

549 US-30

IMPERIAL, PA 15126



FOR SALE OR LEASE

30,240 SF INDUSTRIAL/FLEX BUILDING | 3.8 ACRES

WAREHOUSE + OFFICE

EXCELLENT OWNER-USER OPPORTUNITY



EXECUTIVE SUMMARY

549 US-30 is a 30,240 SF industrial/flex building on 3.8 usable acres, perfectly suited for owner-users. The property features 3,931 SF of premium office and 26,309 SF of warehouse with clear heights ranging from 16'-22'. Equipped with three dock doors, one drive-in door, and two service lines of 1600-amp 120/208V 3-phase power, the facility offers excellent functionality. Positioned along US-30, the site provides outstanding visibility and access, just 10 minutes from Pittsburgh International Airport and 25 minutes from Downtown Pittsburgh. Located in Imperial/Findlay Township, the area boasts strong demographics and continues to be a proven hub for warehousing, logistics, and manufacturing.

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Building Size	30,240 SF, one-story industrial/flex building: <ul style="list-style-type: none"> • 26,309± SF warehouse • 3,931± SF office
Lot Size/Parcel	3.8 acres/Parcel ID: 917-D-261
Municipality	Imperial, Findlay Township, Allegheny County
Zoning	VLD (Village District)
Year Built/Renovated	Original structure built in the 1960s (former grocery store). Warehouse section constructed in 2004; Office addition constructed in 2009
Construction	Masonry, prefabricated metal & frame construction
Roof	Composition shingles, metal, and flat rubber roofing
Clear Height	<ul style="list-style-type: none"> • 22'-24' (newer section of warehouse) • 16'-18' (older section)
Loading/Drive-Ins	Dock-high doors: <ul style="list-style-type: none"> • (1) 10' x 10'; (1) 10' x 12'; (1) 6.8' x 6.2' Drive-in door: <ul style="list-style-type: none"> • (1) 10' x 12'
HVAC	<ul style="list-style-type: none"> • Warehouse: gas overhead and radiant heaters • Office: (2) gas forced air furnaces with central air
Power	Two panels each with 1600-amp, 120/208V, 3-phase
Office	<ul style="list-style-type: none"> • Lobby/reception area • Several private offices • Conference room • Kitchenette • (2) restrooms
Utilities	All public utilities to site
Parking	45 surface spaces; 1.62/1,000 SF
Additional Features	Camera operated surveillance system

