



INDUSTRIAL FLEX OPPORTUNITY IN PITTSBURGH'S DESIRABLE SOUTH HILLS REGION



±16,548 SF
1341 MCLAUGHLIN RUN RD.
PITTSBURGH, PA 15241

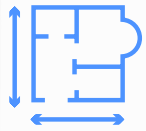
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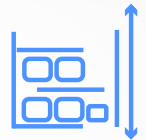
3-MILE RADIUS DEMOGRAPHICS

PROPERTY HIGHLIGHTS



SIZE

±16,548 SF | 1.1 Acre Lot



CLEAR HEIGHT

±20'



ACCESSIBILITY

Large drive-in opening



CONDITION

Shell condition,
providing a blank slate for customization to suit any business' needs.



ZONING

RM (Restricted Light Industrial District)
Allows for a large variety of uses.

Located in Upper St. Clair, one of Pittsburgh's most sought-after suburbs, the surrounding area boasts fantastic demographics:



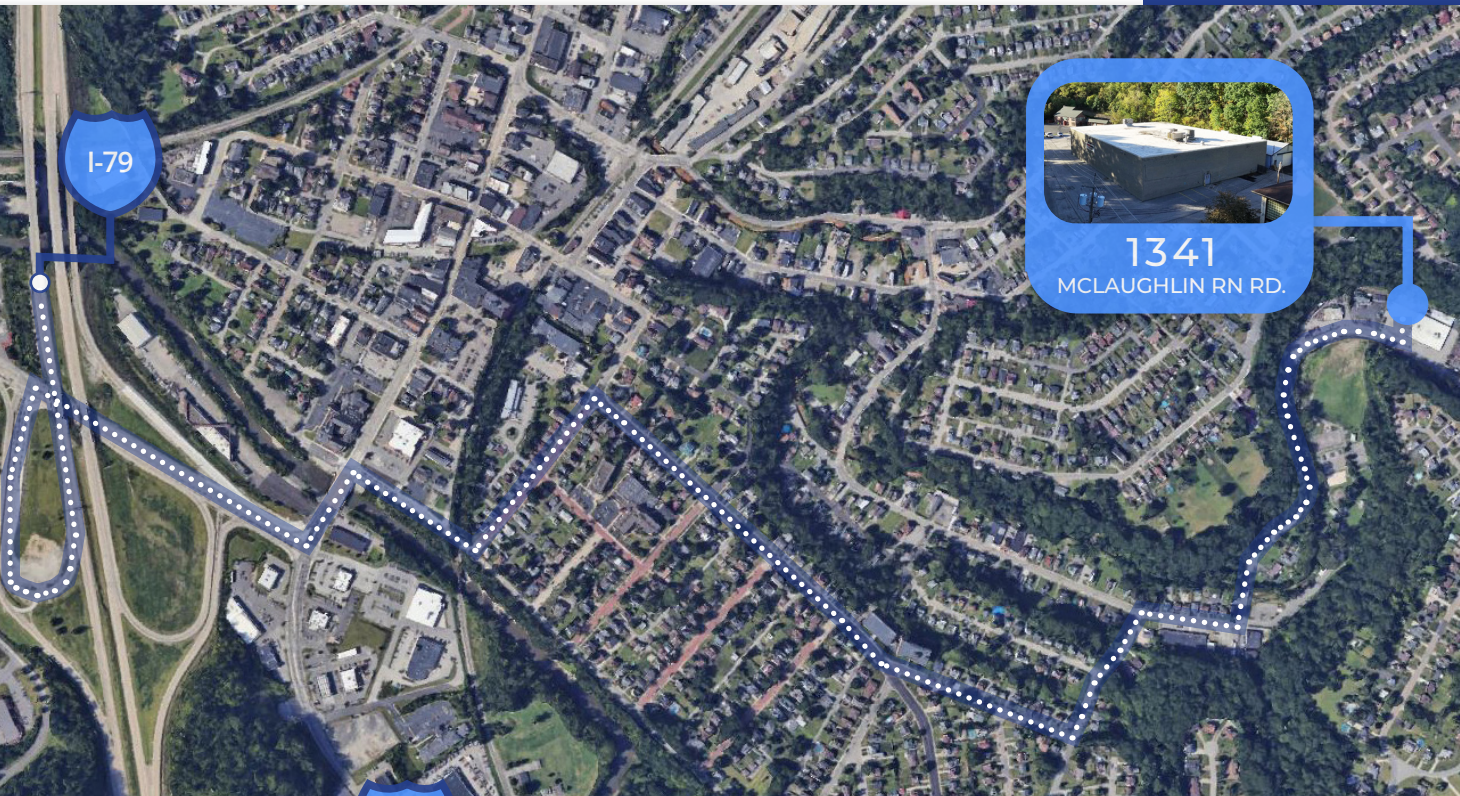
