



LEASE

802 Mt. Pleasant Road

802 MT. PLEASANT ROAD

Scottdale, PA 15683

PRESENTED BY:

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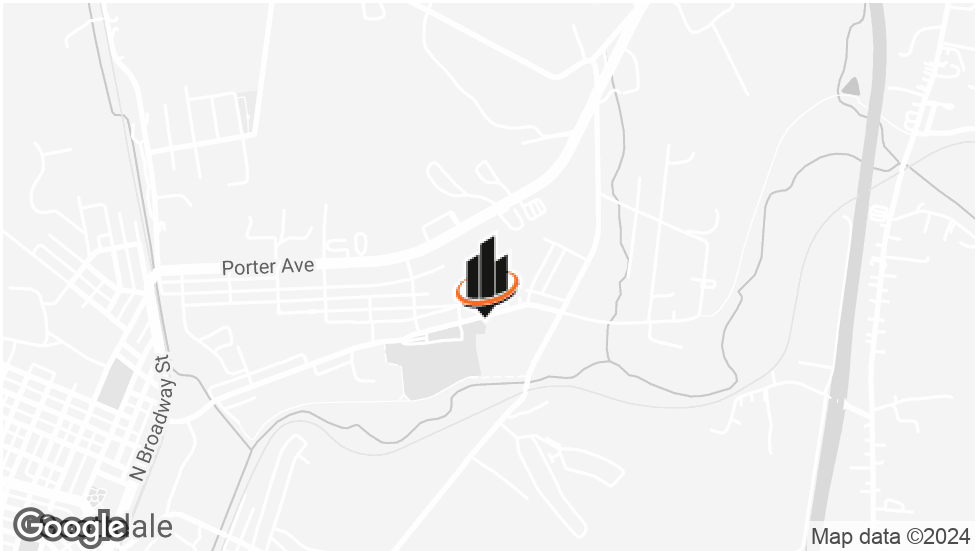
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$0.35 - 11.00 SF/yr (NNN)
BUILDING SIZE:	7,000 SF
AVAILABLE SF:	7,000 - 448,668 SF
LOT SIZE:	10.3 Acres
APN:	47-13-16-0-037, 47-13-16-0-038, 47-13-16-0-036

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for lease 802 Mt. Pleasant Road in Scottdale, PA. Strategically located off US-119 providing access to multiple interstates, distribution centers, and located within a days drive of 1/3 of the U.S. and Canadian populations. The property consists of a 7000 SF industrial flex building and 10 Acres of flat fully fenced secure lay-down/storage yard. The building is available for lease without yard area and yard space is available with flexible lease terms by the Acre. Ideal locations for contractors, free trade area, trailer storage, equipment storage, and lay-down yard.

PROPERTY HIGHLIGHTS

- 7000 SF Flex Building
- 10+/- Acres of Yard Available
- Fully secured Fenced yard (Cameras, Barbed wire, & Electrified)
- Salvage Yard License in place

