Hulton Business Center

INDUSTRIAL-FLEX BUILDING
FOR LEASE

1967 EASTERN AVENUE, VERONA, PA 15147

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SAMPSON·MORRIS GROUP

AVISON YOUNG

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THE PROPERTY

Property	Hulton Business Center
Property address	1967 Eastern Ave Verona, PA 15147

SITE DESCRIPTION

Building site	12.1± acres
Development land	13± acres
Type of ownership	Fee simple
Building size	253,000± sf *(194,000± sf available)*
Parking	175 car parking spaces, free
Year built / renovated	1960's / 2000
Warehouse rate	$6.95 psf NNN
Office rate	$18.95 psf NNN

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BUILDING INFORMATION

- 253,000± sf building on 12.1± acres with an additional 13± acres available for future development
- Zoned M1 (Manufacturing)
- Wet sprinkler system throughout
- 17 dock high doors & 4 drive-in doors, expandable
- Located within the Advanced Energy Manufacturing & Recycling Grant Program Zone
- Ample vehicle parking and truck staging with room to grow
- Flexible building design allows for multiple uses
- 49,979 sf of newly built out industrial tech space
- 16’ clear height throughout the majority of the building with one section of approximately 34,000 sf with 38’ clear height

LOCATION INFORMATION

- Within walking distance to Oakmont/Plum Turnpike service plaza which includes Burger King, Starbucks, and Auntie Anne’s Pretzels
- 10 minutes to PA Turnpike
- 25 minutes to Downtown Pittsburgh

PROPERTY ATTRIBUTES - POWER SPECIFICATIONS

ELECTRIC ROOM

- Main distribution panel in electric room 2000 Amp 277/480 volt, 3 phase, power company metered
- 75 KVA transformer controlling a 200 Amp 120/208 volt, 3 phase panel
- Sub-metered for both existing client spaces
- 2 - 100 amp 120/240 volt, single phase house panels
- Landlord is working to bring additional power to building if required

FORMER INDUSTRIAL TECH USER

- 5 - 200 Amp 277/480 volt, 3 phase panels
- 1 - 125 Amp 277/480 volt, 3 phase HVAC panel
- 2 - 75 KVA transformers controlling (2) 200 amp 120/208 volt, 3 phase panels

FORMER MANUFACTURING USER

- 800 Amp 277/480 volt, 3 phase panel
- 1 - 600 Amp 277/480 volt, 3 phase panel
- 10 - 75 KVA transformers controlling (10)
- 200 Amp 120/208 volt, 3 phase panels

