

OFFERING MEMORANDUM
94,140 SF Industrial
Property for Lease
42 EIGHTY FOUR DRIVE

Eighty Four, PA 15330

PRESENTED BY:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Manufacturing/Warehouse: \$9.75/SF NNN
	Industrial: \$6.75/SF
BUILDING SIZE:	94,140 SF
AVAILABLE SF:	94,140 SF
ZONING:	Light Industrial
MARKET:	Pittsburgh
SUBMARKET:	Washington County

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present an exceptional leasing opportunity at 42 Eighty Four Drive in Eighty Four, PA. The site consists of climate controlled manufacturing, heavy industrial, and office space, plus laydown yard. The manufacturing space is fully insulated, conditioned, and sprinklered with two Dust Rooms, and is accessed with a combination of internal and external loading docks and grade level drive in doors. The industrial space is clear span with grade level and dock high access. Also present on site is an active rail line with the potential for connection via spur (Allegheny Valley Rail/Carload Express). Offices are first generation and restrooms are ADA compliant.

PROPERTY HIGHLIGHTS

- 49,618 SF climate controlled manufacturing, 23,273 SF industrial, 8,580 SF office (4,290 SF per floor), 12,669 SF stand alone warehouse
- 1.75 acre laydown yard
- 16.5' - 24' Clear Height
- 3 Phase Power - 7,200 Amps of 480V/3P and 400 Amps of 208V/3P
- 50 psi natural gas service
- Drive-through capabilities
- Adjacent to active rail line

SPACE HIGHLIGHTS

GENERAL SITE

- RFID Badge System throughout entire facility
- Adjacent to active rail line
- Electric – First Energy
- Gas – Columbia Gas
- 74 Paved Parking Spaces

WAREHOUSE SPACE

- 12,669 SF
- 7 Dock Height Door (8' x 8')
- 1 Drive-in Door (16' x 16')
- Reznor Heat
- 14'8" - 17'7" Clear Height
- Clear Span

CLIMATE CONTROLLED MANUFACTURING & LAB SPACE

- Fully conditioned/insulated (208T HVAC capacity throughout)
- Fully sprinklered (wet)
- LED Lighting
- Clear Height: 16' 5" - 24'
- Electric - 480/277V 3 Phase – 1,200 AMPS, 3,000 AMP; 208/120V 3 Phase
- 50 PSI Natural Gas Service
- 25 KVA Gas Fired Generator (can remain)
- (1) Column line
- (2) Drive in Doors (19' 8" W x 14' 0" H) – Pull Through Capabilities
- (1) One Internal Loading Dock (14' 10" W x 16' H Door)
- (1) One External Loading Dock (8' W x 10' H Door)
- Dust Room 1 (2,940 SF) – separate HVAC
- Dust Room 2 (1,415 SF)

