



**OFFERING MEMORANDUM**  
**For Lease | 10,800 SF**  
**Warehouse/Flex Space**

**500 MOUNTAIN VIEW DRIVE**

Smithfield, PA 15478

**PRESENTED BY:**

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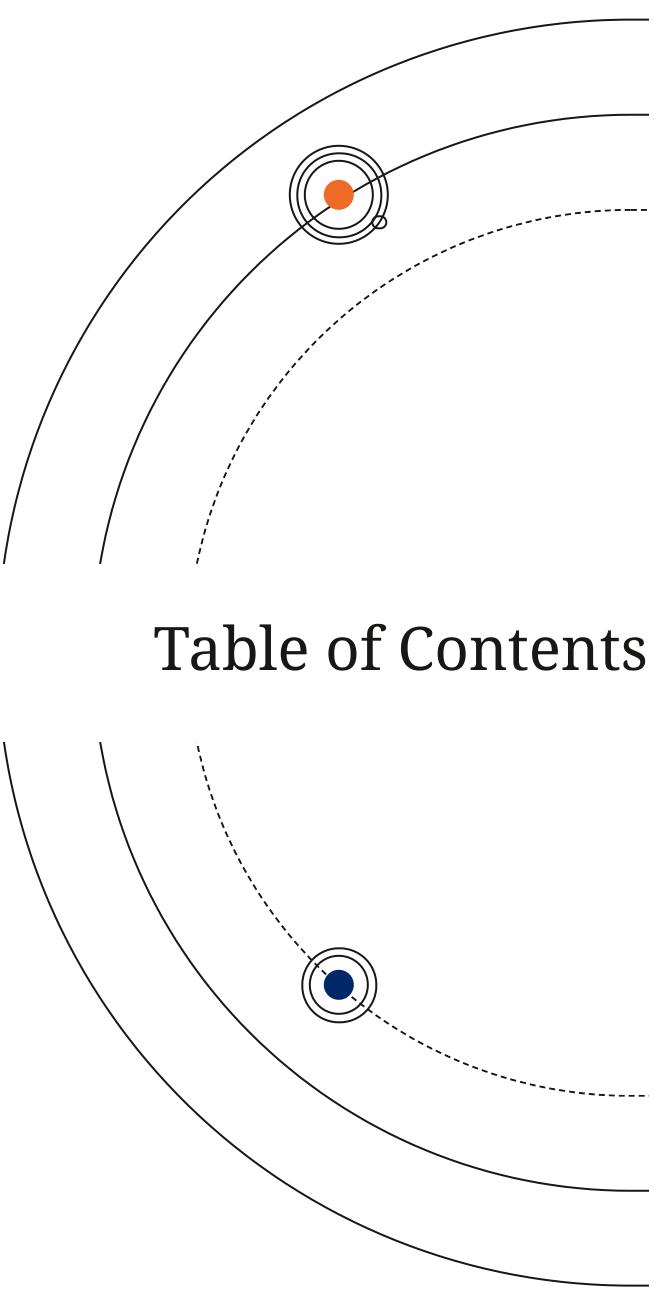
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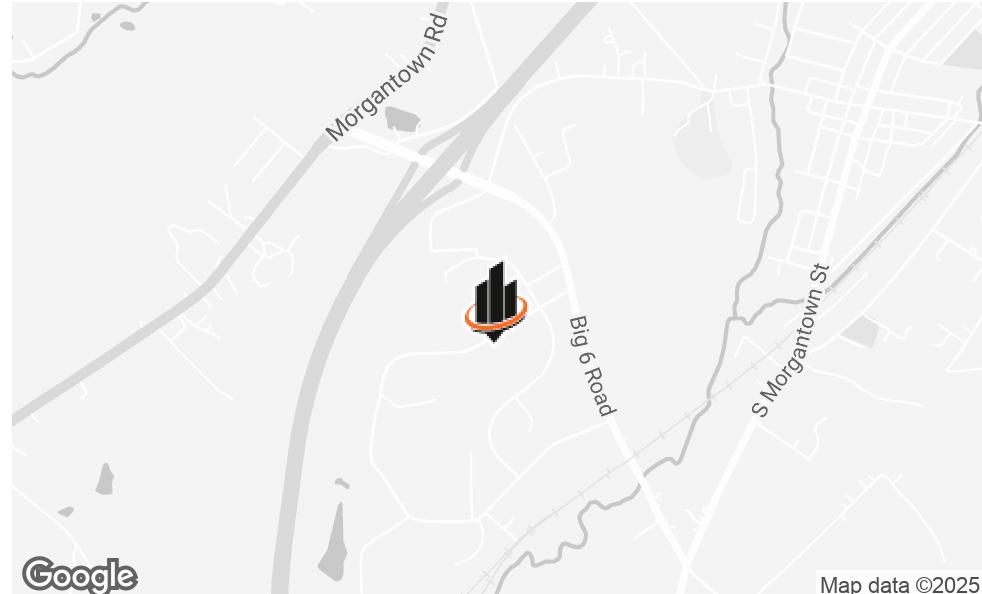
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**SECTION 1**  
**Property  
Information**