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APPROXIMATE SQUARE FOOTAGE

	223,300± sf
	34,000± sf

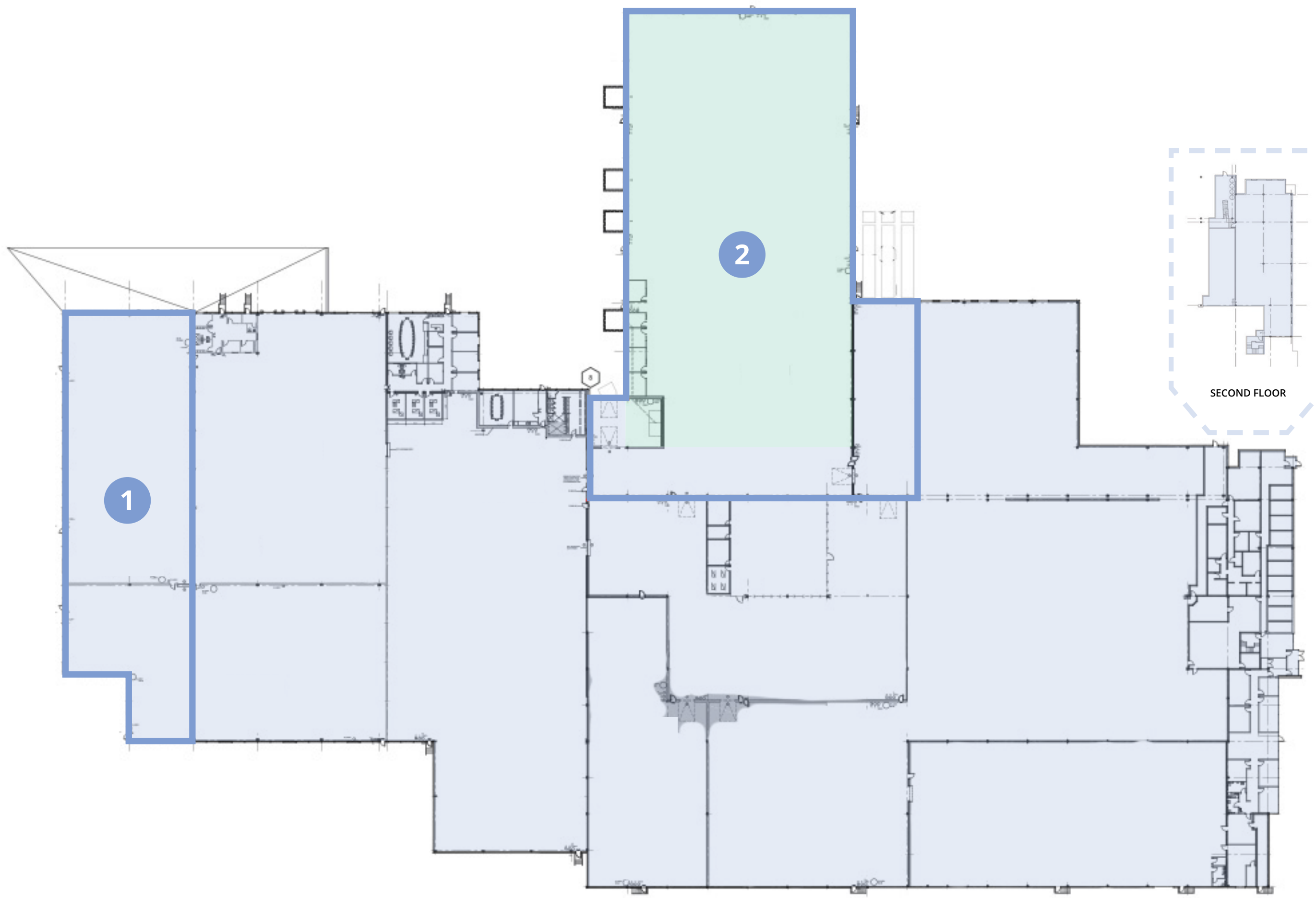
AVERAGE CEILING HEIGHT

	16'+
	38'

LEASED SPACE & AVAILABILITY

1	**Dock (Leased):** 19,000± sf
2	**High bay (Leased):** 40,000± sf
	Available: 194,000± sf