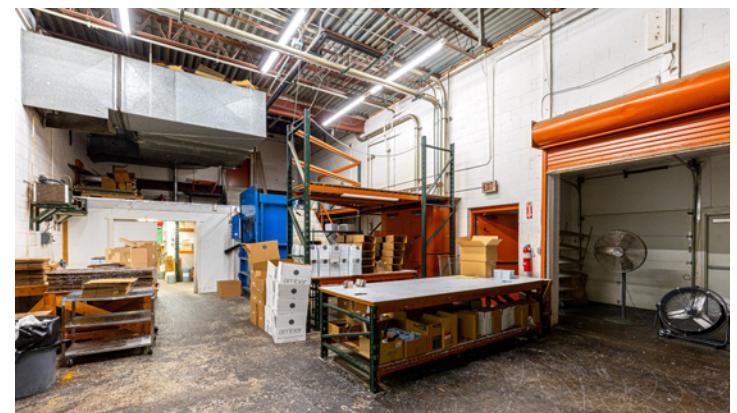


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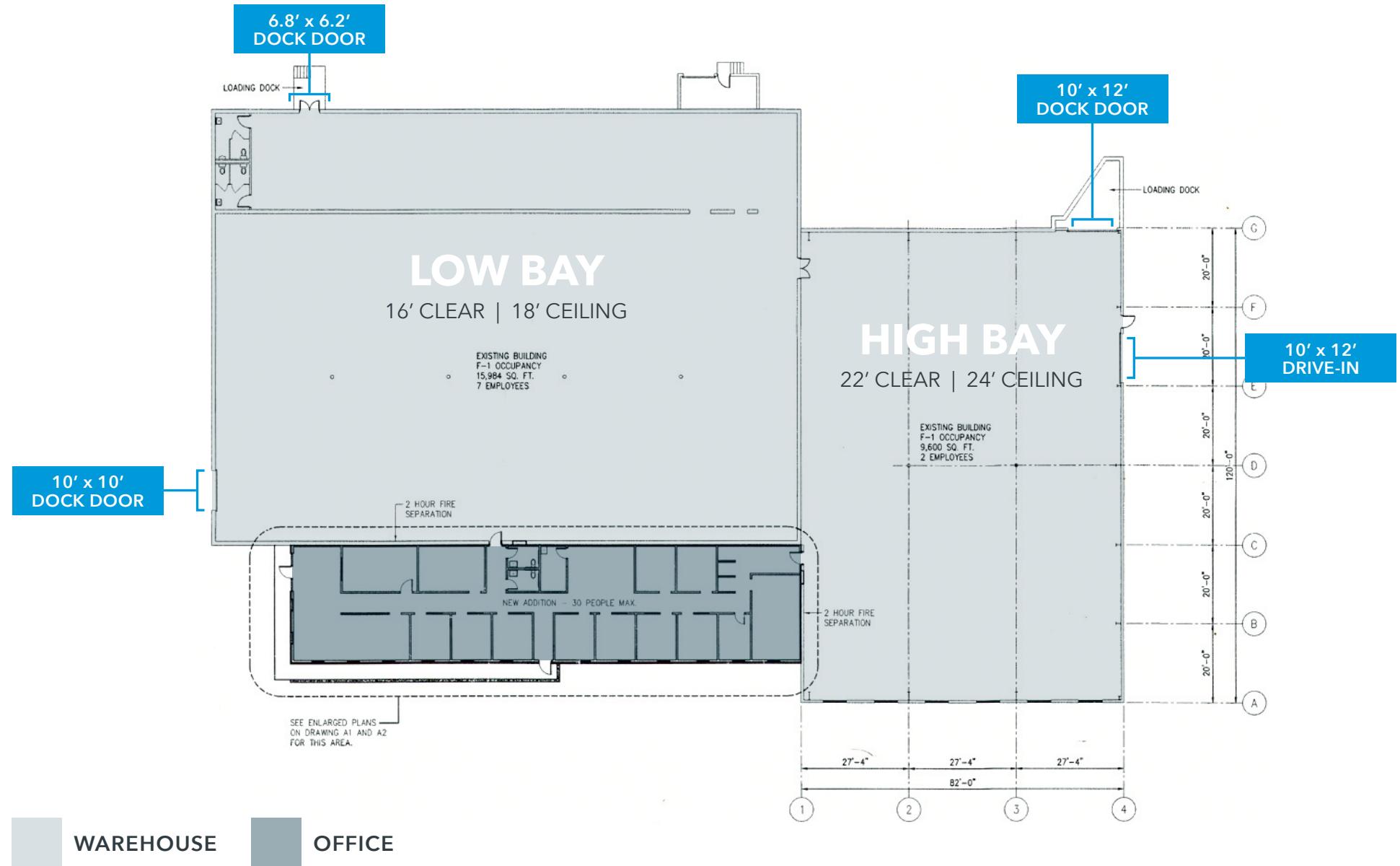
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26,309± SF WAREHOUSE



