

INDUSTRIAL FOR SALE

# 5,500 SF LIGHT INDUSTRIAL WAREHOUSE

1422 FREY ROAD, PENN HILLS, PA 15235



FOR SALE

**KW COMMERCIAL**

1500 Oxford Dr Suite 110  
Bethel Park, PA 15102



Each Office Independently Owned and Operated

**PRESENTED BY:**

**BRIAN GRUBBS**

Associate | Pittsburgh

O: (412) 854-4000

C: (412) 400-5999

briangrubbs@kwcommercial.com

**BILL FORDE**

Commercial Property Specialist

O: (412) 439-0429

bforde@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# DISCLAIMER

1422 FREY ROAD



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

**KW COMMERCIAL**  
1500 Oxford Dr Suite 110  
Bethel Park, PA 15102



Each Office Independently Owned and Operated

## PRESENTED BY:

**BRIAN GRUBBS**  
Associate | Pittsburgh  
O: (412) 854-4000  
C: (412) 400-5999  
briangrubbs@kwcommercial.com

**BILL FORDE**  
Commercial Property Specialist  
O: (412) 439-0429  
bforde@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

## EXECUTIVE SUMMARY

1422 FREY ROAD



### OFFERING SUMMARY

PRICE:	\$350,000
BUILDING SF:	5,500
PRICE / SF:	80
LOT SIZE:	2.34 Acres
OFFICE SF:	1,772
POWER:	200 A
TRUCK DOOR:	4
WAREHOUSE SF:	4,228
YARD:	Enclosed Lay Down Area
ZONING:	I-1 (Light Industrial)
DOCK:	1 Exterior

### PROPERTY HIGHLIGHTS

- Very accessible location
- High ceilings
- Drive through warehouse
- Fenced-In lay down area
- 2.34 Acres
- Private offices and reception area



