



FOR SALE / LEASE
INDUSTRIAL BUILDING
MARKETING FLYER



714 BRADDOCK VIEW DRIVE
LEMONT FURNACE, PA 15456

GREATER UNIONTOWN BUSINESS PARK

21,344 VEHICLES PER DAY

PENN STATE FAYETTE

Penn State
Fayette,
The Eberly
Campus

Green Air Filter

714 BRADDOCK VIEW DRIVE

DMC Clad Metal USA

SPECIALTY CONDUIT & MANUFACTURING INC

Best Line Equipment

dway

Mt Braddock Rd

Mt Braddock Rd

Mt Braddock Rd

Mt Braddock Rd

Univer

119

119

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INDUSTRIAL BUILDING FOR SALE / LEASE

714 BRADDOCK VIEW DRIVE LEMONT FURNACE, PA 15456

SALE PRICE / \$2,950,000

RENTAL RATE / \$4.00 SQ FT / YEAR

LEASE STRUCTURE / NNN

GROSS BUILDING SIZE / 71,679 SQ FT

CEILING HEIGHT / 24' - 32'

GROSS LOT SIZE / 10.28 ACRES

ZONING / LIGHT INDUSTRIAL

**PROPERTY TYPE / DISTRIBUTION,
WAREHOUSE, MANUFACTURING**

**PROPERTY FEATURES / OUTDOOR STORAGE
SPACE, EASY ACCESS, 24' TO 32' CEILING
HEIGHTS, SIX (6) LOADING DOCKS, ONE (1)
DRIVE-THROUGH DOOR, DOCK LEVELLER**

714 Braddock View Drive is a steel building containing a total of 71,679 (+/-) square feet of industrial and office space. The building is situated on 10.28 acres of flat to slightly sloping land. The building offers roughly 67,080 (+/-) square feet of warehouse space including a second-floor mezzanine measuring 3,585 (+/-) square feet with 21, 12' deep offices. This area includes a 3' wide walkway. The front of the building has a on-story bump-out office area that measures 4,599 (+/-) square feet.

The property is located in North Union Township, Fayette County within the Greater Uniontown Business Park. The property allows for easy access and is located just 0.5 mile from route 119. This location provides a number of commercial service oriented and industrial uses. Along Route 119, there is a traffic count of 21,344 vehicles per day. Source: ©2024 Kalibrate Technologies (Q3 2024).

FOR SALE / LEASE

INDUSTRIAL BUILDING - LOCATED WITHIN THE GREATER UNIONTOWN BUSINESS PARK

714 BRADDOCK VIEW DRIVE · LEMONT FURNACE, PA 15456 · 71,679 (+/-) SQ FT · 10.28 ACRES

PROPERTY SPECIFICATIONS

BUILDING SPECIFICATIONS

This steel building was constructed in 1970 and is currently zoned light industrial. The building was constructed as slab on grade with no basement. The warehouse has concrete flooring throughout with no noted drains in the floors. The rigid frame of the building is constructed with steel columns, insulated steel panel walls and steel beams supporting purlins with an insulated deck roof system. The ceiling height varies from 24' to 32'. The building is protected by a 100% wet sprinkler system with fire department sprinkler connections at both front corners of the building.

The warehouse is approximately 250' wide by 260' deep with four rows of interior columns running from front to back. 15 column spans at 16' on center run each row. The loading dock on the northeast (right) side of the building contains two loading docks facing the front of the building and four loading docks facing the side of the building. There is a drive-in door is located on the southwest (left) facing wall of the building.

The attached office space located outside of the warehouse area and measures approximately 4,599 (+/-) square feet. An independently constructed mezzanine inside the warehouse was installed across the front width of the building. The mezzanine is 14' wide and 200' long allowing for 2,000 square feet of raised office space within the warehouse area. Ceiling height under the mezzanine is 9'. A four foot wide walkway across the mezzanine length is accessed by three stairways.

LEGAL DESCRIPTION / ZONING

Located outside of the city limits of Uniontown, this property is positioned in the North Union District (25) of Fayette County. The site is comprised of one (1) tax parcel of land consisting of 10.28 acres. The property is identified as District 25, Tax Map 16, Parcel 13. This can be referenced in Deed Book RB25, Page 180.

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	West Penn
Natural Gas	Hope Gas
Water	North Fayette County Municipal Authority
Sewer	North Union County Municipal Services Authority
Trash	Town of Star City (Wednesday)
Cable/Internet	Multiple Providers

INGRESS / EGRESS / PARKING

This location currently offers one point of ingress and egress via Braddock View Drive. Parking is located in the front of the building via gravel and asphalt lot where there is space for approximately 60 vehicles. A fenced storage area is located adjacent to the southwest side of the building and a separate fenced area is accessible from the front parking area in the southwest corner of the lot. A concrete driveway extends from Braddock View Drive to the front facing loading dock doors. An asphalt lot on the northeast side of the building allows access to the dock doors (lot pictured below).