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PHOTO



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LOCATION OVERVIEW

WESTMORELAND COUNTY

DEMOGRAPHICS & BUSINESS INCENTIVES

WESTMORELAND COUNTY BUSINESS INCENTIVES

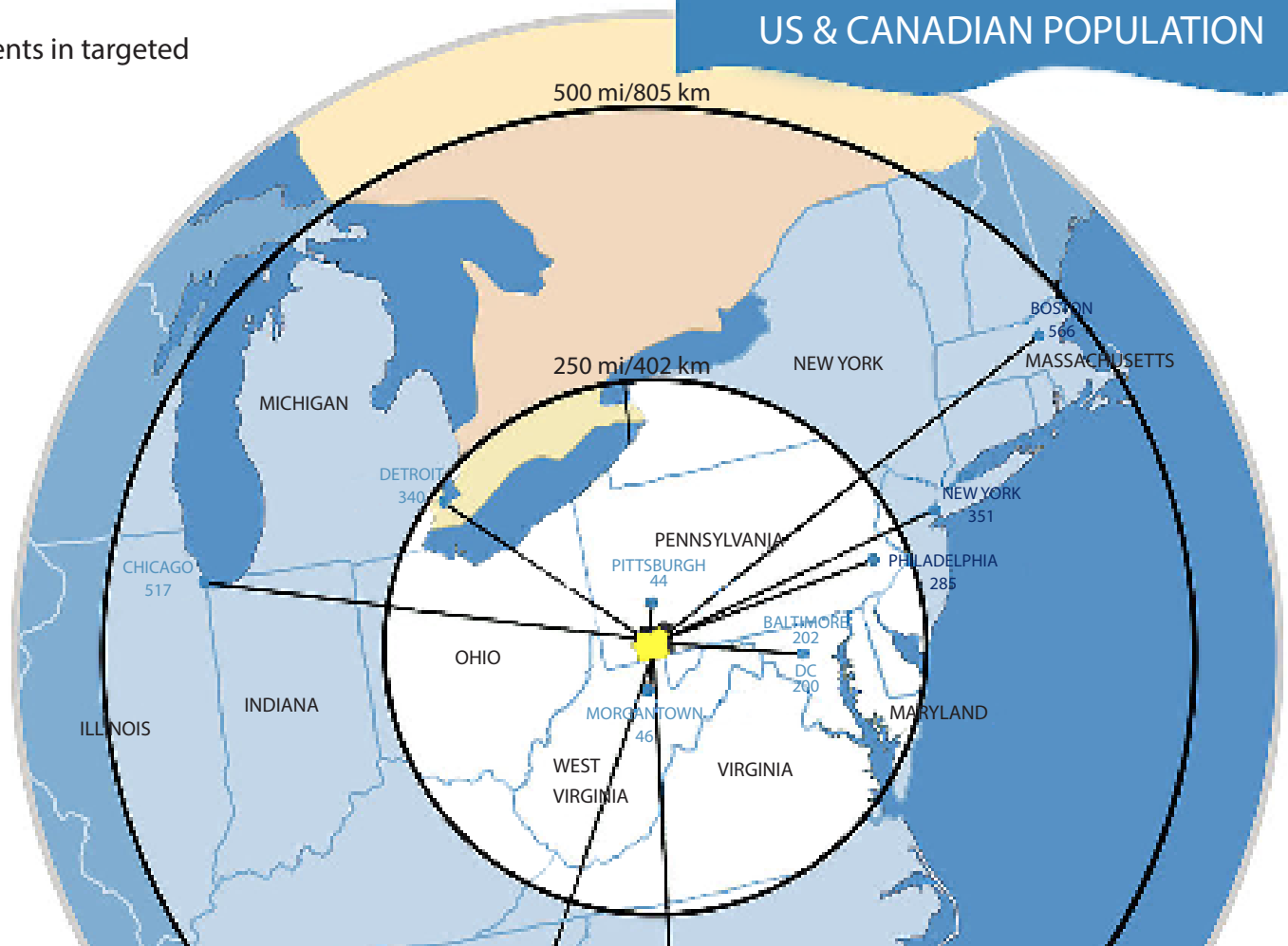
- Loans for land acquisition, building construction, machinery and equipment, and working capital
- Grants for customized job training
- Tax Credits for job creation
- Tax Credits for job creation and investments in targeted geographic locations



