

**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

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

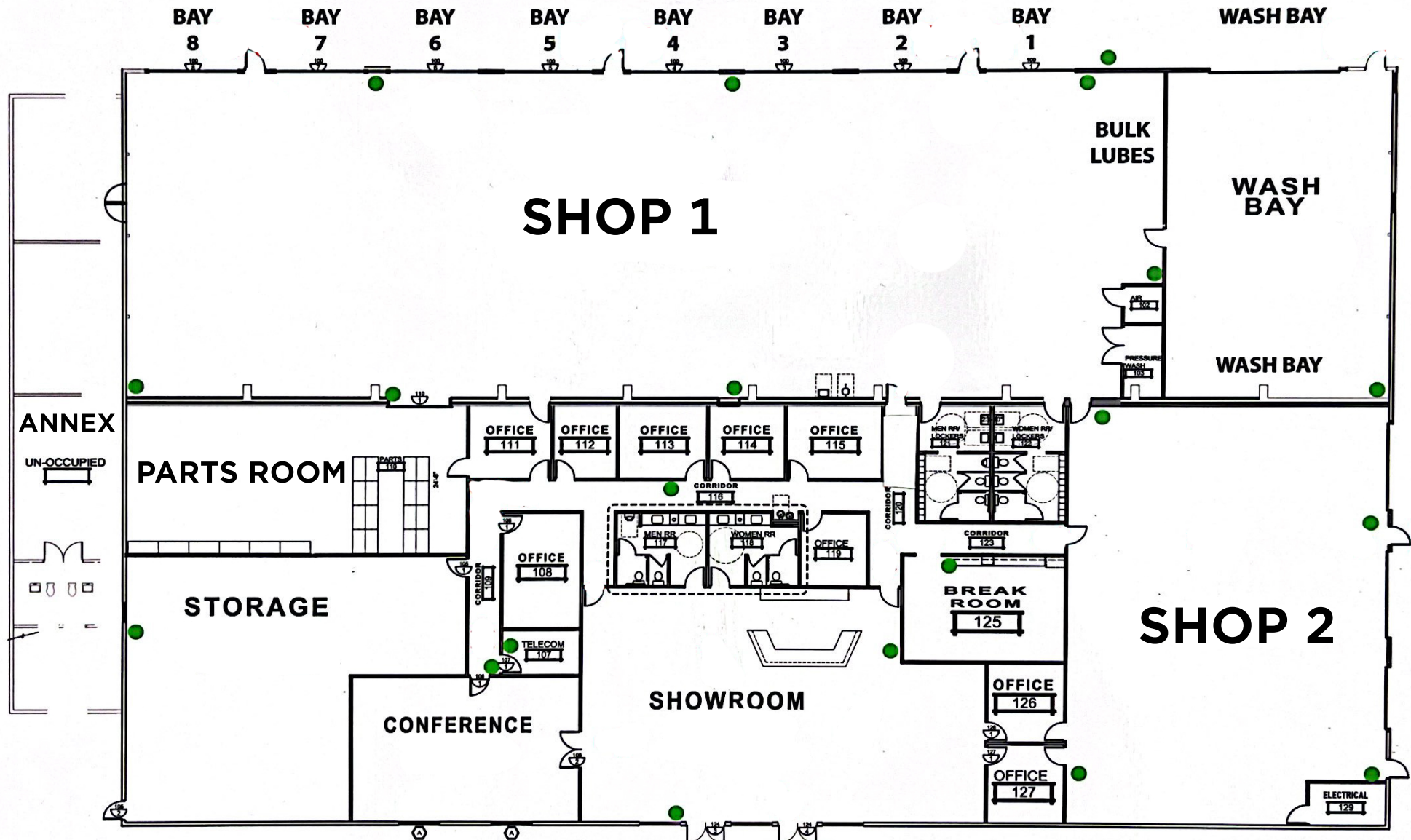