## PROPERTY PHOTOS

1422 FREY ROAD





# PROPERTY PHOTOS

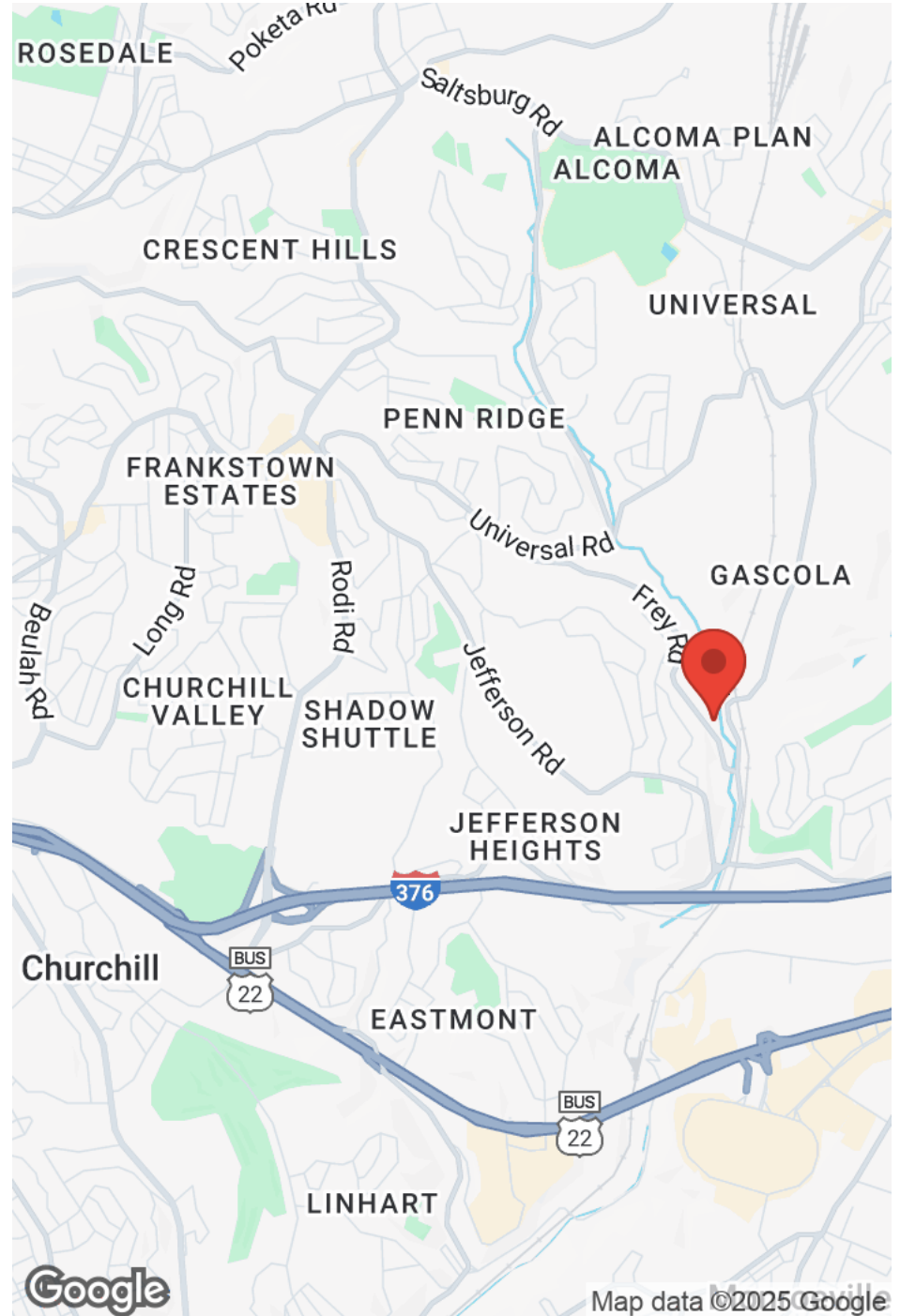
