

FOR SALE

RARE INVESTMENT OPPORTUNITY!

212 OUTLET WAY, GREENSBURG, PA 15601

WOW OUTLETS



PROPERTY DESCRIPTION

Rare Investment Opportunity! WOW Outlets is a fully-lease retail/warehouse building located in the downtown Greensburg Business District. Current tenants include World of Values Outlet, Habitat For Humanity, Gateway Rehabilitation Facility and more!

PROPERTY HIGHLIGHTS

- 84,720 SF Fully-Leased Retail/Warehouse Building For Sale
- 5.62 Acre Lot
- 20'-24' Ceiling Height
- Fully Sprinklered
- Surface Parking (120+ Vehicles)
- 31,000 VPD on Route 30



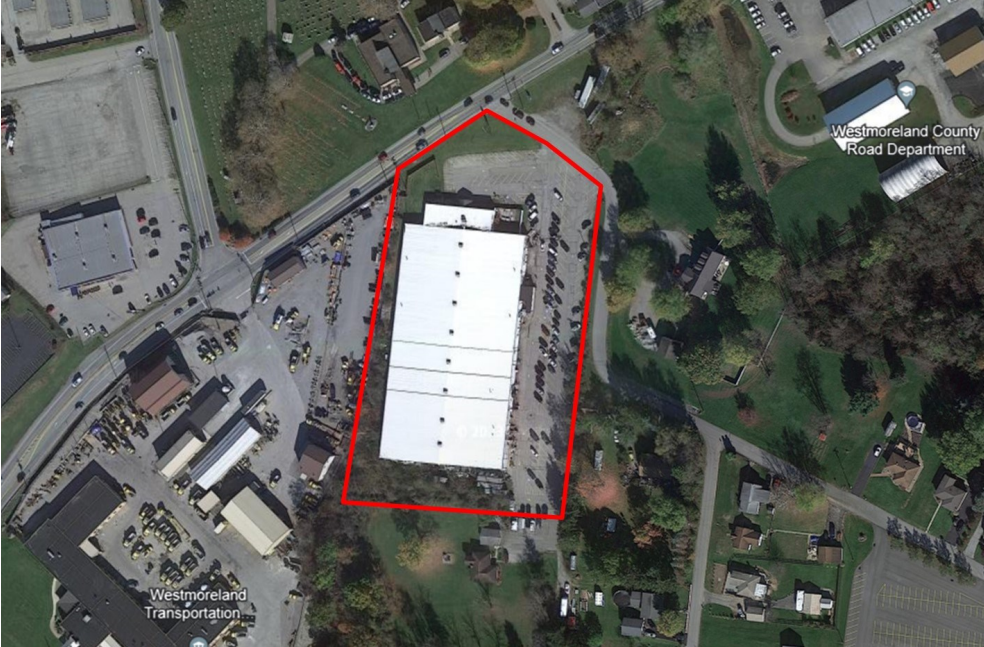
Ned Shekels
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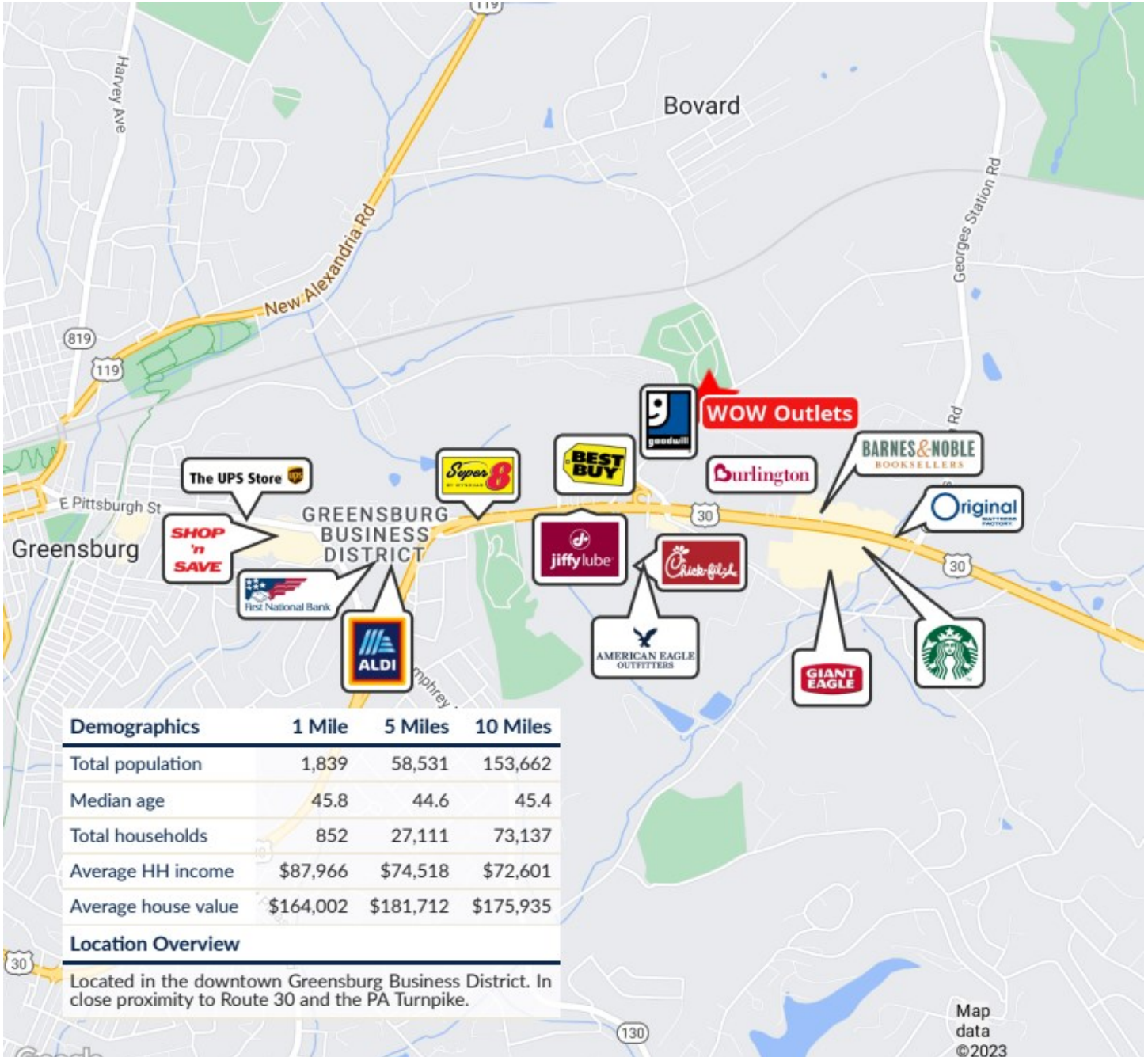
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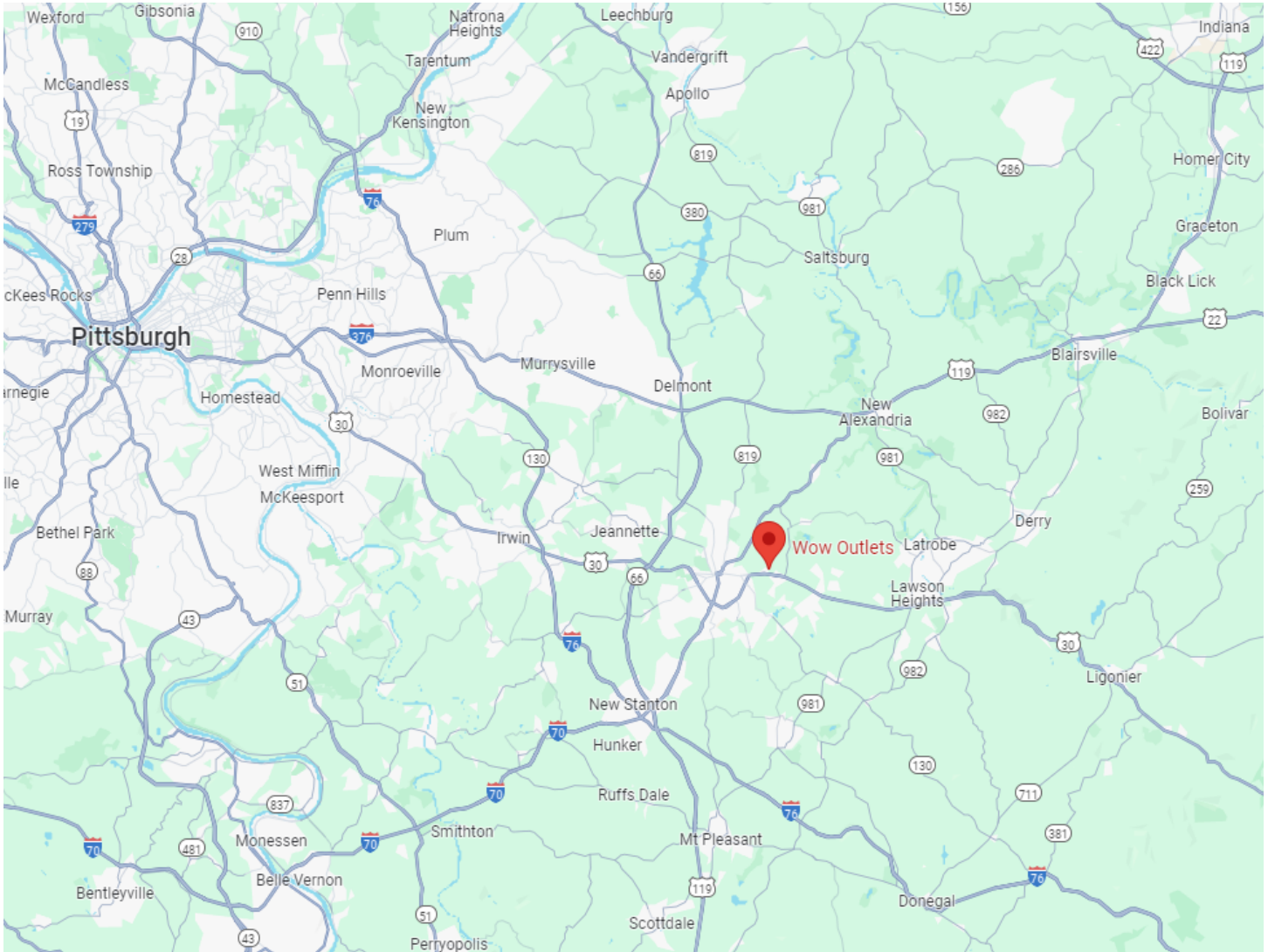
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WOW OUTLETS
212 Outlet Way
Greensburg, PA 15601