Wash Bay

- (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

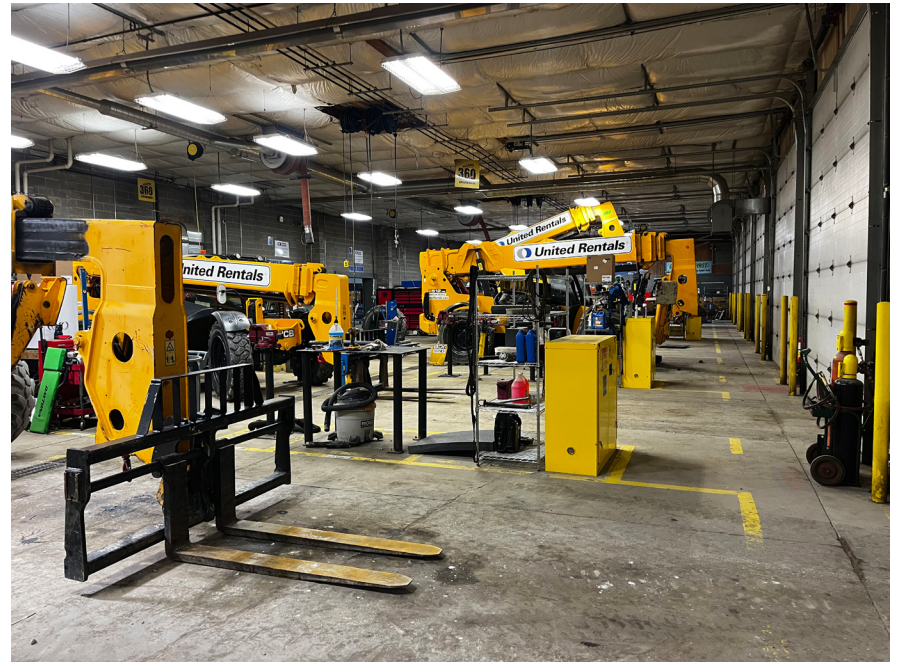
FLOOR PLAN



PROPERTY PHOTOS



