located just 1.5 miles from I-70, this location provides seamless access for distribution and logistics operations. This facility represents an excellent opportunity for an owner-user seeking a ready-to-adapt building with significant infrastructure already in place.

## PROPERTY HIGHLIGHTS

- Rear: (1) 8 x 9 Dock Door with leveler, (1) 7 x 8 Dock Door, (1) 6 x 8 Fork truck door
- Several man doors, compressor room with separate entrance from outside, & approx 5 parking spaces in rear
- Approx 100 parking spaces, 3 man doors including the main entrance in front
- Warehouse: approx. 8000 SF, Production area: approx. 9600 SF
- Office / Break room / multi-purpose rooms / common area: approx. 12,004
- 3 phase electric sufficient to support industrial equipment and operations - updated 2014

**ADDITIONAL PHOTOS**



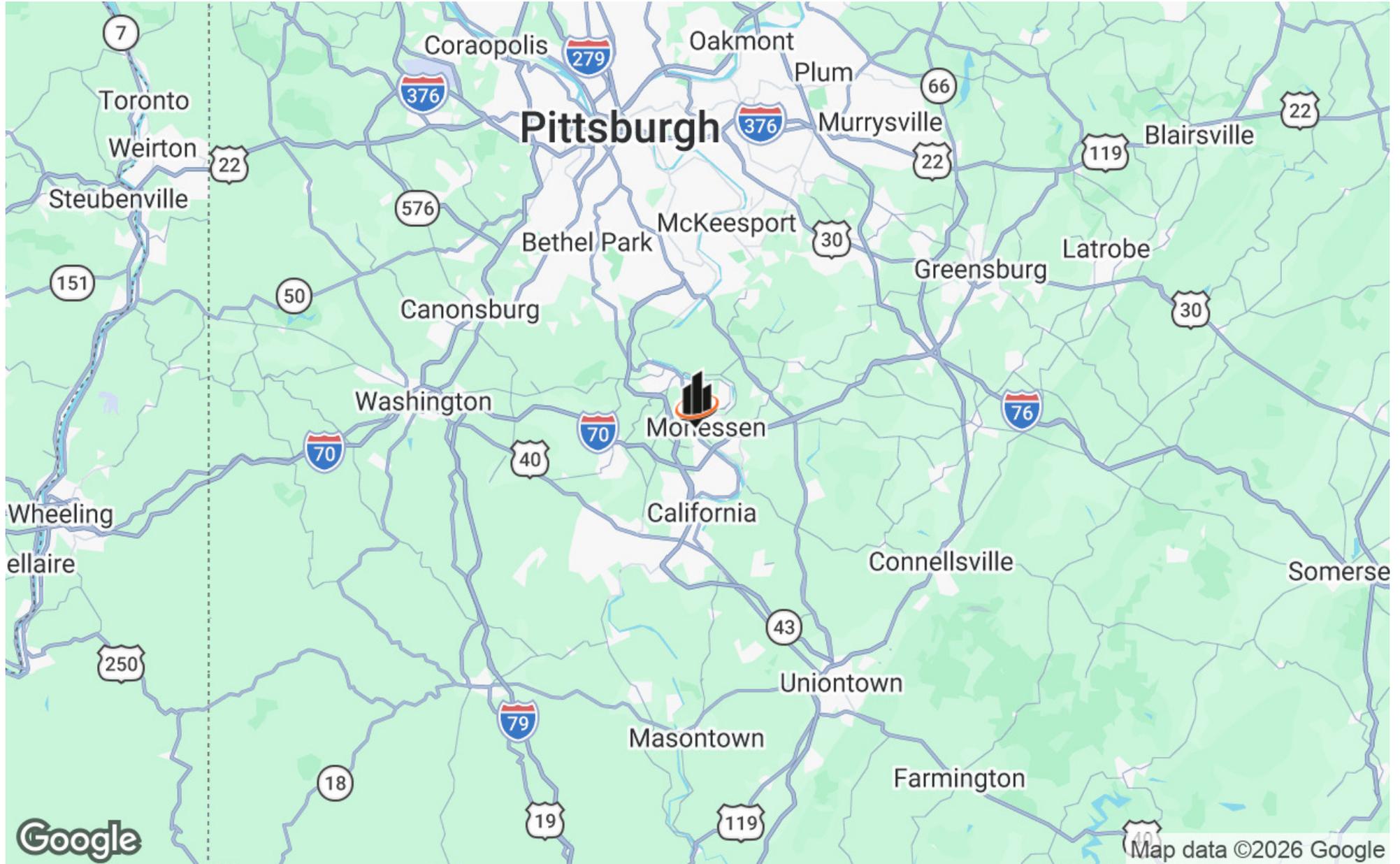
**ADDITIONAL PHOTOS**



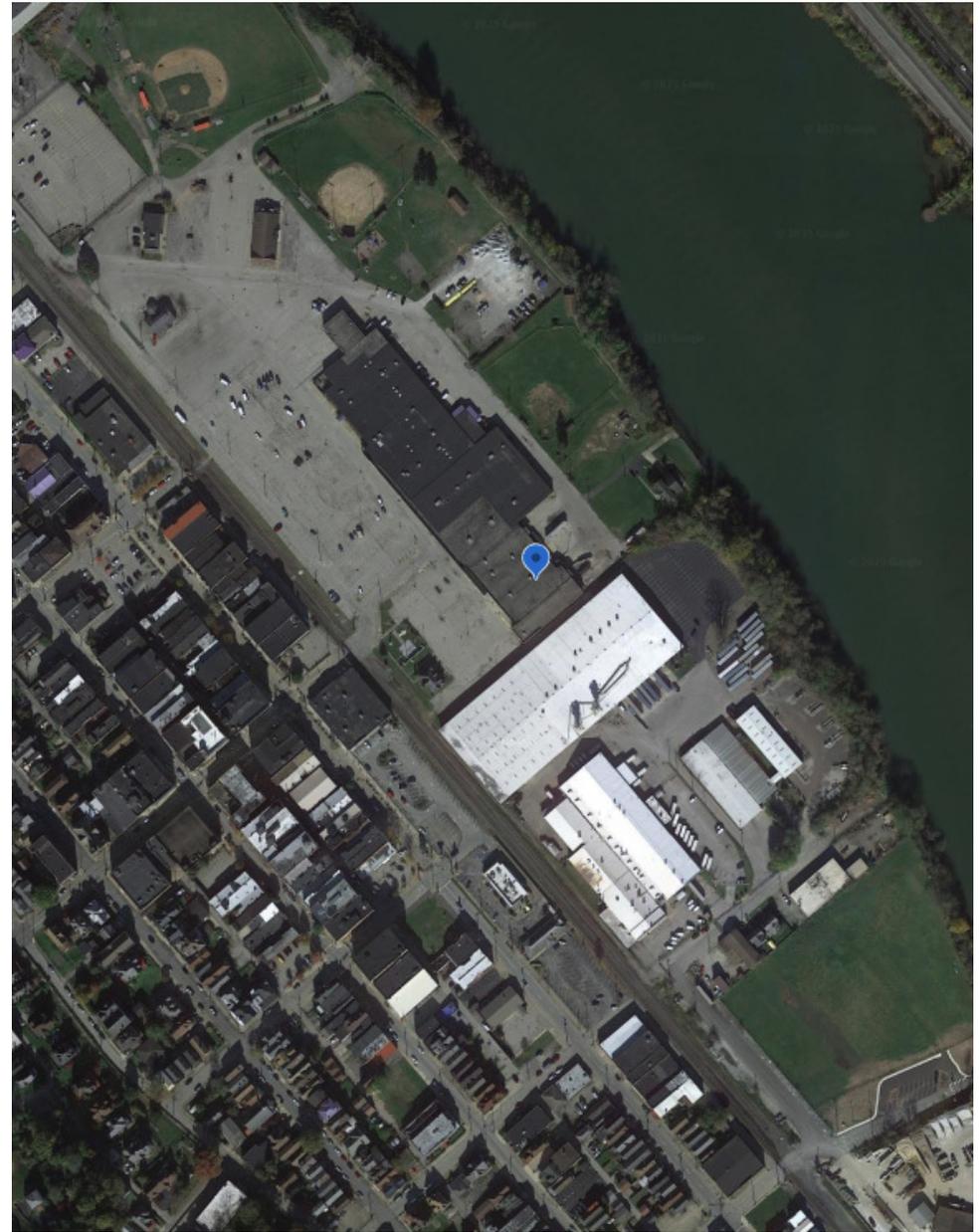
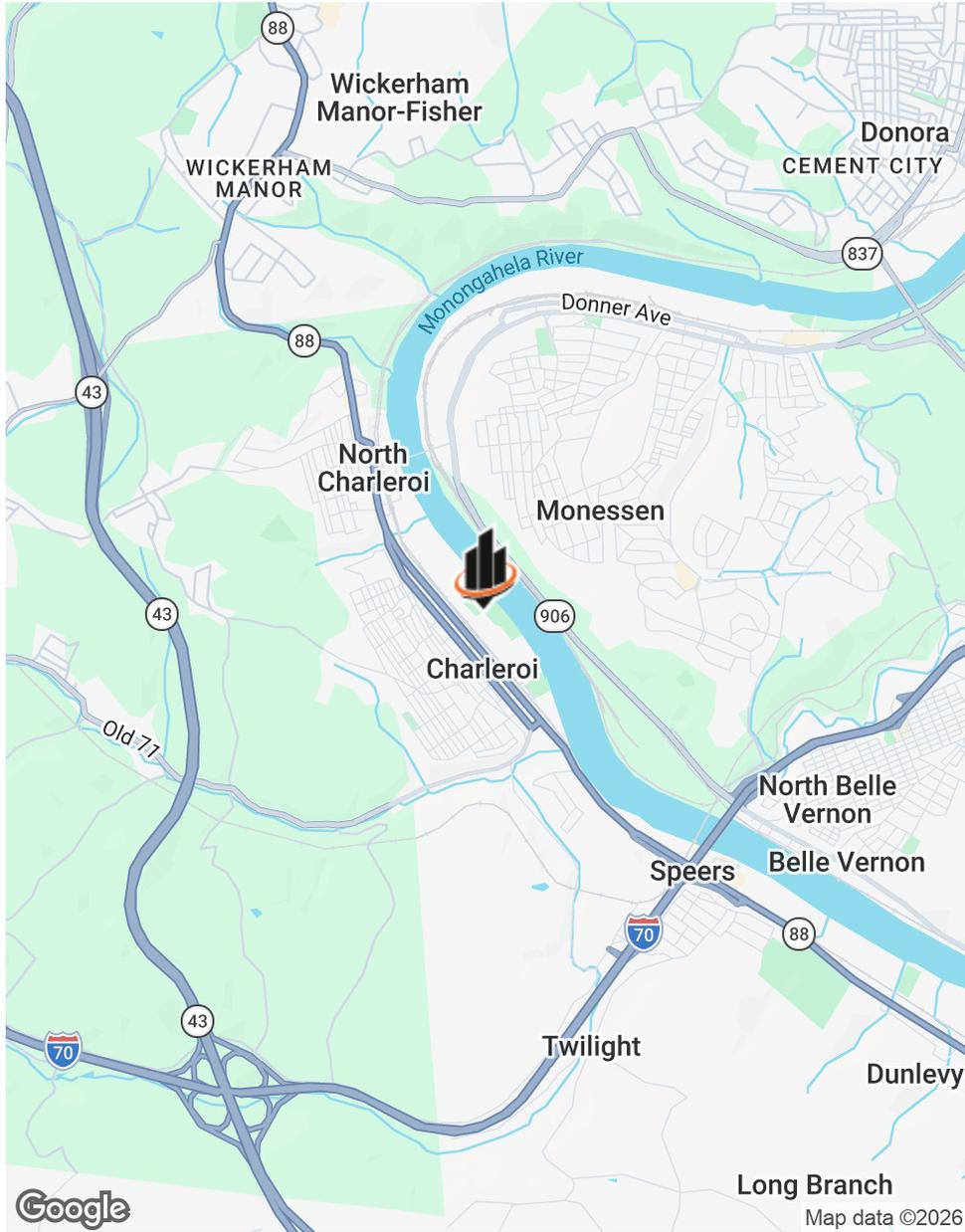


