

1221
GREEN ST

INDUSTRIAL OUTDOOR STORAGE (IOS)

13.5 AC FOR LEASE
WASHINGTON, PA



CONTENTS

PROPERTY INFORMATION

- 4 Property Summary
- 5 Zoning Summary
- 6 Rail Access

LOCATION INFORMATION

- 9 Location Map
- 10 Regional Map
- 11 Manufacturer's Map
- 12 Retailer Map
- 13 Demographics Map & Report
- 14 Advisor Bio

DISCLAIMER

All materials and information received or derived from The Colony Agency LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Colony Agency LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Colony Agency LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Colony Agency LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Colony Agency LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Colony Agency LLC in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY SUMMARY

1221
GREEN ST

DESCRIPTION

This 12.8 acre IOS facility located at **1221 Green St, Washington, PA 15301** features a mix of heavy gravel and concrete surfaces with a flat, table-top topography. The site's strategic location provides convenient access to I-70 and I-79, enabling efficient distribution to serve the greater Pittsburgh area. The property offers ample, versatile storage space suitable for trucks, trailers, containers, pallets, construction equipment, and outdoor warehousing. Security features like perimeter fencing and gated access ensure the safety of stored assets.

HIGHLIGHTS

- Industrial Outdoor Storage | Laydown Yard - Permitted Use by right
- Visibility from I-70 which has an 50,281 AADT
- Room for 300+ Trailer parking spots (approx. potential based on 10 AC)
- Site currently offers: mix of gravel base and concrete pads, fully fenced, with electric, water, and sewer available on site.

OFFERING SUMMARY

LEASE RATE	\$2,000 / Acre / Month
AVAILABLE SF	13.5 Acres
LOT SIZE	13.681 Acres
BUILDING SIZE	16,460 SF

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	12,811	18,427	40,604
Total Population	29,702	42,808	96,047
Average HH Income	\$78,149	\$87,064	\$102,261

ZONING SUMMARY

1221
GREEN ST

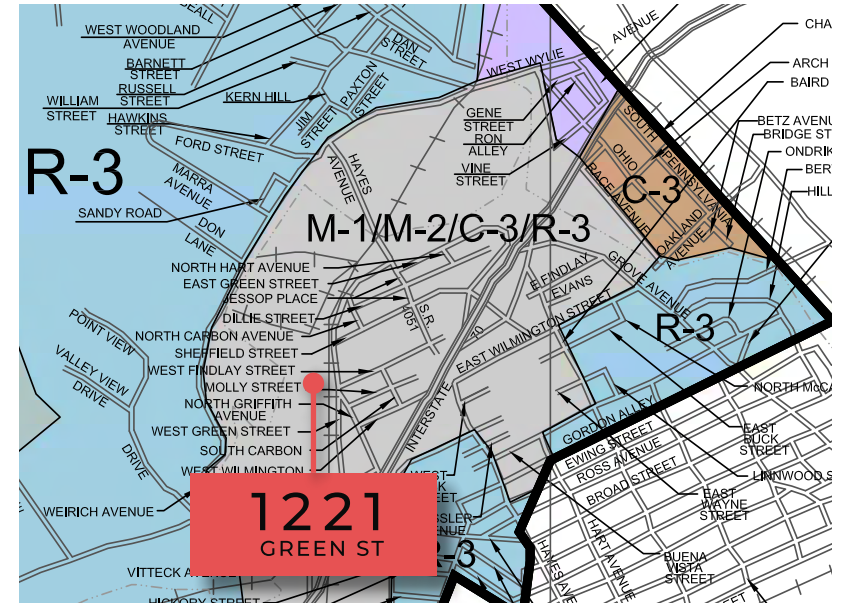
ZONING DISTRICT DESCRIPTION

M-1: Light Industrial District | To provide appropriate location for less intensive industrial land uses such as light manufacturing, assembly, processing, research/testing facilities, and supporting offices.

M-2: Heavy Industrial District | To accommodate industrial activities of an intrusive nature that are not normally compatible with, or that detract from, the viability of other use activities because of high levels of traffic generation, noise, adverse aesthetic conditions and related circumstances.

C-3: Highway Commercial District | To provide incentives for orderly commercial development in conjunction with major highway corridors at local regional highway access points.

R-3: Medium Density Residential District | To provide for existing residential developments that accommodate a mix of compatible high-density, residential units and ancillary land use activities.