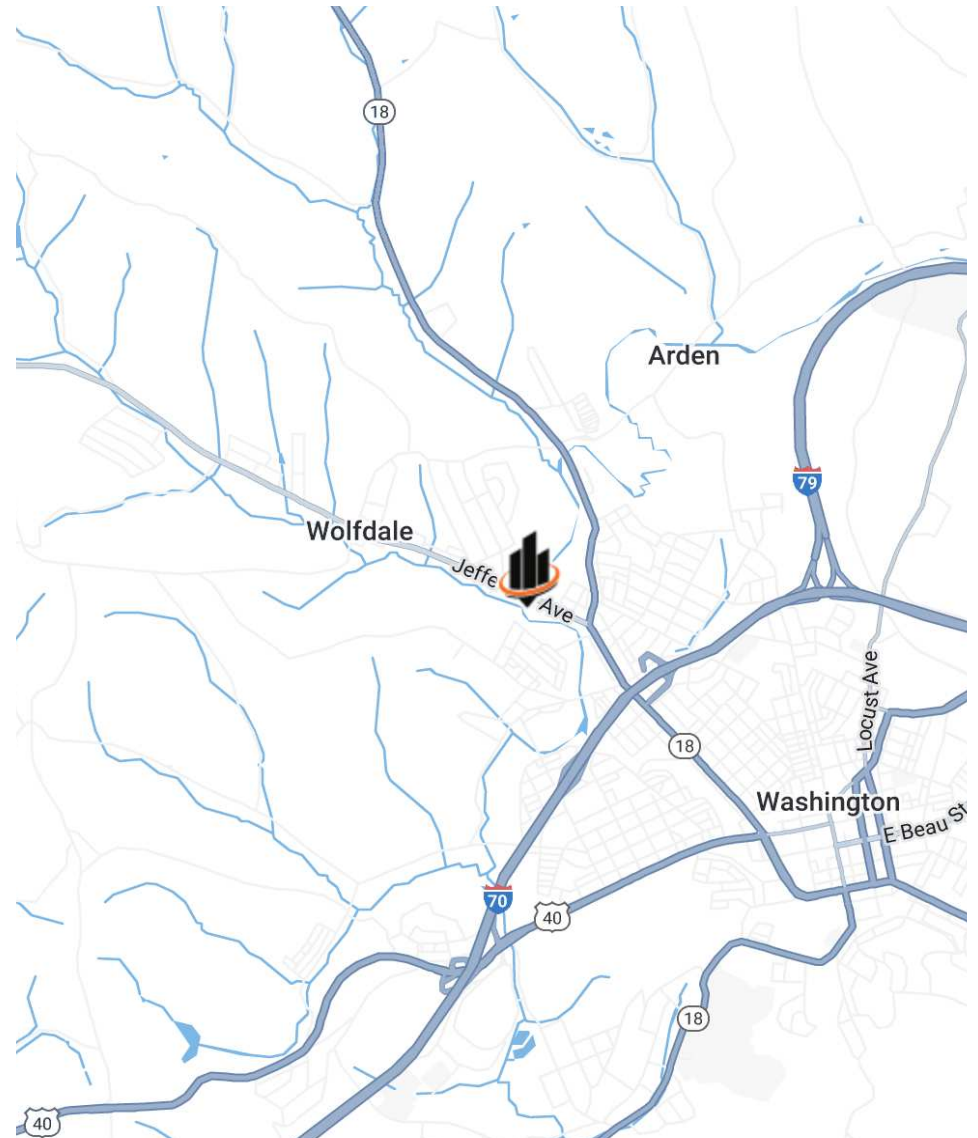
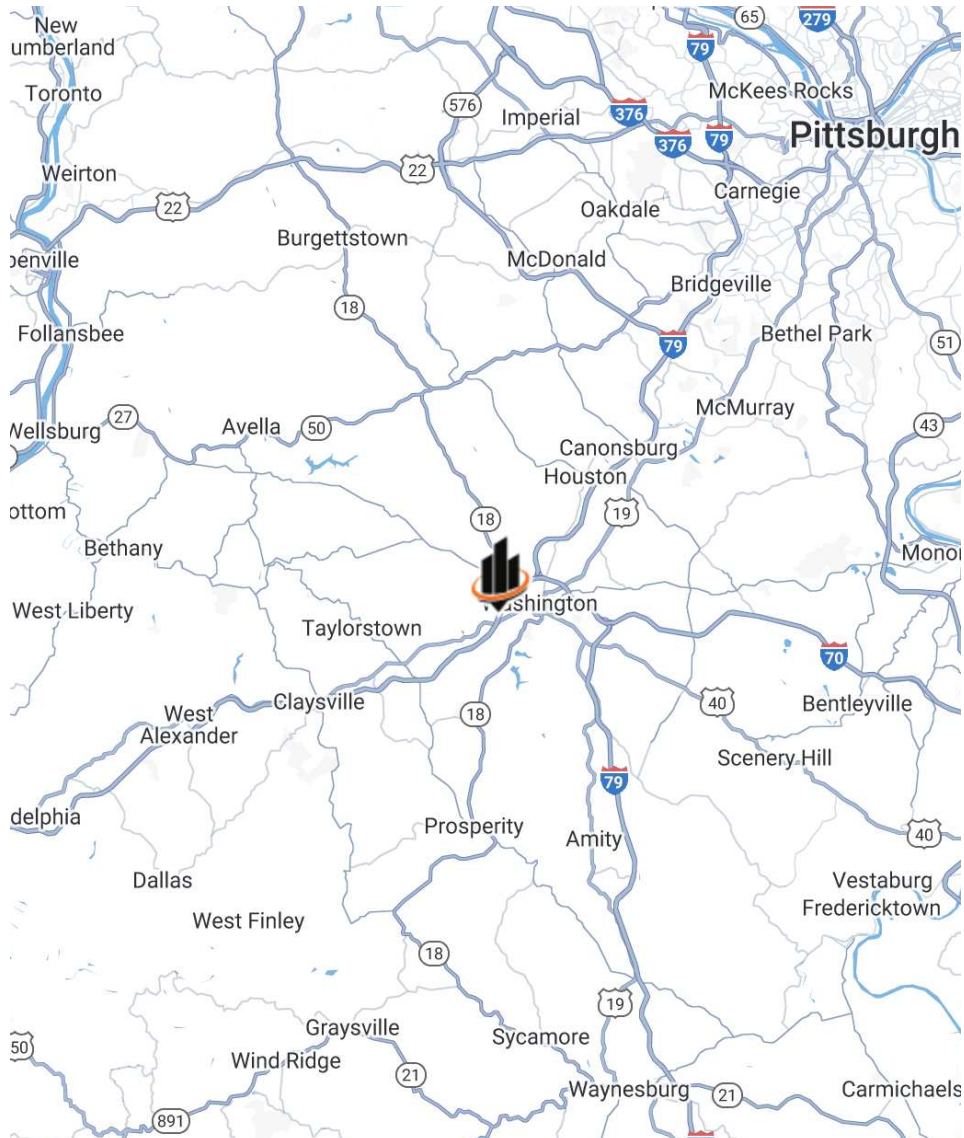
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAPS