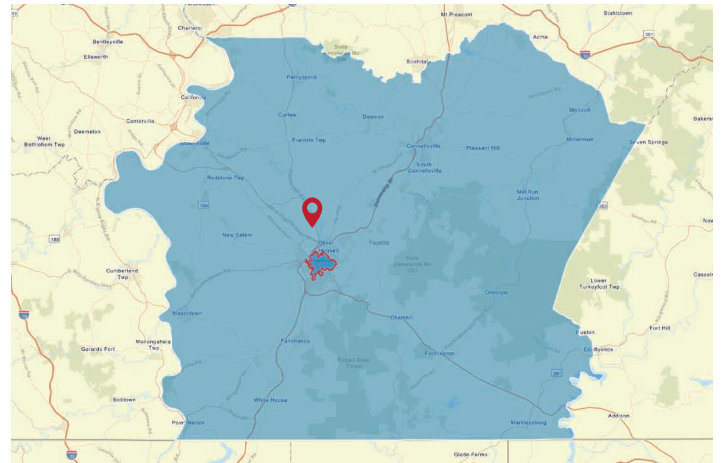
LOCATION ANALYSIS

Fayette County lies in the southwest region of Pennsylvania with Uniontown as the county seat and home of Penn State at Fayette, The Eberly Campus. The 100-acre main campus is a key part of the county's growing corridor. Situated 40 miles southeast of Pittsburgh, Uniontown benefits from easy access to the nearby cities and towns with which it shares the Pittsburgh metropolitan area.

Fayette County has a total population of 124,710 and a median household income of \$54,651. Total number of businesses is 4,025.

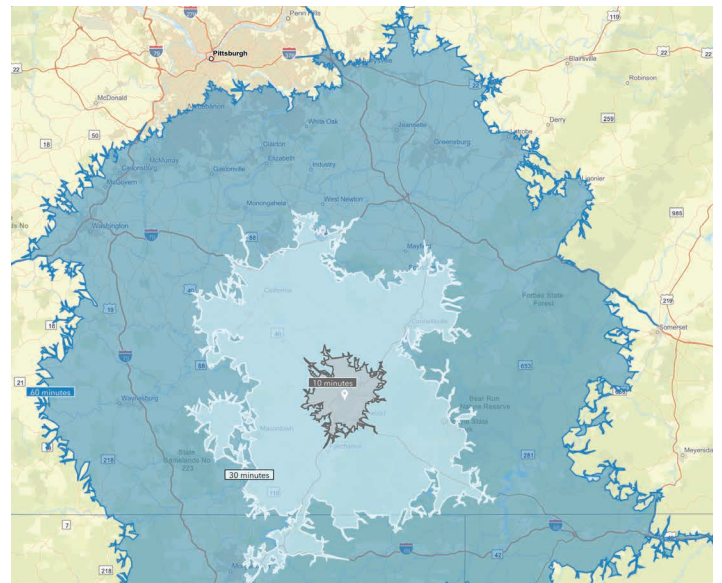
The **City of Uniontown** has a total population of 9,713 and a median household income of \$35,620. Total number of businesses is 637.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.