PERMITTED USES BY RIGHT: M-1/M-2/C-3

Building materials sales/storage	Printing and Publishing
Contractor's office	Research and testing laboratories
Contractor's plant and storage	Supply yard
Distribution business and delivery service	Transportation depots and terminals
Food processing, storage, packaging and distribution	Trucking Terminal
Manufacturing, general and limited	Utility service depot
Mini warehousing, indoor	Warehousing and storage
Mini warehousing, outdoor	



RAIL ACCESS

1221
GREEN ST

ABILITY TO ADD RAIL ACCESS TO PROPERTY

Subject Property has deeded right-of-way on neighboring property's (ATI) SE corner for rail access. Excellent opportunity for intermodal transfer truck-to-truck/truck-to-rail with direct access to I-70 and I-79.

PROJECT COSTS (BROKER ESTIMATES)

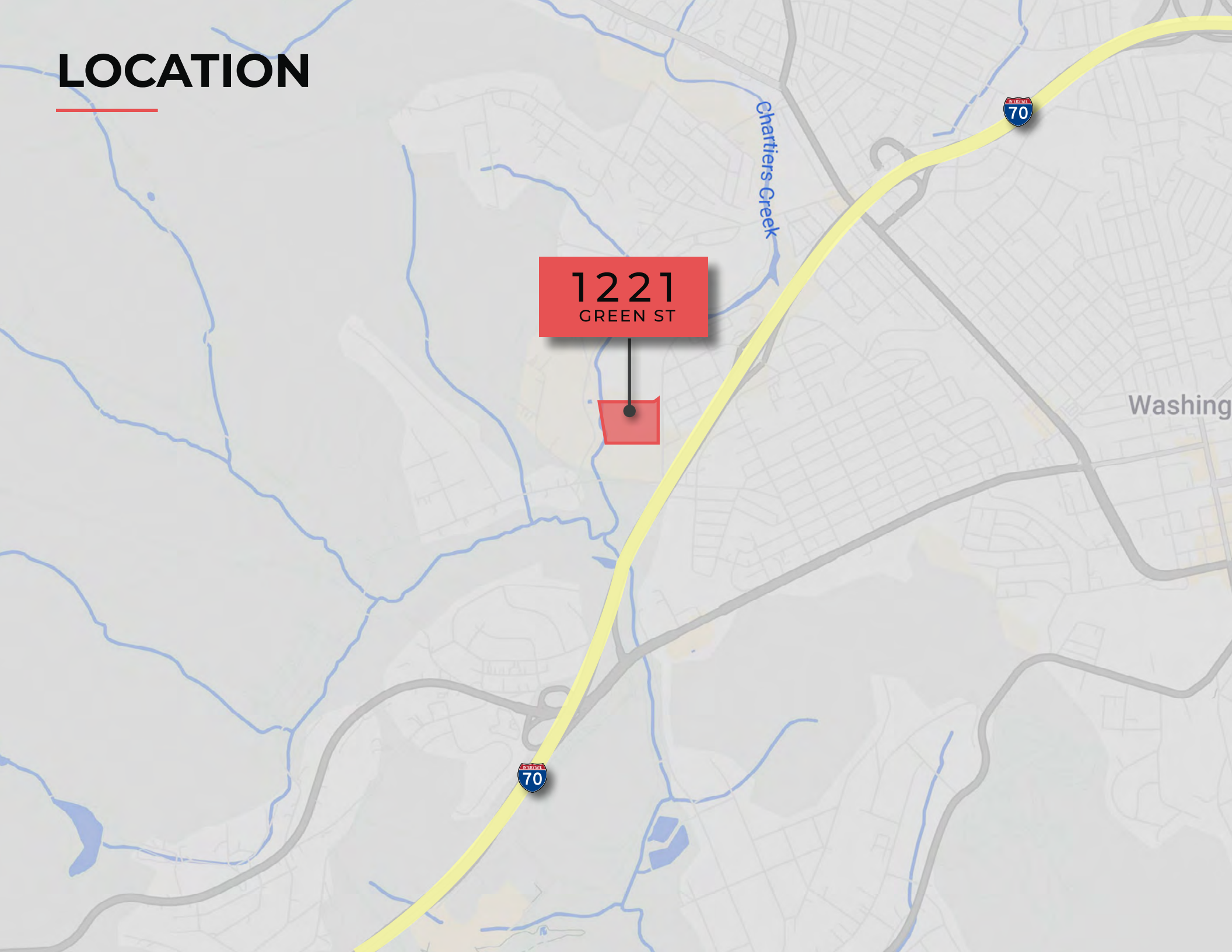
- Main Track Switch: \$100,000
- 370 linear Feet of Track: \$150,000
- Earthwork: \$100,000
- Est. Total Cost: \$350,000 +/-



