

OFFERING MEMORANDUM

**10,000 - 20,160 SF of
Turnkey Warehouse/
Storage Space Available**

140 WILSON ROAD

Bentleyville, PA 15314

PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

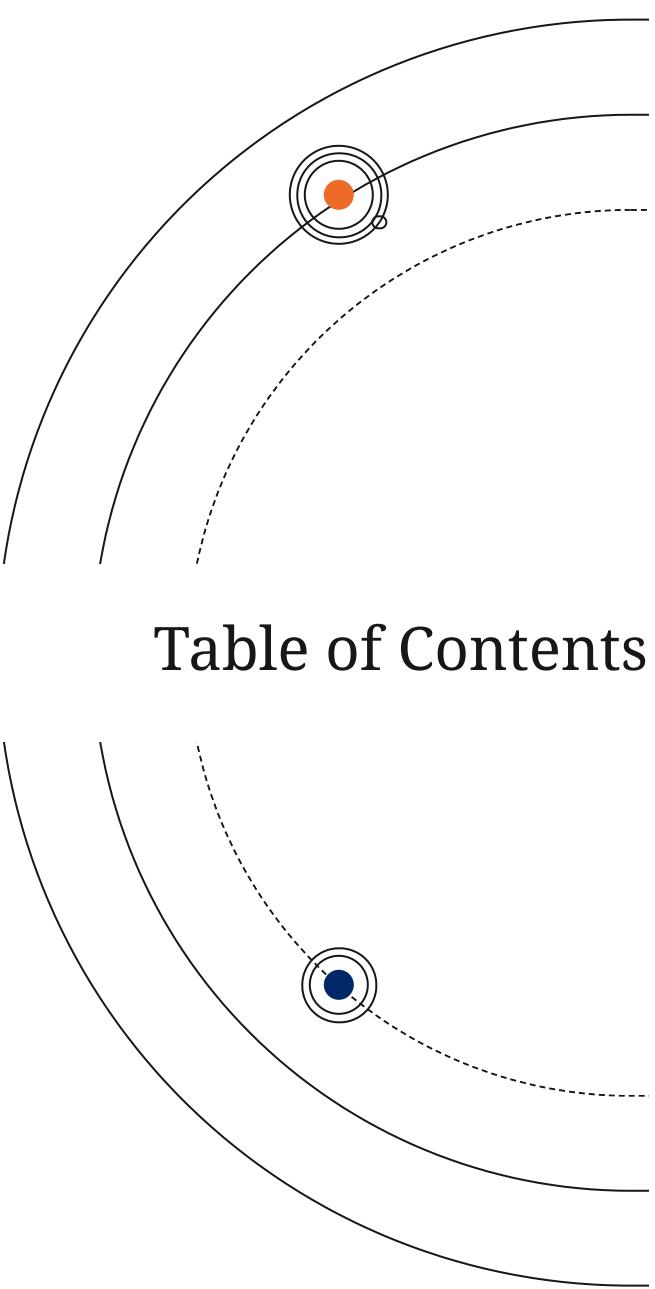


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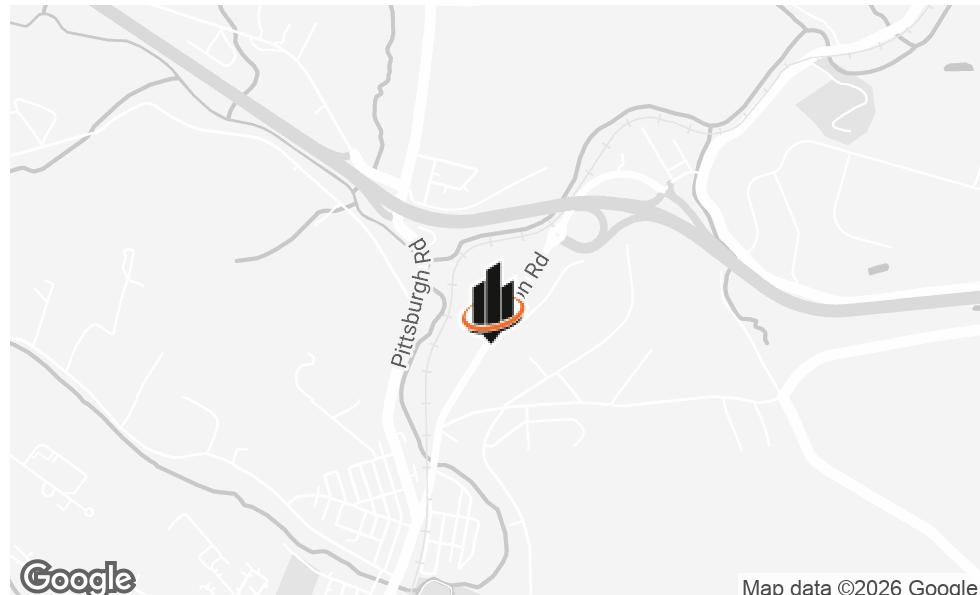
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SECTION 1