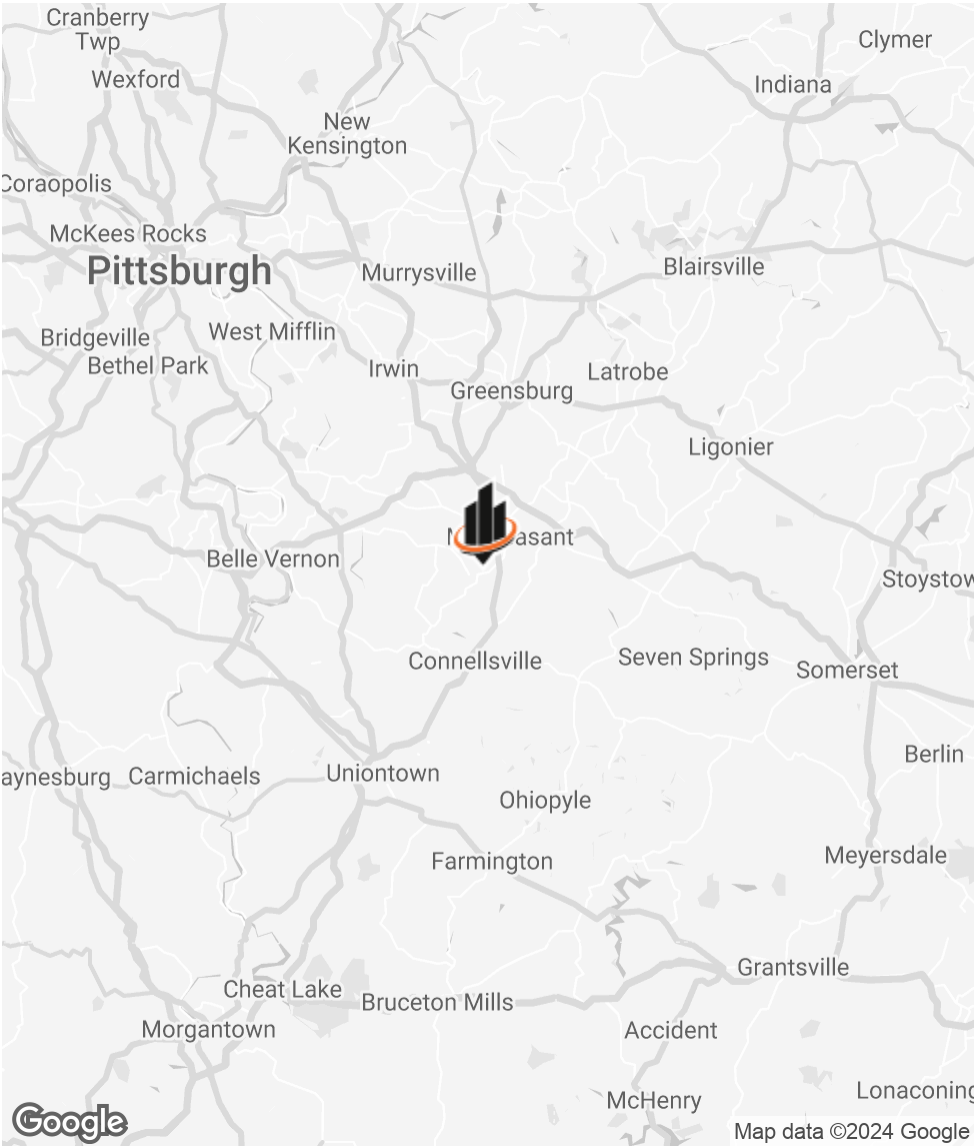
DEMOGRAPHICS

TOTAL HOUSEHOLDS	37,163
# OF PERSONS PER HH	2.3
AVG HH INCOME	\$48,820
AVG HOUSE VALUE	\$121,600

WITHIN A 500 MILE RADIUS OF
OVER HALF OF THE
