



OFFERING MEMORANDUM
**12,669 SF Industrial
Building For Lease**

42 EIGHTY FOUR DRIVE

Eighty Four, PA 15330

PRESENTED BY:

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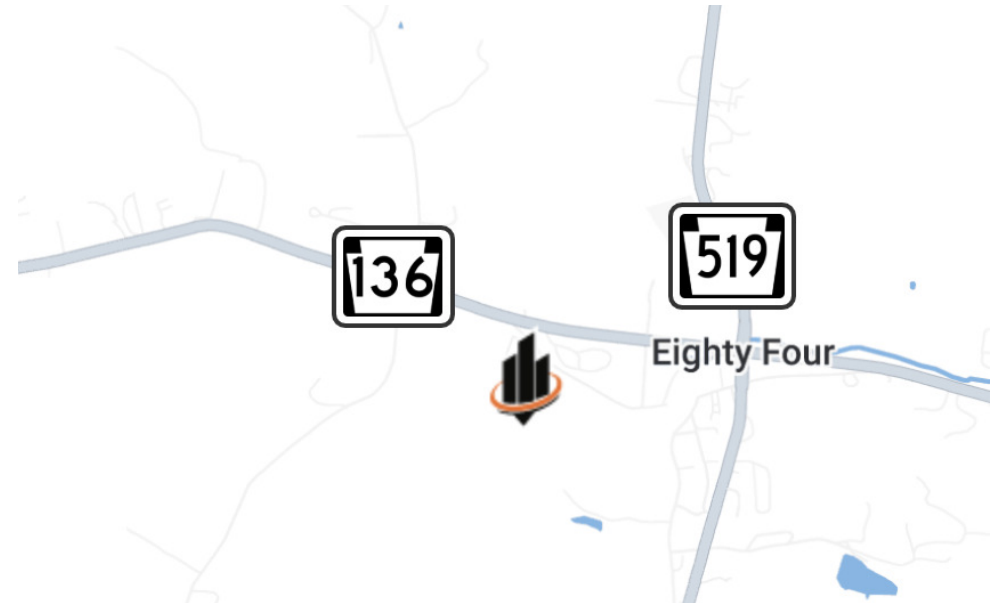
Parcel Map

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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.50 SF/yr (NNN)
BUILDING SIZE:	12,669 SF
AVAILABLE SF:	12,669 SF
MARKET:	Pittsburgh
SUBMARKET:	Eighty Four

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present an exceptional leasing opportunity at 42 Eighty Four Drive in Eighty Four, PA. This remarkable property offers a standalone industrial building. Featuring seven dock doors, one drive-in door, ample clear height, Reznor heat, and 3-phase power, this property is well-equipped for a variety of industrial operations. The office space includes one office, one restroom, and a 480 SF mezzanine.

PROPERTY HIGHLIGHTS

- Seven dock doors (8' x 8')
- One drive-in door (16' x 16')
- 14'8" - 17'7" clear height
- Reznor heat, floor drain, air lines
- 3 phase power (850V/940 amps; 208V/225 amps)
- Clear span building
- Rail runs adjacent to property (spur could be reconnected)

