

**27,000 SF INDUSTRIAL BUILDING  
AND LAYDOWN YARD**



**FOR SALE OR LEASE | OFFERING MEMORANDUM**

**1600 JEFFERSON AVENUE**  
**WASHINGTON, PA 15301**



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# PROPERTY SUMMARY



## OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for Sale or Lease this Equipment Maintenance Facility on 5.5 Acres. The building consists of two shops, offices and a showroom with a 3 acre laydown yard. Shops have radiant heat, 208V 3 Phase Power, floor drains and LED Lighting and the laydown yard is fenced and lit. The site is conveniently located off of a State Route less than 1 Mile from I70 in Washington, PA.

## PROPERTY SUMMARY

<b>Sale Price</b>	Subject To Offer
<b>Lease Rate</b>	\$12.50 PSF NNN
<b>Building Size</b>	27,000 SF
<b>Lot Size</b>	5.5 AC
<b>Parcel No.</b>	120-009-00-00-0017-01
<b>County</b>	Washington
<b>Municipality</b>	Canton Township
<b>Zoning</b>	M-1 Light Industrial

## SPACE HIGHLIGHTS

### Showroom/Office

- (8) Offices
- (2) Office Restrooms
- Conference Room (23'9" x 36')
- Showroom
- 30 Lined Parking Spaces

### Shop 1

- 54'4" x 200'
- (8) Drive in Doors (14'W x 14'H)
- 16'1" Bay Clear Height
- Radiant Heat
- Pressure Washer Room
- Air Compressor Room
- Floor Drains
- (2) Shop Restrooms
- Exhaust Vents
- 208V/3 Phase - 500 Amps
- Parts Room (53' x 24')

### Shop 2

- 50'5" X 69'
- (2) Drive In Doors (14'W x 12'H)
- (1) Drive in Door (8'W x 10'H)
- 14'1" Bay Clear Height
- Insulated
- Climate Controlled
- 208V/3 Phase - 250 Amps
- Floor Drains (drain to where)
- Air Lines