Fayette County, PA Uniontown City Limits Subject Location

SUBJECT PROPERTY PARCEL MAP



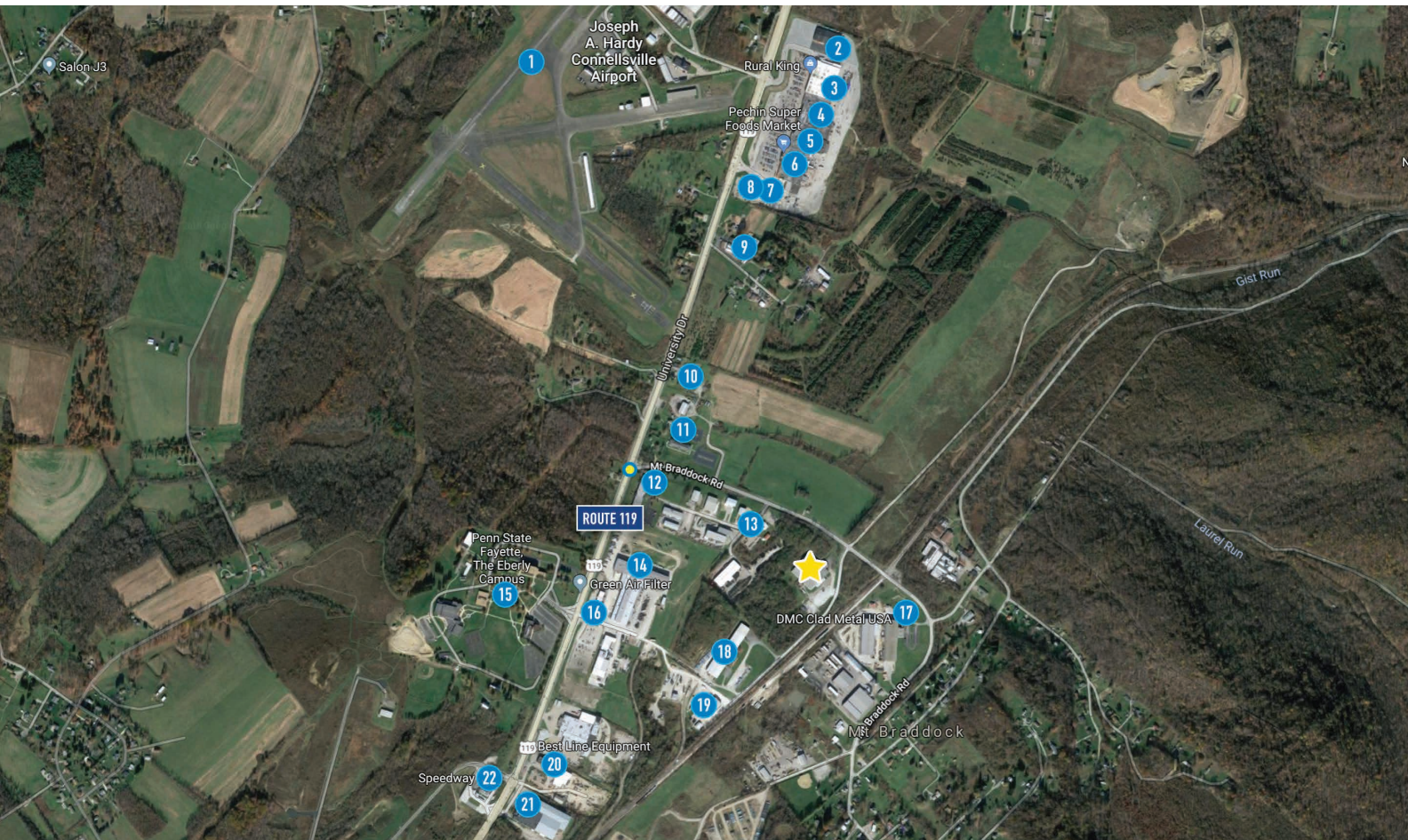
Distance to nearby cities: Uniontown, PA - 3 miles,
Morgantown, WV - 28 miles, Washington, PA - 38 miles,
Pittsburgh, PA - 43 miles, Fairmont, WV - 43 miles,
Bridgeport, WV - 60 miles, Charleston, WV - 182 miles.

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GOOGLE AERIAL



The Google map above highlights several of the most popular surrounding locations. The subject property has been referenced with a yellow star. The site is located along Braddock View Drive, 0.5 mile off Route 119.

● Along Route 119, there is a traffic count of 21,344 vehicles per day. Source: ©2024 Kalibrate Technologies (Q3 2024).

- | | |
|--|---------------------------------------|
| 1 Joseph A. Hardy Connellsville Airport | 12 Ground Force |
| 2 Ford Business Machines | 13 Hazemag USA |
| 3 Rural King | 14 Universal Pressure Pumping, Inc. |
| 4 Dollar Tree | 15 Penn State Fayette |
| 5 Pechin's Laurel Mall | 16 Fayette Engineering Company, Inc. |
| 6 Pechin Pharmacy | 17 DMC Clad Metal USA |
| 7 Burger King | 18 Speciality Conduit & Manufacturing |
| 8 BFS Foods | 19 Universal Well Services |
| 9 Cellurale Landscaping | 20 Best Line Equipment |
| 10 Fayette Heating & Air Conditioning | 21 Cavert |
| 11 Pennsylvania Institute of Health and Technology | 22 Speedway Gas Station |

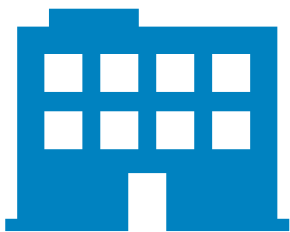
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