US & CANADIAN POPULATION



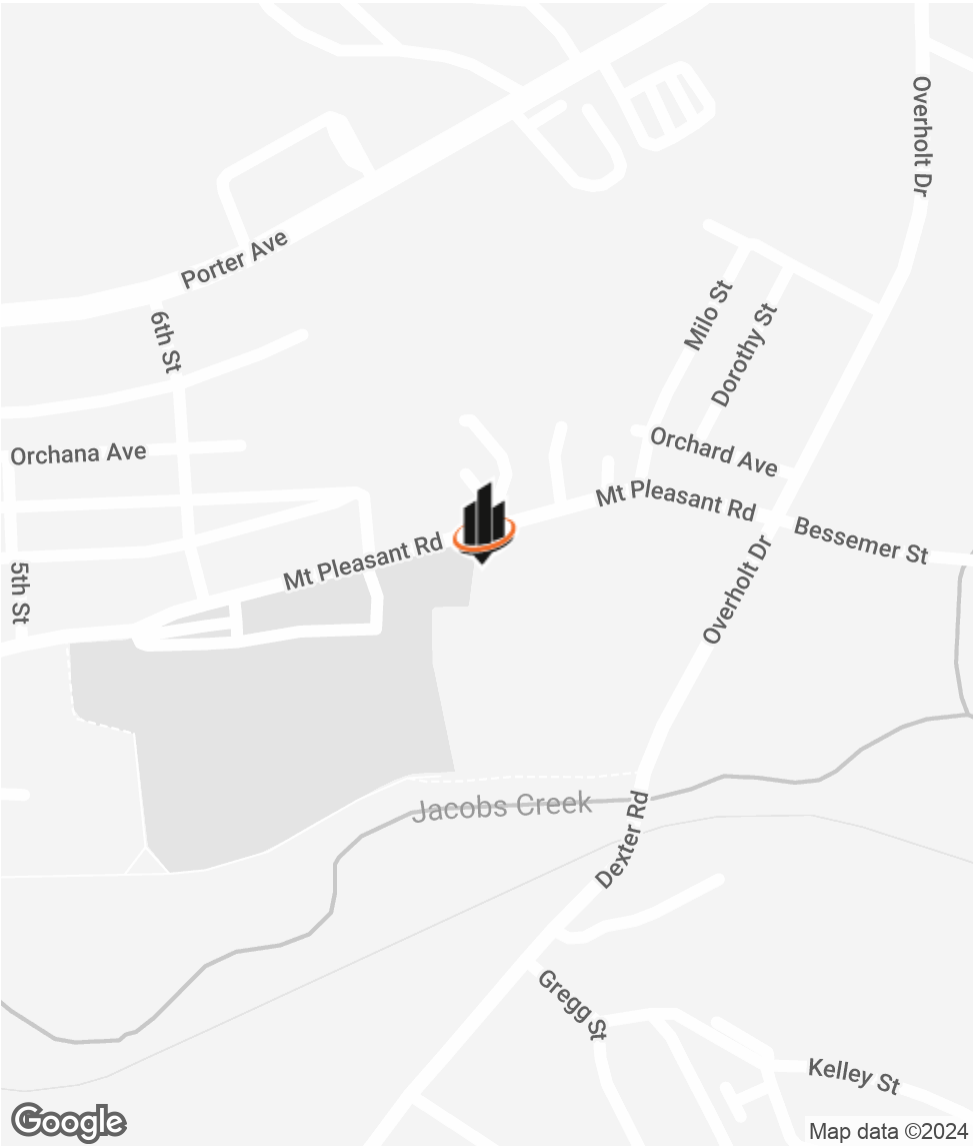
LOCATION MAPS



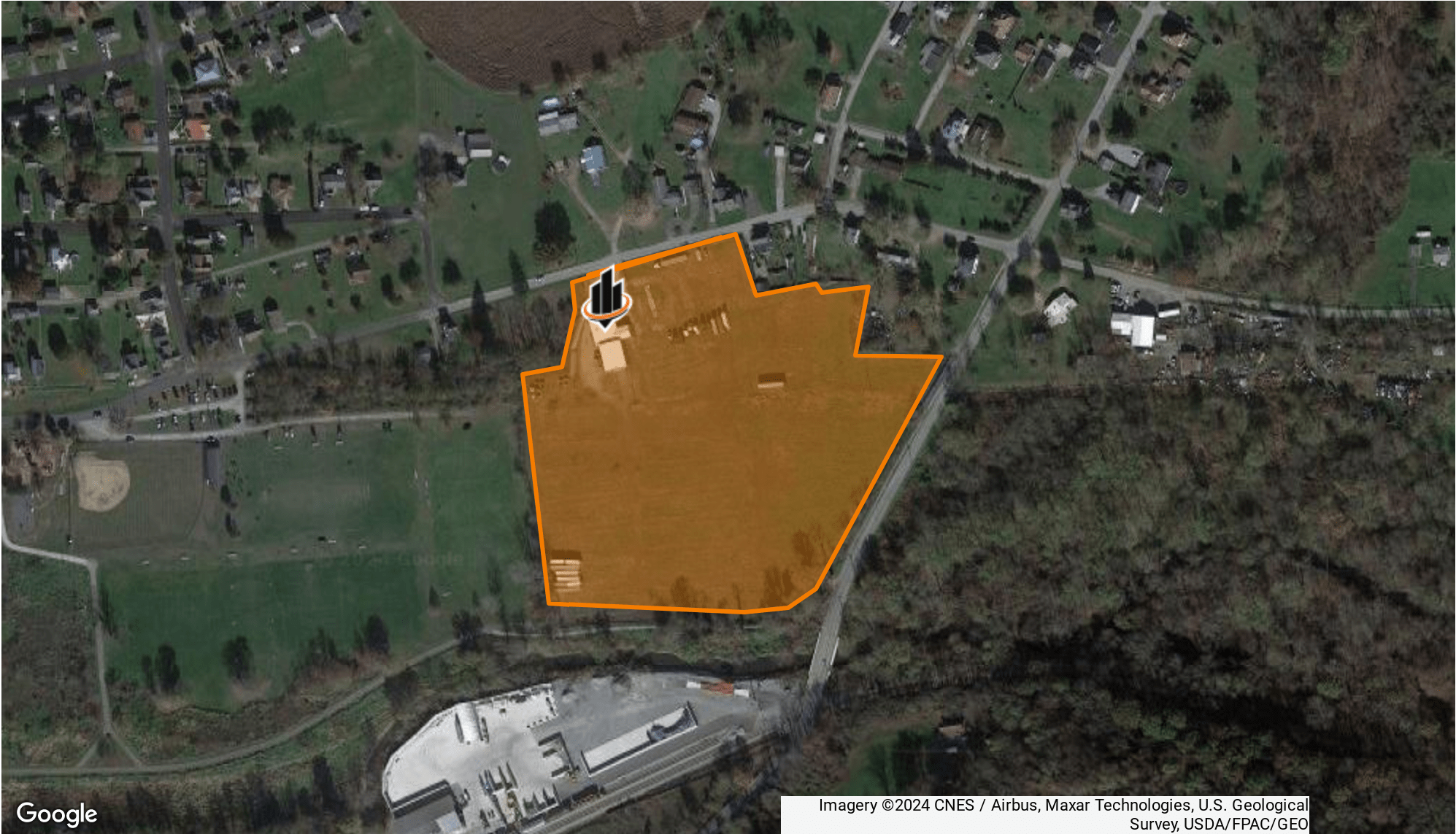
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PARCEL MAP



