



114 & 116 BAKER DRIVE

WAYNESBURG, PA 15370

MULTI-BUILDING INDUSTRIAL INVESTMENT



114 & 116 BAKER DRIVE
WAYNESBURG, PA 15370



FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

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INVESTMENT OVERVIEW

114 & 116 BAKER DRIVE

WAYNESBURG, PA 15370

SALE PRICE / \$7,400,000

Building 114: \$2,250,000

Building 116: \$2,250,000

All Vacant Land (77 +/- AC - Developable): \$2,900,000

Subdivided Land: Separate Pricing Per Lot

GROSS BUILDING SIZE / 24,900 SQ FT

12,525 SQ FT (Building 114) **FULLY LEASED**

12,375 SQ FT (Building 116) **FULLY LEASED**

GROSS LOT SIZE / 86.62 (+/-) ACRE

CURRENT TENANT / Absolute Reclamation Services / Seven Points LLC

CAP RATE / 7.87%

114 Baker Drive and 116 Baker Drive present a rare chance to acquire fully leased industrial properties with built-in income potential. These two well-maintained buildings, offering a mix of industrial space and office areas, can be sold together or separately to suit your investment strategy. Adding to the appeal, the assets sit on 86.62 (+/-) gross acres of land, opening the door for future development or expansion opportunities. The vacant land is comprised of roughly 77 (+/-) acres, is fully developable and can be purchased separately from the two buildings.



BUILDING SPECIFICATIONS

114 Baker Drive:

- 12,525 (+/-) square feet
 - 10,121 (+/-) square feet industrial/service production area
 - 2,404 (+/-) square feet office space
- 9 offices
- 1 conference room
- One, 5-ton crane
- 25' ceiling height (23' to the truss)
- Eight, 16' overhead/drive-in doors

116 Baker Drive:

- 12,375 (+/-) square feet
 - 9,375 (+/-) square feet industrial/service production area
 - 3,000 (+/-) square feet office space
- Kitchenette
- One, 5-ton crane
- 26' ceiling height (23' to the truss)
- Six, 14' overhead/drive-in doors
- 3 phase power
- Wash bay
- 2 mobile minis
- 2 fabric buildings

INGRESS / EGRESS / PARKING / ACCESS

The property offers one point of ingress and egress via Baker Drive from E Roy Furman Hwy (Route 21). Both buildings offer an ample amount of parking. Building 114 also has an adjoining lot that serves as additional parking or a laydown yard which would accompany a purchase. The property is located roughly 0.6 mile from I-79, Exit 14.

UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	West Penn Power
Natural Gas	People's
Water	Southwestern PA Water Authority (SWPA)
Sewer	Southwestern PA Water Authority (SWPA)
Trash	Road Runner Waste

LEGAL DESCRIPTION / ZONING / PARCEL MAP

- Outside city limits of Waynesburg
- Parcels 100 and 102, Tax Map 7, District 7, Greene County
- Deed Book 0505, Page 0018
- No zoning regulations



FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDAs to Kim Licciardi at klicciardi@blackdiamondrealty.net or contact Black Diamond Realty at 304.413.4350.

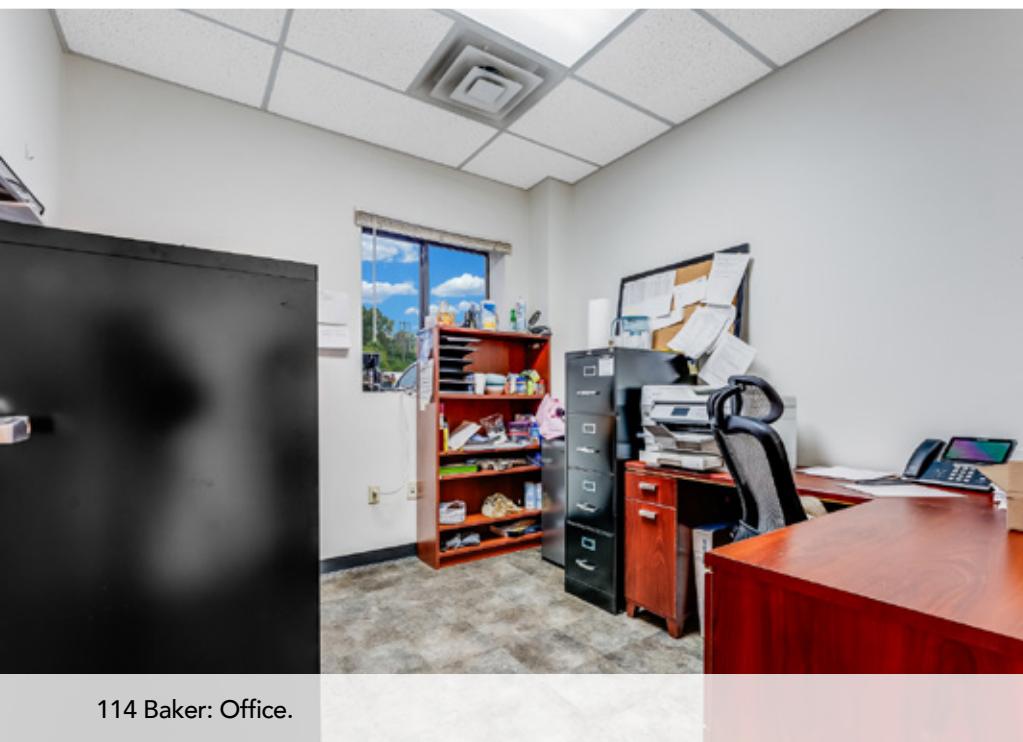
A CNDAs can also be forwarded via DocuSign for electronic signing convenience. You may indicate that preference via email.