6,159

Total
Population



240

Businesses



6,060

Daytime
Population



\$163,036

Median Home
Value



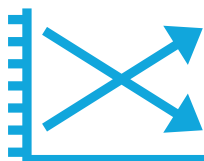
\$30,352

Per Capita
Income



\$52,653

Median Household
Income



-0.83%

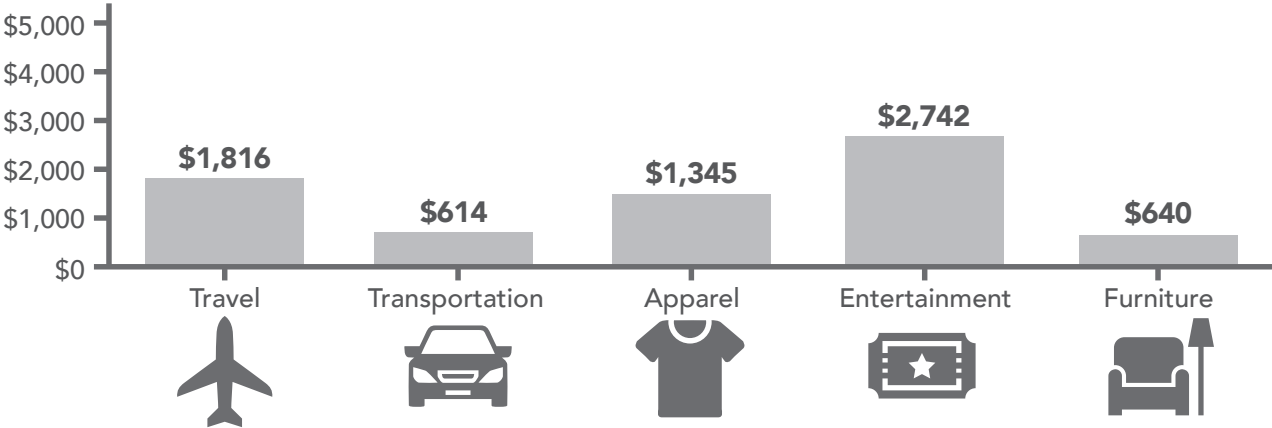
2024-2029
Pop Growth Rate



3,157

Housing Units
(2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.
The vintage of the data is 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



21,821

Total
Population



706

Businesses



19,919

Daytime
Population



\$130,792

Median Home
Value



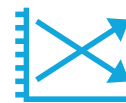
\$28,349

Per Capita
Income



\$44,636

Median
Household
Income



-0.86%

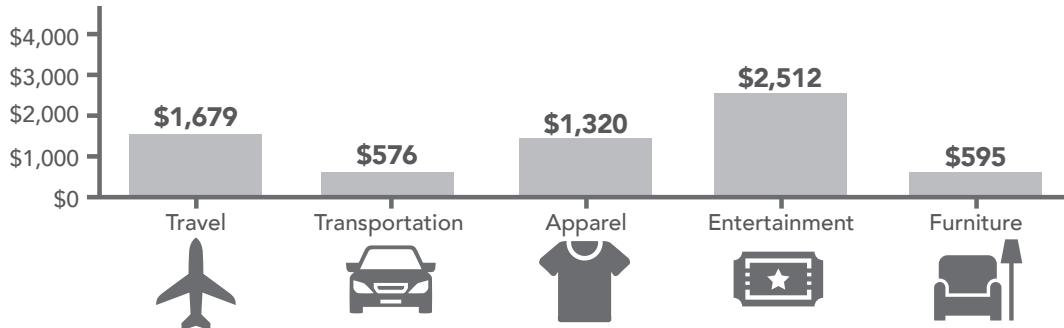
2024-2029
Pop Growth
Rate



11,240

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



67,400

Total
Population



2,685

Businesses



66,528

Daytime
Population



\$171,692

Median Home
Value



\$36,593

Per Capita
Income



\$52,541

Median
Household
Income



-0.73%

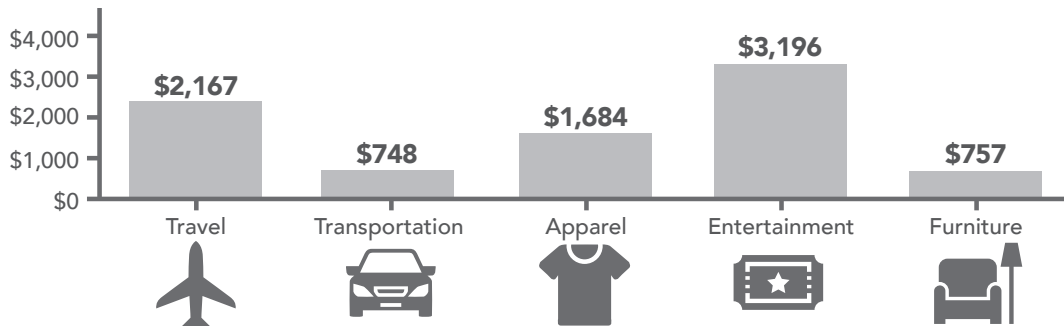
2024-2029
Pop Growth
Rate



33,796

Housing Units
(2020)