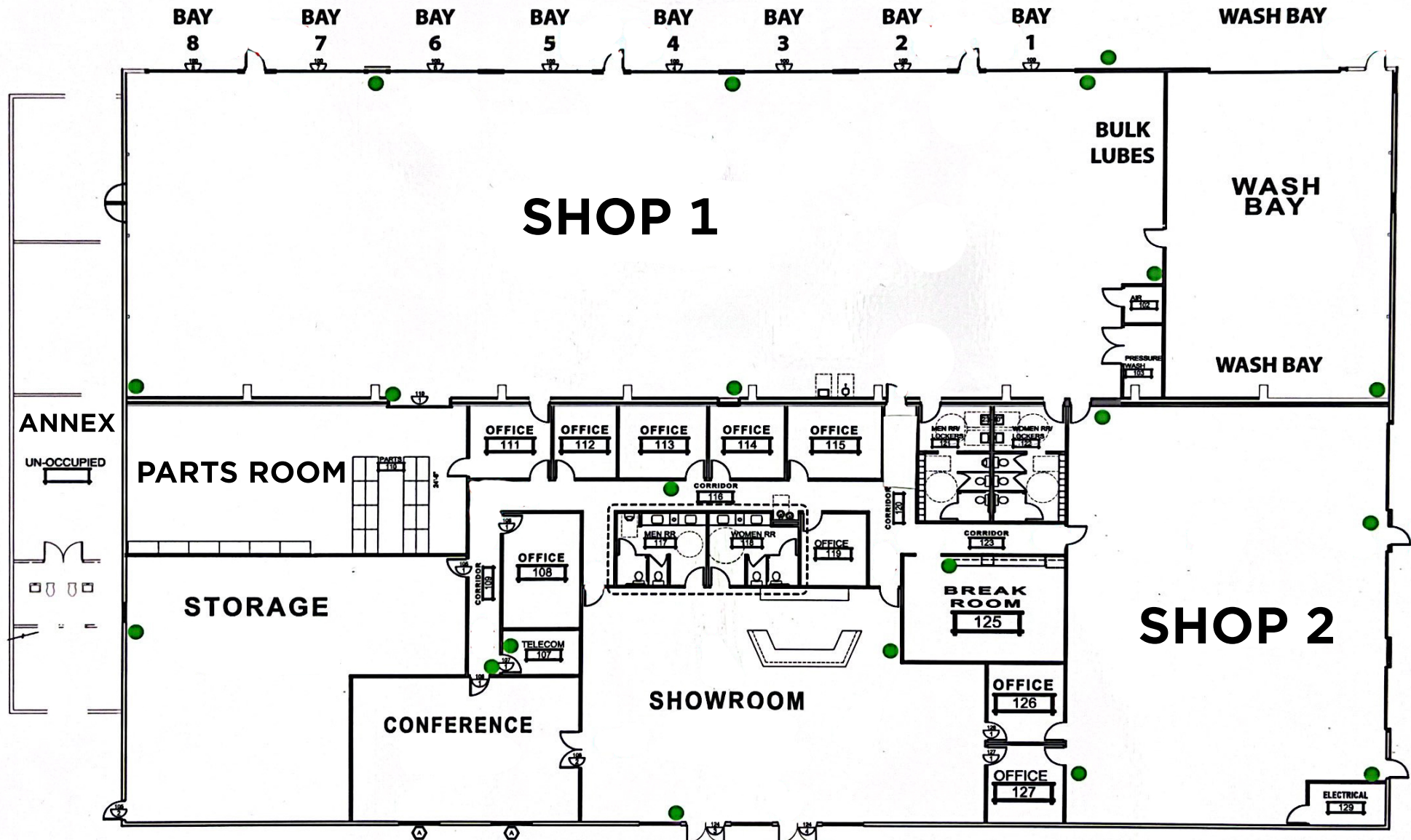
### Wash Bay

- (1) Drive in Door (20'W x 14'H)

### Yard

- 3 Acres
- Fenced/Gated
- Lit
- Outdoor Storage Building (145' X 20'), 13' 7" Clear Height