POPULATION

67,850



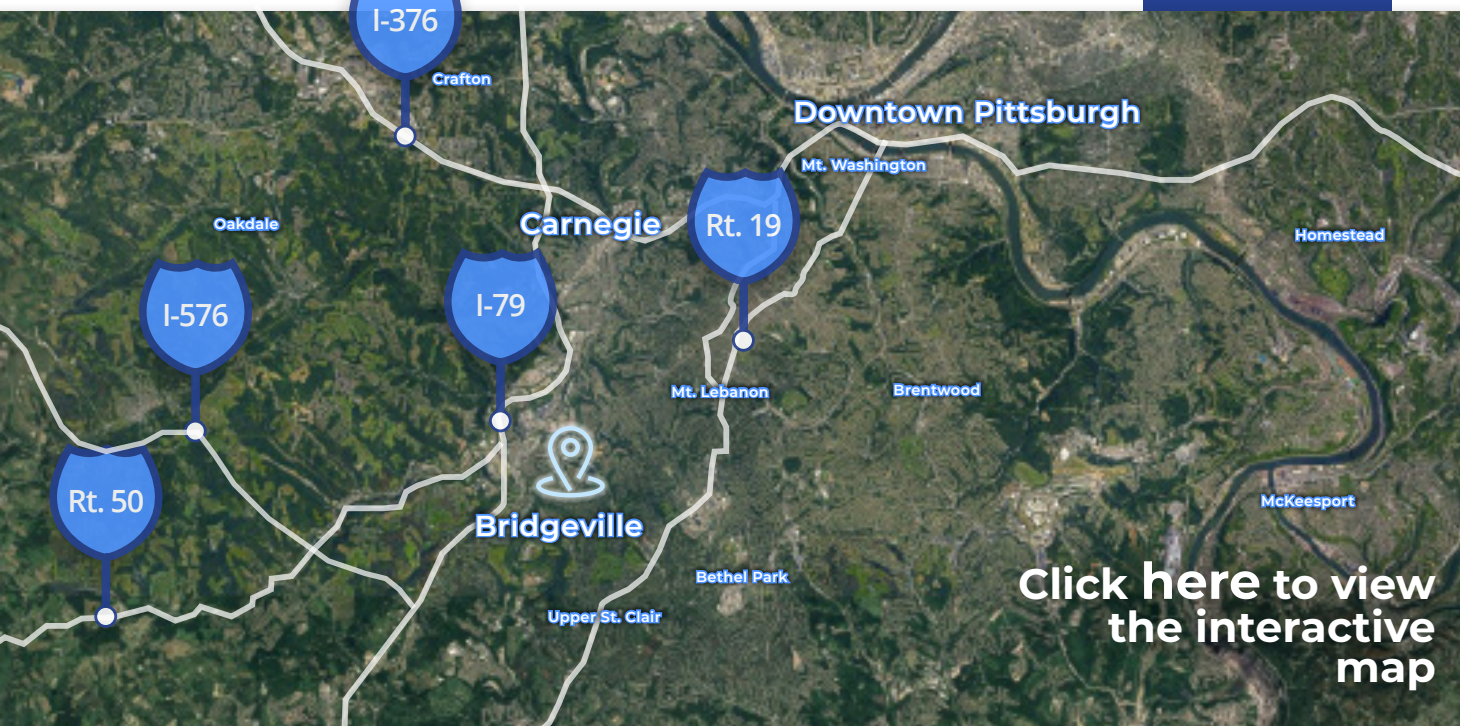
MEDIAN HH. INCOME

\$107,263



LOCATIONAL ADVANTAGES

- Less than 5 minutes to I-79, with easy access to Route 50, Route 19, and nearby interchanges
- Proximity to key business hubs, including Bridgeville, Carnegie, and the Central Business District
- Convenient access to major retail and commercial destinations like the South Hills Village Mall and the Valley Shopping Center



NEARBY INDUSTRIAL TENANTS

Home to the following prominent companies, 1341 McLaughlin Run Road sits in a well-established industrial corridor:

- Anderson Equipment Company
- MS International INC
- Mosebach Manufacturing
- 84 Lumber

[Click here to view the interactive map](#)

DISTANCES TO KEY POINTS:

