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LEASE OFFERING MEMORANDUM

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**33,480 SF INDUSTRIAL BUILDING & YARD**  
**46 ROUTE 519 | EIGHTY FOUR, PA 15330**



# PROPERTY SUMMARY



## OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present an opportunity for lease high bay manufacturing space with multiple overhead cranes, 3 phase power, LED lighting and multiple points of access via internal loading docks and drive-in doors. The building is partially insulated, has a new roof (3 years) and is conveniently located on State Route 519 only 2 miles from I70/Rt. 519 interchange in Washington County, PA.

## PROPERTY SUMMARY

<b>ADDRESS</b>	46 State Route 519, Eighty Four, PA 15330
<b>LEASE RATE</b>	\$8.00/SF NNN
<b>BUILDING SIZE</b>	33,480 SF
<b>RENTAL AREA</b>	33,480 SF
<b>MARKET</b>	Pittsburgh
<b>SUBMARKET</b>	Washington County

## HIGHLIGHTS

- Multiple Overhead Cranes (1T-5T)
- Clear Height: 26' (22,000 SF) and 23' (12,000 SF)
- 3 Phase Power (240V and 480V)
- Internal Loading Docks
- Grade-Level Drive in Doors
- LED Lighting
- Gas heat
- Partially Insulated
- Up to 1.25 Acres available for outside storage/laydown yard
- 360 degree circulation around building
- 2 miles from I70 Interchange (Rt. 519/Eighty Four)



# SPACE AVAILABLE



## Small Bay - 12,000 SF

- Clear Height 22' 10" at eave
- Two (5)T Overhead Cranes
- Grade Level Drive in Access

Potential  
Yard Space

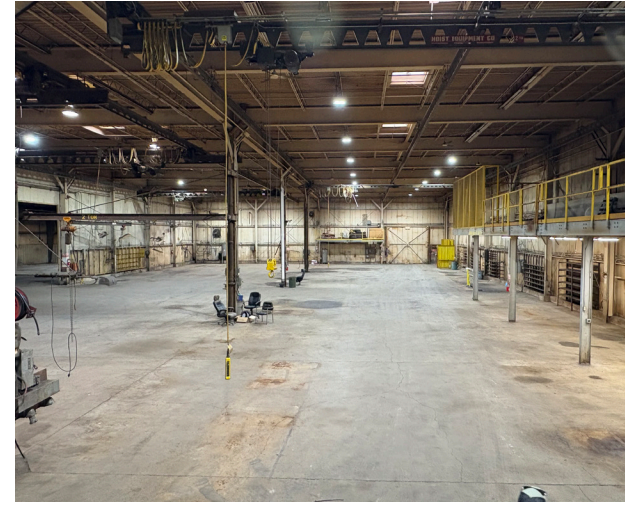
Potential  
Yard Space

## Large Bay - 20,000 SF

- Clear Height 26' 4" at eave
- Internal Loading Dock
- Two (1)T Overhead Cranes
- Three (2)T Jibs
- One (3)T Overhead Crane
- Two (5)T Overhead Cranes



# PROPERTY PHOTOS



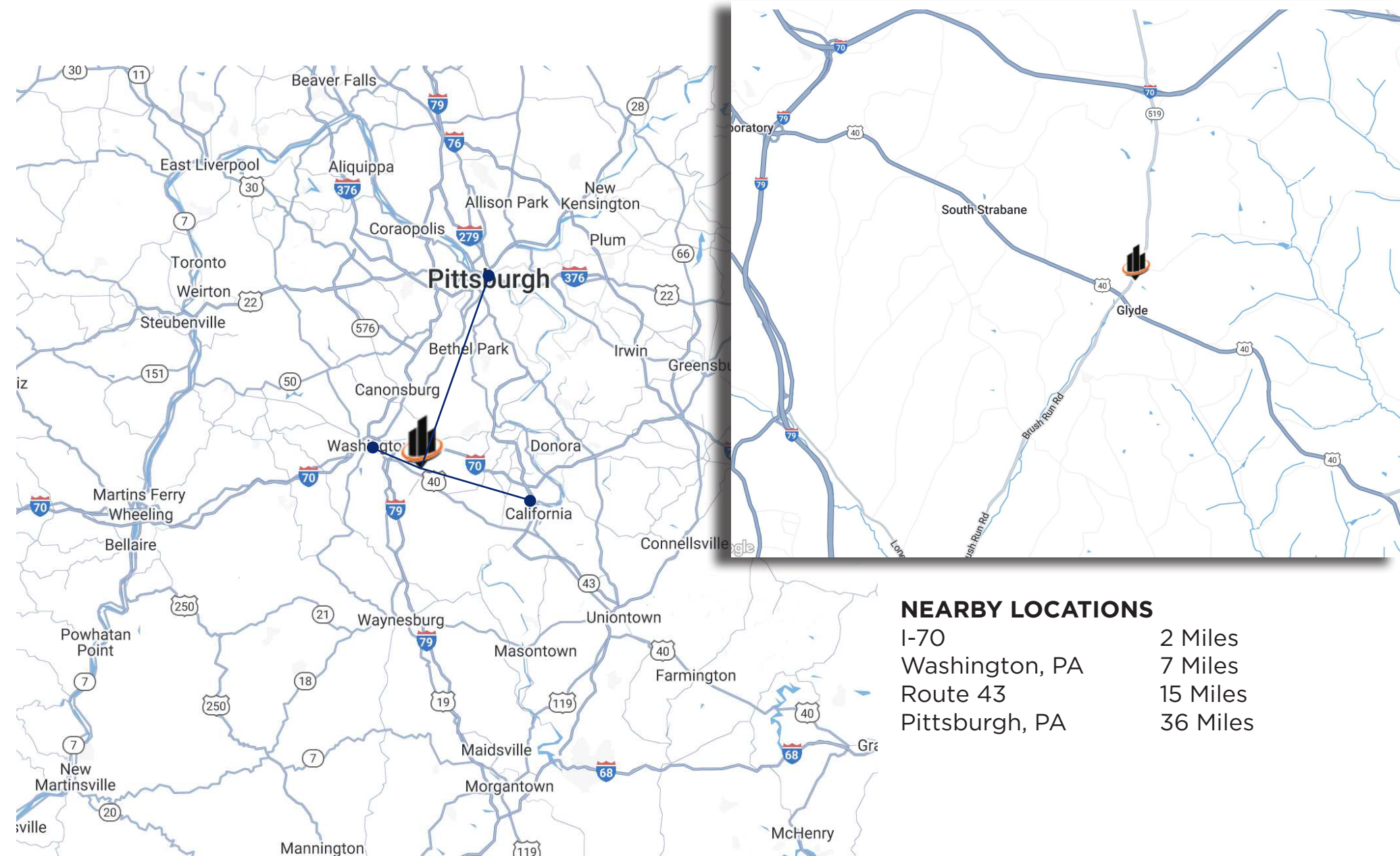


# PROPERTY PHOTOS





# LOCATION MAPS







## **SVN | Three Rivers Commercial Advisors**

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