KEY SPENDING FACTS



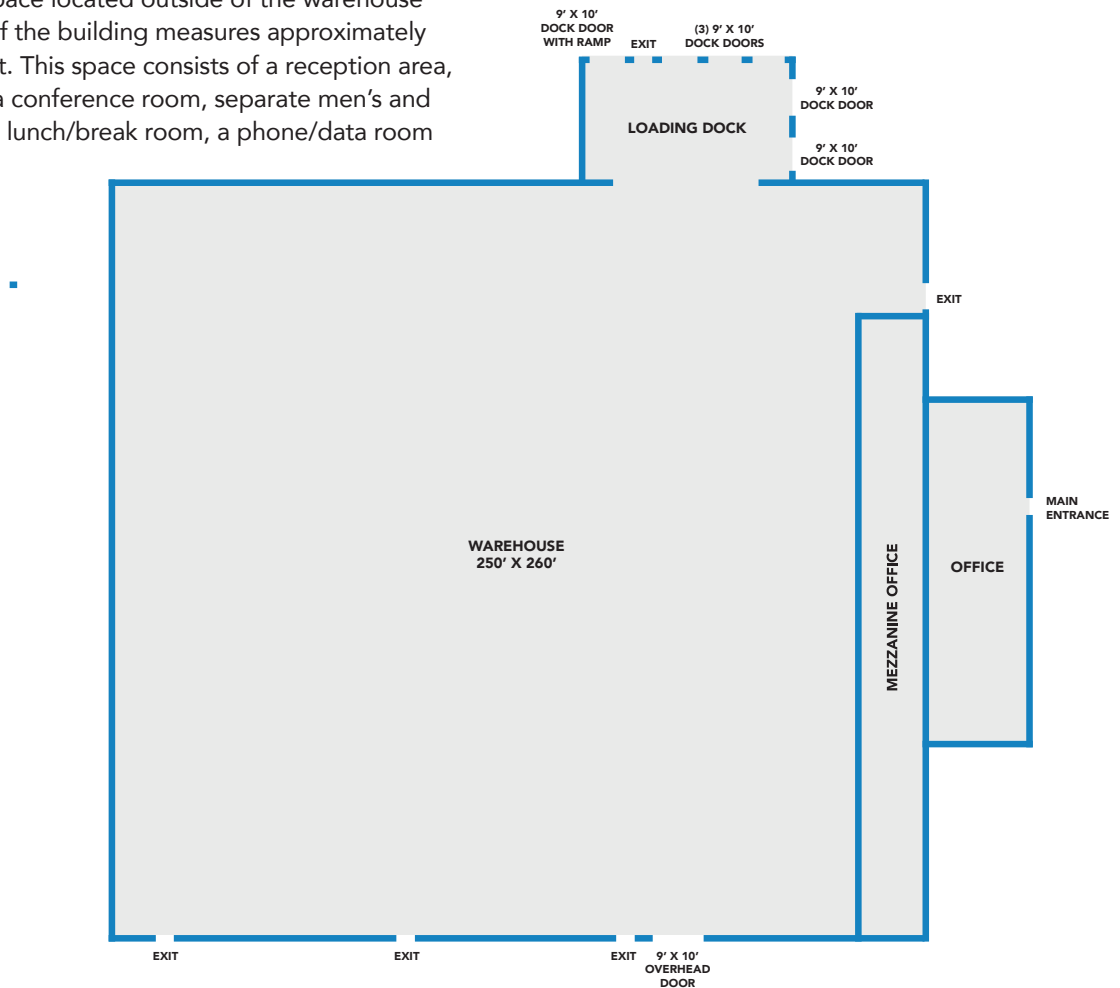
FLOOR PLAN

71,679 SQUARE FEET

The entire building is comprised of 71,679 (+/-) square feet. The warehouse is approximately 250' wide by 260' deep containing a total of 65,000 (+/-) square feet. Within the warehouse space is a raised office mezzanine located across the front width of the building which measures 3,585 (+/-) square feet and includes 21 offices. The mezzanine is accessed by three stairways and a 3' walkway.

The attached office space located outside of the warehouse area along the front of the building measures approximately 4,599 (+/-) square feet. This space consists of a reception area, eight private offices, a conference room, separate men's and women's restrooms, a lunch/break room, a phone/data room and storage area.