114 Baker: Office.



114 Baker: Office.



114 Baker: Office.



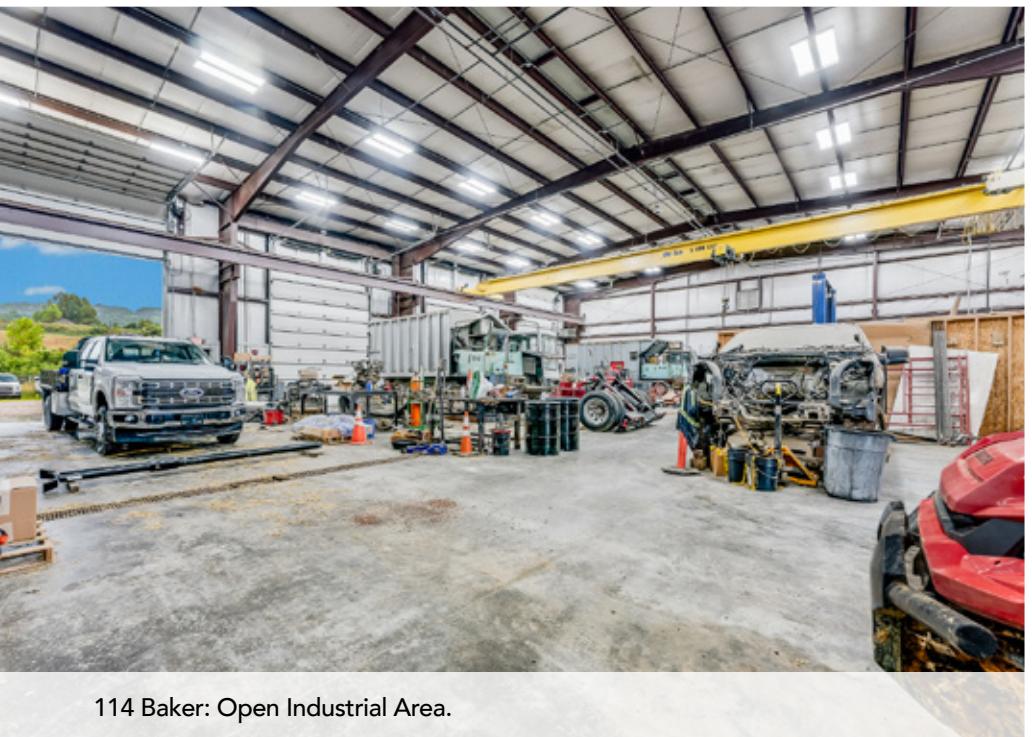
114 Baker: Office.



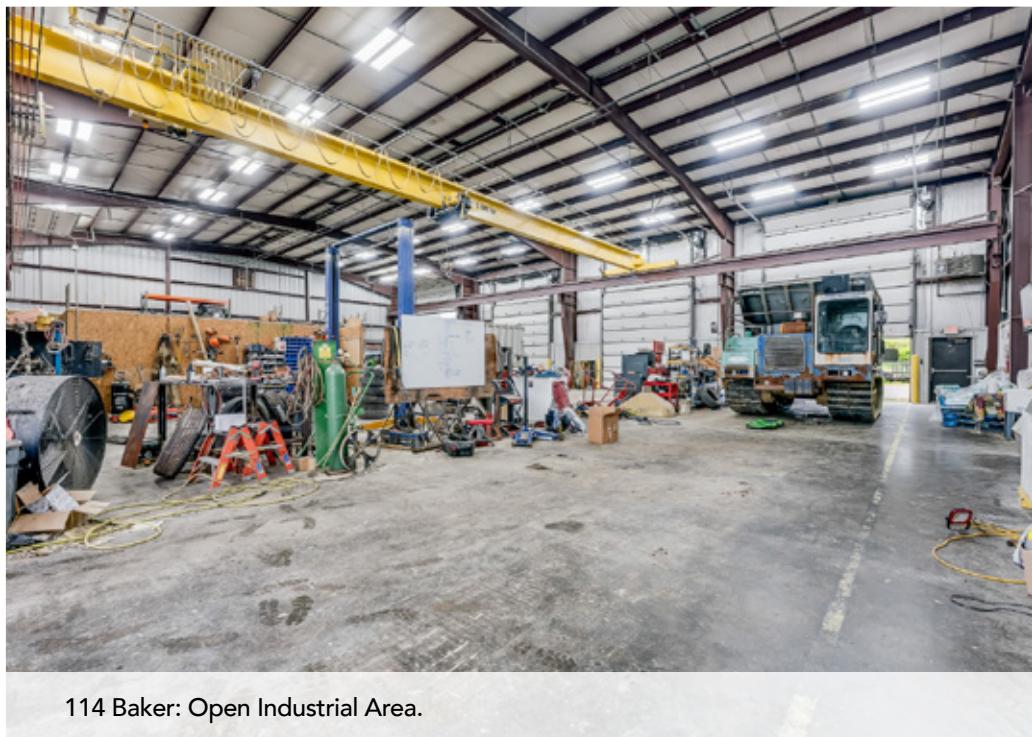
114 Baker: Open Industrial Area.