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$10.50 SF/yr (NNN)
<b>BUILDING SIZE:</b>	32,400 SF
<b>AVAILABLE SF:</b>	10,800 SF

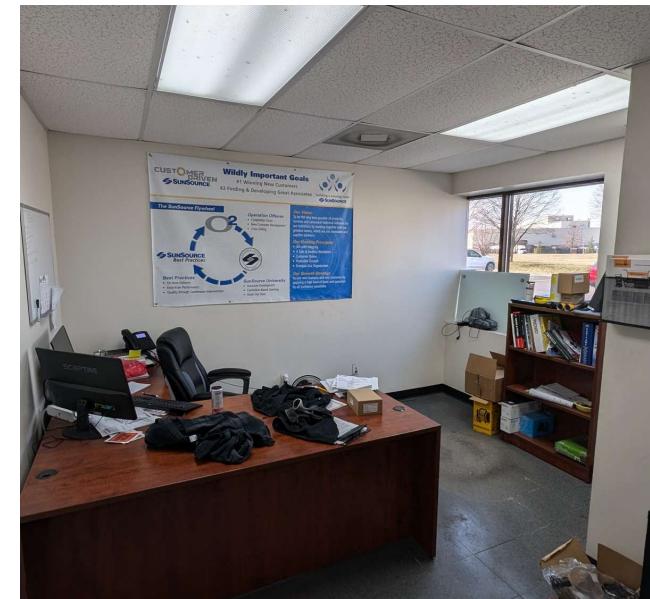
## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present a leasing opportunity at 500 Mountain View Drive in Smithfield, PA. Built in 1999, this 32,400 SF industrial property offers 10,800 SF and boasts 22' clear heights, 27' x 50' column spacing, heavy power (1,200A/277-480V, 3-phase), insulated warehouse space with gas-fired blowers, and heated/air-conditioned office space. Located in a business park along US Route 119, the property includes public utilities and parking for 30 vehicles, making it ideal for various industrial uses.

## PROPERTY HIGHLIGHTS

- Warehouse/Flex/Manufacturing Space
- 216' x 100' with 27' x 50' column spacing
- 22' Clear Height
- Insulated Warehouse
- 1 Drive-In Door (16' x 20')
- 1 Dock High Door (8' x 10') with levelers
- 277-480V/3 Phase Power - 1,200 Amps
- 54 Parking Spaces Available