Property Information

EXECUTIVE SUMMARY



Map data ©2026 Google

OFFERING SUMMARY

LEASE RATE:	\$7.00 SF/yr (NNN)
BUILDING SIZE:	20,160 SF
AVAILABLE SF:	10,000 - 20,160 SF
LOT SIZE:	3.274 Acres
SUBMARKET:	Bentleyville

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present an exceptional opportunity at 140 Wilson Rd., Bentleyville, PA. This 20,160 square foot building, measuring 168' x 120', features an open floor plan, ADA-compliant restrooms, and a small office space. The building has been completely updated, is insulated, heated, and equipped with a sprinkler system. Situated on a 3.274-acre lot with approximately 540 feet of frontage along Wilson Rd and immediate access to I-70, this property offers excellent visibility and accessibility. This strategic location, combined with its move-in-ready status, makes this property a compelling choice for businesses seeking warehouse space in a prime area with close proximity to a major thoroughfare.

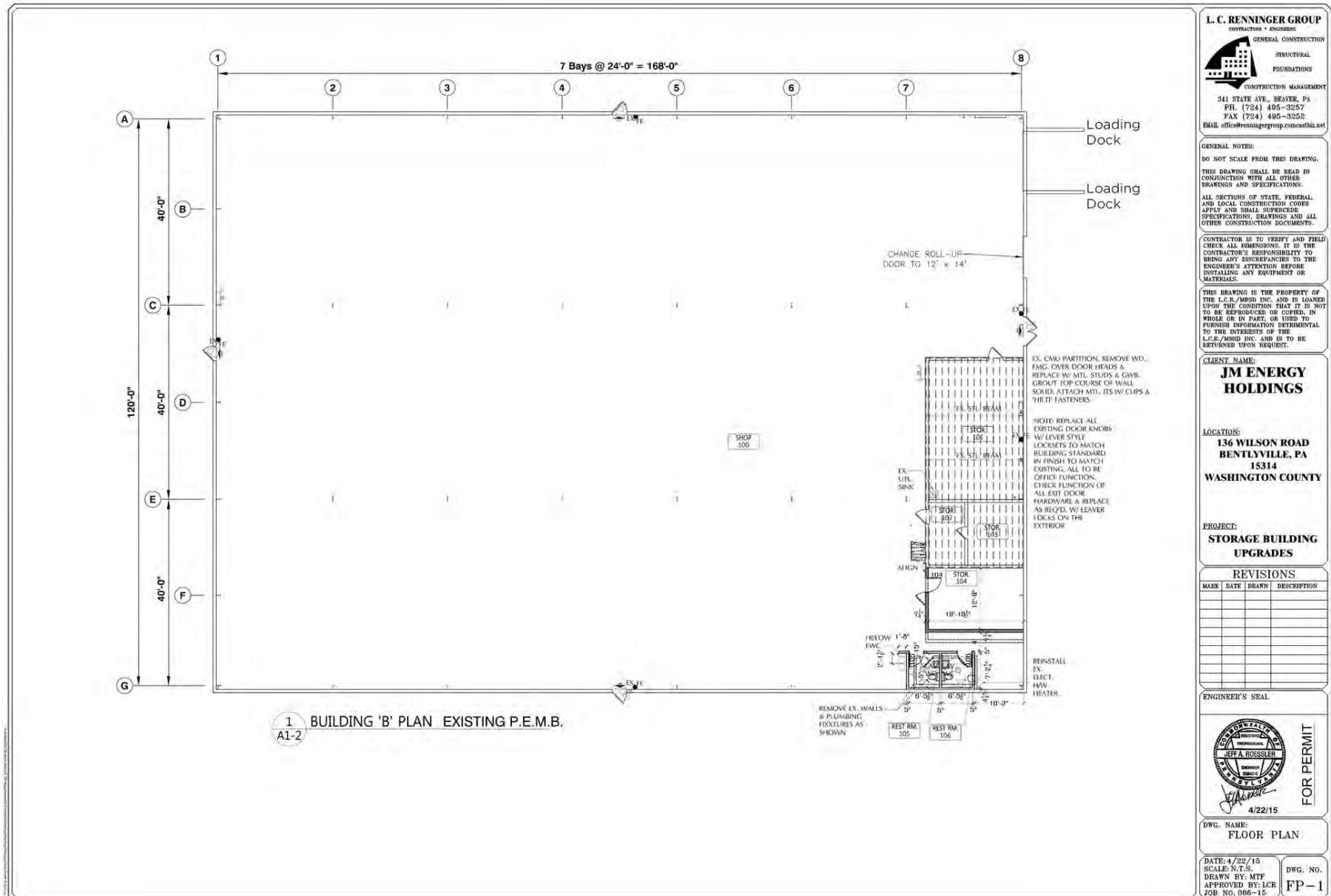
PROPERTY HIGHLIGHTS

- **Dock Doors:** Two dock doors are available—one measuring 14' x 14' and the other 12' x 12'.
- **Ceiling Height:** The interior clear height is 17 feet at the center, tapering to 15 feet towards the sides.
- **Power Supply:** The building is equipped with 3-phase power.
- **Availability:** The property is available immediately.
- **Parking:** A graveled parking area provides ample space for vehicle circulation.
- **Outside storage:** +/- 0.5 acre
- **Lease Rate:** The property is available for lease at \$7.00 per square foot, plus NNN (triple net) expenses.
- **Tenant improvement allowance available**
- **Owner is willing to subdivide**