Attached to the warehouse space on the northeast side of the building are six loading docks. There are two docks facing the front of the property that measure 9' wide by 10' high, and four docks facing the side of the property that also measure 9' wide by 10' high. One of the side facing docks offers a ramp and one of the front facing docks offers a leveller. Additionally, there is a drive-in door located on the southwest side of the building.



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OFFICE PHOTOS



Office.



Conference Room.

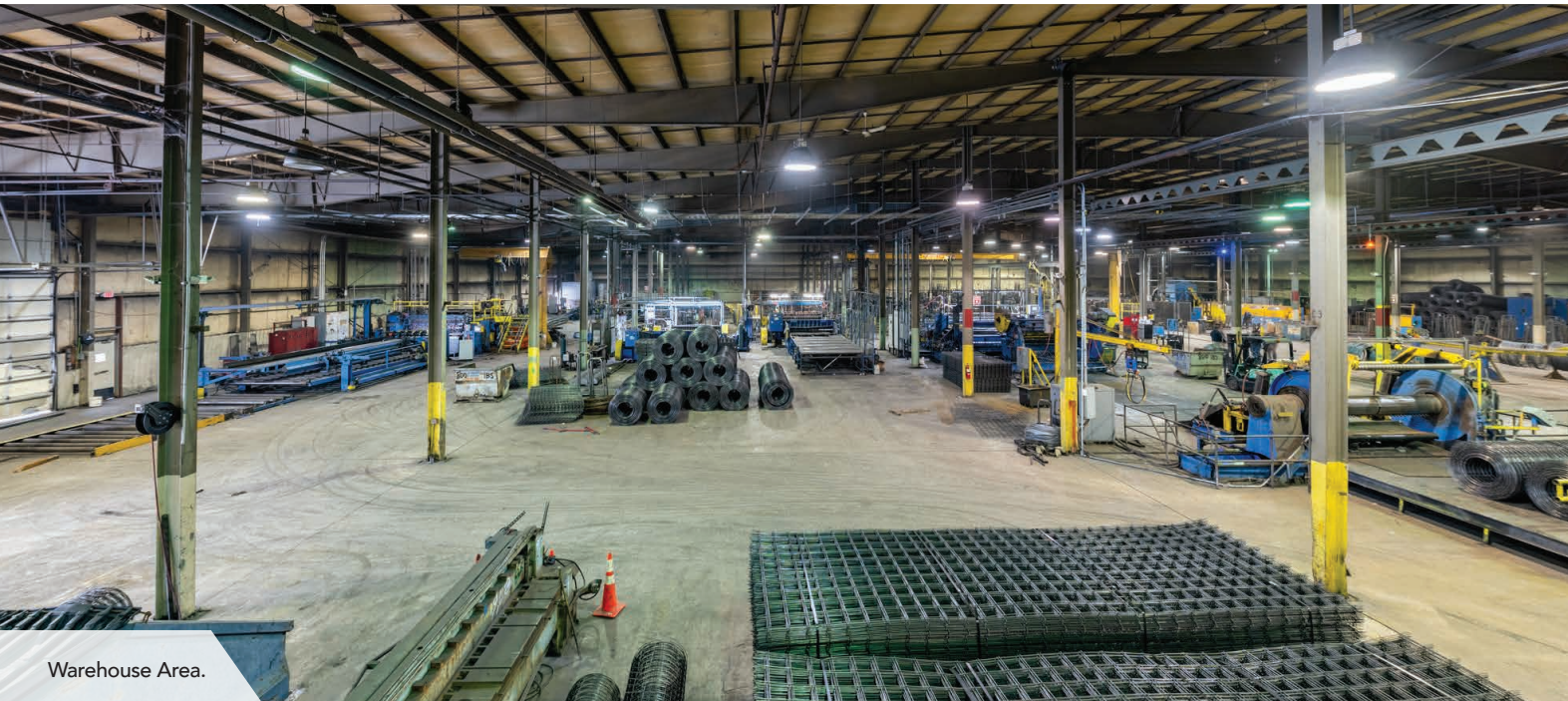


Office.



Office.

WAREHOUSE PHOTOS



Warehouse Area.



Warehouse Area Facing Mezzanine Offices.