# FLOOR PLAN



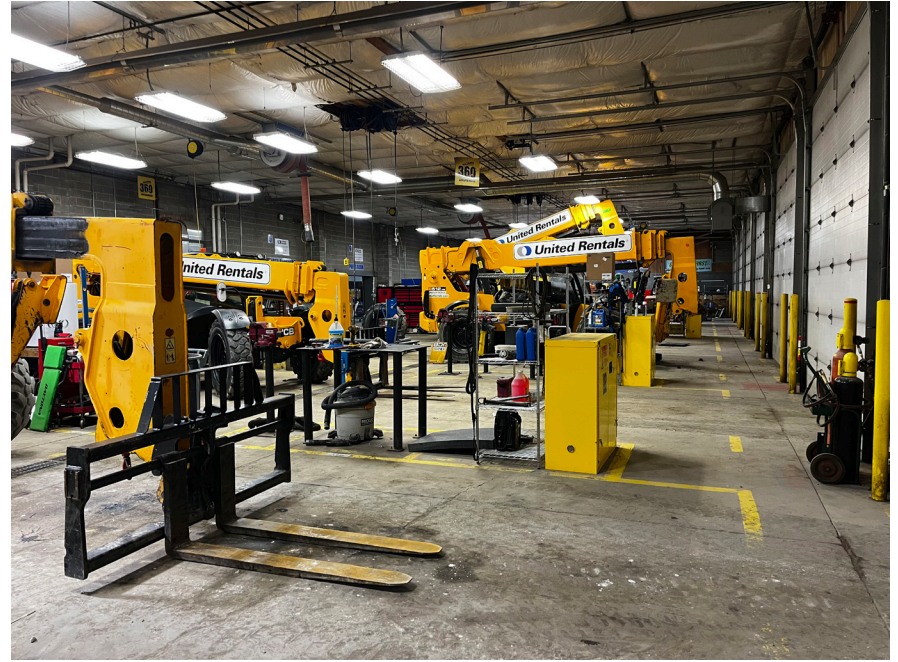


# PROPERTY PHOTOS





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