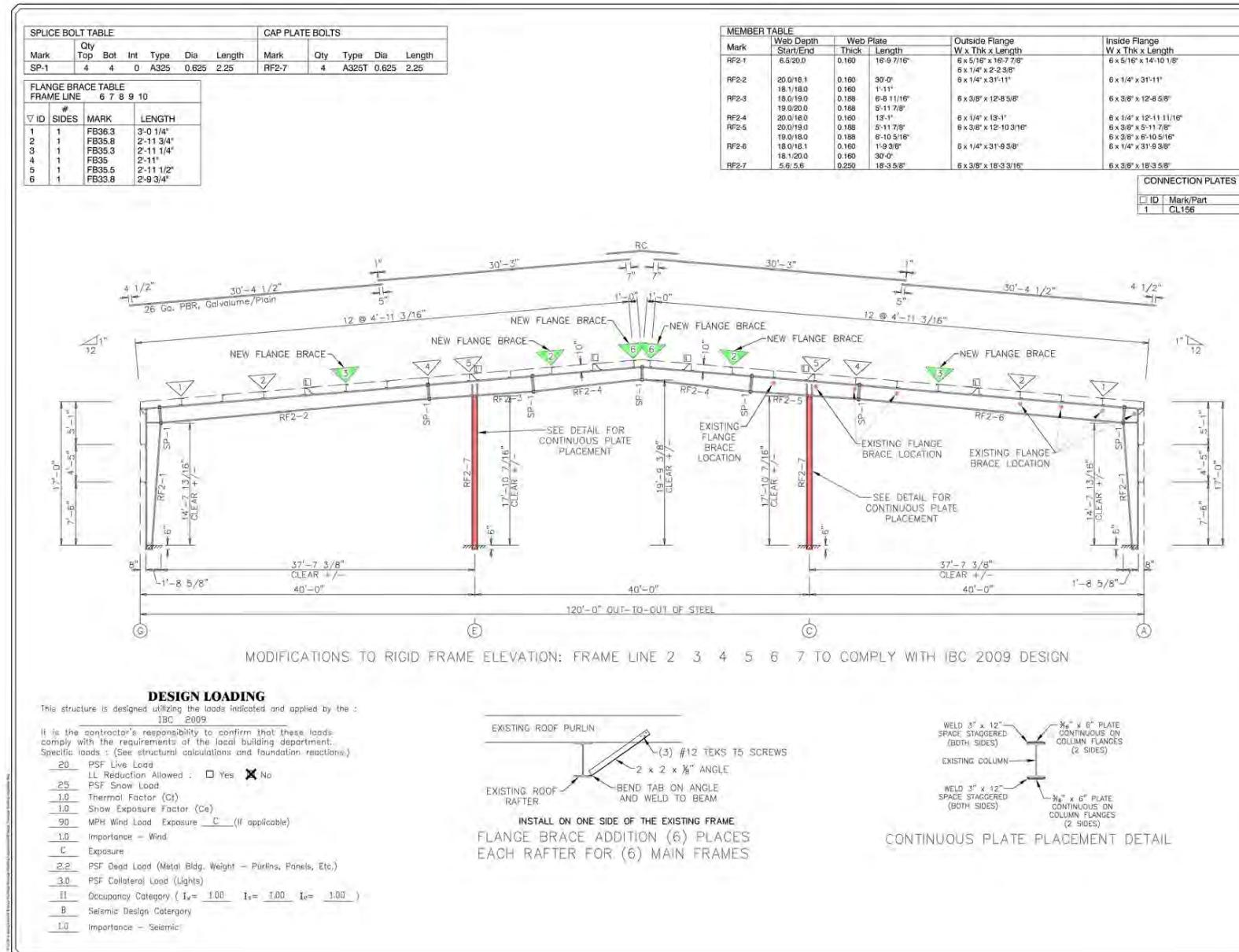
PARCEL MAP



FLOOR PLAN



FLOOR PLAN

