

**FOR SALE**

# Monroeville Warehouse Building

841 Old Frankstown Road, Pittsburgh, PA 15239



## Location Description:

This 26,448 SF warehouse/distribution building is located in the Municipality of Monroeville; just 3 miles to the PA Turnpike interchange! With easy access to major transportation routes including I-76, Route 22 and Route 286, the location provides a strategic advantage for businesses, clients, and employees.

## Property Highlights:

- 26,448 SF Building on 7.291 Acres of Land
- Clear Span Warehouse
- 26' - 38' Ceiling Height in Main Warehouse
- Four (4) Drive-in Doors
- 5,134 SF of Office Space
- 6" Concrete Floors
- Co Ray Vac Heating
- M-1 Planned Industrial
- Sale Price: \$1,950,000



## **PRESENTED BY:**

**BOB CORNELL**

O:412.391.3500 | C:412.760.9999  
bcornell@penncom.com

**SCOTT LONG**

O:412.391.3500 | C:412.398.2831  
slong@penncom.com



**PENNSYLVANIA  
COMMERCIAL  
REAL ESTATE INC.**



**FOR SALE**

# Monroeville Warehouse Building

841 Old Frankstown Road, Pittsburgh, PA 15239



**PRESENTED BY:**

**BOB CORNELL**

O:412.391.3500 | C:412.760.9999  
bcornell@penncom.com

**SCOTT LONG**

O:412.391.3500 | C:412.398.2831  
slong@penncom.com



**PENNSYLVANIA  
COMMERCIAL  
REAL ESTATE INC.**

910 SHERATON DRIVE, SUITE 340, MARS, PA 16046 // 412.391.3500

[PENNCOM.COM](http://PENNCOM.COM)

