



\$1,200,000

ASKING PRICE

\$133/SF

PRICE PER BLDG SF

9,000 SF

BUILDING SIZE

27,966 SF

LOT / 0.64 ACRES

YEAR BUILT

1975

ZONING

Industrial & Commercial

ELECTRIC

220V / 3-Phase

HEATING

Hot Water
Natural Gas

DOORS

2 Roll-Up
2 At-Grade + Dock

APN / Tax ID:	255-C-3	County:	Allegheny County
Municipality:	Collier Township	School District:	Chartiers Valley
Assessed Value:	\$391,800 (2026)	Annual Tax:	\$11,880 (2025 actual)
Flood Zone:	X – Unshaded (Low Risk)	Rail Access:	Active Freight Rail – Rear
Roof:	2017 Duro-Last Rubber w/ Warranty	Sewer / Water:	Public Sewer + Public Water
Occupancy:	Owner-Occupied / U-Haul Auth. Dealer	Occupancy Permit:	Yes — Active

EXECUTIVE SUMMARY

Property Address	550 Mayer Street, Bridgeville, PA 15017	Asset Type	Industrial Warehouse
Asking Price	\$1,200,000	Price Per Bldg SF	\$133/SF (9,000 SF confirmed)
Building Size	9,000 SF	Lot Size	27,966 SF / 0.64 Acres
Year Built	1975	APN / Tax ID	255-C-3
Municipality	Collier Township	County / School Dist.	Allegheny Co. / Chartiers Valley
Assessed Value	\$391,800 (2026)	Annual Taxes	\$11,880 (2025 actual)
Zoning	Industrial & Commercial – Conforming	Occupancy Permit	Yes – Active
Electric	220V / 3-Phase	Heating	Hot Water / Natural Gas
Roof	2017 Duro-Last Rubber w/ Warranty	Sewer / Water	Public Sewer + Public Water
Overhead Doors	2 Roll-Up + 2 At-Grade Doors + Dock	Rail Access	Active Freight Rail – Rear
Flood Zone	X – Unshaded (Low Risk)	Occupancy	Owner-Occupied (U-Haul Authorized Dealer)

550 Mayer Street is a 9,000 SF industrial warehouse on a 27,966 SF lot in Collier Township, Allegheny County — directly adjacent to an active freight rail corridor and seconds from the Route 50/I-79 interchange in Bridgeville. Built in 1975 with a 2017 Duro-Last rubber roof, 220V/3-phase electric, hot water heating on natural gas, copper plumbing (water lines replaced 2019), public sewer and water, two roll-up overhead doors, two at-grade doors, and loading dock. Currently owner-occupied — the seller operates an authorized U-Haul dealership on-site. The property will be delivered vacant at closing, giving the buyer a clean slate to owner-occupy, lease to a new tenant, or reposition the asset.

KEY INVESTMENT HIGHLIGHTS

- **Active freight rail rear access** — irreplaceable logistics infrastructure in a supply-constrained suburban market
- **2017 Duro-Last rubber roof w/ warranty** — major capital item covered; buyer inherits a protected system
- **220V / 3-phase electric** — ready for manufacturing, equipment-heavy, or cold-storage without costly upgrades
- **Public sewer + public water** — full municipal utility service; no on-site system concerns
- **Delivered vacant at closing** — owner-occupied; buyer steps in with no lease obligations and full operational flexibility
- **Clean environmental history** — USTs removed and soil inspected clean in 1991; no known ongoing concerns
- **Conforming zoning + active occupancy permit** — no variance; buyer can operate or re-tenant immediately
- **Low flood risk (Zone X, unshaded)** — simplifies financing and minimizes insurance requirements

WHY THIS IS A GREAT PROPERTY TO BUY

Start with what you cannot replicate: **active freight rail at the rear**. Rail-served industrial sites in the Pittsburgh southwest suburbs are genuinely scarce — operators who need it know it, and they pay for it. Whether the play is lining up a logistics tenant, a building materials supplier, a manufacturer, or a distributor, the rail access alone puts this property in a category of its own for Bridgeville.