Google

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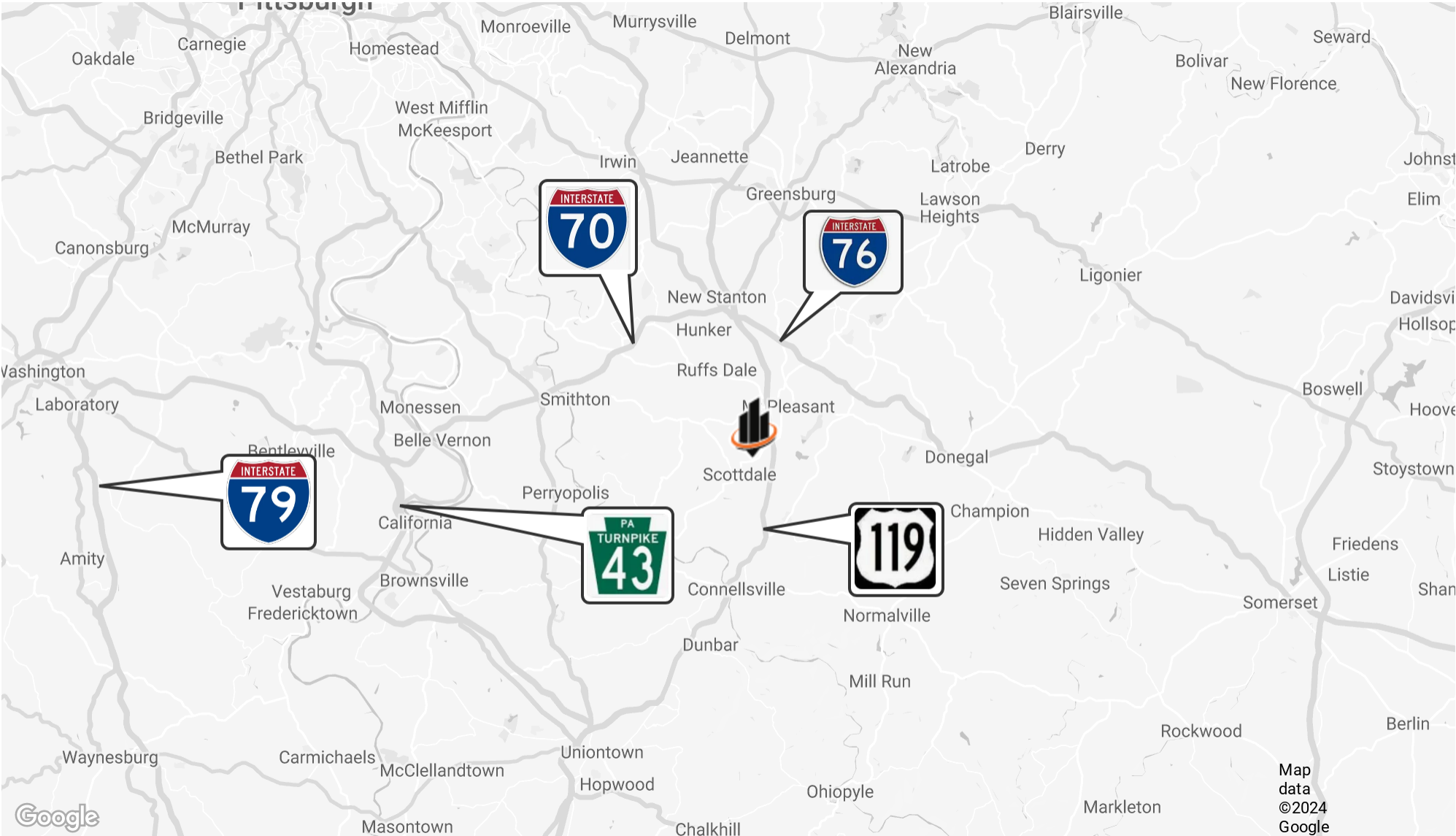
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RETAILER MAP



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MAJOR HIGHWAYS



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