Property survey is available upon request



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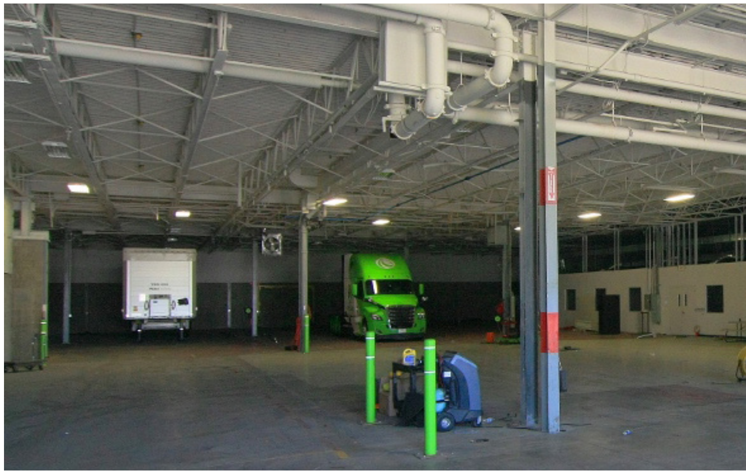
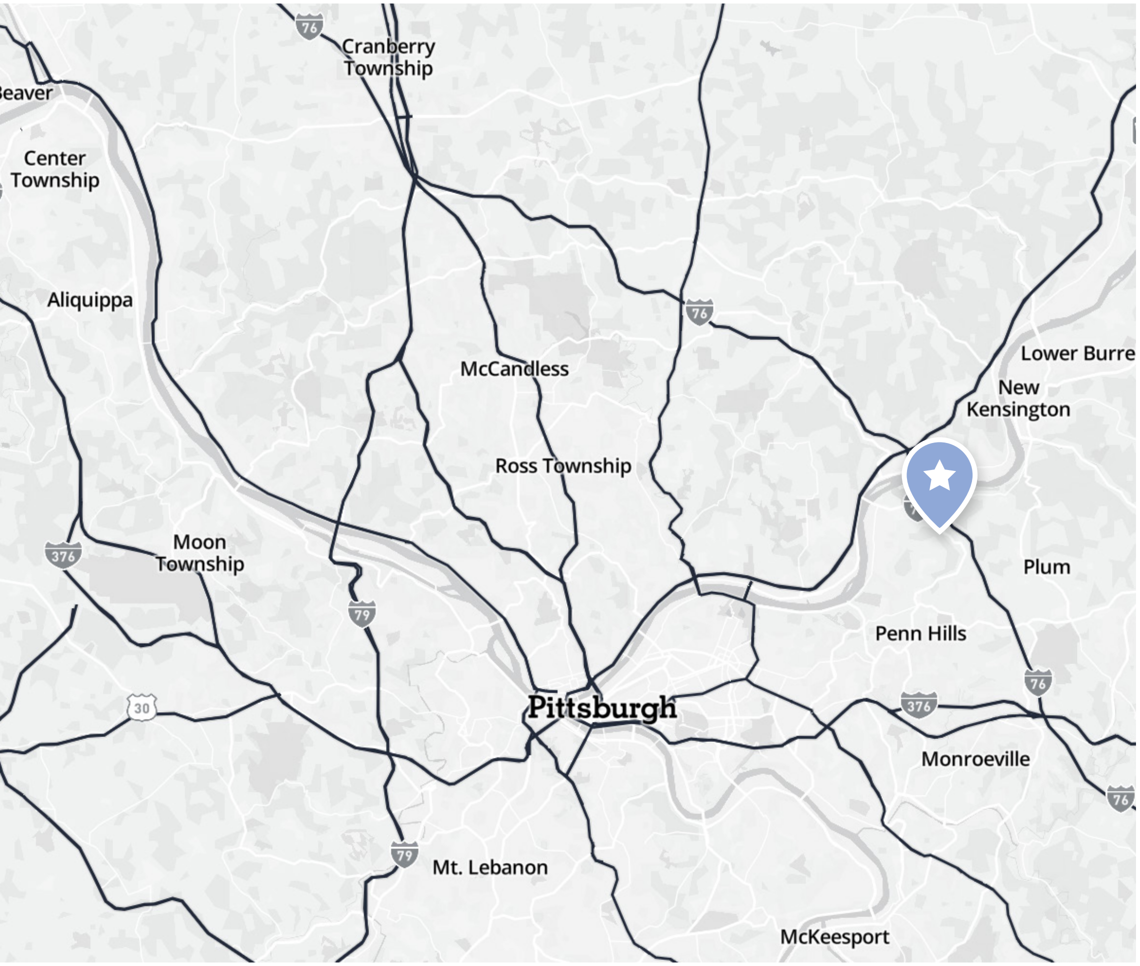
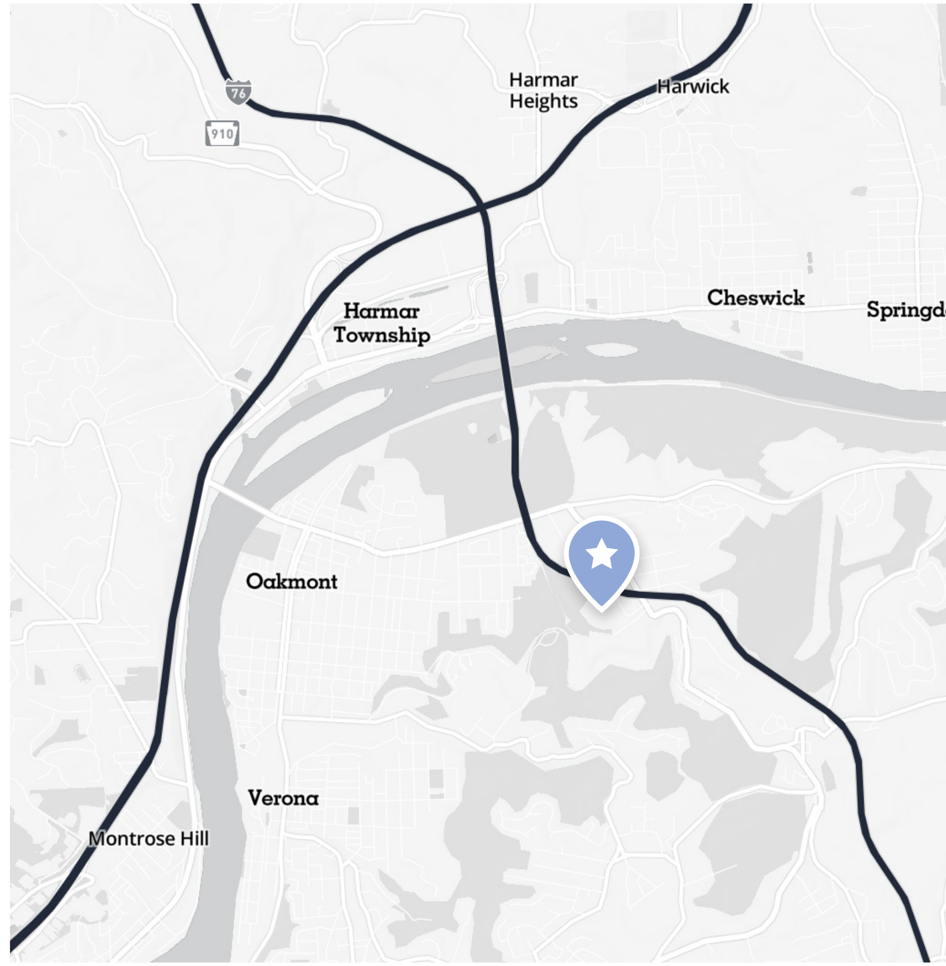
AVISON YOUNG





