

401 Technology Drive

 Southpointe Canonsburg, PA 15317

INVESTMENT OPPORTUNITY

WAREHOUSE / FLEX

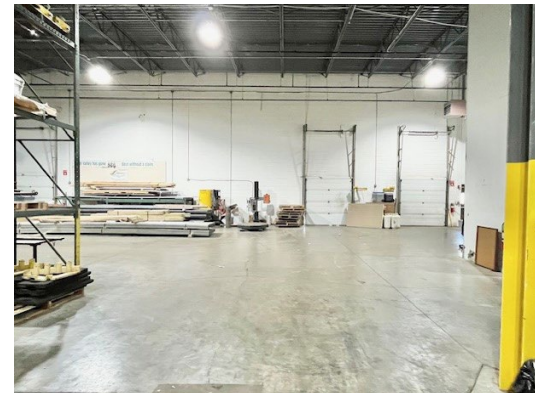


LOCATION

- Southpointe, PA, conveniently positioned between two direct exits off of I-79
- 20 miles south of the City of Pittsburgh
- 5 mile to the north of Washington
- 1 mile to the north of Canonsburg
- Just south of the Allegheny County Line

BUILDING FEATURES

- New Roof, 2023
- New HVAC, 2022
- New EMS System, 2023
- New Paving, 2024
- Renovated offices, 2023
- 100% leased
- 8 years of term left



Exclusively Marketed by:

KELLEY HECKATHORNE
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NAI Burns Scalo
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

401 TECHNOLOGY DRIVE

CANONSBURG, PA 15317

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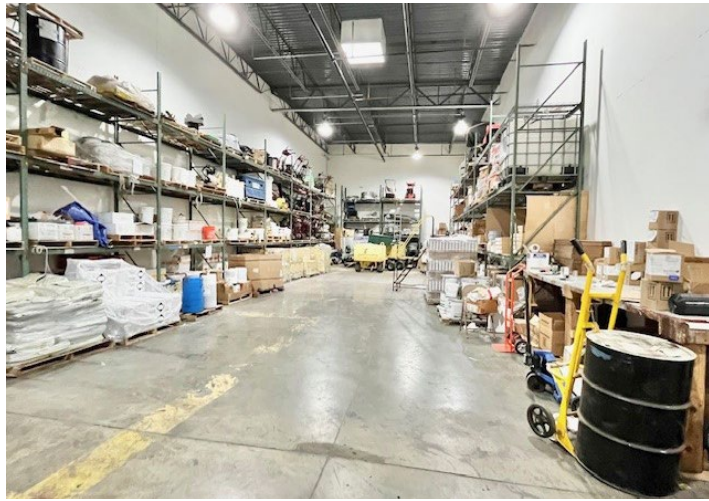
PARCEL ID	140-010-00-00-0008-41
YEAR BUILT	1998
YEAR RENOVATED	2022
SUBMARKET	Washington
ACRES	5.2
ZONING	SD – Special Development District; subset zoning exclusive to Southpointe mixed-use Master Plan
SIZE (SF)	40,516 SF 20,990 RSF Warehouse (52%) 19,526 RSF Office (48%)
DRIVE-IN DOOR	1
LOADING DOCKS	2

STORIES	2
OCCUPANCY	100% 8 years of lease term remaining
CEILING HEIGHTS	28' in first floor warehouse
PARKING SPACES	108 paved spaces, including 7 ADA

UTILITIES	Electric West Penn Power Gas Peoples Gas Water Pennsylvania American Water Company Sewage Cecil Township Municipal Authority Data Verizon Xfinity
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Top 4 School Districts in Southwestern Pennsylvania

- South Fayette
- Mt. Lebanon
- Upper St. Clair
- Peters Township

At Southpointe Town Center

Farmers Market Weekly - May to October
Concerts & Events Monthly

AMENITIES
WITHIN EASY REACH!

- PROPERTY**
 - 1 401 Technology Dr
- COFFEE SHOPS**
 - 2 Starbucks
 - 3 LaBella Bean
- DAYCARE**
 - 4 Doodle Bugs
- DINING**
 - 5 Zoup
 - 6 Nates Chophouse
 - 7 Jimmy John's
 - 8 Jacksons Restaurant & Bar
 - 9 Subway
 - 10 McDonalds
 - 11 Dunkin
 - 12 Wendy's
 - 13 KFC
 - 14 Papa Johns
 - 15 Hog Fathers BBQ
 - 16 Walgreens
 - 17 Taco Bell
- ENTERTAINMENT**
 - 24 Printscape Arena at Southpointe
- FITNESS**
 - 25 The Health Club At Southpointe
 - 26 Barre3
- GOLF**
 - 27 Southpointe Golf Club
- HOTELS**
 - 28 Holiday Inn Express
 - 29 Homewood Suites Hilton
 - 30 AC Hotels Marriott
 - 31 Hilton Garden Inn
- RESIDENTIAL**
 - 32 The Fairway Luxury Condos
 - 33 Fairway Landing Patio Homes
 - 34 Reserve at Southpointe Apartment Homes
 - 35 1400 Main Apartments
 - 36 Alto Piano Homes
 - 37 Ironwood Homes
- SERVICES**
 - 18 Sarris Candies
 - 19 All Star Sports Bar & Grill
 - 20 Los Bajitos
 - 21 Toscana Brick Oven
 - 22 Bubba Burgers
 - 23 R-Bar
 - 38 WesBanco
 - 39 CFS Bank
 - 40 Southpointe Nails
 - 41 Avis
 - 42 The Skin Center

22

Minutes to Pittsburgh via I-79 & I-376

25

Minutes to Pittsburgh International Airport via I-576



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