NEIGHBORING TENANTS



DEMOGRAPHICS



POPULATION BY OCCUPATION

46,966

*5 Mile Radius

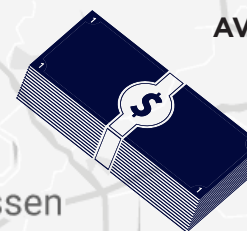


AVERAGE

AGE

42

*1 Mile Radius

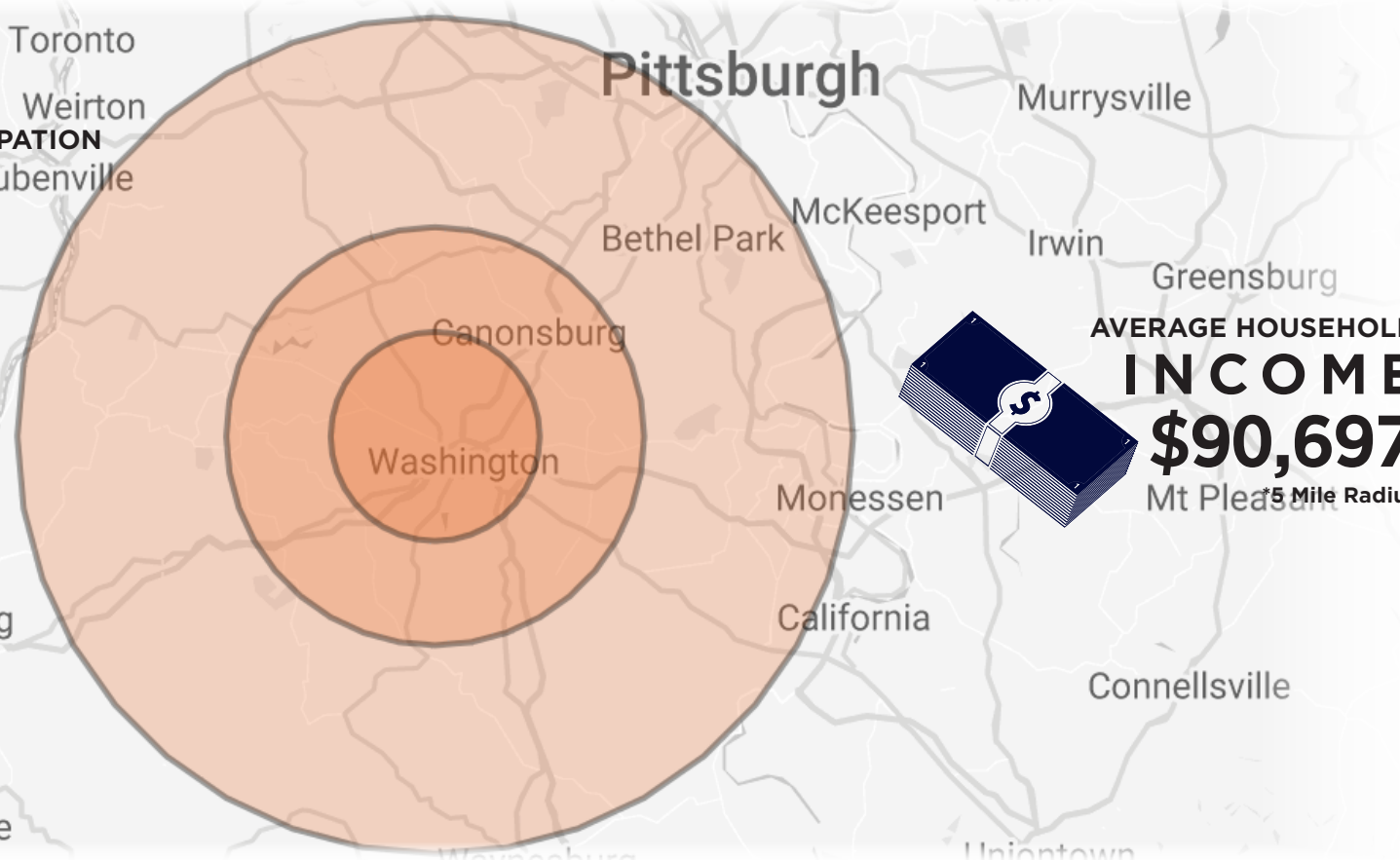


AVERAGE HOUSEHOLD

INCOME

\$90,697

*5 Mile Radius



POPULATION	5 MILE	10 MILES	20 MILES	HOUSEHOLDS & INCOME	5 MILE	10 MILES	20 MILES
Total Population	48,326	105,479	547,208	Total Households	20,726	44,565	231,068
Average Age	45	44	44	# of Persons per HH	2.3	2.4	2.4
Average Home Value	\$236,439	\$290,069	\$286,567	Average HH Income	\$90,697	\$104,157	\$114,345



**FOR MORE
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