## EXTERIOR AND OFFICE

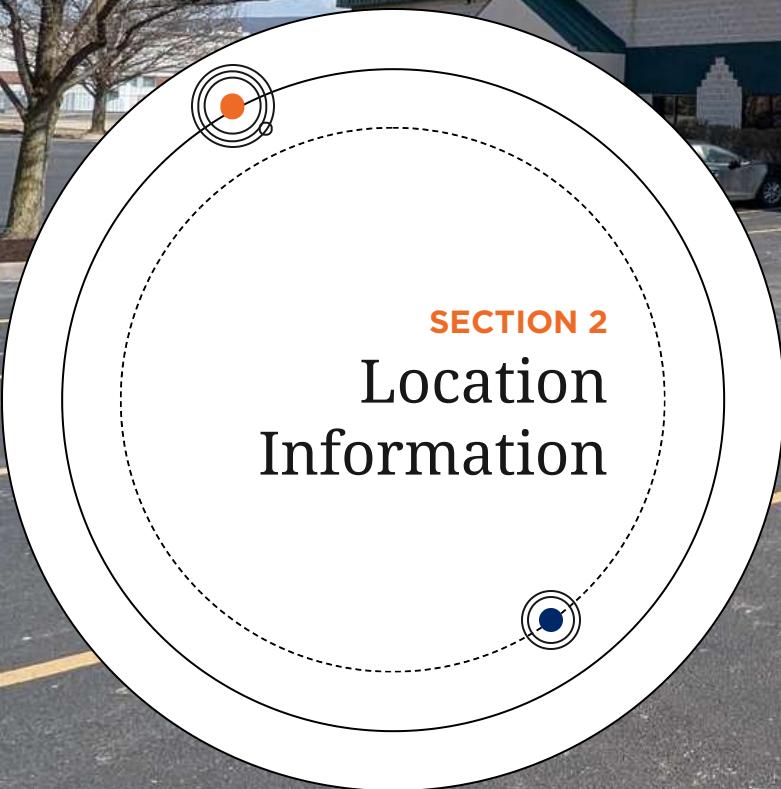


# WAREHOUSE



## FLOOR