Cranberry Township
Beaver
Center Township
Aliquippa
McCandless
Lower Burre
New Kensington
Ross Township
Moon Township
Plum
Penn Hills
Pittsburgh
Monroeville
Mt. Lebanon
McKeesport



Harmar Heights
Harwick
Harmar Township
Cheswick
Springdal
Oakmont
Verona
Montrose Hill

SAMPSON·MORRIS GROUP

With over 70 years of experience in Commercial and Residential real estate, Sampson Morris Group leverages its extensive practice and proven track record in development and property management to stand out as an industry leader in South Western PA.

Through the experiences of three generations of developers Sampson Morris Group devised a strategic approach to portfolio management that built a diverse real estate portfolio with holdings ranging from manufactured housing communities and multifamily to office and industrial flex spaces. With the expertise of talented individuals, the company has integrated partnerships with affiliates specializing in construction and land development to bring flexibility, creativity, and value to each project. The leadership at Sampson Morris Group has brokered well-established partnerships with a conglomerate of groups to develop and manage a commercial portfolio of 2.8 million square feet and over 3,500 residential units.

Sampson Morris Group prides itself on adding value to their developments through ground up construction, adaptive reuse, and effective management. They strive to provide affordable, attractive, and functional spaces for their clients, while providing custom tenant-specific turnkey buildouts in an efficient and timely manner. Allowing tenants to focus on their business while SMG focuses on their businesses' space needs.