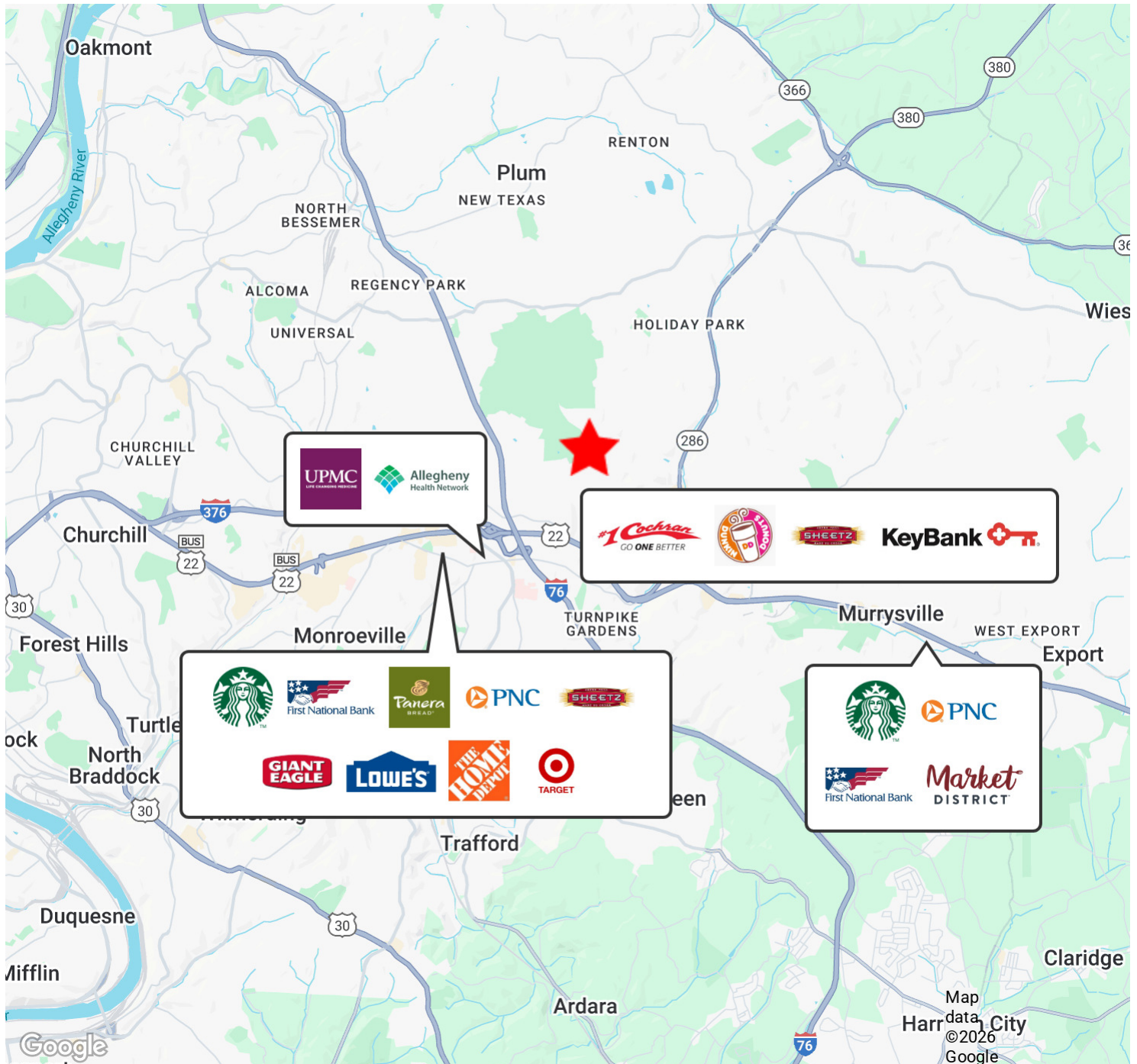


FOR SALE



# Monroeville Warehouse Building

841 Old Frankstown Road, Pittsburgh, PA 15239



**PRESENTED BY:**

**BOB CORNELL**

O:412.391.3500 | C:412.760.9999  
bcornell@penncom.com

**SCOTT LONG**

O:412.391.3500 | C:412.398.2831  
slong@penncom.com



**PENNSYLVANIA  
COMMERCIAL  
REAL ESTATE INC.**

910 SHERATON DRIVE, SUITE 340, MARS, PA 16046 // 412.391.3500

PENNCOM.COM

**Address:** 841 OLD FRANKSTOWN ROAD  
**City, State, Zip:** MONROEVILLE, PA 15146  
**Twp/Boro/Ward:** MONROEVILLE  
**County:** ALLEGHENY



### Property Notes:

- Doors: 8'x10', 10'x10', 14'x10, 12'x10'
- Mezzanine: 15'x55'
- Ventilation fans and skylights in warehouse
- Air Compressor

### Building and Land Data:

<b>Gross SF:</b>	26,488 SF
<b>Floors:</b>	1
<b>Dimensions:</b>	152'x174'
<b>Lot Size:</b>	7.921 acres
<b>Parking:</b>	38 spaces
<b>Intended Use:</b>	Whse/Distribution
<b>Present Use:</b>	Warehouse
<b>Year Built:</b>	
<b>Year Renovated:</b>	2011
<b>Construction:</b>	Brick

### Utilities:

<b>Heat in Warehouse:</b>	Co Ray Vac
<b>Freezer or A/C in Whse:</b>	Partial A/C
<b>HVAC in Office:</b>	Yes
<b>Lighting Type:</b>	T5

<b>Electric Company:</b>	
Amps/Volts/Phase	1200A/ 480/208V/ 3
<b>Gas Company:</b>	Peoples Gas
<b>Sewer Company:</b>	Monroeville
<b>Water Company:</b>	Monroeville

### Space Details:

<b>Dock Door(s):</b>	0	<b>Ceiling Height:</b>	26' - 38'
<b>Grade Level Door(s):</b>	4	<b>Zoning:</b>	M1- Planned Industrial
<b>Column Spacing:</b>	Clear Span	<b>Sprinklers:</b>	Yes
<b>Elevators:</b>	No	<b>Rail:</b>	No
<b>Barge:</b>	No	<b>Cranes:</b>	No

### Pricing:

<b>Tax Amount:</b>		<b>Office Rental Rate:</b>	
<b>Rent per Month:</b>		<b>Warehouse Rental Rate:</b>	
<b>Gross/Net:</b>		<b>Blended Rental Rate:</b>	
<b>Escalations:</b>		<b>Rental Price/SF:</b>	
<b>Sale Price:</b>	\$1,950,000	<b>Smallest Division:</b>	
<b>Sale Price/SF:</b>	\$73.73/SF	<b>Largest Division:</b>	

<b>Available SF:</b>	<b>Office SF:</b>	<b>Warehouse SF:</b>	<b>Possession Date:</b>
26,448 SF	5,134 SF	21,134 SF	