PLAN

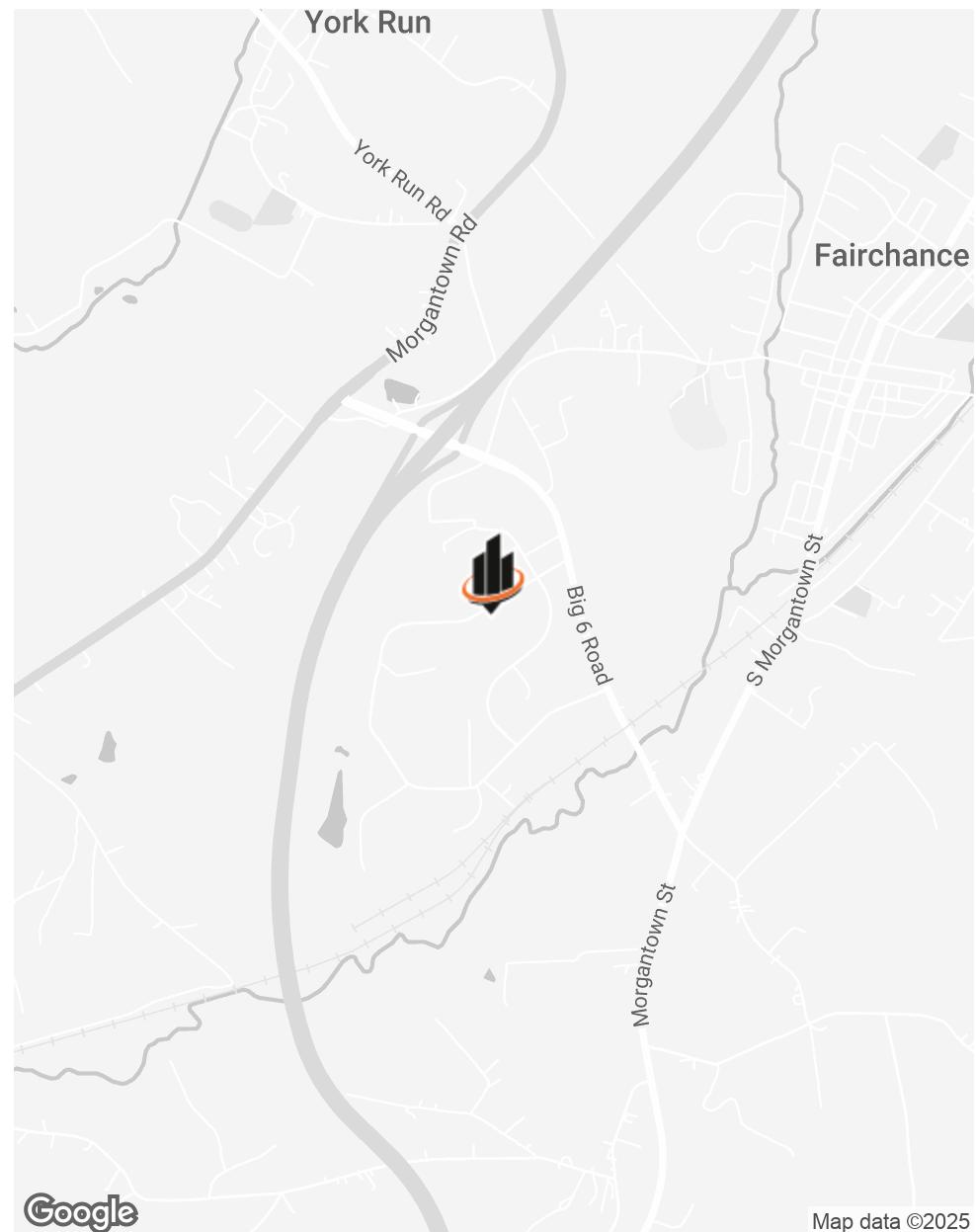
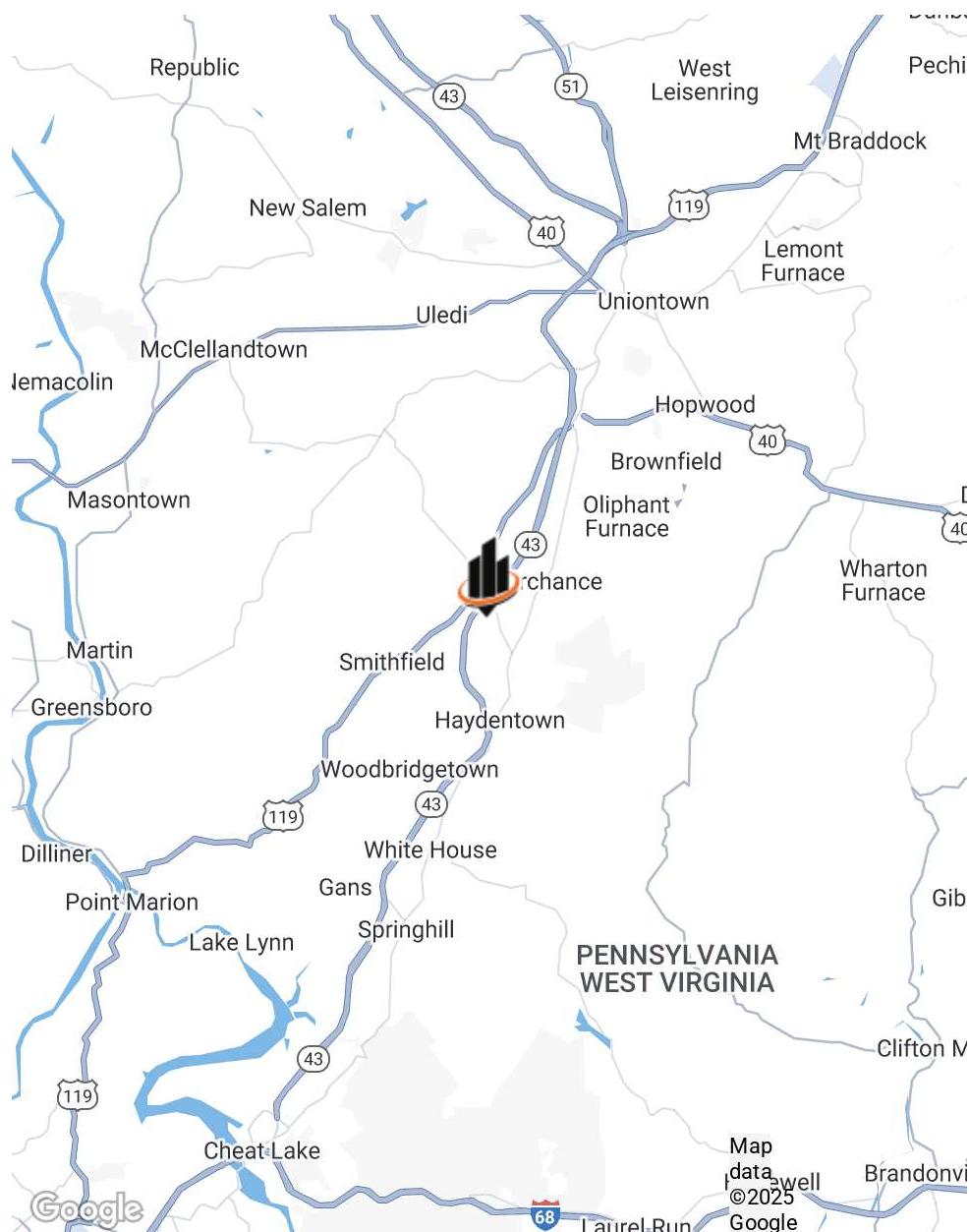