DEVELOPING NEW - REPOSITION EXISTING

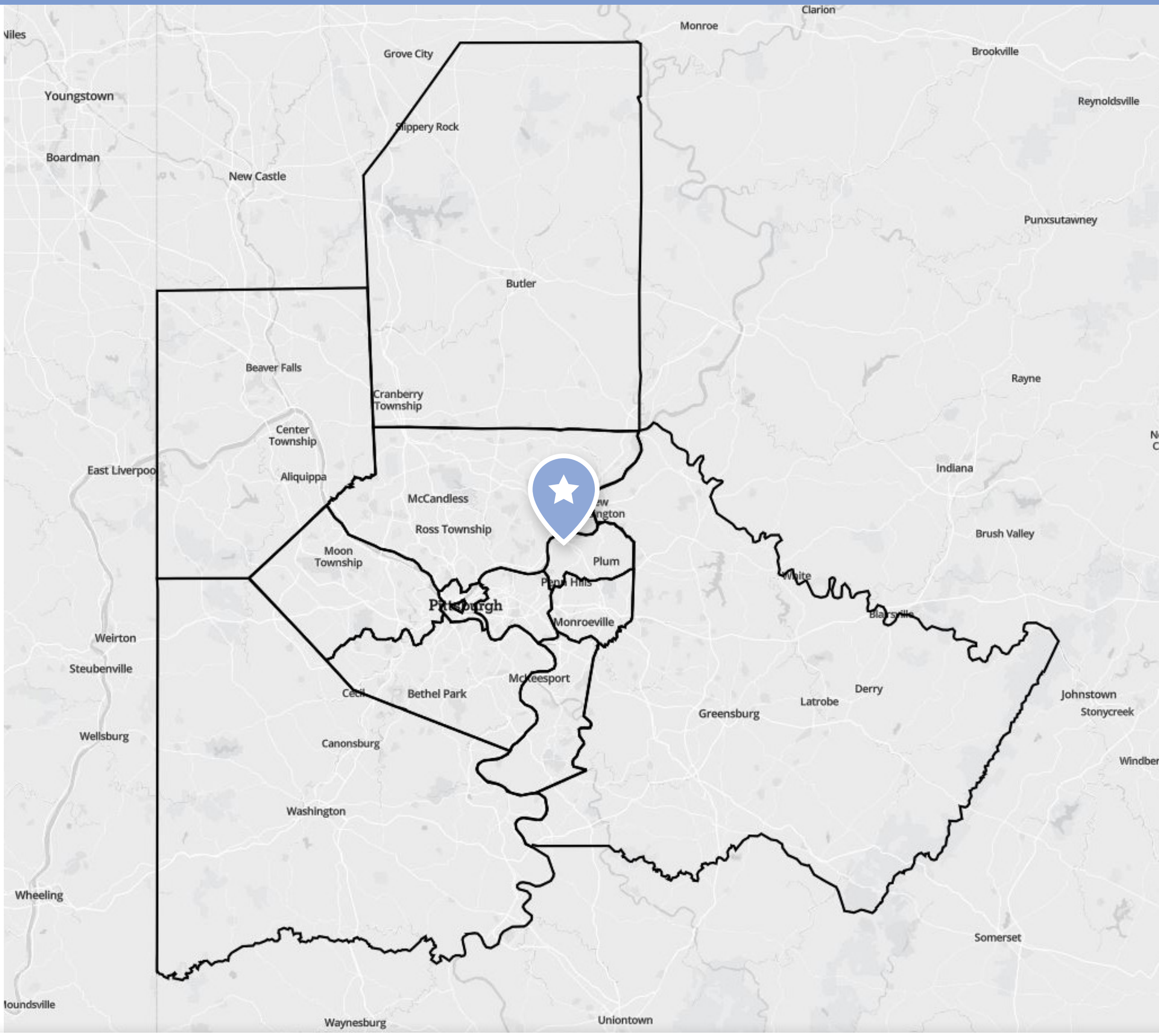
- 2020 NAIOP *Best New Business Park*
- 2019 NAIOP *Speculative Industrial Award*
- 2017 NAIOP *Built-to-Suit*
- 2013 NAIOP *Best Industrial Renovation*
- 2010 NAIOP *Best Renovation*
- 2007 SIOR *Office Sale of the Year*
- 2007 NAIOP *Lifetime Achievement Award*
- 2006 NAIOP *Nominee Speculative Office*
- 2004 NAIOP *Renovation Award*
- 2004 AIA *Certificate of Merit for Design Excellence*

