

1221  
GREEN ST

# INDUSTRIAL OUTDOOR STORAGE (IOS)

13.5 AC FOR LEASE  
WASHINGTON, PA



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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

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## 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

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## 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.

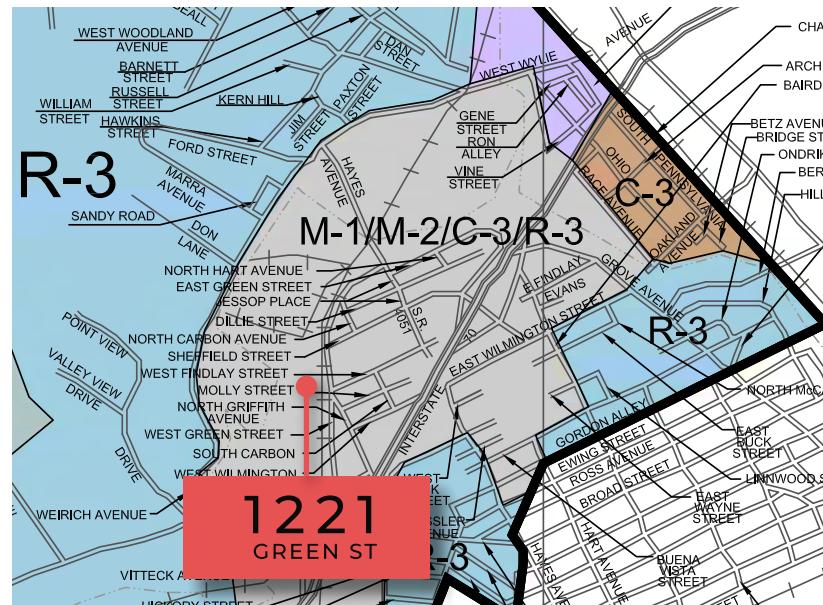
**M-2: Heavy Industrial District** | To accommodate industrial activities of an intrusive nature that are not normally compatible with, or that detract from, the viability of other use activities because of high levels of traffic generation, noise, adverse aesthetic conditions and related circumstances.

**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
<b>Contractor's plant and storage</b>	<b>Supply yard</b>
Distribution business and delivery service	<b>Transportation depots and terminals</b>
Food processing, storage, packaging and distribution	<b>Trucking Terminal</b>
Manufacturing, general and limited	Utility service depot
Mini warehousing, indoor	<b>Warehousing and storage</b>
<b>Mini warehousing, outdoor</b>	



# RAIL ACCESS

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## 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

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1221  
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Chartiers Creek