Then the bones: solid CMU block construction, fresh 2017 Duro-Last rubber roof with warranty, copper plumbing with water lines replaced in 2019, 220V/3-phase electric ready for industrial loads, hot water heat on gas, two roll-up doors, two at-grade doors, loading dock, public sewer and water. This building does not need a capital plan — the major systems are in good shape.

The location closes the argument: Washington Pike (30,000+ VPD) is right there, I-79 is under a mile, Pittsburgh CBD is 10 minutes. The property is owner-occupied — the seller runs an authorized U-Haul dealership here — and will be delivered vacant at closing. The environmental file is clean, zoning is conforming, and the occupancy permit is active. No surprises waiting.

- **Rail-served rear access** — rare, premium-commanding asset
- **2017 Duro-Last roof w/ warranty**
- **220V / 3-phase electric** — heavy-use ready
- **Public sewer + water** — full municipal service
- **Copper plumbing / 2019 water lines**
- **Hot water heat / natural gas**
- **2 roll-up + 2 at-grade doors + loading dock**
- **Clean environmental record** — USTs removed 1991
- **Conforming zoning + active occ. permit**
- **Delivered vacant at closing** — no lease to inherit; buyer owns and operates from day one
- **30,000+ VPD on Washington Pike**
- **< 1 mile to I-79** — regional distribution reach

PROPERTY OVERVIEW

Building & Systems

Single-story CMU block and brick warehouse, 9,000 SF, built 1975. Two roll-up overhead doors (front), two at-grade doors, and loading dock. Paved lot front and sides; gravel staging area at rear rail corridor. Heating: hot water / natural gas. Electric: 220V/3-phase. Plumbing: copper; water lines replaced 2019. Water heater: electric. No central A/C (standard for warehouse use). Fire alarm and smoke detectors — working order. Fire extinguishers present. No sprinkler system. Fiber optics available to property.

Environmental & Legal

Underground storage tanks removed and soil inspected in 1991 — no known ongoing environmental concerns. No asbestos, UFFI, lead paint, or soil contamination disclosed. Flood Zone X (unshaded) — lowest-risk FEMA designation. No title disputes, condemnation proceedings, or unresolved legal issues disclosed by seller. No domestic support liens. Buyer to conduct Phase I ESA and standard due diligence independently.

Building SF	9,000 SF (per seller disclosure)
Lot Size	27,966 SF / 0.64 Acres
Year Built	1975
Construction	CMU Block / Brick Veneer
Electric	220V / 3-Phase
Heating	Hot Water / Natural Gas
Plumbing	Copper (Lines Replaced 2019)
Roof	2017 Duro-Last Rubber w/ Warranty
Sewer	Public Sewer
Water	Public Water
Overhead Doors	2 Roll-Up (Front)
Grade Doors	2 At-Grade
Loading Dock	Yes
Rail Access	Active Freight – Rear
A/C	None
Fire Alarm	Yes – Working
Smoke Det.	Yes – Working
Sprinkler	No
Fiber Optics	Available
USTs	Removed; Soil Inspected 1991
Flood Zone	X – Unshaded (Low Risk)
Zoning	Industrial & Commercial
Conforming	Yes
Occ. Permit	Yes – Active

FINANCIAL ANALYSIS

The property is owner-occupied — the seller operates an authorized U-Haul dealership on-site and will vacate at closing. There is no existing lease to assume. The table below reflects confirmed public record data and illustrative market-rate projections. *All data from seller disclosure and public records — buyer to verify independently.*

Financial Metric	Amount / Rate	Notes
Asking Price	\$1,200,000	—
Building Size	9,000 SF	Per seller CPI disclosure 4/1/26
Price Per Bldg SF	\$133.33/SF	9,000 SF confirmed by seller
Lot Size / Price Per Lot SF	27,966 SF / ~\$42.91/SF	—
Assessed Value (2026)	\$391,800	Land \$83,100 + Bldg \$308,700
Annual Real Est. Taxes	\$11,880	2025 actual (Allegheny County)
Current Occupancy	Owner-Occupied	U-Haul Authorized Dealer – Vacates at Closing
Market Industrial Rent (Est.)	\$5–8/SF NNN	SW Pittsburgh submarket est.
Stabilized Gross Income (Proj.)	\$20,000–\$32,000/yr	Illustrative at market rate only
Cap Rate	Buyer to Determine	Subject to negotiated lease terms

* Market rent figures are illustrative estimates based on comparable Pittsburgh southwest industrial properties. Actual achievable rent subject to lease negotiation. Buyer to conduct independent underwriting.