C
COMMERCIAL PROPERTIES
R
RESIDENTIAL PROPERTIES
Zelienople
Evans City
Mayfield
Beaver Falls
Pulaski
Cranberry Township
Beaver
Center Township
Economy
Aliquippa
Ambridge
McCandless
Saxonburg
Clinton
Ford City
Leechburg
Vandergrift
Lower Burrell
New Kensington
Ross Township
Springdale
Oakmont
Etna
Millvale
Plum
Penn Hills
Moon Township
McKees Rocks
Pittsburgh
Monroeville
Pitcairn
Munhall
Trafford
Oakdale
White

GEOGRAPHY

The Pittsburgh metropolitan area, with a population of more than 2.3 million residents, is the 21st largest metropolitan area in the United States. With almost 315,000 residents, the city of Pittsburgh accounts for approximately 14 percent of the metro's population.

The metro lies at the foothills of the Allegheny Mountains, outside of the congested East Coast corridor. Measuring 56 square miles, Pittsburgh covers a small portion of the metro's 5,300 square miles of rolling, often hilly, terrain. The city is located at the confluence of the Ohio, Allegheny and Monongahela Rivers, within a few hours of Chicago, Philadelphia, New York and Washington D.C. by air.



CITIES AND COUNTIES

The Pittsburgh metro consists of Allegheny, Armstrong, Beaver, Butler, Fayette, Washington and Westmoreland counties. The metro has more than 2.3 million residents, with the largest concentrations in Allegheny County (1.2 million). Pittsburgh is the second-largest city in the state, it has gone from being one of the oldest cities to being one of the youngest with the average age being the lowest in the county at 32.9 years.

LARGEST CITIES BY POPULATION

- Pittsburgh
- Penn Hills
- Mt. Lebanon
- Ross
- McCandless
- McKeesport

INTERSTATE HIGHWAYS

- I-70
- I-79
- I-80
- I-279
- I-376
- I-76 (Pennsylvania Turnpike)

INFRASTRUCTURE

With its superior access to major East Coast population centers, Pittsburgh is strategically located for any business. Transportation infrastructure in the metro is highly developed, and features an international and 21 general aviation airports.

The region is serviced by three major railroads, four interstate highways, two beltways, numerous state highways and three primary rivers suitable for freight transportation. In fact, Pittsburgh has the second largest inland port in the United States moving 52 million tons of cargo worth $8 billion annually. Buses, light rail and inclines are the main elements of the metro's public transportation system. The T light rail line runs 25 miles, providing service to downtown Pittsburgh and several communities south of the city. The region's bus service also provides service to downtown, in addition to most of the surrounding cities. The two inclines are used not only by tourists but also by residents who ride them down to the base of Mt. Washington.

PITTSBURGH INTERNATIONAL AIRPORT

- Located 16 miles from Downtown
- 69 domestic gates and 6 international gates
- Severed by 10 major air carriers
- 247 non-stop flights daily to 63 destinations

PITTSBURGH IS:

- 140 miles from Cleveland
- 240 miles to Washington D.C.
- 300 miles from Philadelphia
- 375 miles from New York City

ECONOMY

Pittsburgh economy has continued to grow at a slow and steady pace as the area's GMP has not been prone to quite the same volatility that the U.S. GMP has endured over the past 20 years. Since 1990, Pittsburgh's GMP has grown at an annual rate of 1.7 percent. Once centered around the steel industry, Pittsburgh's economy has become much more diversified in the recent years. There are nearly 250 international firms with headquarters or regional offices in the Pittsburgh region. Additionally, six Fortune 500 companies are headquartered in Pittsburgh. An outgrowth of the metro's industrial past is high-technology. High-tech is one of the area's fastest-growing industries, with concentrations in automation and manufacturing equipment, software and biotechnology. In addition, energy and environmental services, pharmaceuticals and various medical fields are also gaining traction in the area. Stimulating this growth are primary research institutions such as Carnegie Mellon University (CMU), the University of Pittsburgh and more than 170 research centers.

Retail sales growth has typically been strong in Pittsburgh, although in recent years it has trailed U.S. retail sales growth. Over the next several years, growth in Pittsburgh's retail sales is expected to be solid, but will slightly trail U.S. annual gains.

