

**OFFERING MEMORANDUM**

**For Lease | Laydown  
Yard or Build To Suit**

**48-50 GREAVES ROAD**

West Alexander, PA 15376

**PRESENTED BY:**

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# Table of Contents

## 4

### PROPERTY INFORMATION

Executive Summary	5
9.5 Acre Laydown Yard Available For Lease	6
Build To Suit (Proposed)	7
Location Maps	8

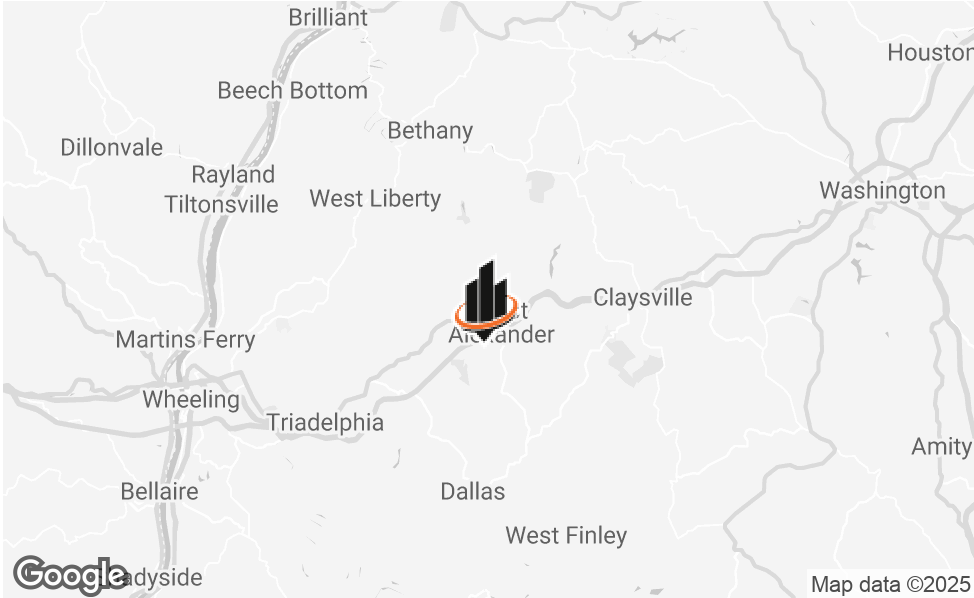
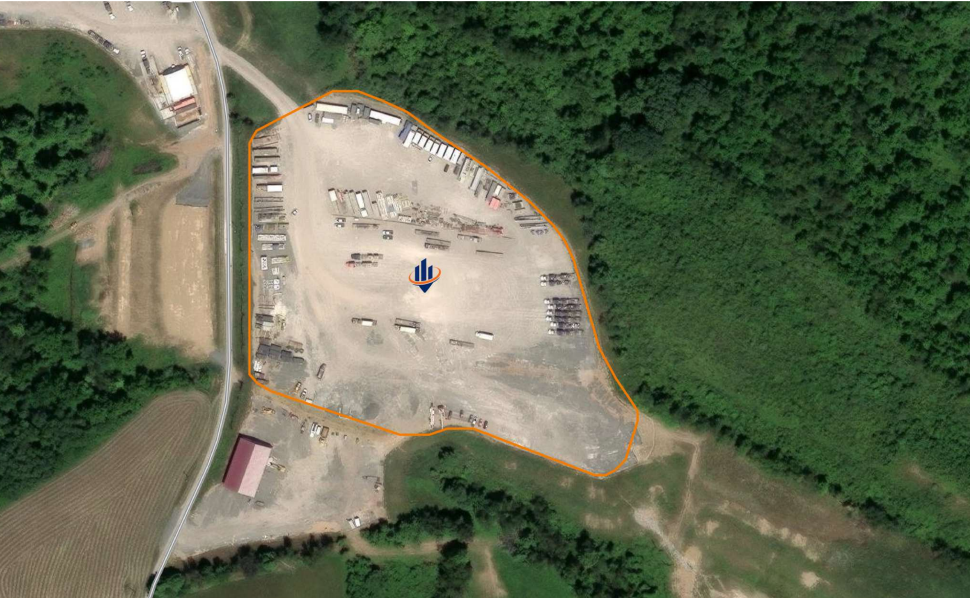




