

12 MONONGAHELA AVENUE

GLASSPORT, PA 15045

 TMS INTERNATIONAL

 CUSHMAN &
WAKEFIELD

 GRANT STREET
ASSOCIATES, INC.

CONFIDENTIAL OFFERING MEMORANDUM

DISCLAIMER

The material contained in this Offering Memorandum is confidential and for the purpose of considering the purchase of the Property described herein. It is subject to the terms and provisions of the Confidentiality Agreement signed by the recipient of this material, and is not to be used for any purpose or made available to any other person without the express written consent of Cushman & Wakefield | Grant Street Associates, Inc. (“Broker”).

This Offering Memorandum was prepared by Broker solely for the use of prospective purchasers of 12 Monongahela Avenue in Glassport, PA (the “Property”). Neither Broker, the “Seller” nor any of their respective officers, employees or agents, make any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this package or any of its contents. Seller reserves the right to eliminate any portion or all of the Property from any offer for sale at any time prior to the completion of a binding contract of sale executed by both Seller and a prospective purchaser.

Prospective purchasers of the Property are advised (i) that changes may have occurred in the condition of the Property since the time of this Offering Memorandum or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller and, therefore, are subject to material variation. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Seller and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement satisfactory to the Seller has been fully executed, delivered, and approved by the Seller and any conditions to the Seller thereunder have been satisfied or waived.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of Broker and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the Seller or Broker.

The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Property at this time, kindly return this brochure to the Broker at your earliest possible convenience.