OFFICE SPACE

- 8,580 SF (2 floors)
- ADA Restrooms
- Comcast Fiber
- 5 EV Charging Stations

INDUSTRIAL SPACE

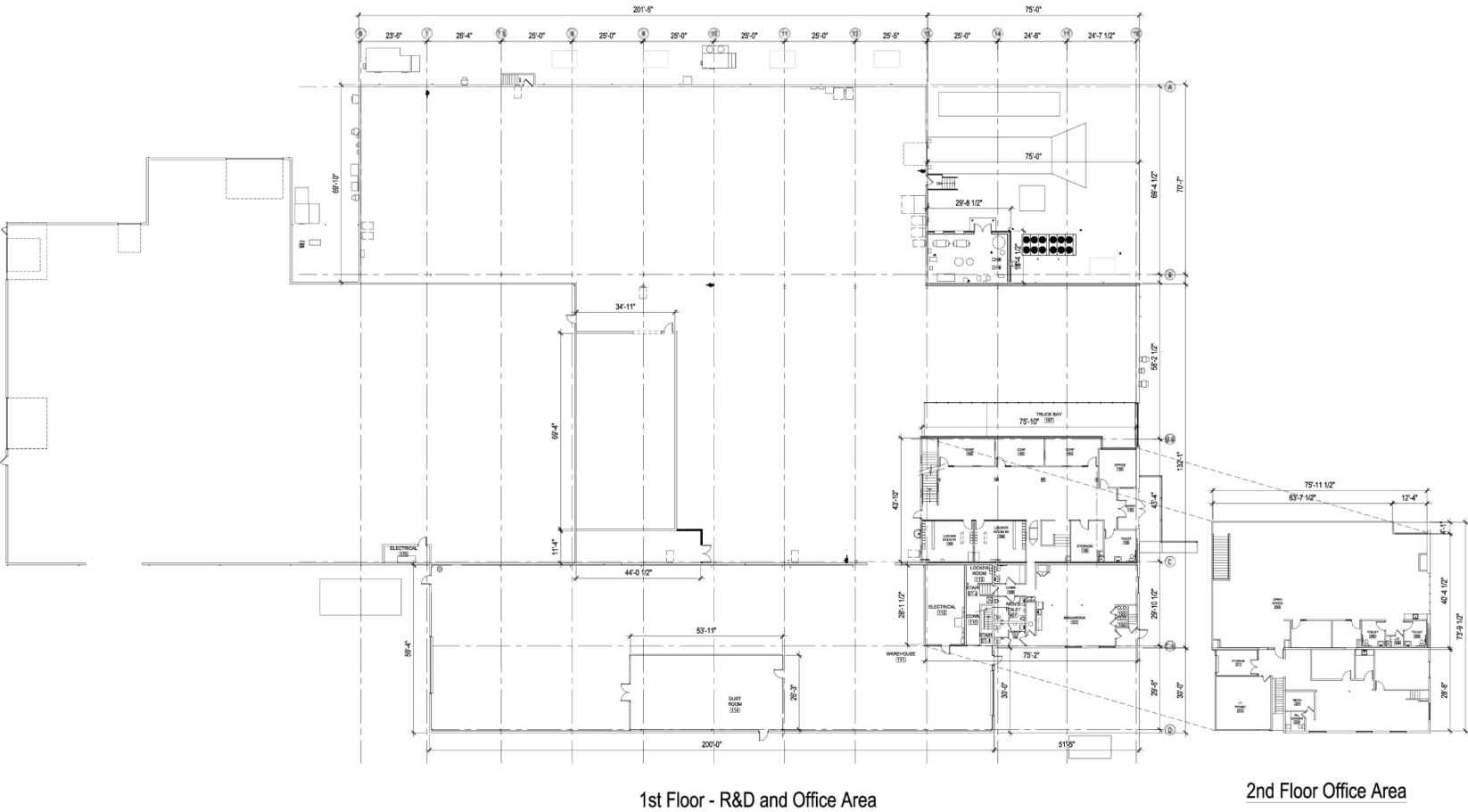
- 23,273 SF Industrial space
- 200' x 100' clear span
- Clear Height: 20'9" at eaves and 21'10" at peak
- Access: (2) Grade Level Drive-in Doors 18'W x 14'H and 20'W x 14'H
- Power: Ample 3 Phase Power
- Availability: February 1, 2026