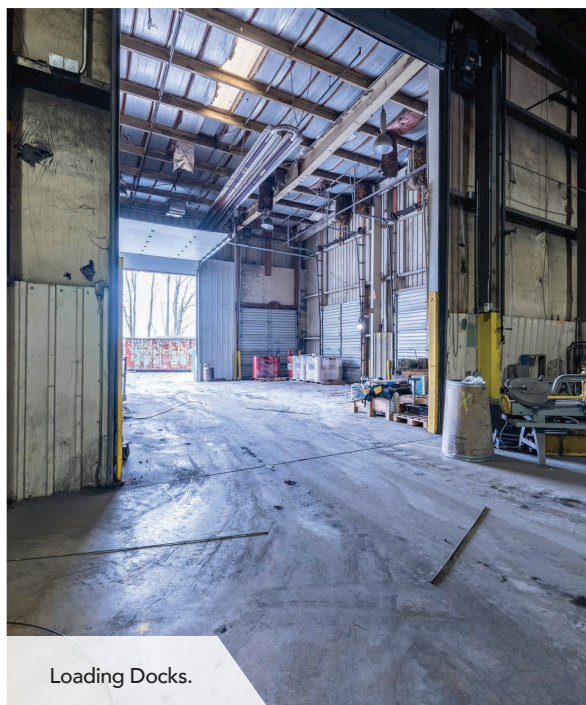


Warehouse Area.

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Loading Docks.

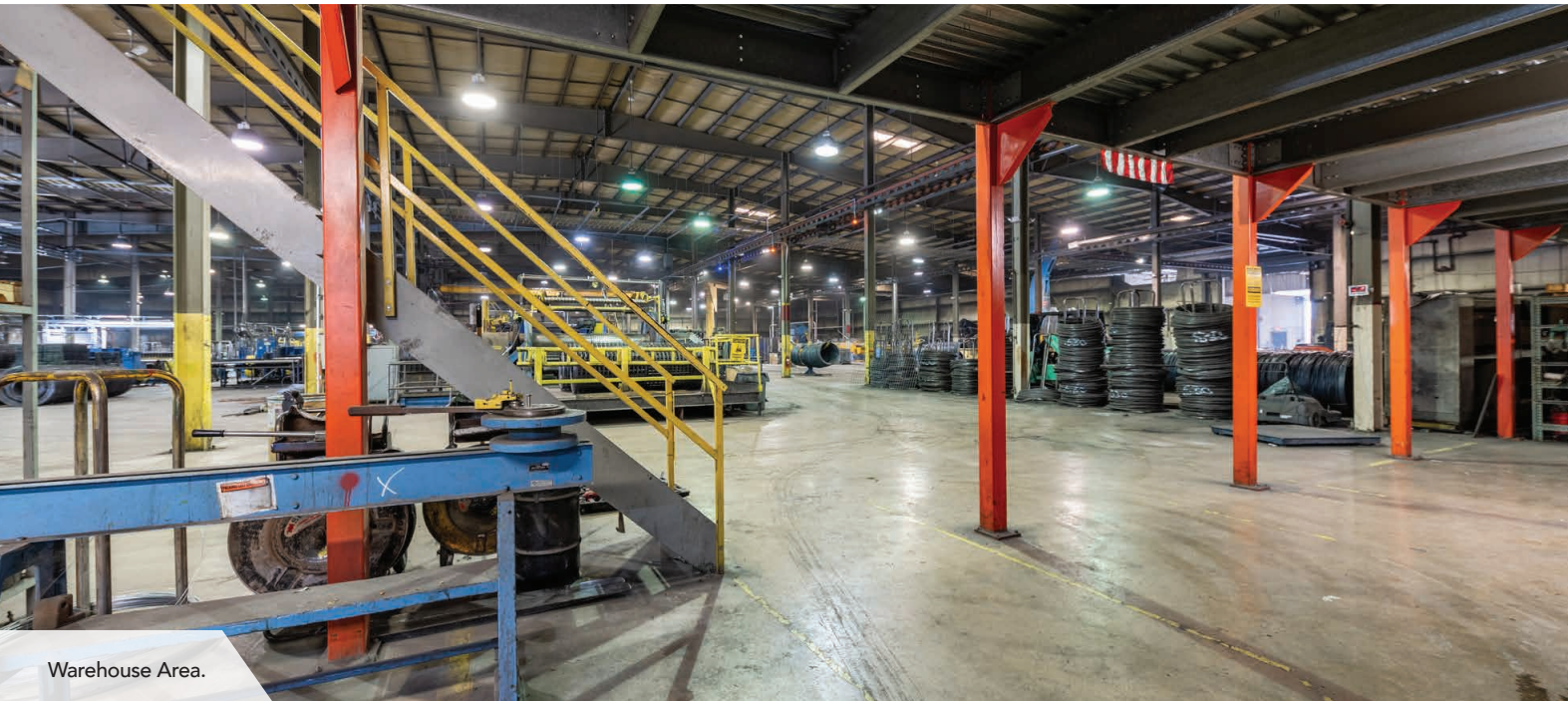


Overhead Door.



Warehouse Area.

WAREHOUSE PHOTOS



Warehouse Area.



Warehouse Area.



Overhead Doors.

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Warehouse Area.



Warehouse Area.



Warehouse Area.