**SECTION 2**  
**Location  
Information**



## LOCATION MAPS



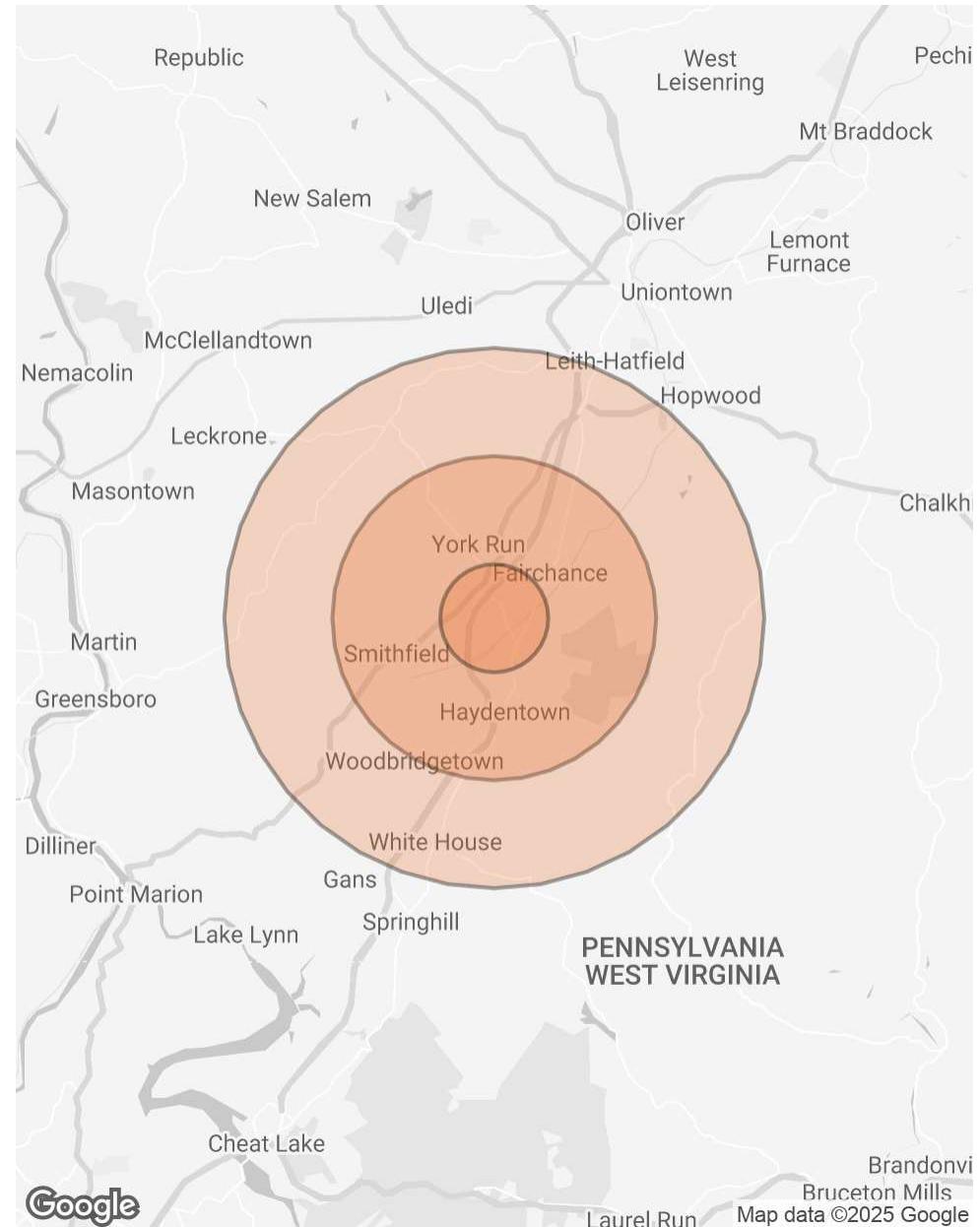
# PARCEL MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	3 MILES
<b>TOTAL POPULATION</b>	770	13,323	6,657
<b>AVERAGE AGE</b>	43	45	43
<b>AVERAGE AGE (MALE)</b>	42	43	42
<b>AVERAGE AGE (FEMALE)</b>	43	46	44
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>3 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	311	5,566	2,760
<b># OF PERSONS PER HH</b>	2.5	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$82,783	\$84,947	\$79,215
<b>AVERAGE HOUSE VALUE</b>	\$212,107	\$215,702	\$199,291

Demographics data derived from AlphaMap



## LOCATION DESCRIPTION



### FAYETTE COUNTY

Fayette County is strategically located in Southwestern Pennsylvania, offering exceptional connectivity through air, highway, rail, and barge transportation. Pittsburgh International Airport, just 60 miles from Uniontown, provides global connectivity, while Arnold Palmer Regional Airport and Morgantown Municipal Airport, located 35 and 25 miles away, respectively, enhance accessibility for both commercial and general aviation. This robust air service network ensures convenient access to national and international markets, benefiting residents and businesses alike.

The county's transportation infrastructure is bolstered by four major interstates — I-70, I-76, I-68, and I-79 — along with U.S. Routes 119 and 43, providing seamless highway connectivity for efficient freight and passenger movement. Rail services from major providers, including Norfolk Southern, CSX, and Wheeling & Lake Erie, further enhance logistical capabilities, while Amtrak passenger service in Connellsville supports regional travel. Additionally, the Monongahela River and access to the Port of Pittsburgh enable cost-effective barge transportation, making Fayette County a vital logistics hub for bulk goods like coal, steel, and aggregate.

Beyond its transportation strengths, Fayette County boasts economic opportunities through its industrial parks, natural resources, and thriving tourism sector. Proximity to Pittsburgh and other urban centers provides access to a large labor pool and consumer base, while attractions like Ohiopyle State Park and Fallingwater drive year-round tourism. With its rich history in energy production and a growing focus on innovation, Fayette County is well-positioned for continued growth, making it an ideal location for business investment and development.



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