LAYDOWN YARD

- 1.75 Acres of yard space

FLOOR PLAN

TB1
Dimensioned Floor Plan
Scale: 1/16"=1'-0"
1/28/2025



FLOOR PLAN

- CLIMATE CONTROLLED MANUFACTURING SPACE
- OFFICE SPACE
- INDUSTRIAL SPACE

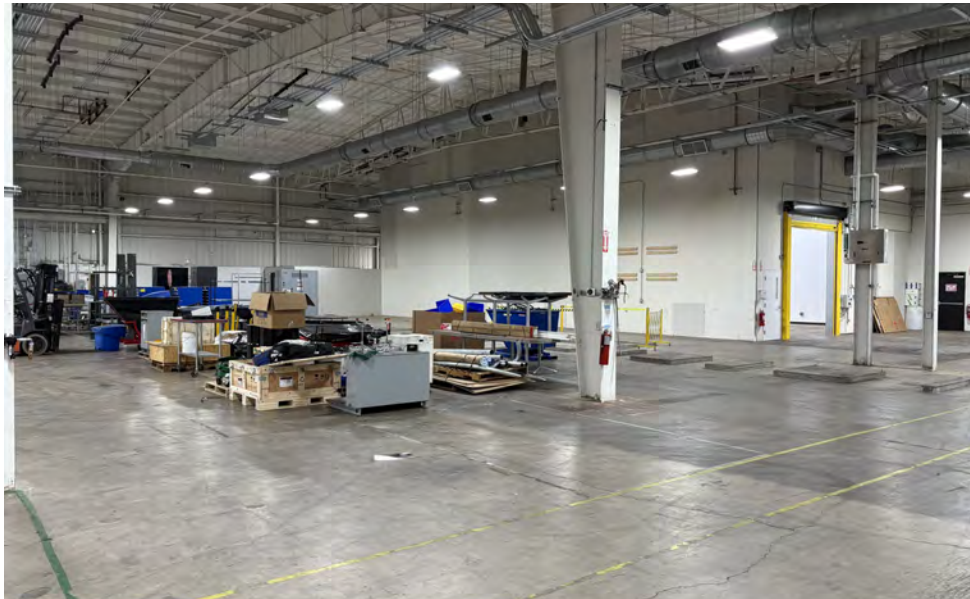
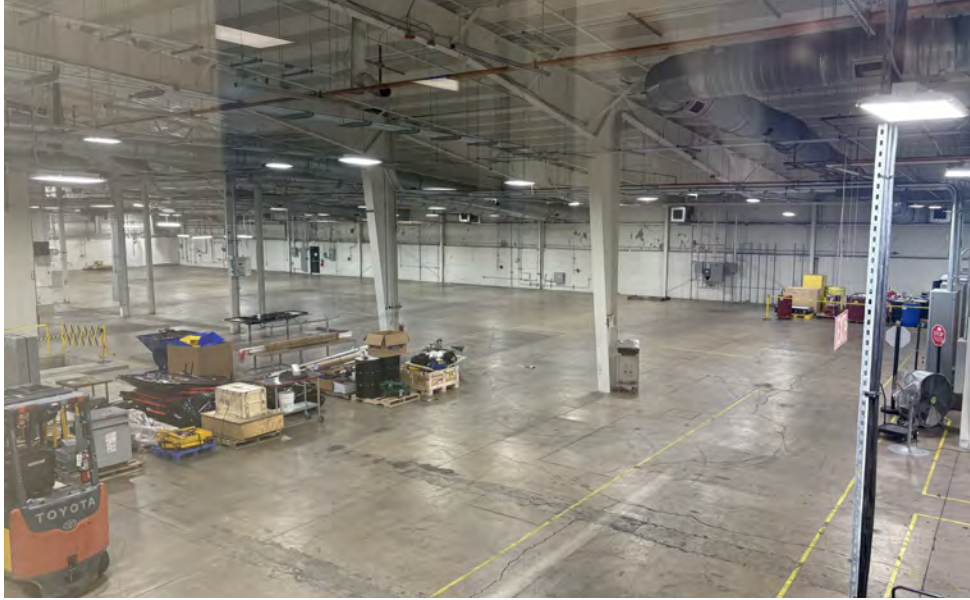
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Dimensioned Floor Plan
Scale: 1/16"=1'-0"
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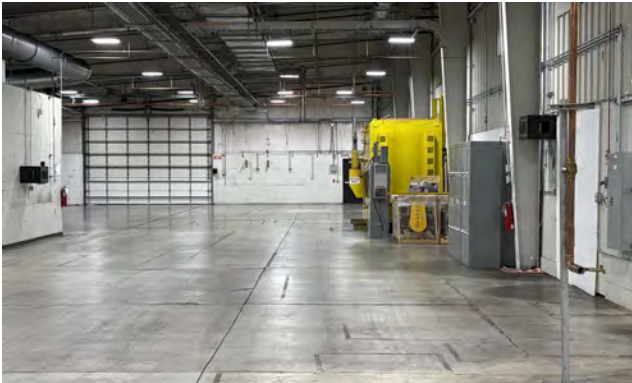
ADDITIONAL PHOTOS