SECTION 1  
Property  
Information



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

LEASE RATE:	Subject to Offer
BUILDING SIZE:	20,000 SF (Proposed)
LOT SIZE:	9.5 Acres
MARKET:	Pittsburgh
SUBMARKET:	Washington County

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 48-50 Greaves Road, a prime industrial opportunity for lease in West Alexander, PA. The property is 9.5 acres of laydown yard that can be subdivided, with opportunity for build to suit options. Build to suit specs include fully insulated building, 20' clear height, drive-in doors (16' x 14'), LED Lighting, 3 phase power, 8" reinforced concrete floors, and floor drains. Located 1.5 mi to I-70/West Alexander PA Exit.

SPACES	LEASE RATE	SPACE SIZE
9.5 AC LAYDOWN YARD	Negotiable	9.5 Acres
20,000 SF BUILDING ON 9.5 AC LAYDOWN YARD	Call For Pricing	20,000 SF

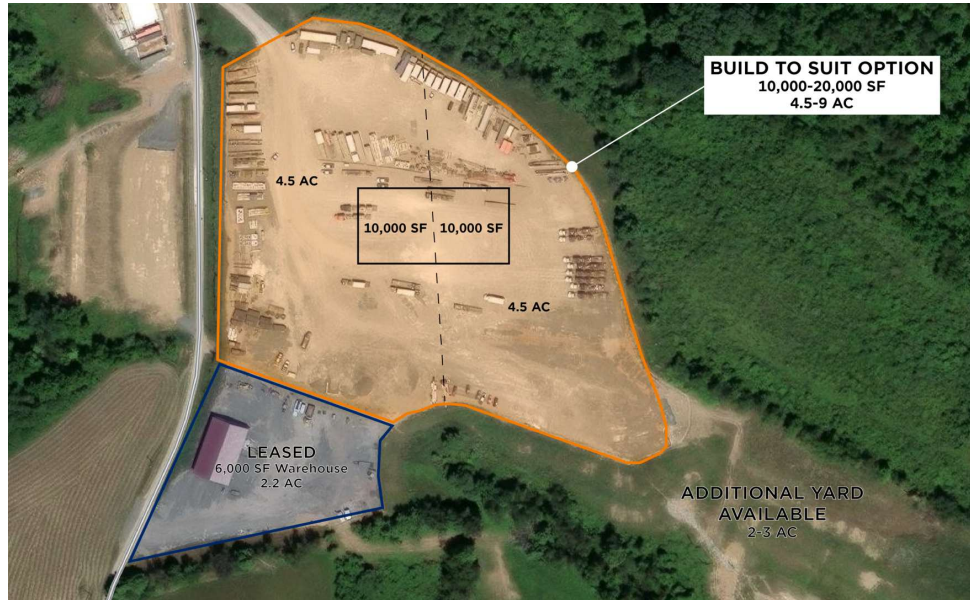
## 9.5 ACRE LAYDOWN YARD AVAILABLE FOR LEASE



### PROPERTY HIGHLIGHTS

- Existing gravel base suitable for industrial use
- 1.5 miles to I/70/West Alexander PA Exit
- Can be subdivided
- Available immediately
- Electric on site

## BUILD TO SUIT (PROPOSED)



## PROPERTY HIGHLIGHTS

- Can accommodate 20,000 SF (220'x100') building on 9.5 acres
- Will subdivide to 10,000 SF with 4.5 acres