LOCATION INFORMATION



LOCATION



REGION



DOWNTOWN PITTSBURGH

30 MINUTES

WHEELING, WV

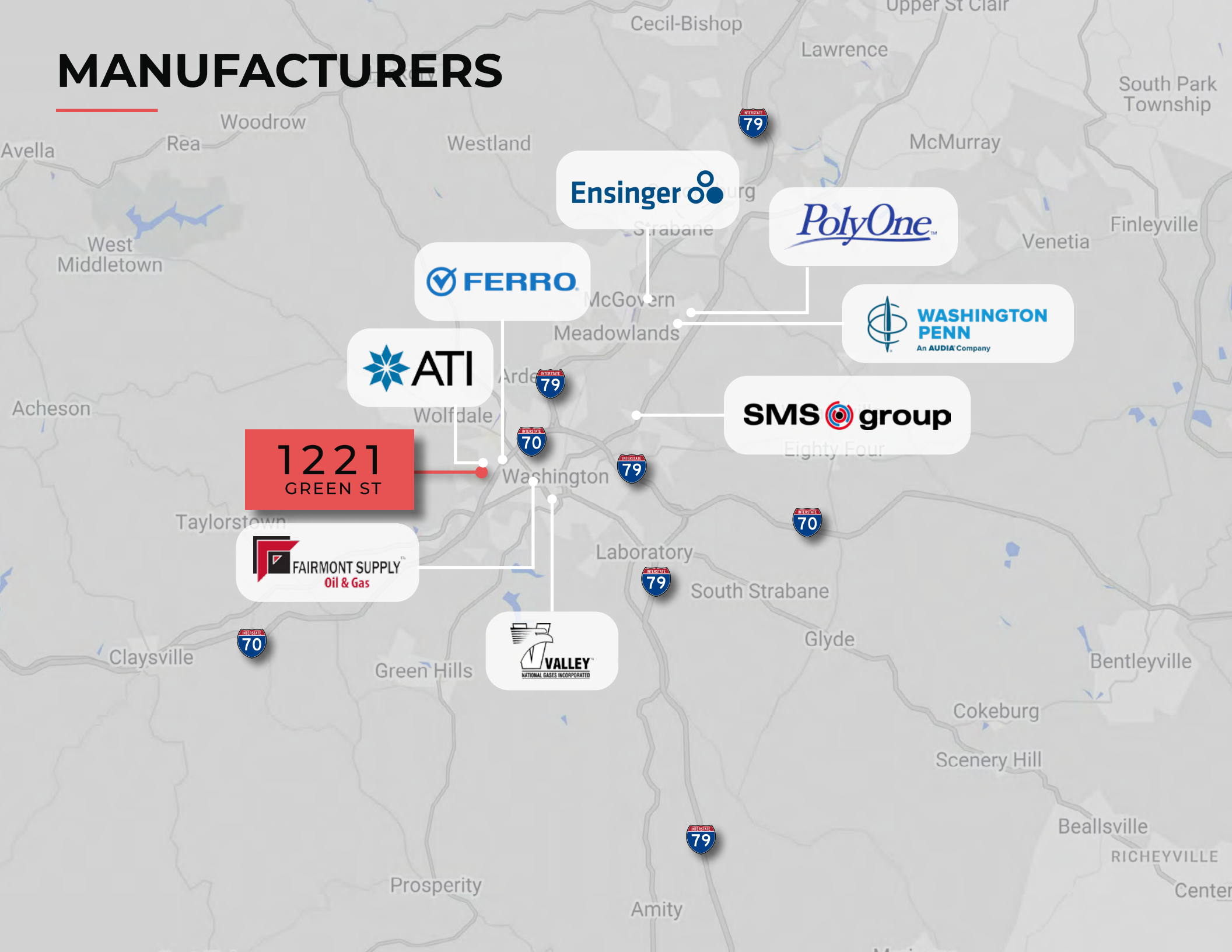
30 MILES

1221
GREEN ST

MORGANTOWN, WV

50 MILES

MANUFACTURERS



RETAILERS

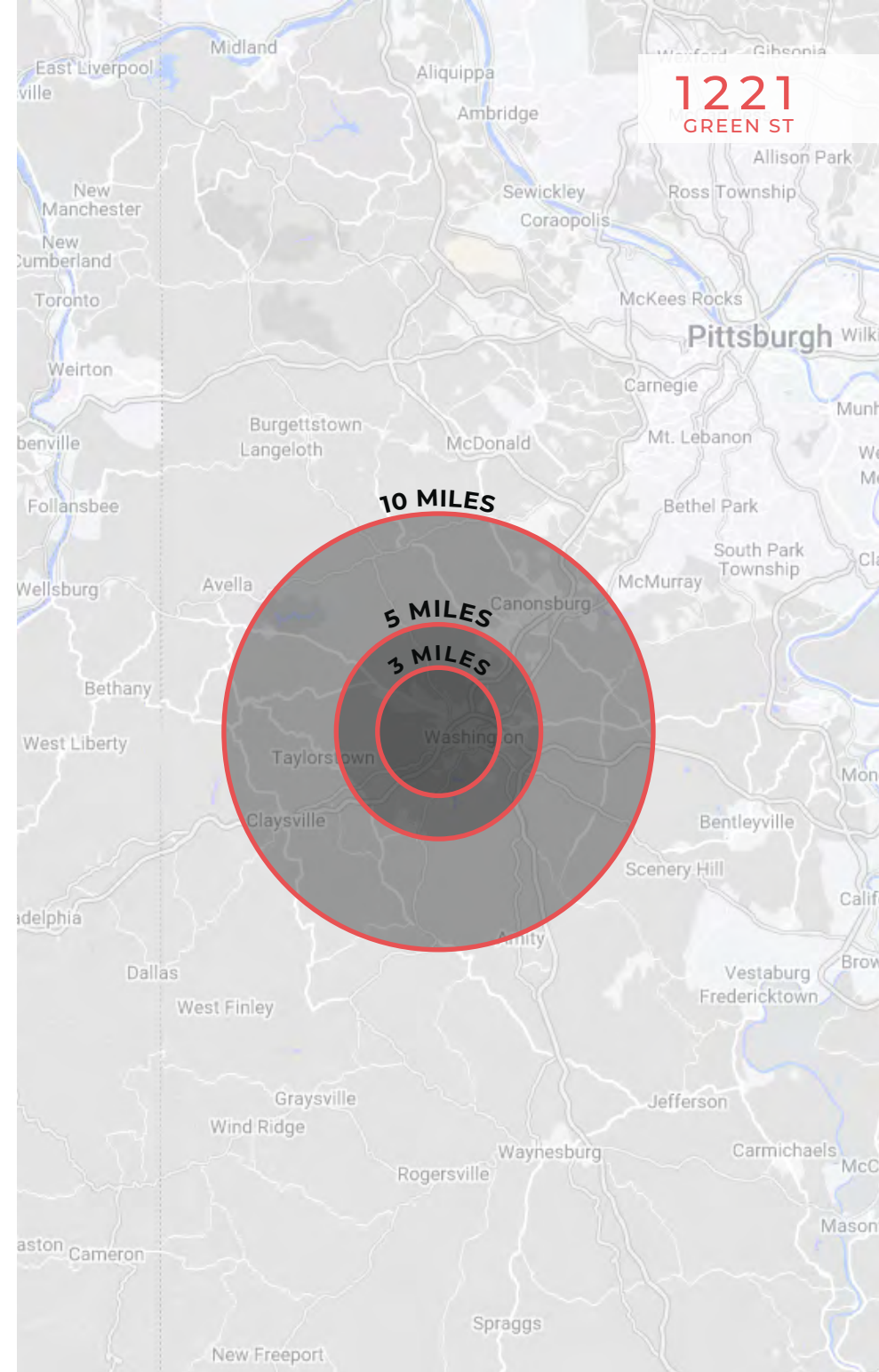


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	29,702	42,808	96,047
Average Age	43	45	44
Average Age (Male)	42	43	43
Average Age (Female)	45	46	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	12,811	18,427	40,604
# of Person per HH	2.3	2.3	2.4
Average HH Income	\$78,149	\$87,064	\$102,261
Average House Value	\$193,701	\$227,795	\$278,927

Demographics data derived from AlphaMap



JESSE CORTEZ

1221
GREEN ST

Investment Sales & Acquisitions



jcortez@thecolonyagency.com
C 412.848.2016

PROFESSIONAL BACKGROUND

Jesse is a highly skilled and versatile Investment Sales & Acquisitions broker at The Colony Agency Commercial in Pittsburgh, PA. Known for his ability to blend analytical thinking with creative problem-solving, he brings a fresh and innovative approach to every transaction.

With a proven track record in facilitating a wide range of transactions, including investment sales, round lease and land sales, developments, owner-occupied investments, and leasing, Jesse's dynamic skills set him apart in the industry. Prior to joining The Colony Agency, Jesse served as an Advisor at SVN Three Rivers Commercial Advisors then Harvest Real Estate, where he successfully guided clients through challenging market conditions during and after the Covid-19 pandemic.

Drawing upon over a decade of diverse marketing and sales experience across multiple industries, Jesse's background also includes extensive involvement in the food & beverage sector. This unique combination of analytical expertise and creative thinking enables him to provide comprehensive insights and innovative strategies tailored to the needs of investors and business owners in the dynamic commercial real estate market.



THE COLONY AGENCY, LLC

714 Mills Drive, Suite 7
North Huntingdon, PA 15642
724.277.5707 | TCACRE.com