ADDITIONAL PHOTOS

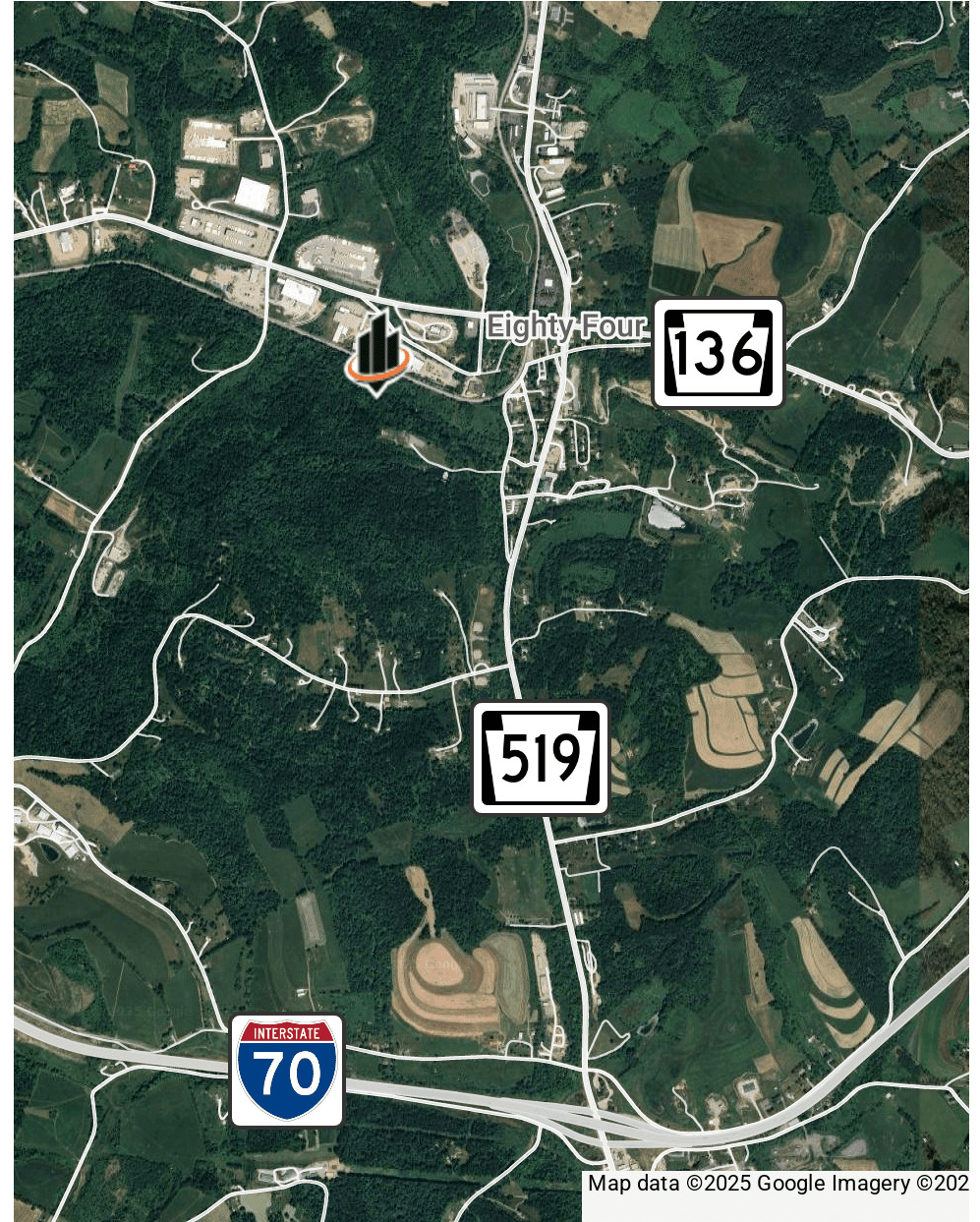
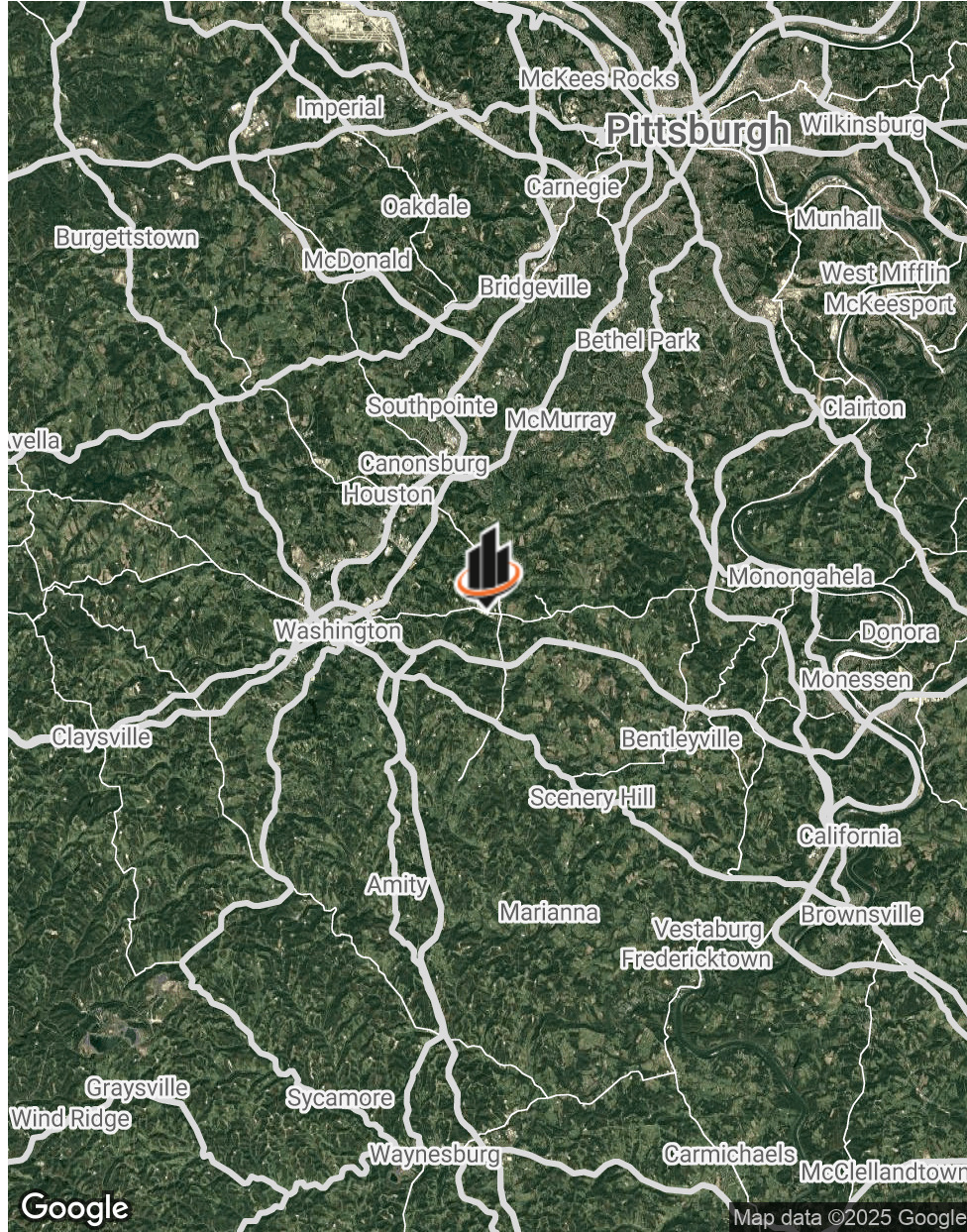




SECTION 2
Location
Information



LOCATION MAPS



RETAILER MAP



PARCEL MAP



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