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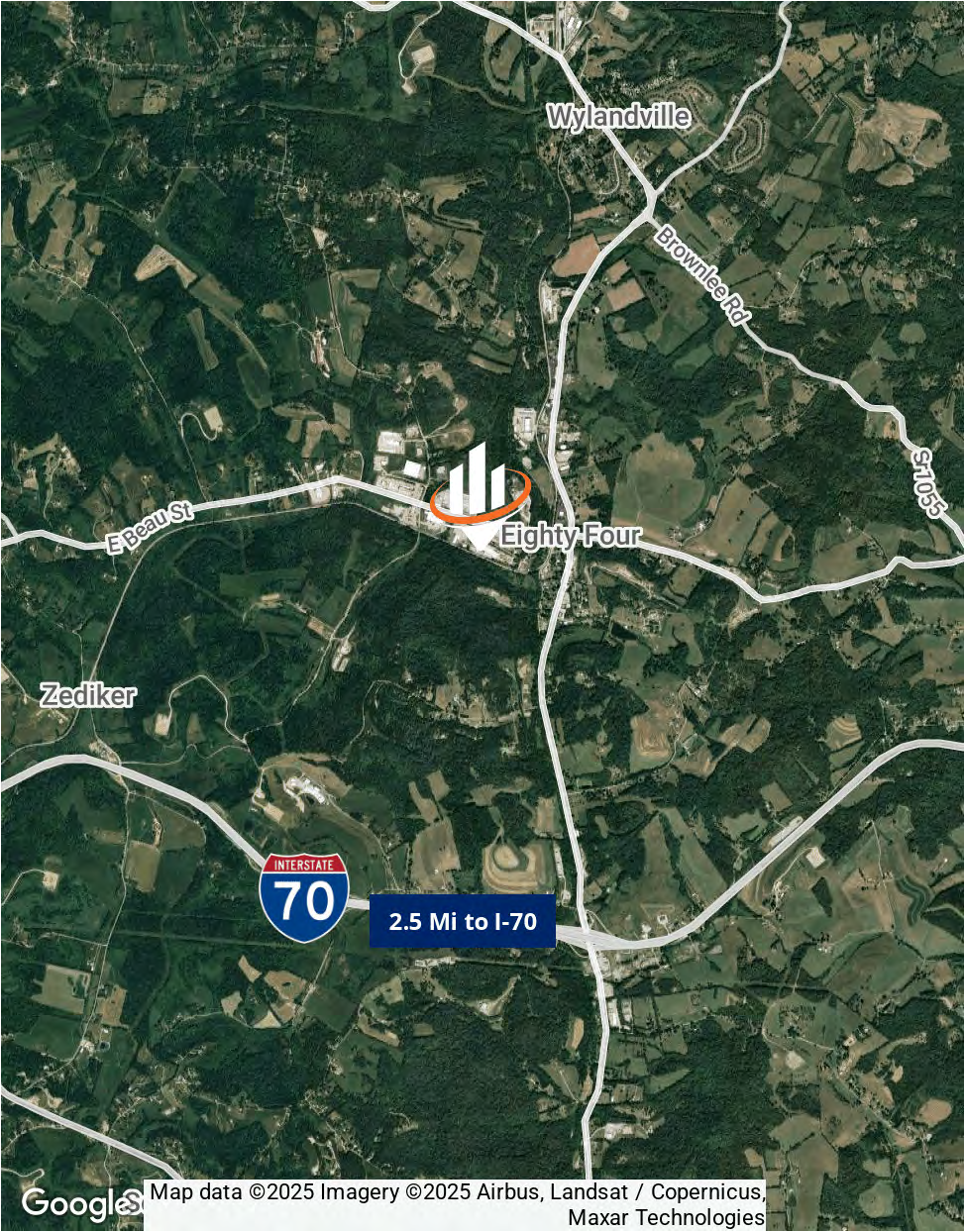
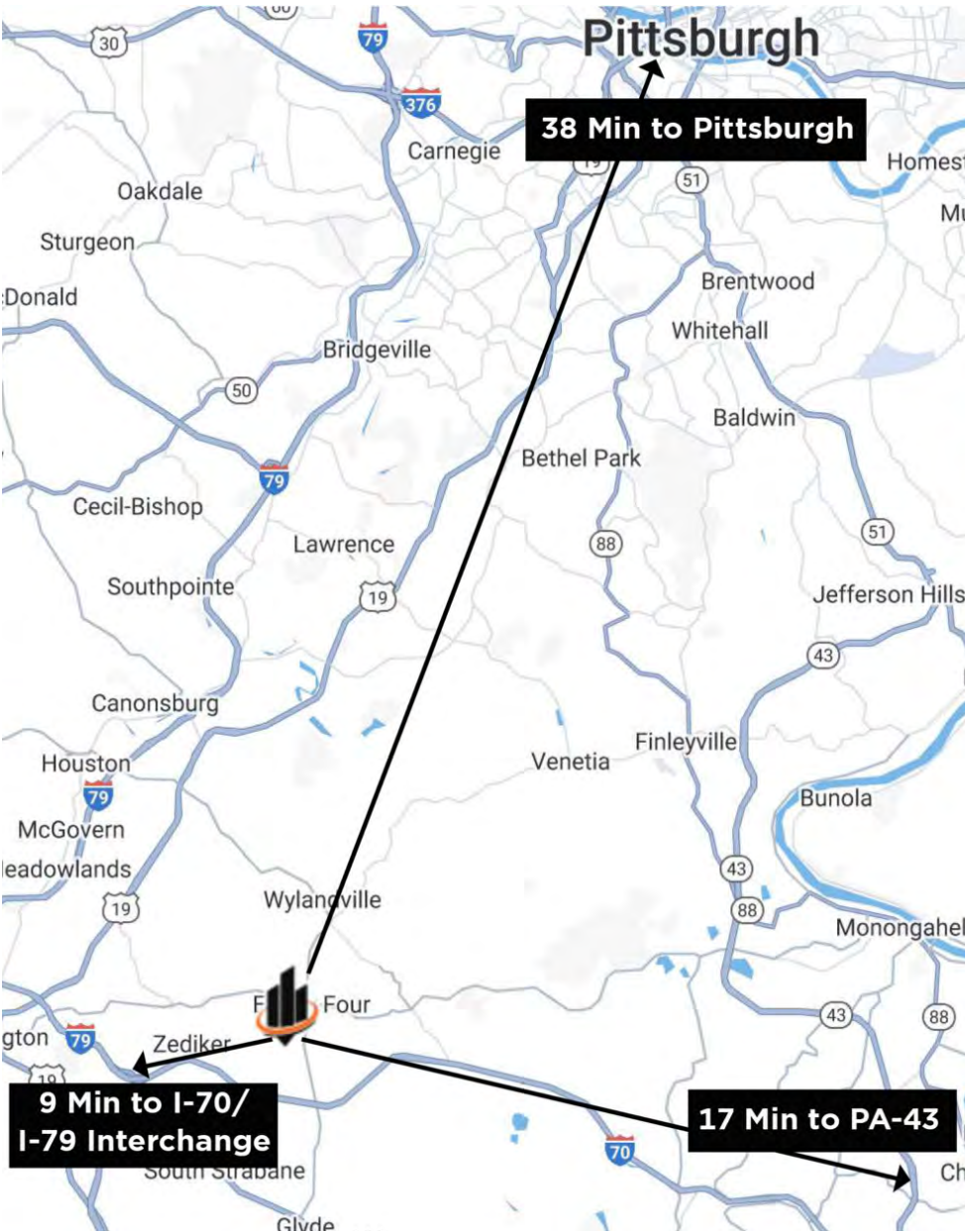
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LOCATION MAPS



RETAILER MAP



PARCEL MAP



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