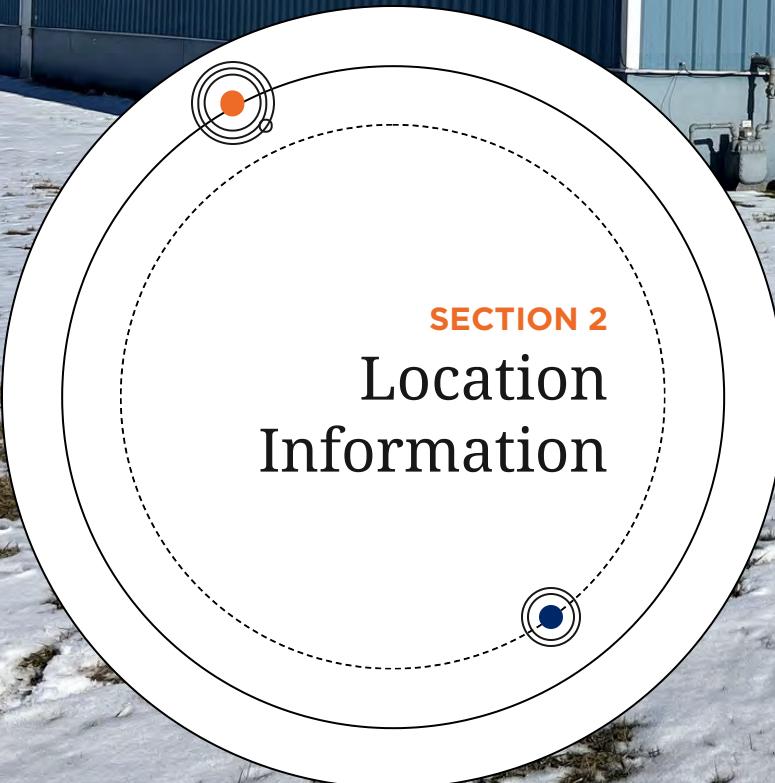


ADDITIONAL PHOTOS



INTERIOR PHOTOS