**SECTION 2**  
Location  
Information

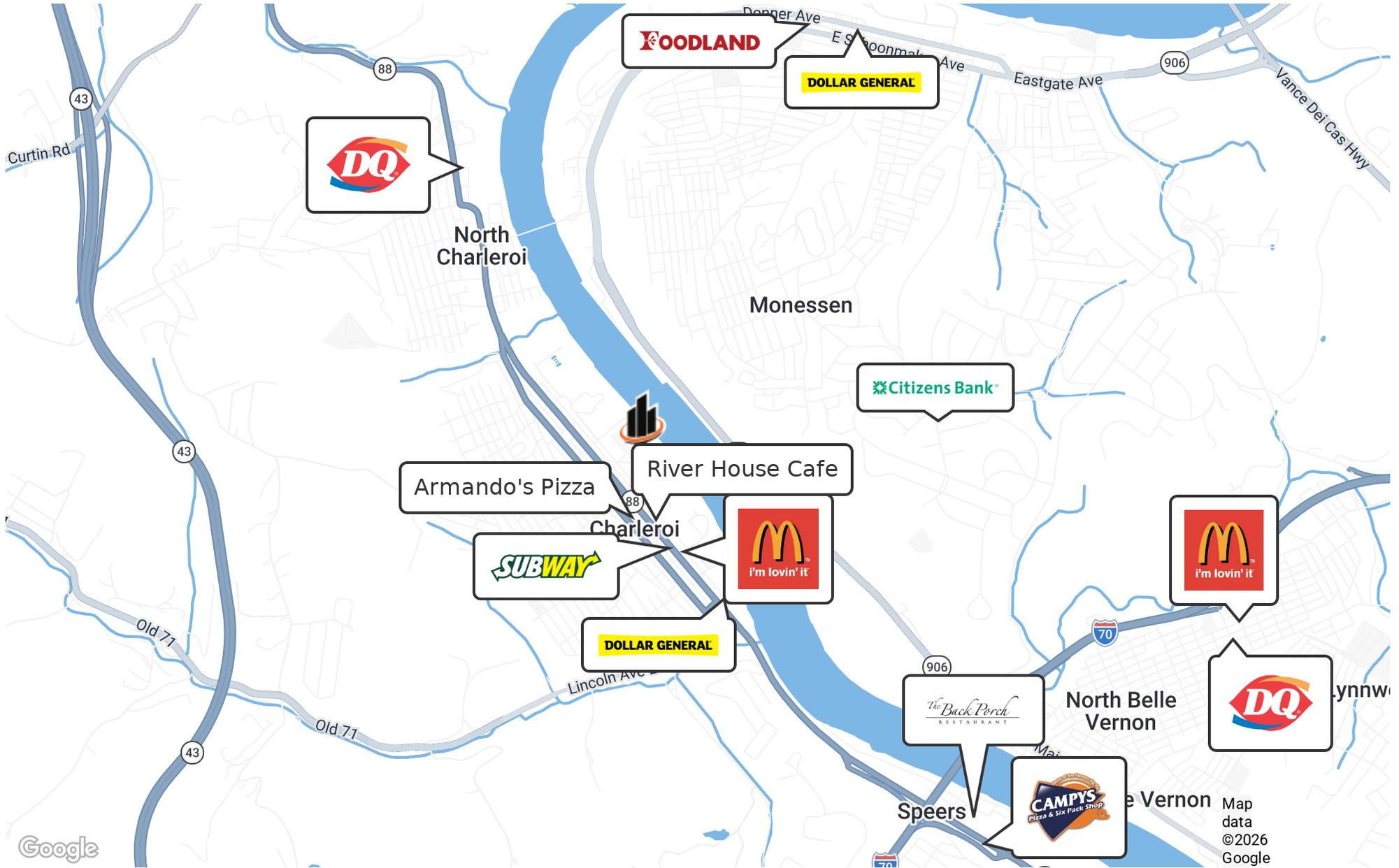
REGIONAL MAP



# LOCATION MAPS



# RETAILER MAP



# DEMOGRAPHICS MAP & REPORT

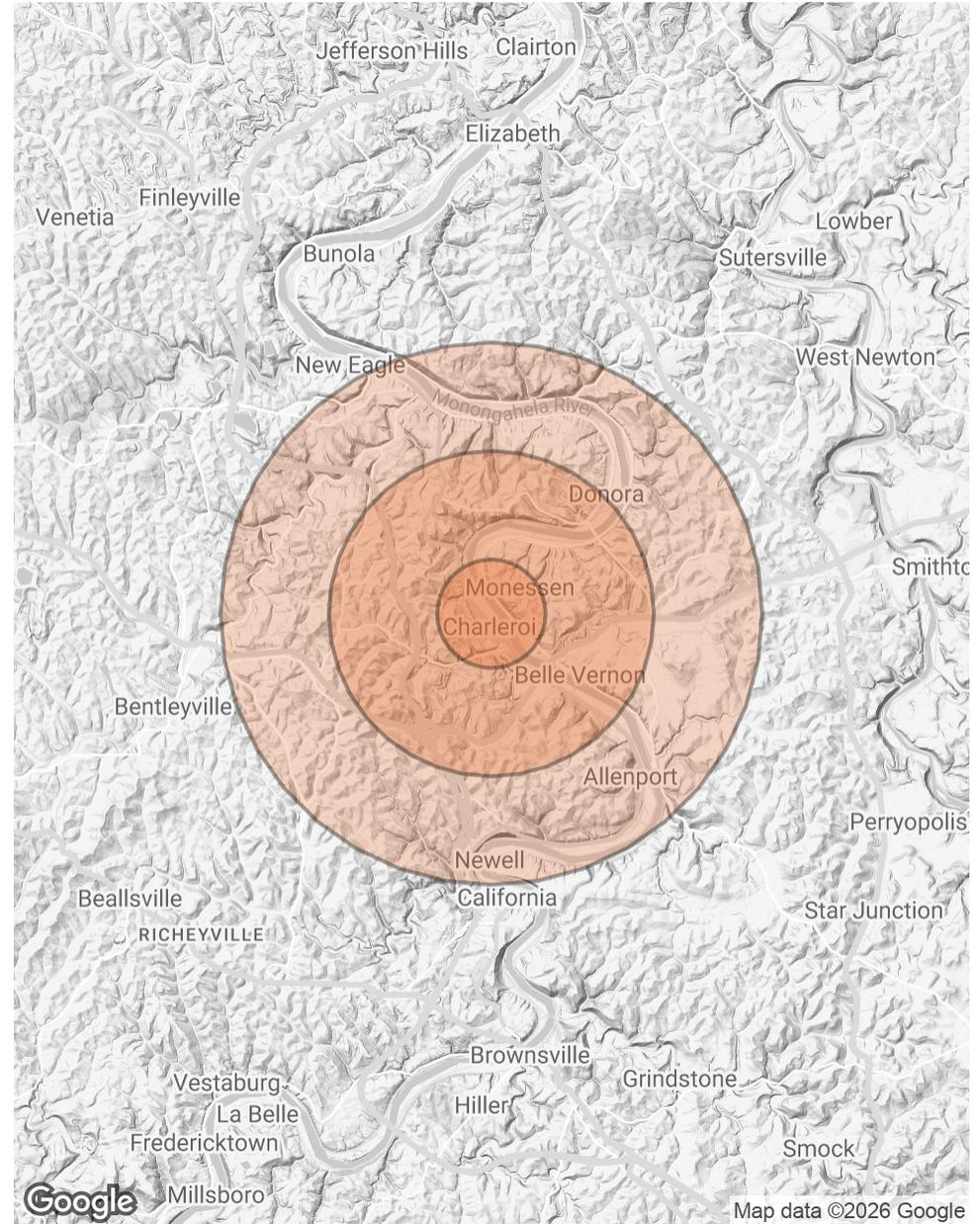
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	7,799	26,068	45,894
<b>AVERAGE AGE</b>	44	45	45
<b>AVERAGE AGE (MALE)</b>	42	44	44
<b>AVERAGE AGE (FEMALE)</b>	46	47	47

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,537	11,807	20,788
<b># OF PERSONS PER HH</b>	2.2	2.2	2.2
<b>AVERAGE HH INCOME</b>	\$64,361	\$72,640	\$74,590
<b>AVERAGE HOUSE VALUE</b>	\$106,108	\$142,135	\$153,352

Demographics data derived from AlphaMap



## LOCATION DESCRIPTION



### WASHINGTON COUNTY

Washington County is located in southwest Pennsylvania, southwest of the city of Pittsburgh. The County is bordered on the west by the panhandle of West Virginia, the north by Beaver County, northeast of Allegheny and Westmoreland Counties, and south/south east of Greene and Fayette Counties. The city of Washington and the County of Washington were both named after the American Revolutionary War leader George Washington in 1781. The Whiskey Rebellion took place in Washington County, and The National Pike (Route 40) which was America's first federally built transportation system runs through the county and exhibits numerous antique shops and historic points of interest, such as the Century Inn of Scenery Hill. Washington County also includes: California University of Pennsylvania, Washington and Jefferson College, Washington County Airport, First Niagara Pavilion, and The Meadows Racetrack and Casino, along with many other amenities. The county consists of two cities (Monongahela and Washington), 32 boroughs and townships.



### CHARLEROI

Located along the Monongahela River in Washington County, Charleroi is a historic river town with a proud industrial past and a community-oriented spirit. Known as "The Magic City" for its rapid growth in the early 20th century, Charleroi once thrived as a hub for glassmaking and steel-related industries. Today, it blends small-town character with accessibility, offering affordable housing, walkable neighborhoods, and a charming downtown with local shops and eateries.

The borough benefits from convenient access to major highways, including I-70 and Route 88, making it an easy commute to Pittsburgh and nearby regional centers. Residents and businesses alike enjoy proximity to the Monongahela River for recreation, as well as nearby parks, schools, and healthcare facilities. With its blend of history, community pride, and strategic location, Charleroi presents opportunities for both residents and investors seeking value in the greater Pittsburgh region.

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