One of Pittsburgh's key economic strengths is its central location. Pittsburgh sits within 500-mile radius of more than 50 percent of the U.S. and Canadian population. Its location and waterway system are conductive to trade, bringing in billions of dollars each year in economic benefit to the area.

FORTUNE 500 FIRMS HEADQUARTER IN PITTSBURGH

DICK'S

USS

Federated®

PPG

PNC®

wesco

LABOR

The Pittsburgh labor market suffered through four straight years of job losses from 2002 through 2005 yet began to rebound in 2006, only to fall again on 2008 along with the rest of the U.S. Modest contraction in 2010 has given way to continued growth.

Pittsburgh's labor force has gone through significant changes in recent years. For example, due to the restructuring of the steel and manufacturing industries, clustering of universities, presence of major corporations and high population densities, Pittsburgh has emerged as one of the top metropolitan areas for higher education and health care. Not surprisingly, the education and health services, and professional and business service sectors led the metro in average annual employment increases over the past five years at 1.8 percent and 2.1 percent per year, respectively. Both sectors were expected to gain post an average annual gains of 2.2 percent and 3.4 percent respectively, through 2015.

Pittsburgh's economy was slower than some other metros in recovering from the recession in 2001, a trend that could reappear following the latest economic crisis. Two sectors that were among those hit hardest, however, are expected to outperform. The sector that is poised to experience the greatest turnaround is information. This sector posted an average annual employment losses of 3.8 percent from 2004 through 2009, but is predicted to record average gains of 2.3 in 2015. New employment opportunities in Pennsylvania will help to reverse the recent trend of slowing growth, shifting the local economy away from manufacturing toward a future in biotechnology. The state of Pennsylvania has set aside $150 million in the past few years to support bioscience research in the commonwealth Universal Research Enhancement program.

NEW TECH COMPANIES AND EXPANSIONS

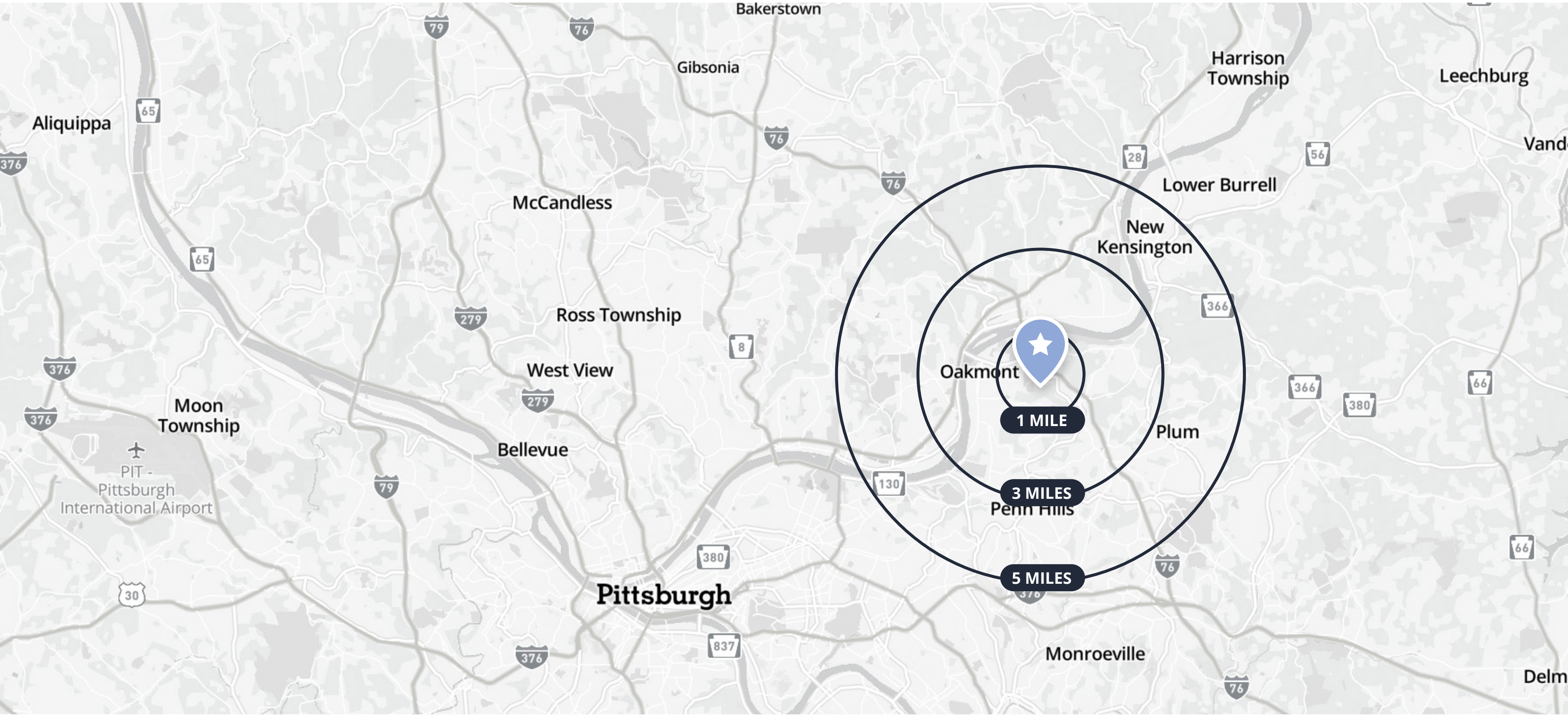
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	3,708	41,601	104,137
2028 project population	3,604	40,658	102,202
Males	1,723	19,905	49,888
Females	1,985	21,695	54,249
Median age	52.1	49.4	47.7
≤14	440	5,451	15,212
15 - 24	381	3,806	10,081
25 - 54	1,176	14,631	36,445
55 - 64	558	6,493	16,063
65 - 84	834	9,415	22,568
85+	319	1,805	3,768