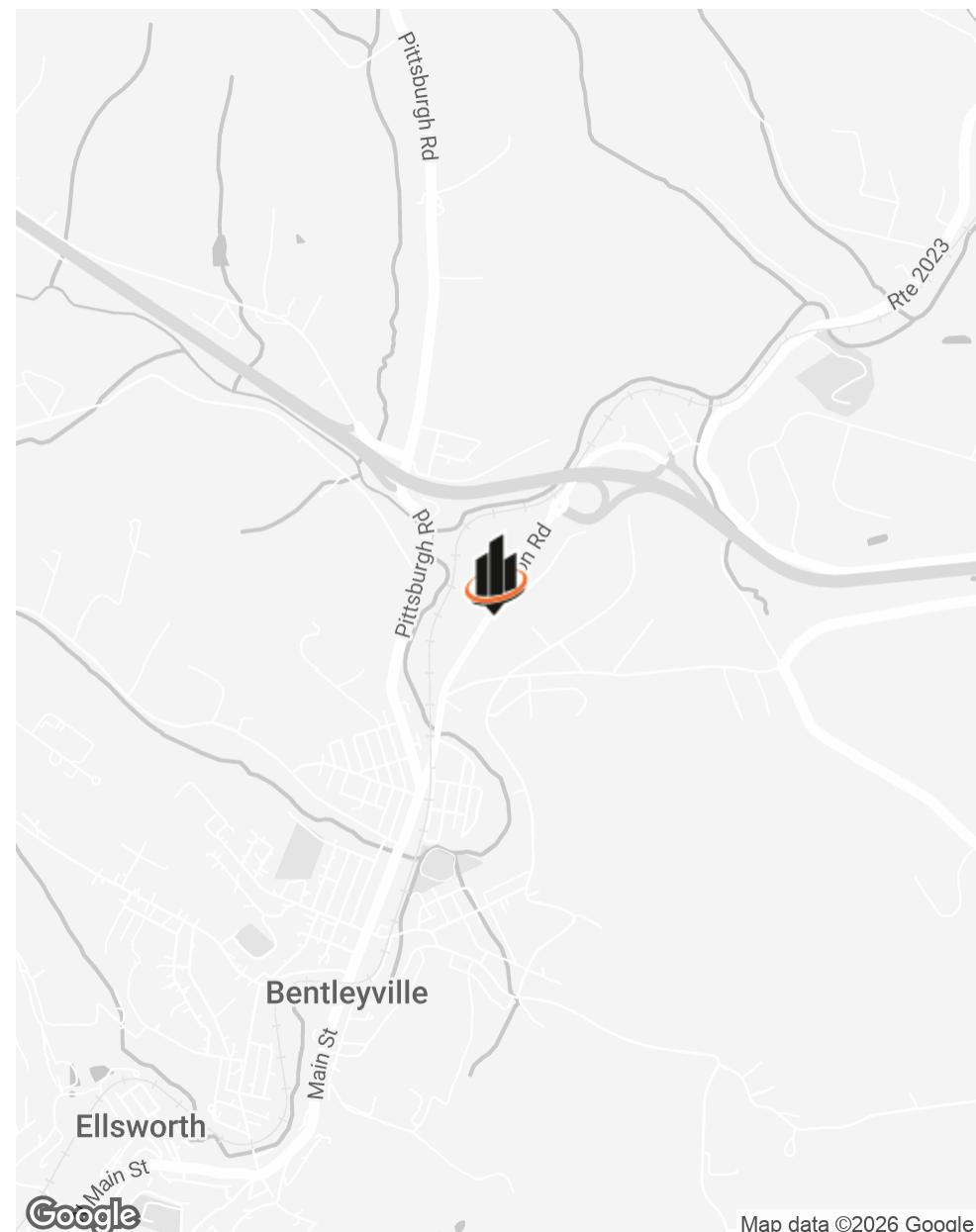
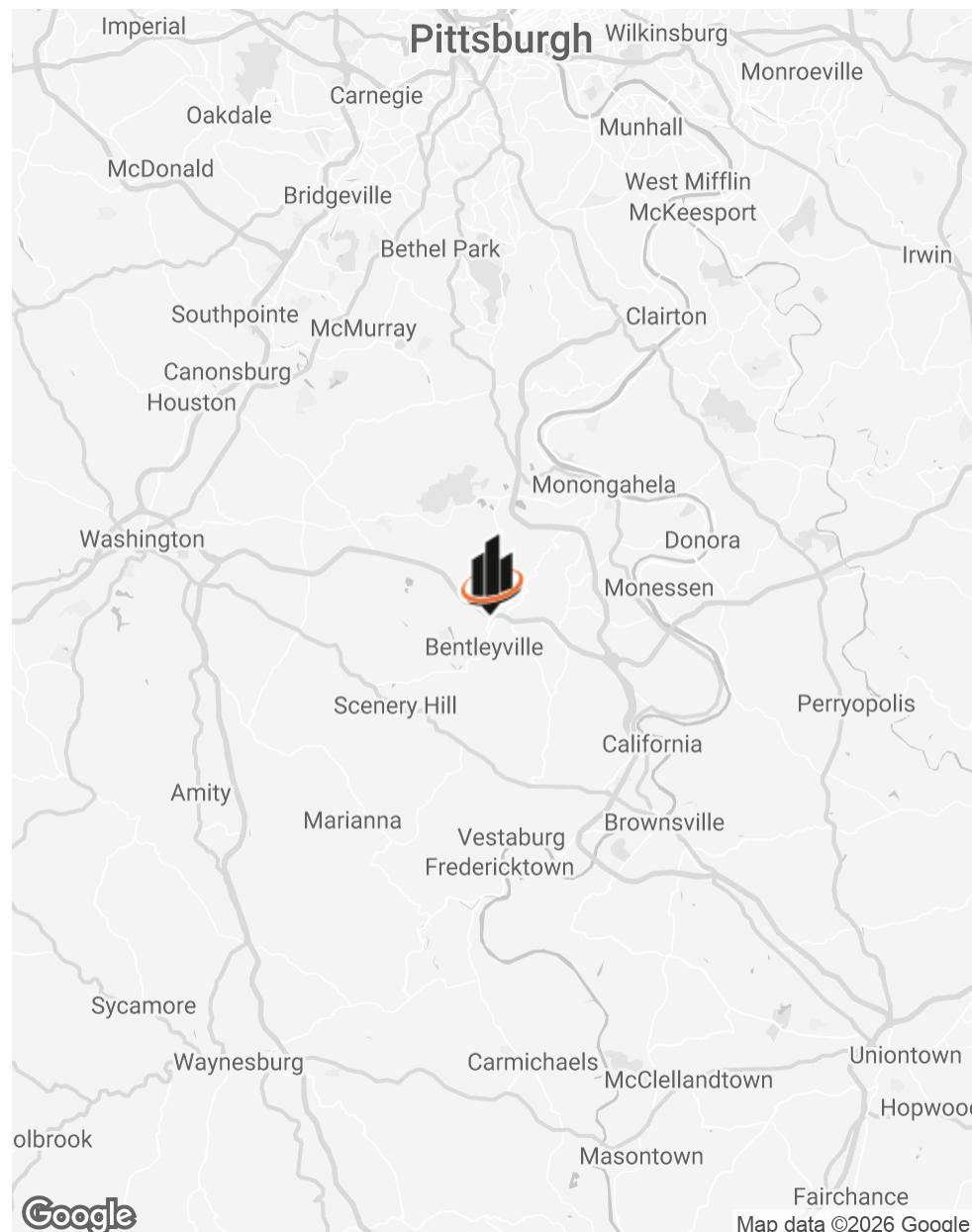