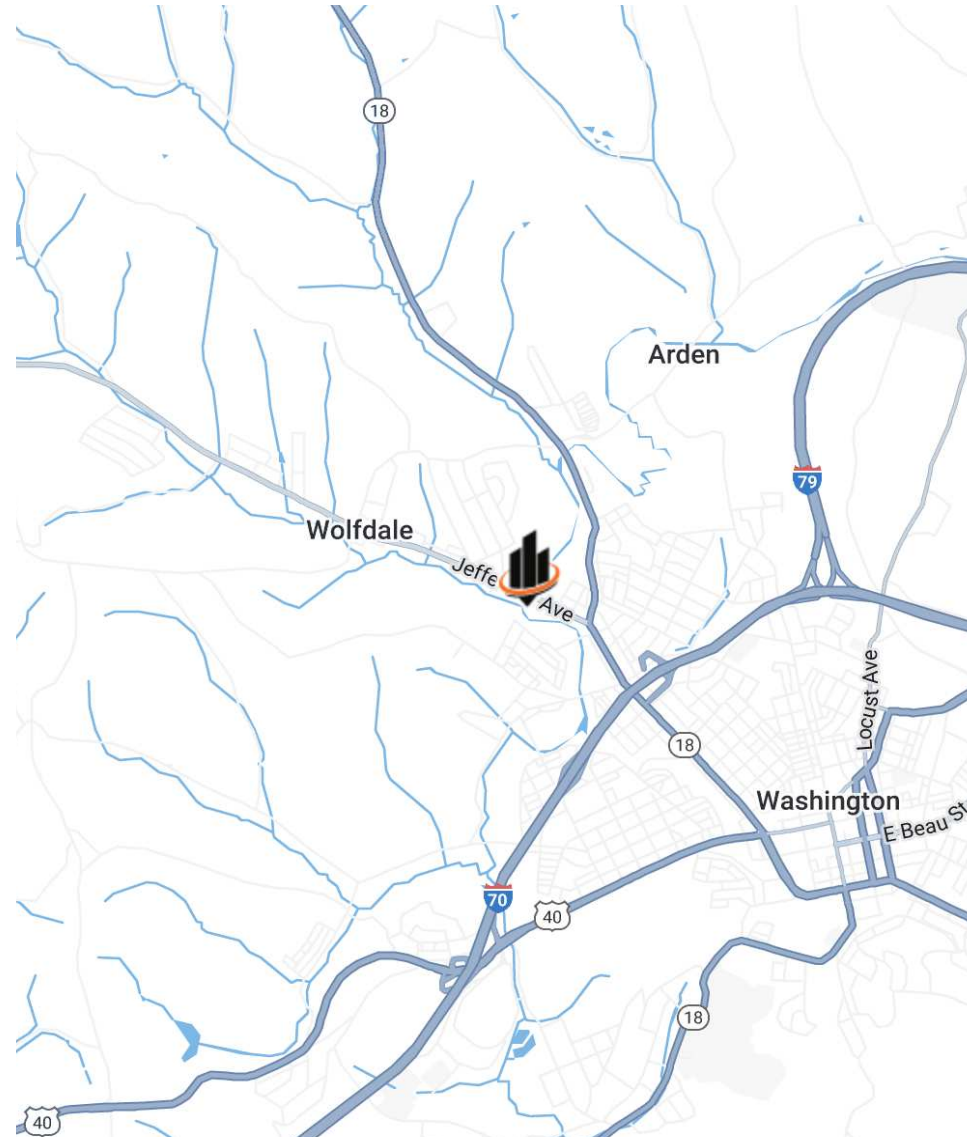
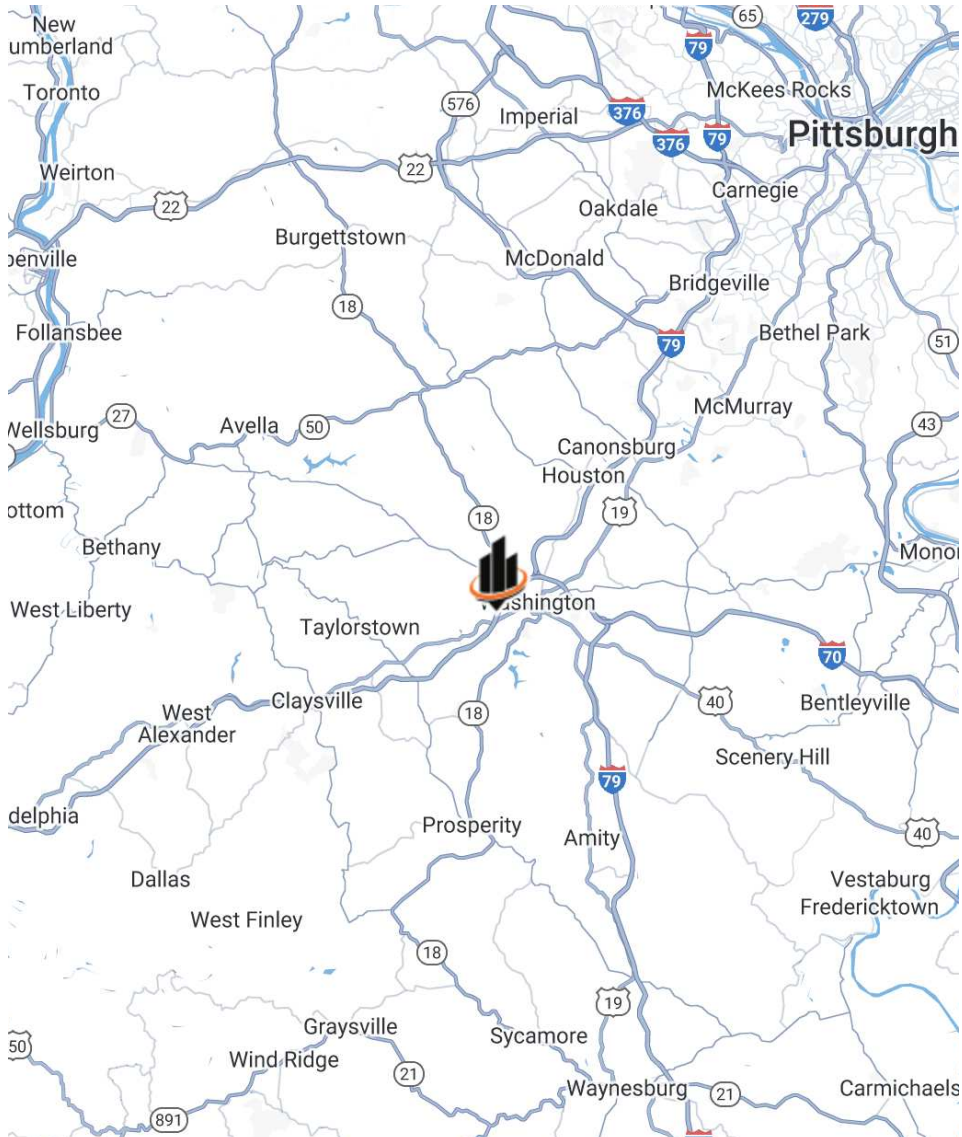