INTERSTATE  
70

Washing

INTERSTATE  
70

# REGION

**DOWNTOWN PITTSBURGH**

30 MINUTES

**WHEELING, WV**

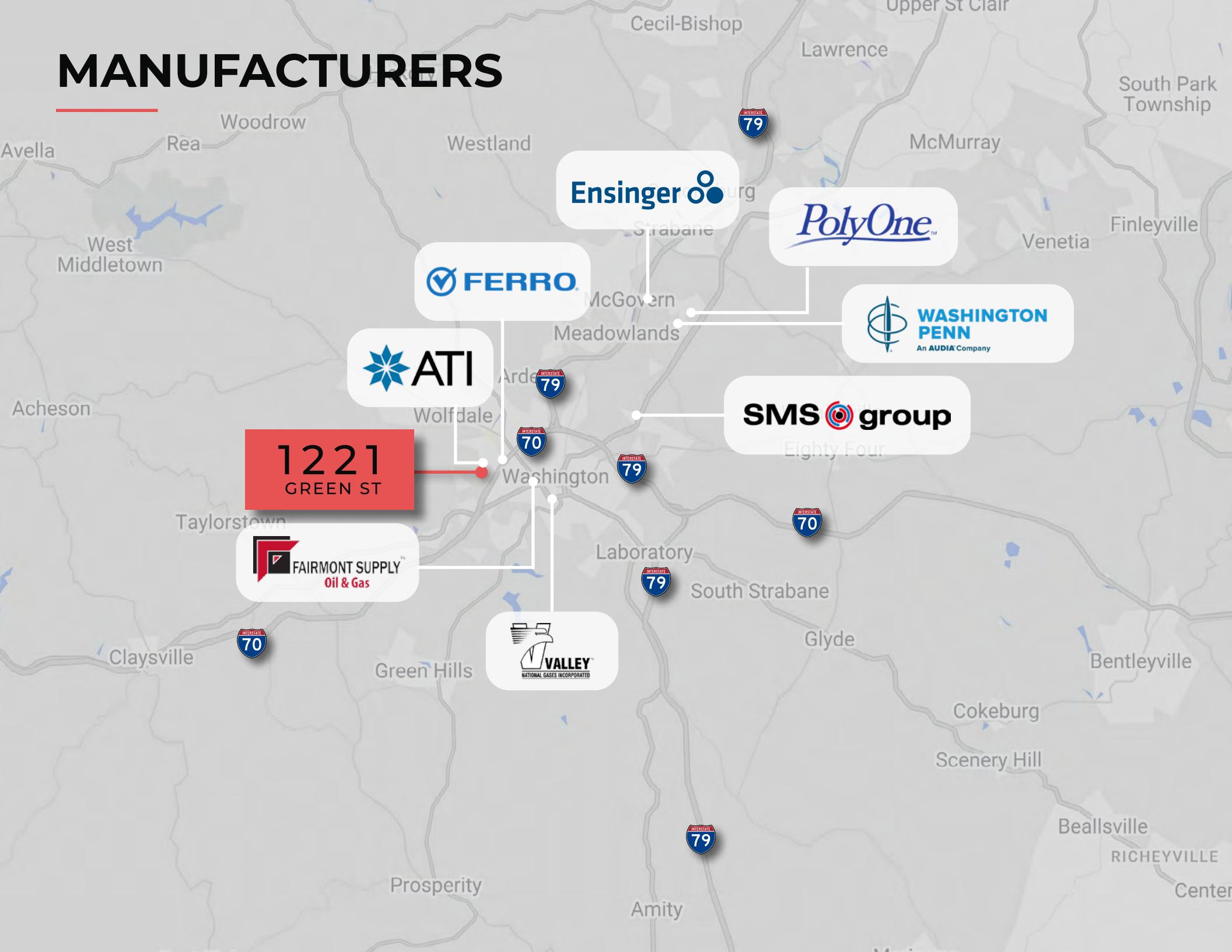
30 MILES

**1221  
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**MORGANTOWN, WV**

50 MILES

# MANUFACTURERS



# RETAILERS

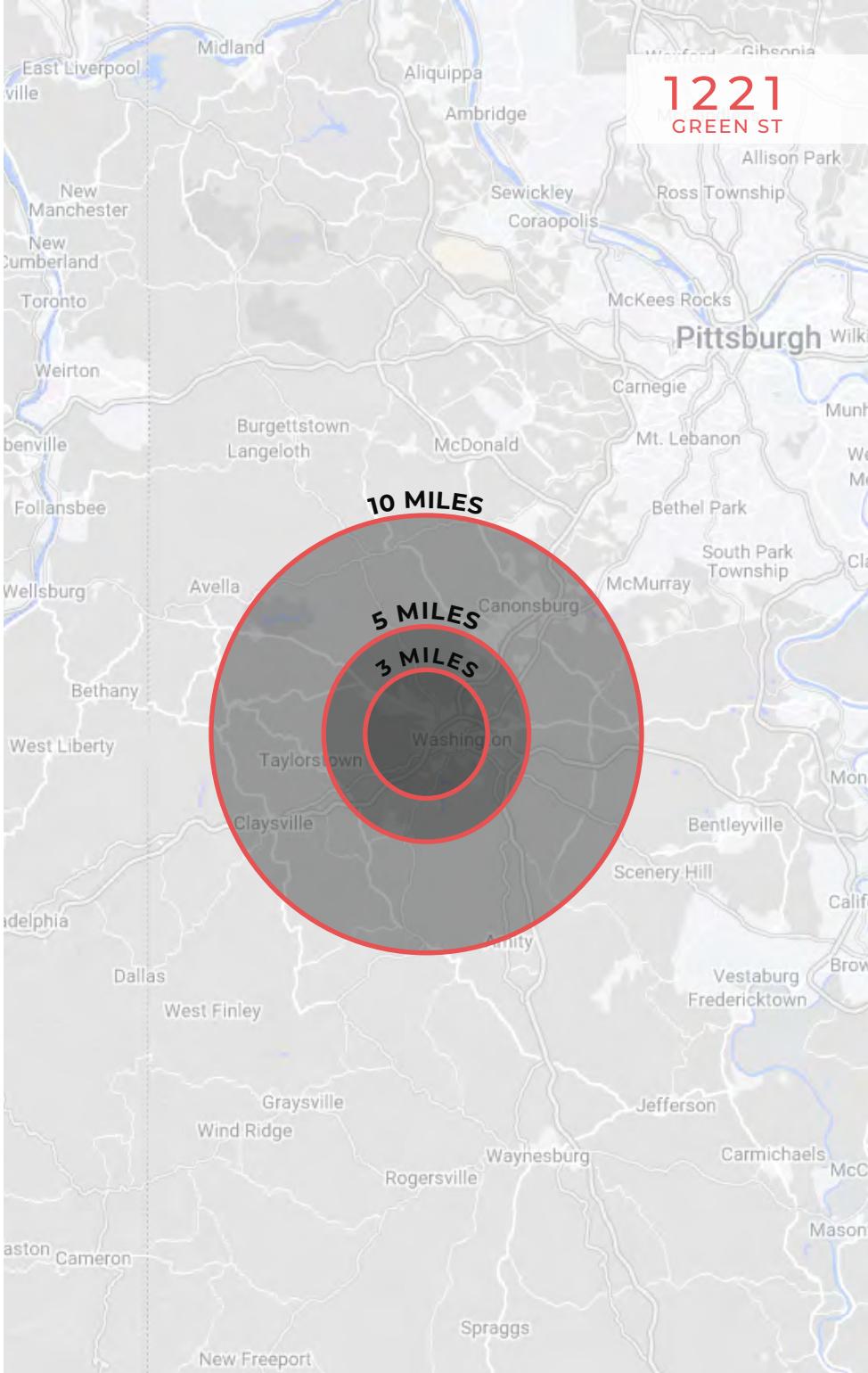


# DEMOGRAPHICS

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



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# JESSE CORTEZ

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Investment Sales & Acquisitions



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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.



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