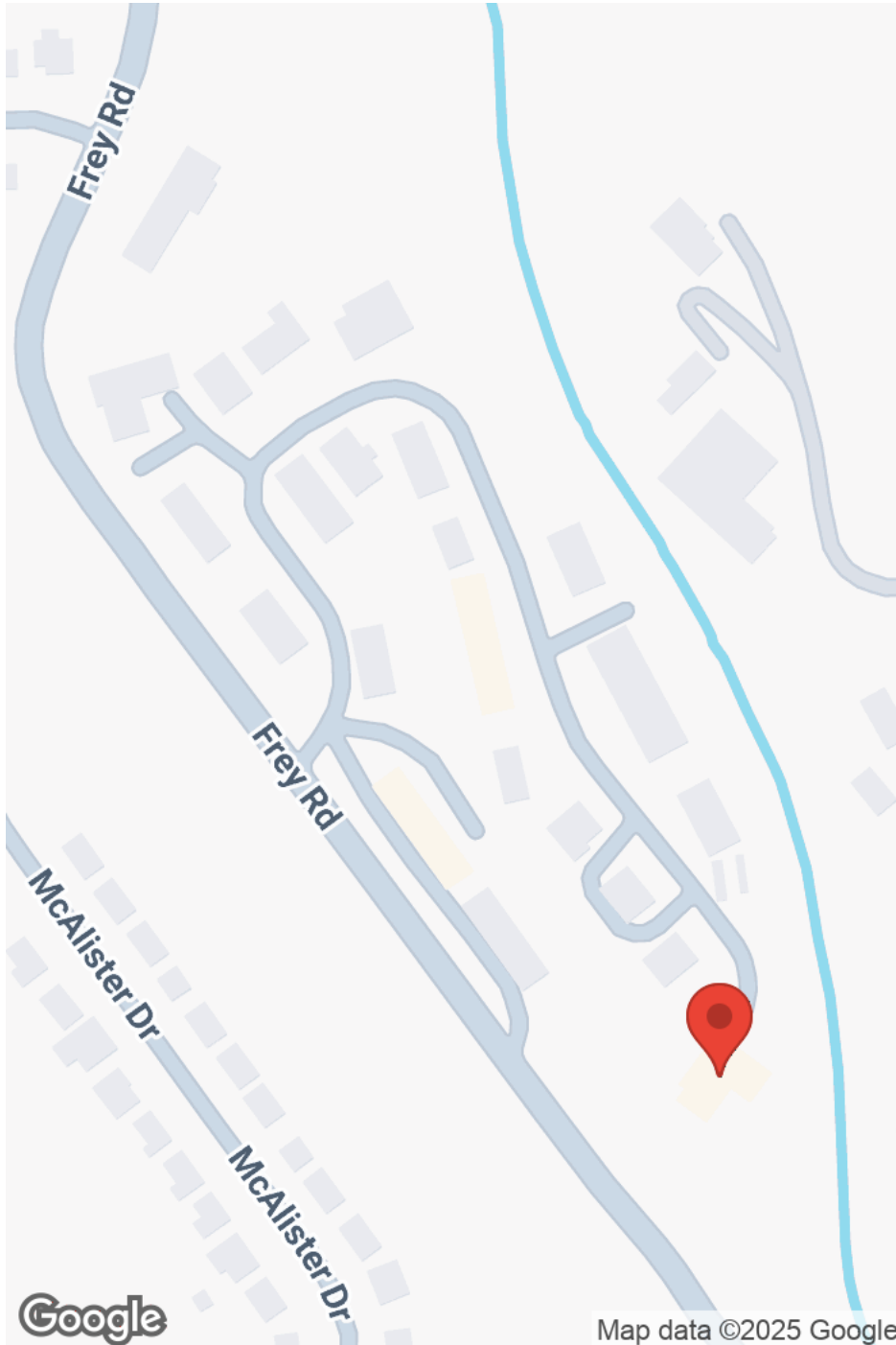
1422 FREY ROAD