OCCUPANCY & USE

Owner-Occupied — U-Haul Authorized Dealer

The property is currently owner-occupied. The seller (Sam & Mary's Woodworks / McMillen) operates as an authorized U-Haul dealership agent on-site — the U-Haul signage and trucks on the property reflect the owner's business activity, not a lease to U-Haul. The property will be delivered **vacant at closing** with no lease obligations transferring to the buyer.

Occupancy Type	Owner-Occupied
Current Use	U-Haul Authorized Dealer (Owner's Business)
Lease to U-Haul	None — Owner is Agent, Not Lessee
Delivery	Vacant at Closing
Lease Obligations	None Transfer to Buyer
Occupancy Permit	Yes — Active

- No lease to assume — buyer acquires free and clear of any occupancy obligation
- Immediate owner-use or lease-up opportunity from day one of ownership
- Strong leasing demand: rail access, 3-phase electric, and loading dock attract logistics, distribution, and light manufacturing operators
- U-Haul dealership signage and history demonstrates strong consumer traffic and visibility at this location

PROPERTY PHOTOS



Front Elevation — Roll-Up Doors & Paved Lot



Rear Elevation — Adjacent to Active Rail Corridor



Rail Corridor View — Building Length & Rail Proximity



Street-Side View — U-Haul Signage & Access Drive

MARKET OVERVIEW

550 Mayer Street sits at the heart of the Bridgeville/Route 50 corridor — one of Allegheny County's most active southwest suburban industrial markets. Direct access to I-79 (under 1 mile), Pittsburgh CBD (~10 mi), and Pittsburgh International Airport (~15 mi) positions this property for regional distribution reach that few suburban sites can match. Industrial vacancy across the Pittsburgh MSA has held near historic lows, with southwest suburban corridors consistently tracking below 5%. Limited new supply, site constraints, and steady logistics/manufacturing demand maintain a landlord-favorable dynamic. Rail-served sites like this one are particularly scarce and command meaningful rent premiums over non-rail alternatives.

Traffic Counts (within 0.05 mi)

Washington Pike	30,968 VPD (2025 est.)
Washington Ave / St. Clair	17,954 VPD
Washington Ave / Brookfield	21,250 VPD
Washington Ave / James St	19,308 VPD

Key Demand Drivers

- **I-79 & Route 50 Interchange** — regional logistics gateway, under 1 mile
- **Pittsburgh International Airport** — ~15 mi; air cargo / supply chain adjacency
- **Active CSX freight rail** — direct rear access; rare suburban industrial advantage
- **Logistics infrastructure** — Amazon, FedEx, UPS distribution in broader submarket
- **Healthcare employment growth** — AHN / UPMC facilities drive corridor demand
- **Strong residential base** — Chartiers Valley SD with high household incomes
- **Tight supply** — limited new industrial construction; existing stock in high demand

Pittsburgh CBD	~10 miles
PIT Airport	~15 miles
I-79 On-Ramp	< 1 mile
Route 50 / Washington Pike	Adjacent

CONTACT & ACQUISITION PROCESS

For additional information, to schedule a property tour, or to submit an offer, contact the listing broker directly.



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Ready to acquire? Call or email today.

DISCLAIMER

This Offering Memorandum has been prepared by Real of Pennsylvania for use by a limited number of parties whose sole purpose is to evaluate the possible acquisition of the subject property. Information has been obtained from the seller's Commercial Property Information Sheet (CPI) dated April 1, 2026, Allegheny County public records, and RPR data. We have not independently verified all items and make no guarantee, warranty, or representation about the information. Buyer is responsible for independently confirming accuracy and completeness through due diligence, including property inspection, environmental assessment, title review, and financial underwriting. Building SF per seller disclosure — buyer to verify. Market rent figures are illustrative estimates only. This OM is not a substitute for thorough due diligence.