BRIDGEVILLE, PA



2 MINUTES
1 MILE



DOWNTOWN
PITTSBURGH



25 MINUTES
13 MILES



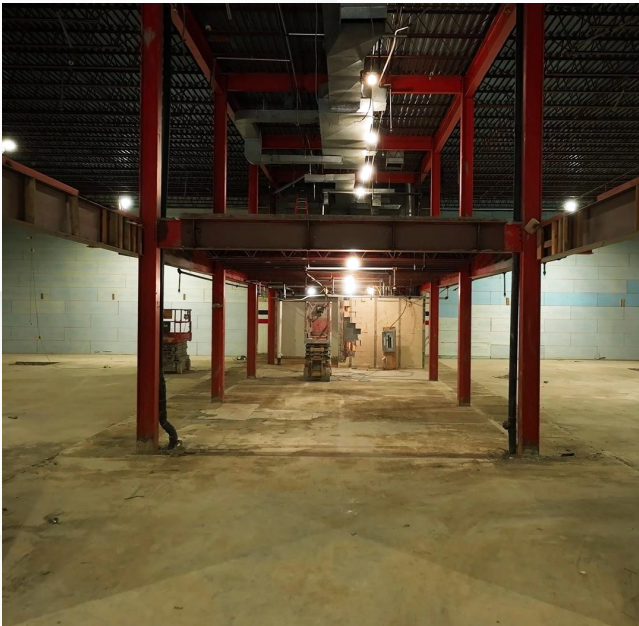
CARNEGIE, PA



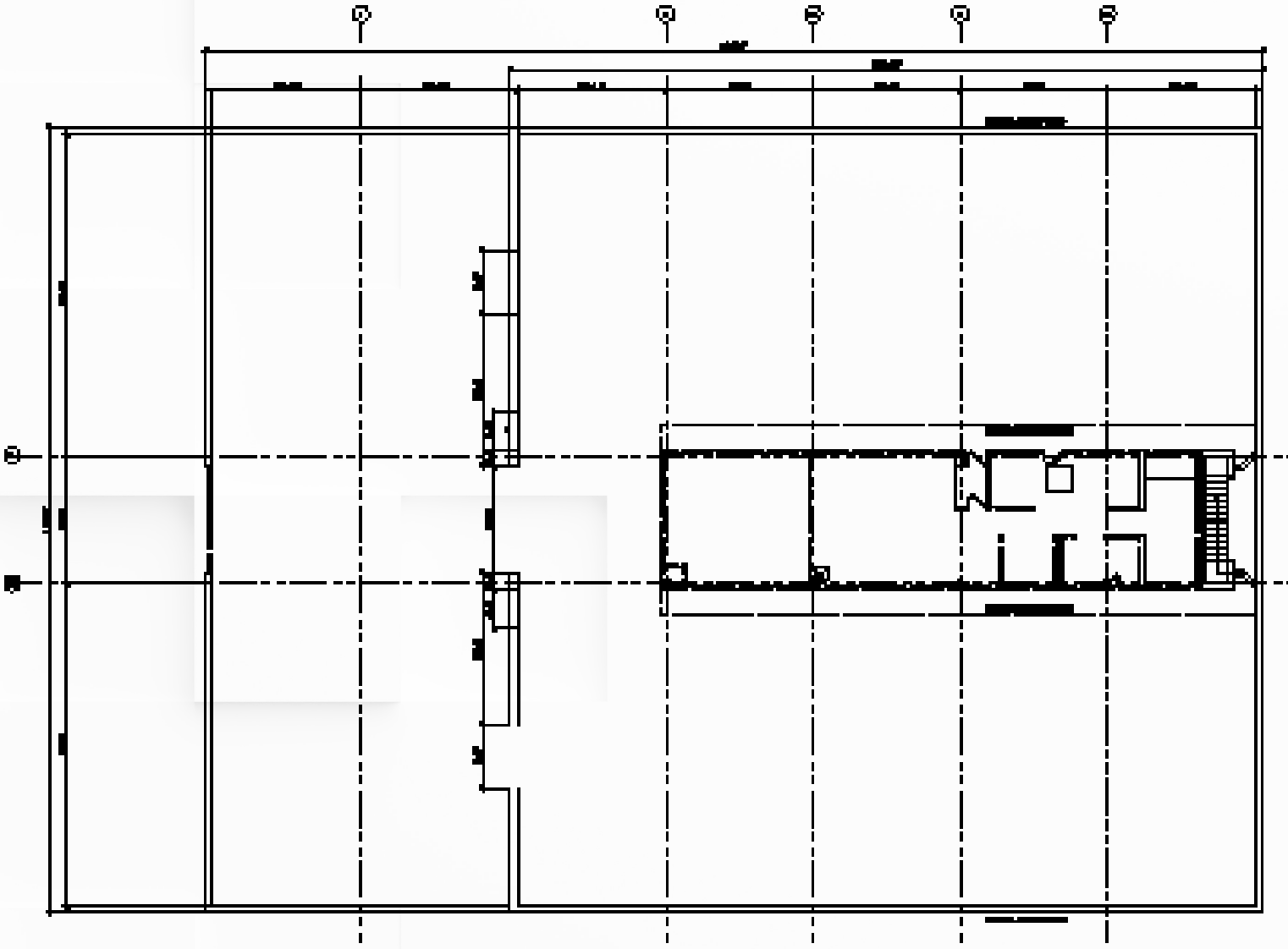
14 MINUTES
6.6 MILES



PROPERTY PHOTOS:



FLOOR PLAN:



Whether you're an owner-user seeking a customizable building that is ready to build-out or an investor looking to capitalize on a high-demand market, this property offers incredible potential. With its flexible layout, strategic location, and proximity to a wealth of amenities,

**1341 McLaughlin Run Rd.
is a blank canvas ready for
transformation.**



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