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,936	19,435	46,725
Average household size	1.88	2.11	2.21
Median home value	$244,000	$214,675	$199,075
Median household income	$81,891	$71,165	$68,993
Average household income	$111,695	$107,201	$106,966

EDUCATIONAL ATTAINMENT	1 MILE	3 MILES	5 MILES
≤12th Grade, no Diploma	3.0%	3.5%	3.8%
High School Graduate / GED	28.1%	27.3%	27.5%
Some College, no Degree	17.2%	15.0%	15.2%
Associate Degree	10.2%	12.6%	13.0%
Bachelor's Degree	22.0%	24.5%	23.4%
Graduate/Professional Degree	19.5%	17.1%	17.0%

LABOR FORCE	1 MILE	3 MILES	5 MILES
Total labor force 16+	1,710	23,058	57,040
16 - 24	220	2,628	6,585
14 - 54	1,034	13,194	32,154
55 -64	315	4,274	11,748
65+	141	2,512	6,553
Unemployment rate	3.9%	3.5%	4.2%

OCCUPATION	1 MILE	3 MILES	5 MILES
White Collar	65.8%	66.8%	66.9%
Management/Business/Financial	22.8%	19.5%	19.5%
Professional	26.1%	30.3%	28.8%
Sales	11.3%	9.0%	9.0%
Administrative Support	5.5%	8.0%	9.6%
Services	14.3%	16.1%	16.6%
Blue Collar	19.9%	17.1%	16.5%
Farming/Forestry, Fishing	0.0%	0.0%	0.1%
Construction/Extraction	6.3%	4.3%	3.5%
Installation/Maintenance/Repair	2.9%	2.8%	2.6%
Production	4.0%	4.4%	4.9%
Transportation/Material Moving	6.8%	5.6%	5.5%


Bakerstown
Gibsonia
Harrison
Township
Leechburg
Aliquippa
Vand
Lower Burrell
McCandless
New
Kensington
Ross Township
Oakmont
West View
Moon
Township
1 MILE
Plum
Bellevue
PIT -
Pittsburgh
International Airport
3 MILES
Penn Hills
5 MILES
Pittsburgh
Monroeville
Delm

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Get more information

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