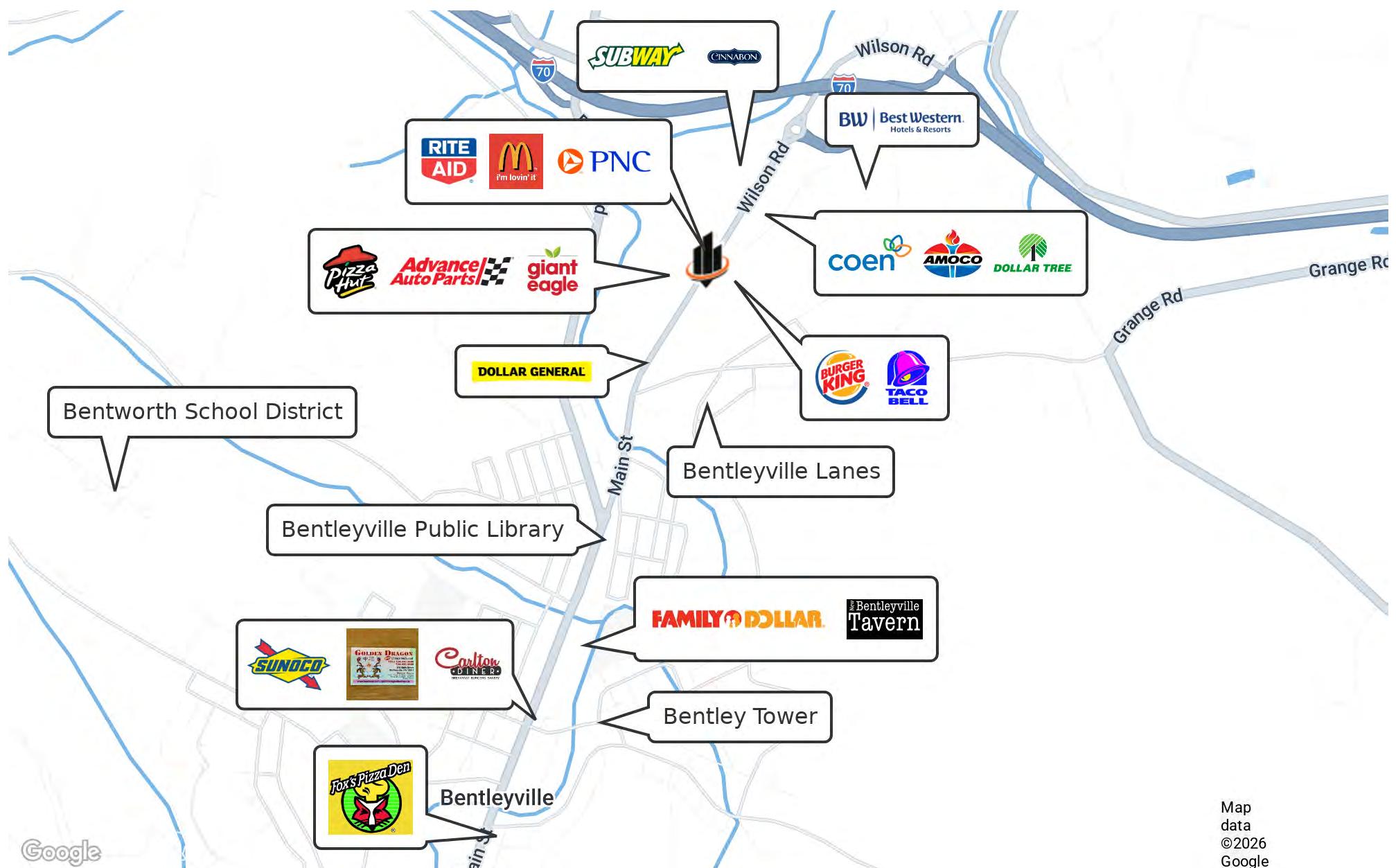
SECTION 2
**Location
Information**



LOCATION MAPS



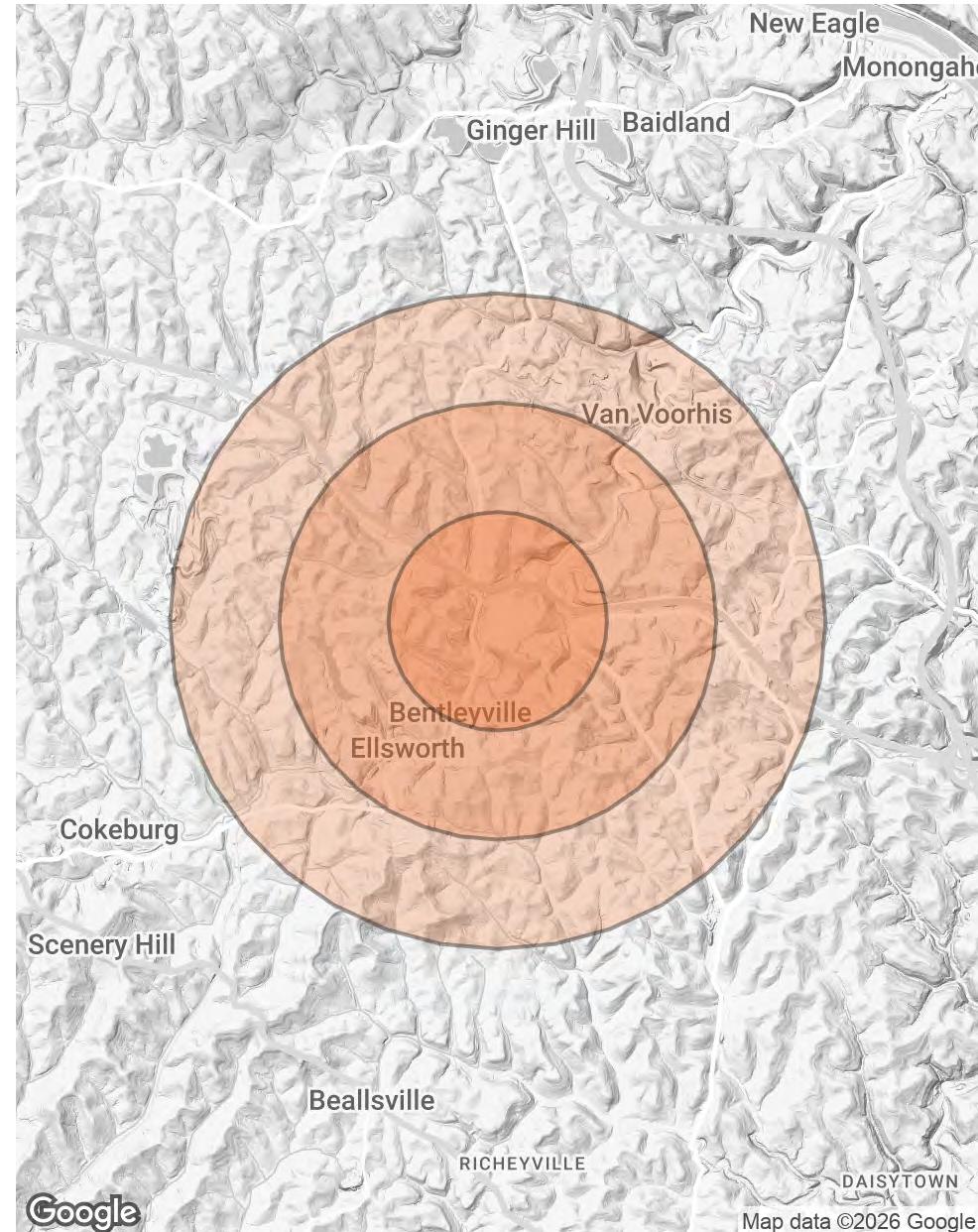
RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	1,772	4,028	5,764
AVERAGE AGE	44	44	45
AVERAGE AGE (MALE)	43	43	44
AVERAGE AGE (FEMALE)	45	46	46
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	784	1,775	2,518
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$72,013	\$72,319	\$77,697
AVERAGE HOUSE VALUE	\$188,388	\$184,336	\$196,541

Demographics data derived from AlphaMap



LOCATION DESCRIPTION



WASHINGTON COUNTY

Washington County is located in southwest Pennsylvania, southwest of the city of Pittsburgh. The County is bordered on the west by the panhandle of West Virginia, the north by Beaver County, northeast of Allegheny and Westmoreland Counties, and south/south east of Greene and Fayette Counties. The city of Washington and the County