EXTERIOR PHOTOS



Front of Building.



Side of Building/Drive-In Door.



Loading Dock.

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Loading Docks.

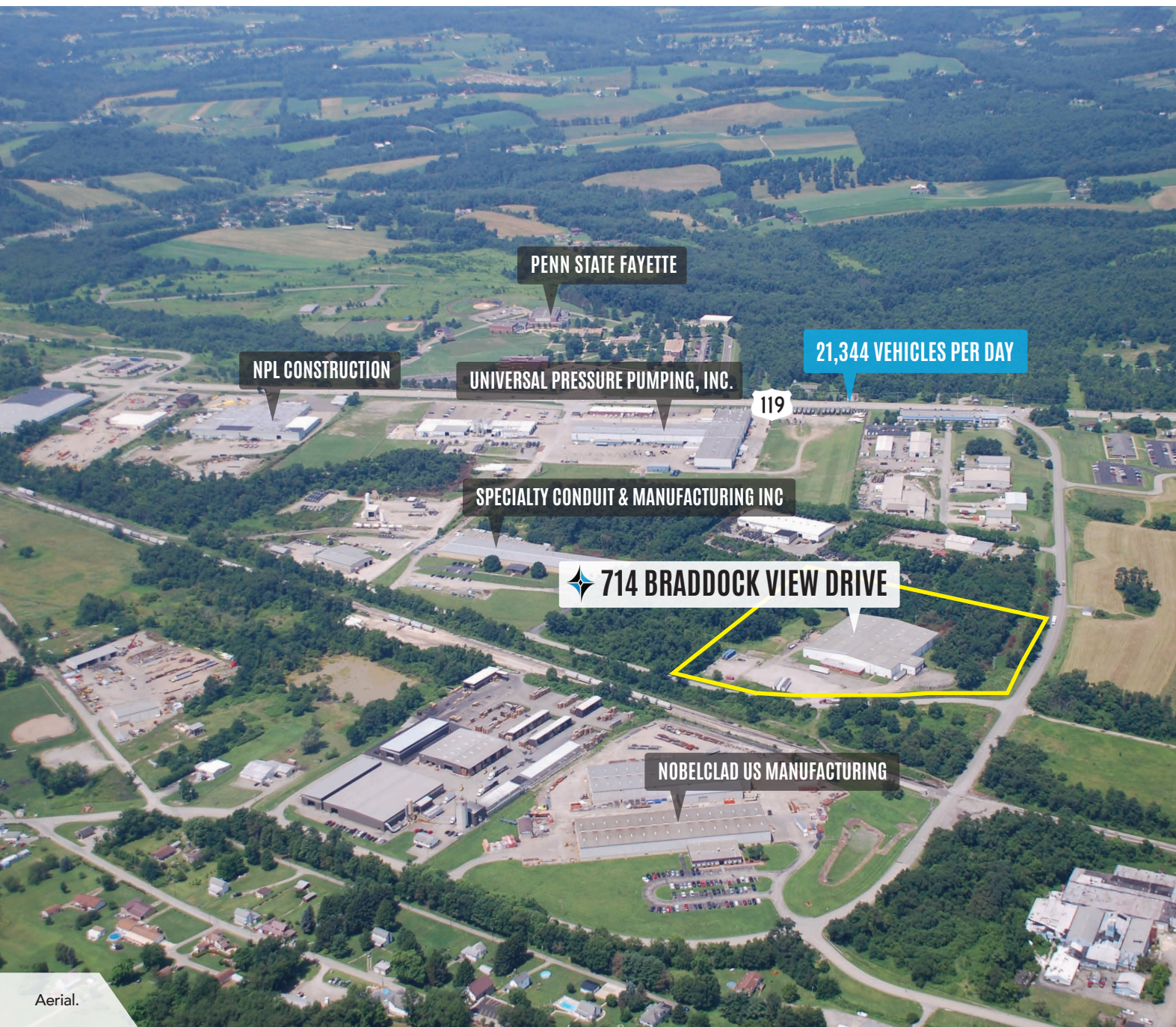


Office Space/Warehouse Entrance.



Storage Yard.

AERIALS (2018)



Aerial.

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AERIALS (2025)



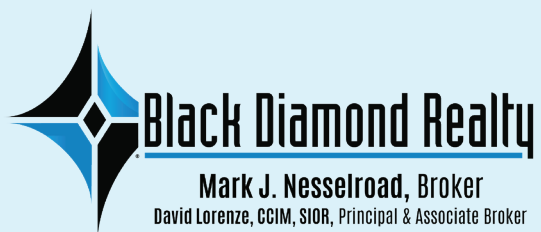
Aerial.



Aerial.



Aerial.



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