## LOCATION MAPS

1422 FREY ROAD





## BUSINESS MAP

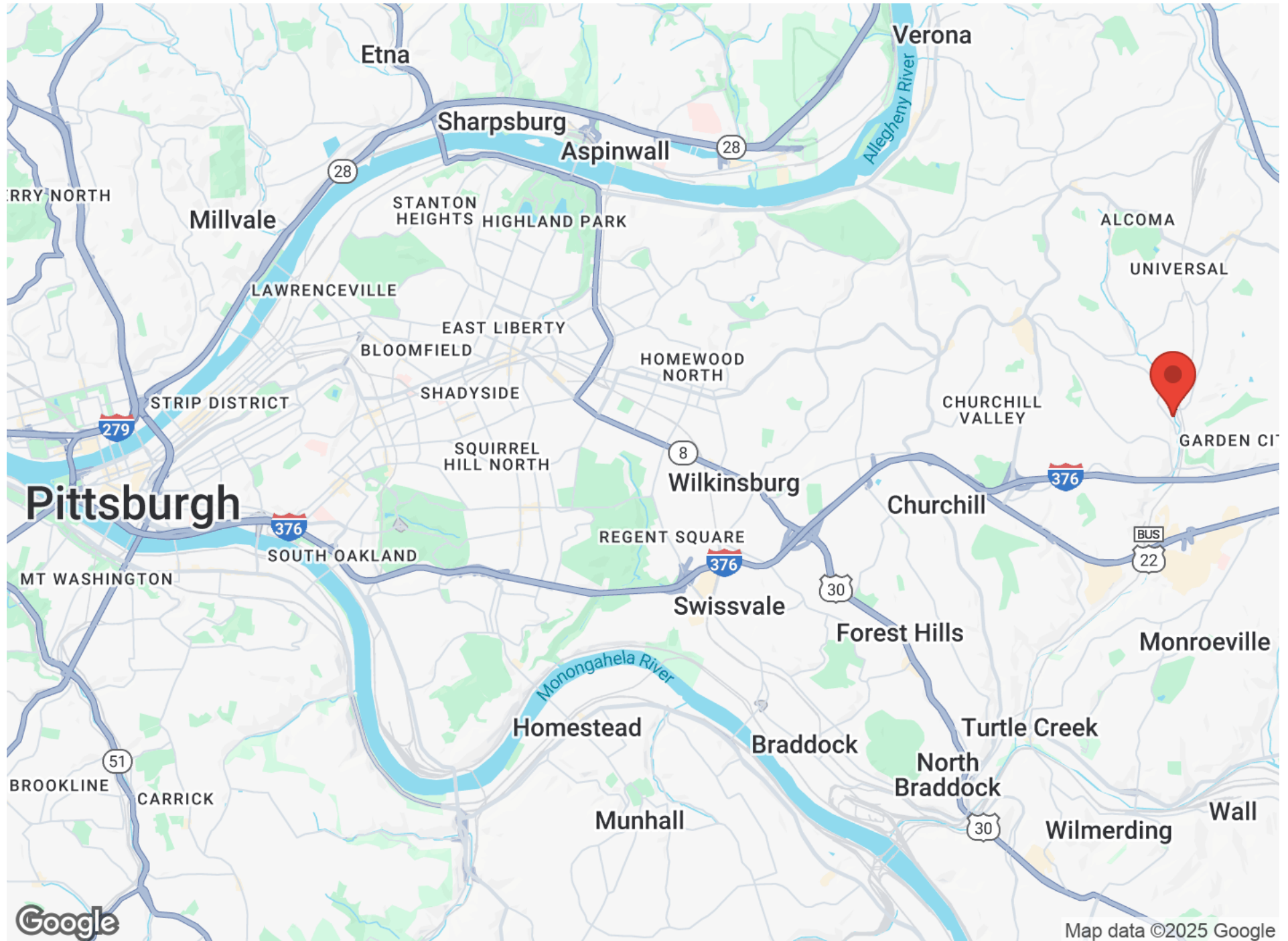
1422 FREY ROAD





## REGIONAL MAP

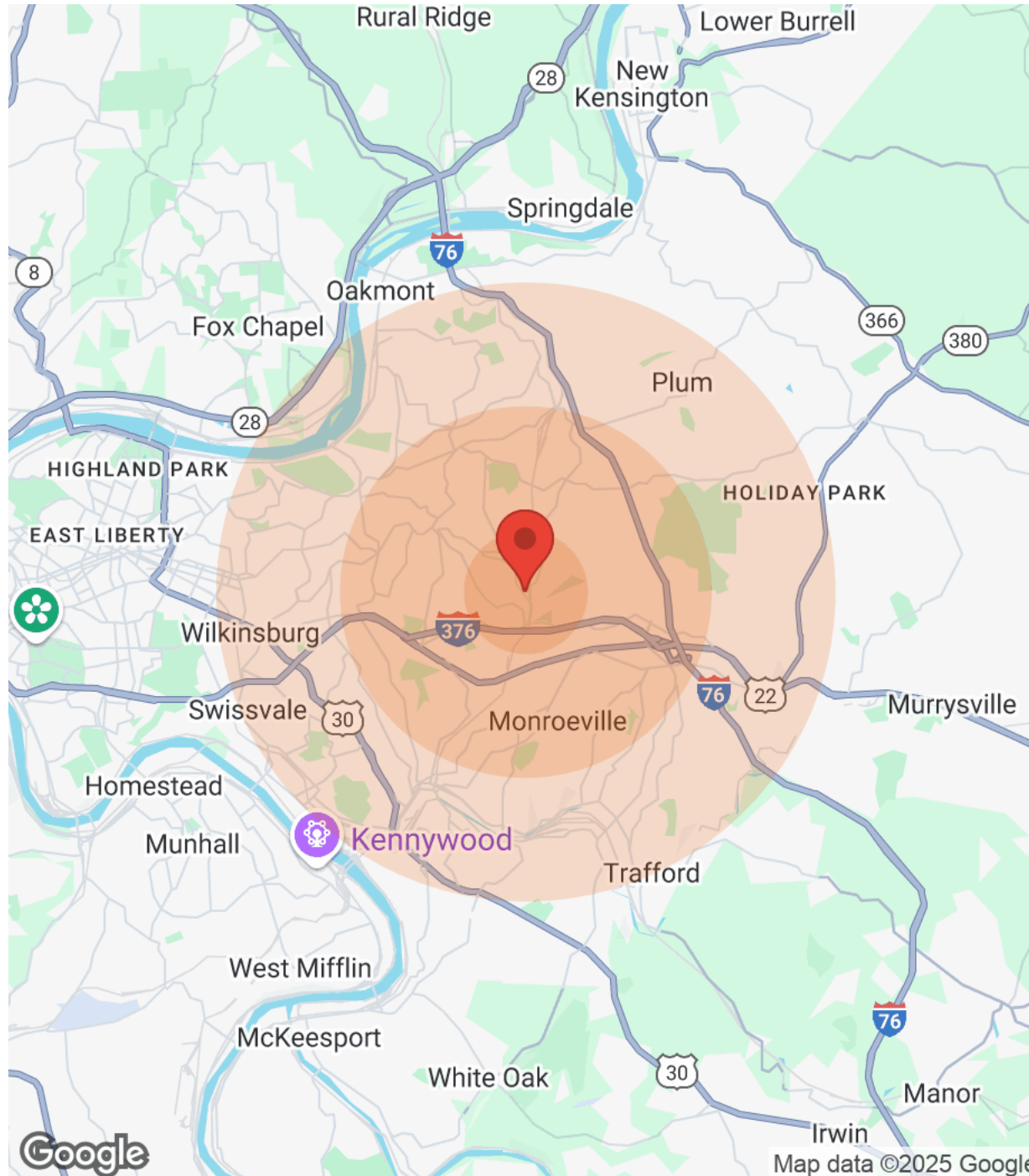
1422 FREY ROAD





# DEMOGRAPHICS

1422 FREY ROAD



Population	1 Mile	3 Miles	5 Miles
Male	3,729	28,605	79,100
Female	3,925	31,971	89,338
Total Population	7,654	60,576	168,438

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,173	8,935	27,010
Ages 15-24	949	6,693	20,257
Ages 25-54	2,745	22,557	63,642
Ages 55-64	1,114	8,659	23,580
Ages 65+	1,673	13,732	33,949

Race	1 Mile	3 Miles	5 Miles
White	5,395	45,562	118,964
Black	1,939	12,392	44,320
Am In/AK Nat	N/A	4	24
Hawaiian	1	3	3
Hispanic	126	780	1,717
Multi-Racial	466	2,678	6,226

Income	1 Mile	3 Miles	5 Miles
Median	\$53,286	\$52,908	\$43,684
< \$15,000	178	3,308	11,510
\$15,000-\$24,999	403	3,141	9,759
\$25,000-\$34,999	403	3,372	9,109
\$35,000-\$49,999	498	3,607	10,689
\$50,000-\$74,999	813	6,262	15,317
\$75,000-\$99,999	531	3,763	9,642
\$100,000-\$149,999	290	3,027	7,226
\$150,000-\$199,999	62	576	1,621
> \$200,000	21	433	1,243

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,305	28,983	86,446
Occupied	3,125	27,019	77,410
Owner Occupied	2,646	18,545	49,168
Renter Occupied	479	8,474	28,242
Vacant	180	1,964	9,036