

Agent Full

Commercial-Industrial-Business



3012 Unionville Rd

MLS #: **1738603** Status: **Active**
 Address: **3012 Unionville Rd**
 Area: **Cranberry Twp**
 Postal/Mailing City: **Cranberry Township**
 Lease Price:
 Directions: **If on US-19 S , turn right onto Unionville Rd. If on US-19 S, turn left onto Ogleview Rd, continue through the traffic circle and take the second exit, then turn left onto Unionville Rd.**
 Map#/Block#/Lot#/Info: **130-4F108-21B-0000**
 Lot: **3.32**
 Lot Desc:
 Zoning: **MU**
 For Sale: **Building, Land**
 For Lease:
 Business Name:
 Business Description:
 Recent: **01/31/2026 : NEW**



General Information

Office SqFt:	Railroad:	No	GAI:	\$430,000	Utilities:	\$8,000
Warehouse SqFt: 38,100	Freight Elev:	No	GOI:		Maintenance:	\$8,500
Road Frontage: 735'	Sprinkler Sys:	No	Vacancy %:		Other Expenses:	\$60,000
Ceiling Height: 24'	Dock:	Yes	Taxes:	\$42,971	NOI:	\$300,000
Are the Listing Images Digitally Altered/Staged?: No						
Insurance: \$11,000						

Remarks

Investment-focused multi-building commercial property located in Cranberry Township. The offering includes four buildings totaling approximately 36,200 square feet (24,000 SF, 6,000 SF, 3,200 SF, and 3,000 SF) currently leased to five established businesses, providing in-place income with defined lease terms. An additional vacant area of approximately 1,900 square feet offers potential for future leasing and added income. The property features functional warehouse and office configurations, on-site parking, and convenient access to major transportation routes and surrounding commercial corridors. A solid opportunity for investors seeking stabilized income with upside potential.

Agent Remarks

Leases and financial information available upon execution of a confidentiality agreement. Property is being sold as a leased investment. Shown by appointment only. Do not disturb tenants.. PLEASE DO NOT SEND CLIENTS WITHOUT AN APPOINTMENT FOR CONFIDENTIALITY.

Features

Type Property: Warehouse	Year Built:
Form of Access:	Construction:
Parking: /Lot	Insulation:
Traffic Count:	Utilities Avail:
Show: Appointment With Listor	Electricity, Gas, Sewer, Water

Office Information

Value: Assessment Value - \$239,800	Tenant Occ: Yes	Taxes: \$42,971
ENT:	Foreclosure: No	Short Sale: No
Tour Date:		
Seller Consider Concession Y/N:		
Owner: Athens		
Contact: Bayram Kan		
Agent: Bayram Kan		
Email: bayram.kan@cbreality.com		
Agent State License #: RS370543		
List Office: 13601 - COLDWELL BANKER REALTY		
List Date: 01/31/2026		
Tour URL:		
Video Tour URL		
Broker State License #: RB067335		
Phone: 412-689-0035		
Phone: 412-366-1600 ext.		
Tour URL:		
Cell Phone: 412-689-0035		
Broker State License #: RB067335		
Phone: 412-366-1600 ext.		
Expire Date: 07/30/2026		
Pending Date:		

Tour URL:
Video Tour URL

List #	Address	DOM	Price	Change Type	Effective	Chg Info	Chg Timestamp
1738603	3012 Unionville Rd		\$4,750,000	New Listing	01/31/2026	->A	01/31/26 05:25 PM

Monday, February 2, 2026 3:23 PM

Requested By: Bayram Onder Kan