TABLE OF CONTENTS

EXECUTIVE SUMMARY 04

AREA MAP 05

PROPERTY OVERVIEW 06

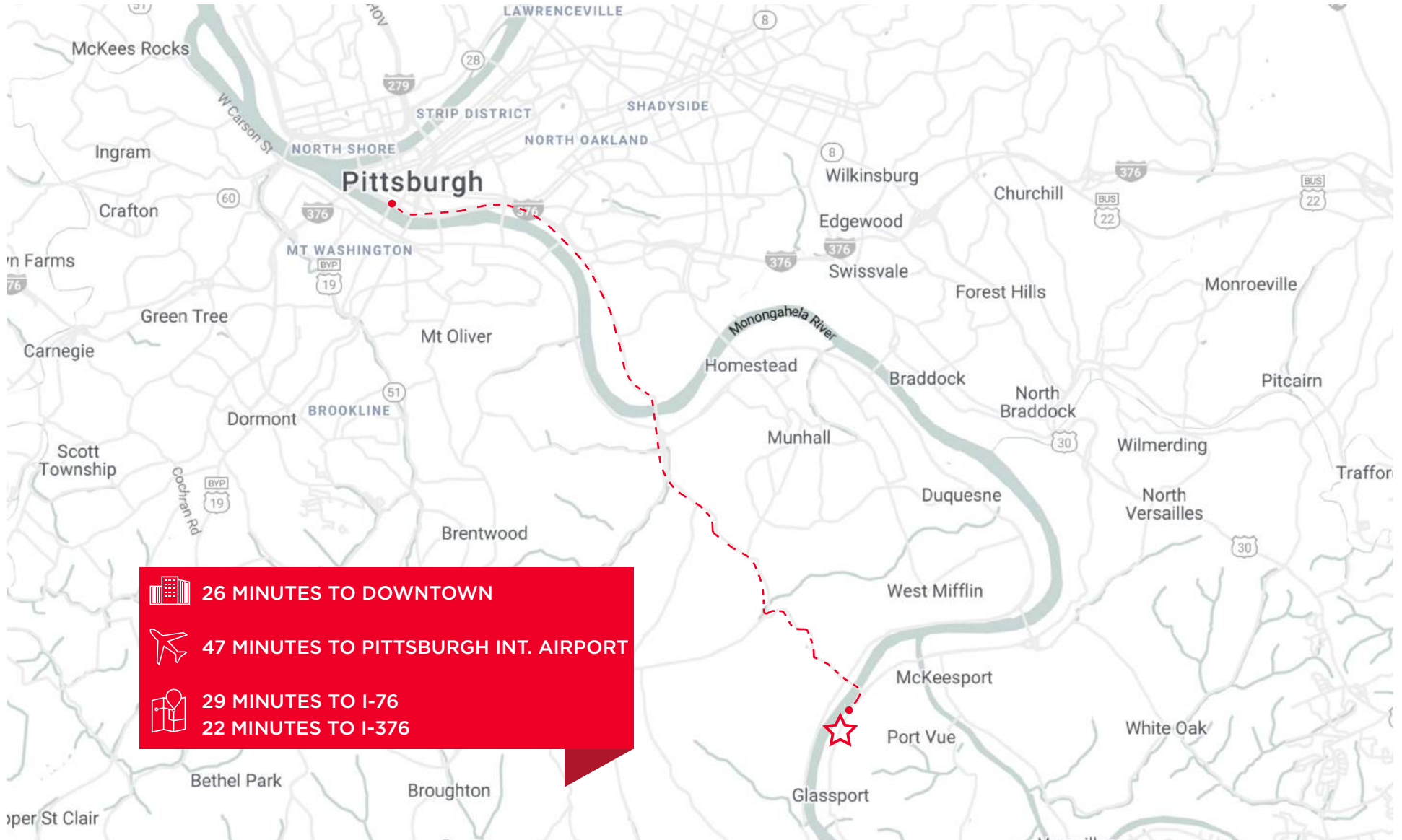
CONTACT 16

EXECUTIVE SUMMARY

Cushman & Wakefield | Grant Street Associates, Inc. is pleased to offer a 100% fee interest in 12 Monongahela Avenue (the “Property”) for sale. This 31,794 square-foot office building, located in Glassport PA, is on the banks of the Monongahela River with frontage on Monongahela Avenue. The property consists of multiple parcels totaling 1.76 acres with a one-to-two story building that is currently unoccupied. The property also consists of two adjacent surface parking lots, curbing, signage, landscaping, yard lighting and drainage that have all been well maintained. The location and footprint are ideally suited for an office user.



AREA MAP





PROPERTY OVERVIEW



12 MONONGAHELA AVE

ADDRESS	12 Monongahela Avenue, Glassport, PA 15045
COUNTY	Allegheny
TOTAL BUILDING SQUARE FEET	31,794 SF
OWNERSHIP	TMS International Corp. / Tube City LLC
LAND AREA	1.76 acres
PARCEL NUMBERS	0384-R-00002-0000-00, 0384-R-00024-0000-00, 0384-R-00029-0000-00, 0384-R-00031-0000-00
PARKING	80+ surface spaces
ELECTRICAL	Low voltage power electric service, with master meter and back-up natural gas generator
HVAC	Forced air, gas heat and air conditioned
SECURITY	Sonotrol Security and Fire Alarm System
ELEVATOR	One (1) elevator



PROPERTY TAX REVIEW



12 MONONGAHELA AVENUE / PARCEL: 0384-R-00002-0000 / ASSESSED VALUE: \$808,500

AUTHORITY	MILLAGE RATE/\$1,000	GROSS TAXES	PSF
Allegheny County	4.73	\$3,824	\$0.12
South Allegheny School	19.5	\$15,766	\$0.50
Glassport	11.99	\$9,694	\$0.30
TOTAL	36.22	\$29,284	\$0.92

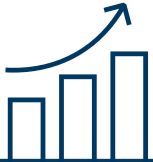






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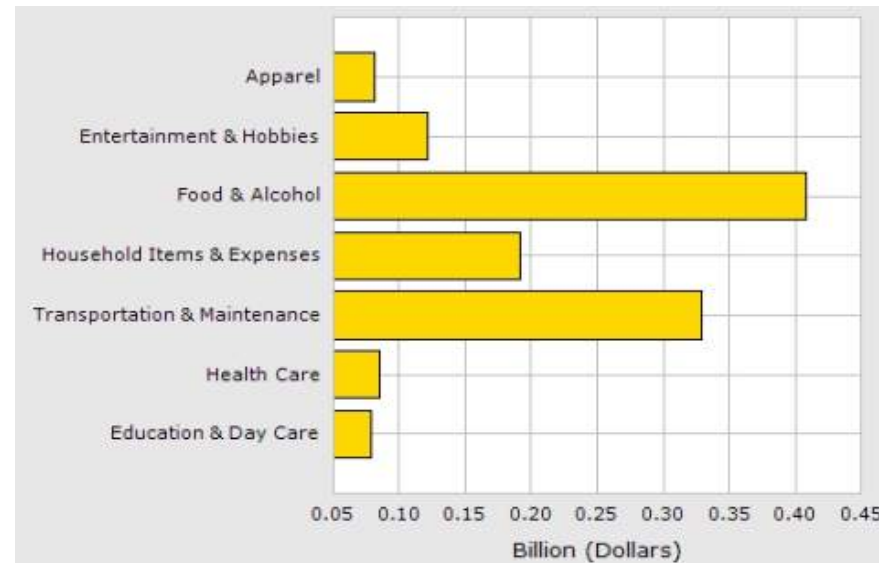
DEMOGRAPHICS



12 MONONGAHELA AVENUE / GLASSPORT, PA 15045

	1 MILE	3 MILES	5 MILES
Population	6,534	50,789	146,104
Median Household Income	\$37,934	\$40,773	\$46,985
Total Businesses	166	2,197	5,274
Number of Employees	1,206	21,789	53,742

CONSUMER SPENDING WITHIN A 5 MILE RADIUS



*DEMOGRAPHIC SITE SOURCE: COSTAR

OFFER PROCESS

The Property is being offered on an 'as-is, where-is' basis. The prospective purchaser will be selected by the Owner in consultation with Cushman & Wakefield | Grant Street Associates, Inc. on the basis of (i) price (ii) track record of successful closing (iii) financial strength and (iv) level of discretion to invest funds.

The Owner reserves the right to accept an offer or to remove the Property from the market at any time.

FOR MORE INFORMATION, PLEASE CONTACT:

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