Township/Boro/Ward	County	Building Number
	Westmoreland	212

New HVAC system (2022) with warranty. Insulated rubber roof (2014) with 10 years left on the warranty.
13 Bays - Bay width is 25'x16'.

Building and Land Data

Gross SF: 84,720 SF
 Floors: 1
 Dimensions:
 Lot Size: 5.62 acres
 Parking: 120+ vehicles
 Ind. Intended Use: Retail
 Ind Present Use: Retail
 Year Built: 1966
 Year Renv:
 Construction: Block/Metal

Building Details

Truck Height:	20' - 24"
Grade Level:	Zoning: Regional Commercial
Column Spacing: 40'x32'	Sprinklers: Y
Elevators: N	Rail: N
Barge: N	Cranes: N

Utilities

Heat in Warehouse:
 Freezer or A/C in Warehouse:
 HVAC in Office: Y
 Lighting Type: _____
 Electric Company: _____
 Amps: _____ Volts: 208 & _____ Phase: 3
 Gas Company: _____
 Sewer Company: _____
 Water Company: _____

Pricing

Tax Amount: \$	Office Rental Rate:
Rent per Month:	Warehouse Rental Rate:
Gross/Net:	Blended Rental Rate:
Escalations:	Rental Price/SF:
Sale Price: \$2,700,000	Smallest Division:
Sale Price/SF: \$31.87	Largest Division::

Availabilities

Available SF: 84,720	Office SF: _____	Warehouse SF:
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No warranty or representation express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition, imposed by our principals.