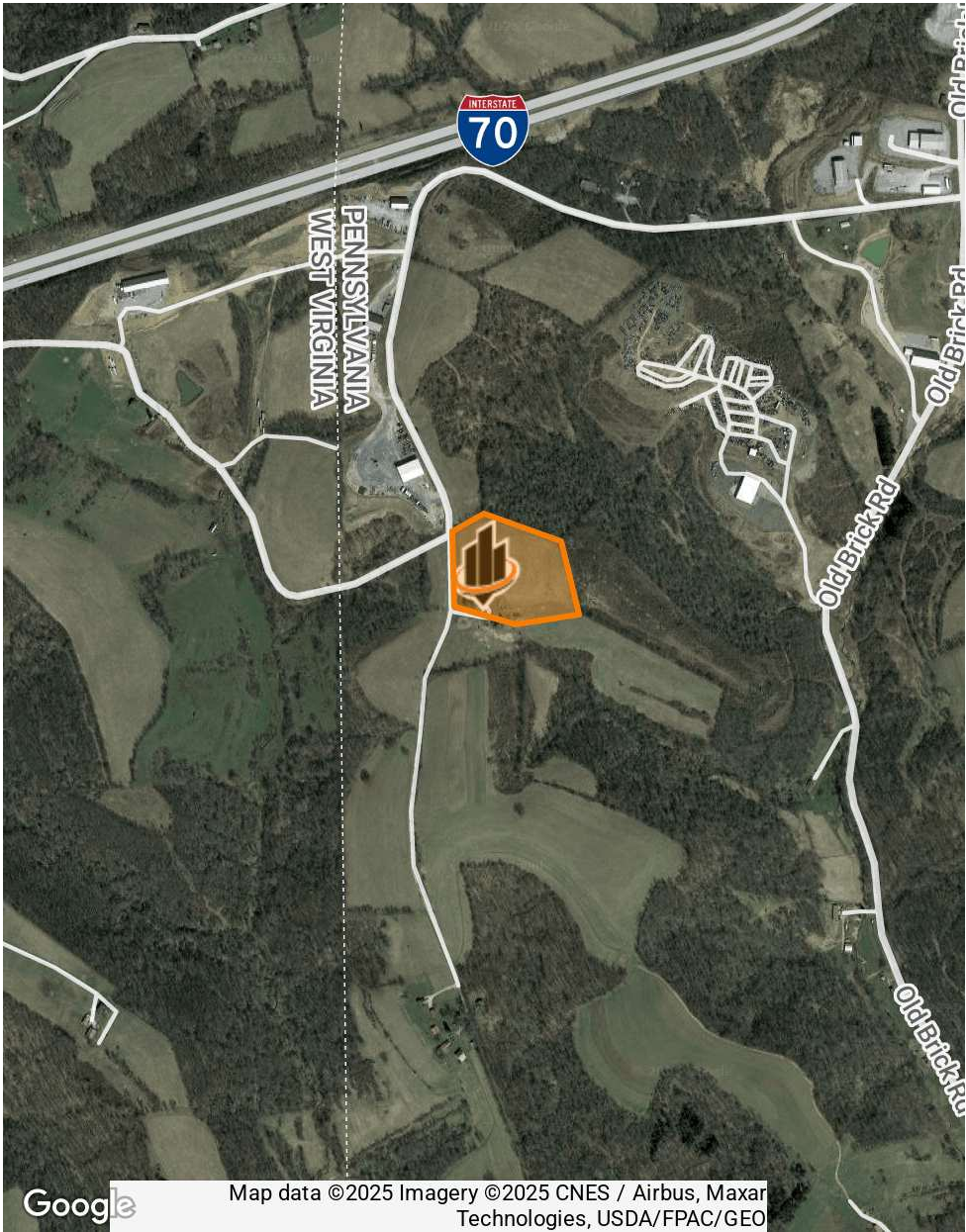
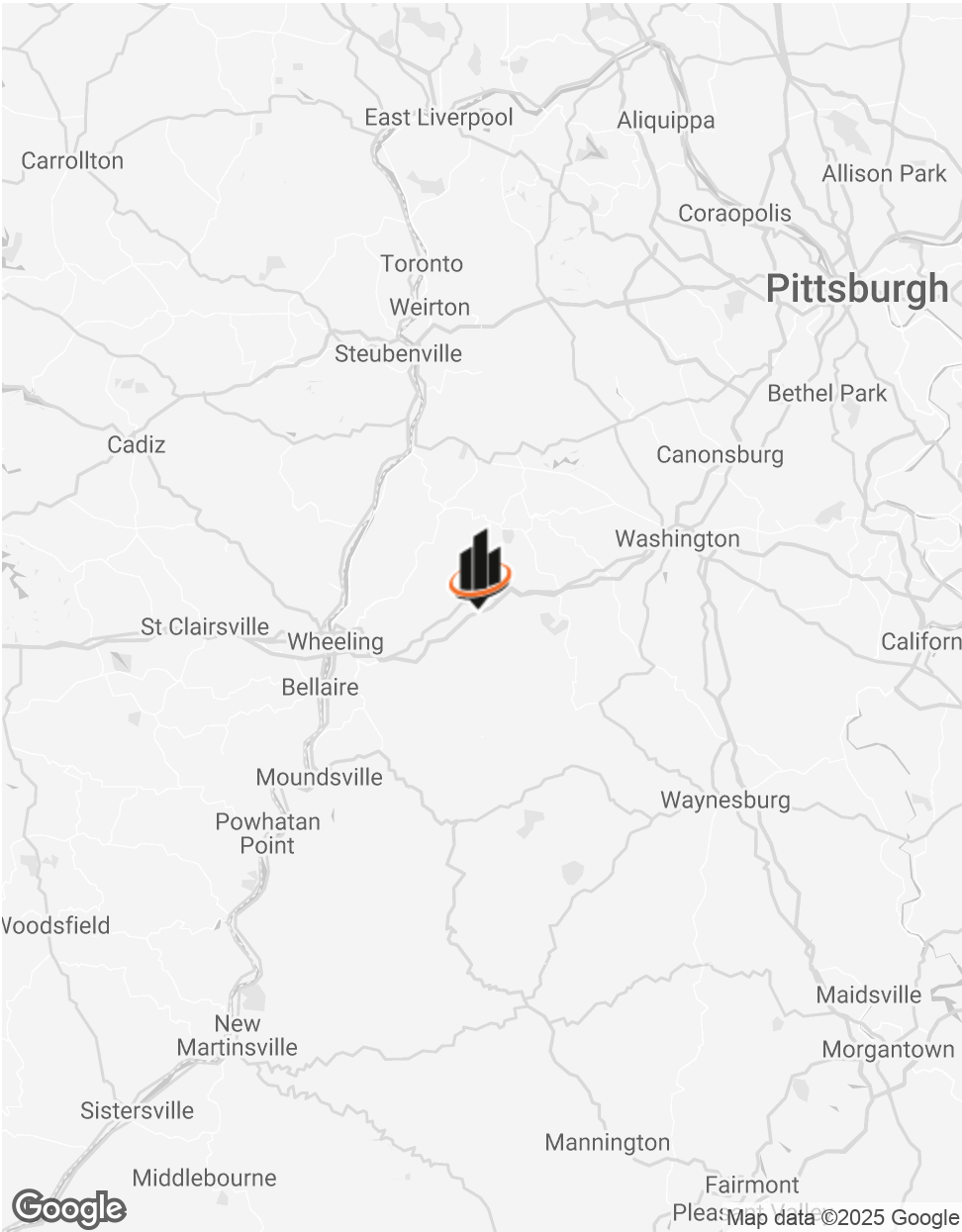


## BUILDING FEATURES (PROPOSED)

- New construction
- 20' Clear height
- Insulated building
- Up to 10 drive in doors (16' x 14')
- LED Lighting
- 3 Phase power
- 8" Reinforced concrete floors
- Floor drains
- Fully contained wastewater
- 15 T Overhead crane optional
- Can deliver building 5 months after lease execution
- Office built to suit



LOCATION MAPS





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