BUILDING PLAN



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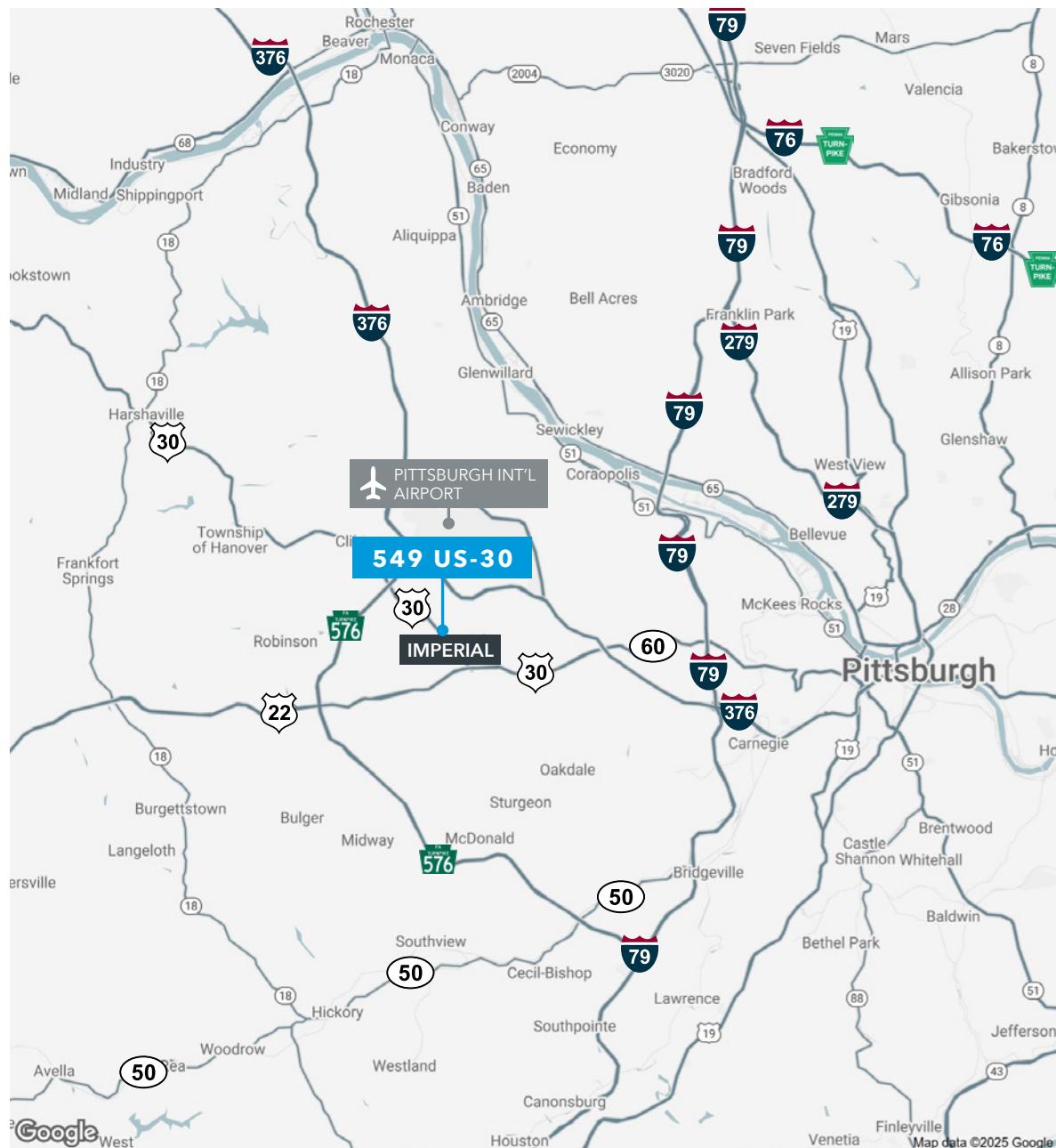
3,931± SF OFFICE



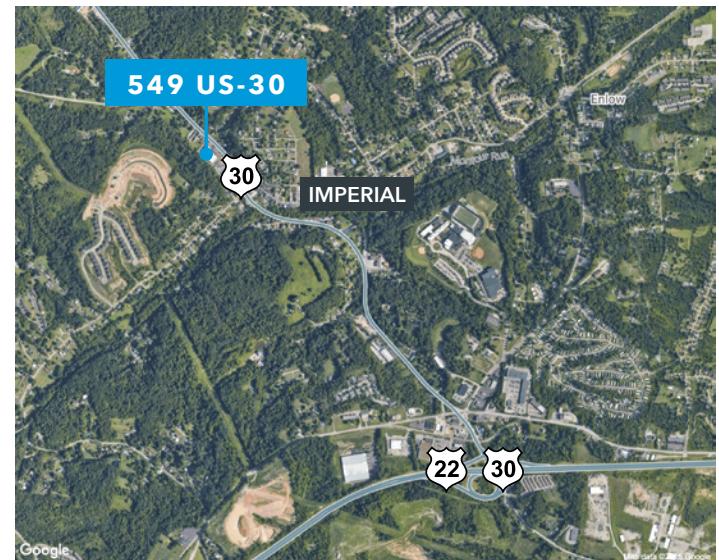
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LOCATION HIGHLIGHTS



KEY DRIVING DISTANCES

US-22 / US-30 Interchange	1.6 mi. / 4± min.
PA-576 / Southern Beltway	2.1 mi. / 4± min.
Pittsburgh International Airport	5.0 mi. / 10± min.
PA-60 / I-376 Interchange - Robinson Twp	5.5 mi. / 8± min.
Downtown Pittsburgh	16.0 mi. / 25± min.

DEMOGRAPHICS

5 MILE RADIUS (2024) Source: ESRI

Population	34,729
Total Daytime Employees	46,490
Households	14,154
Median Household Income	\$98,131
Median Age	39.4

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