of Washington were both named after the American Revolutionary War leader George Washington in 1781. The Whiskey Rebellion took place in Washington County, and The National Pike (Route 40) which was America's first federally built transportation system runs through the county and exhibits numerous antique shops and historic points of interest, such as the Century Inn of Scenery Hill. Washington County also includes: California University of Pennsylvania, Washington and Jefferson College, Washington County Airport, First Niagara Pavilion, and The Meadows Racetrack and Casino, along with many other amenities. The county consists of two cities (Monongahela and Washington), 32 boroughs and townships.



BENTLEYVILLE

Bentleyville, Pennsylvania, is a small but welcoming borough in Washington County, situated approximately 30 miles south of Pittsburgh. With a population of just over 2,500 residents, Bentleyville maintains a close-knit, community-oriented atmosphere. Historically rooted in coal mining and industry, the town has evolved into a quiet suburban area with a mix of residential neighborhoods, local businesses, and essential amenities. Its location along Interstate 70 provides convenient access to larger cities like Pittsburgh and neighboring communities, making it an attractive spot for commuters.

Bentleyville offers a peaceful lifestyle with local parks, recreational opportunities, and community events that bring residents together. The Bentworth School District serves the area, providing educational opportunities for local students. With its small-town charm, friendly atmosphere, and convenient location, Bentleyville remains a great place for families, retirees, and those looking for a quiet yet accessible place to call home.



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