# PROPERTY PHOTOS





# LOCATION MAPS





# NEIGHBORING TENANTS





# DEMOGRAPHICS



POPULATION BY OCCUPATION

**46,966**

\*5 Mile Radius

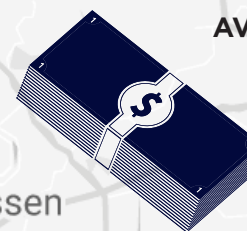


AVERAGE

**AGE**

**42**

\*1 Mile Radius

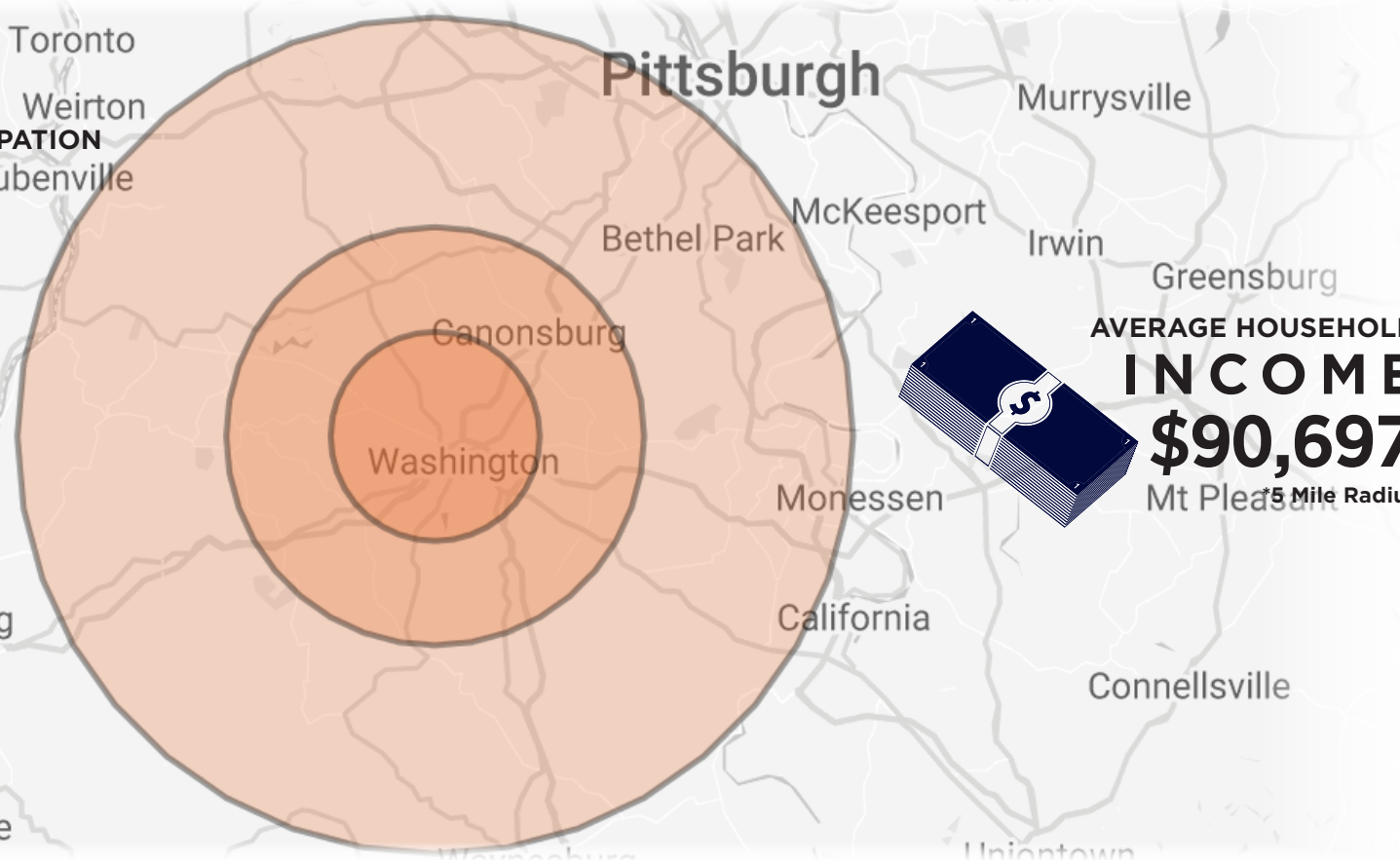


AVERAGE HOUSEHOLD

**INCOME**

**\$90,697**

\*5 Mile Radius



POPULATION	5 MILE	10 MILES	20 MILES
Total Population	48,326	105,479	547,208
Average Age	45	44	44
Average Home Value	\$236,439	\$290,069	\$286,567

HOUSEHOLDS & INCOME	5 MILE	10 MILES	20 MILES
Total Households	20,726	44,565	231,068
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$90,697	\$104,157	\$114,345





**FOR MORE  
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