

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:

List Price: **\$4,750,000**
 County: **Butler**
 Zip Code: **16066**
 State: **Pennsylvania**
 Lease Per:

Acres: **3.32**
 CIB Type:

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: Electricity, Gas, Sewer, Water
Show: Appointment With Listor	

Office Information

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