114 Baker: Open Industrial Area.



114 Baker: Open Industrial Area.



114 Baker: Open Industrial Area.



114 Baker Exterior.



114 Baker Exterior.



114 Baker Exterior.



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114 Baker Exterior.



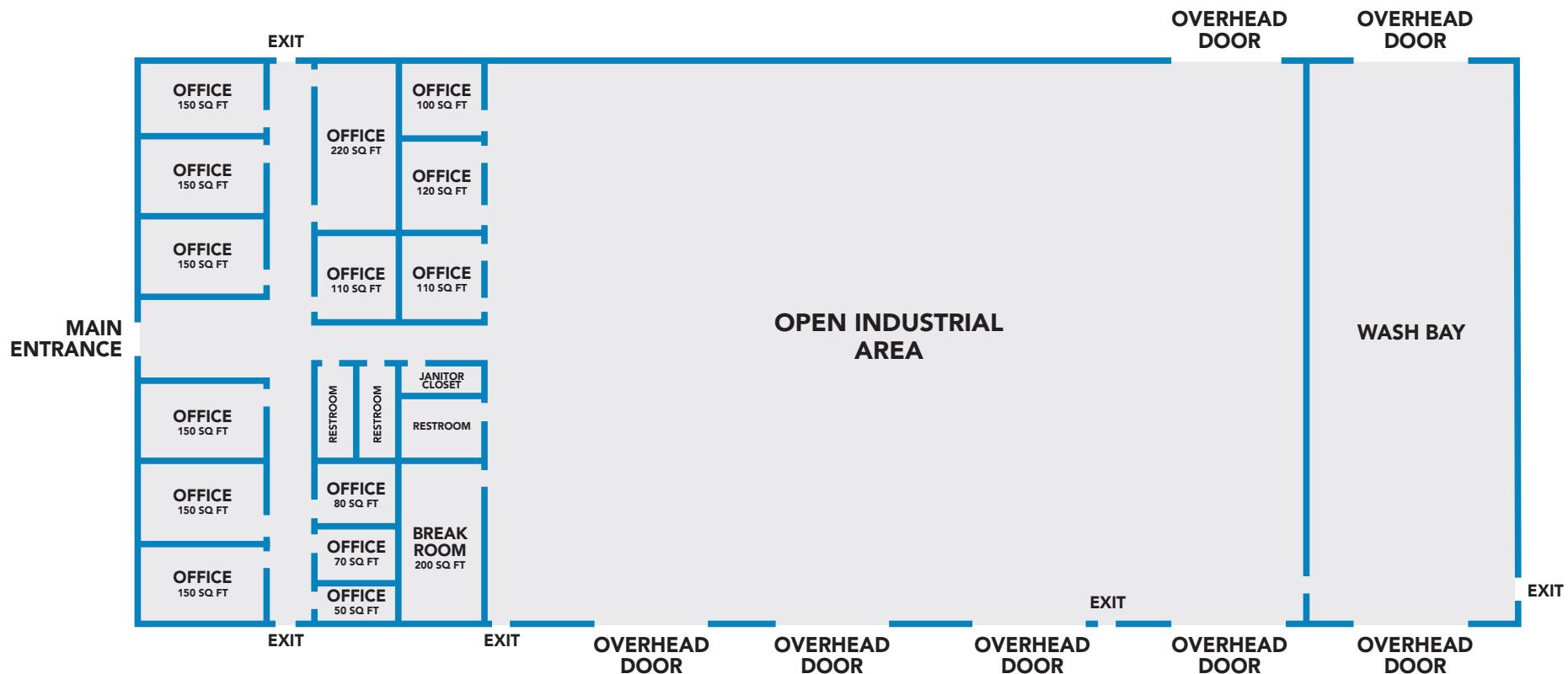
114 Baker Exterior.



114 Baker Exterior.

FLOOR PLAN: 116 BAKER DRIVE

12,375 (+/-) SQUARE FEET

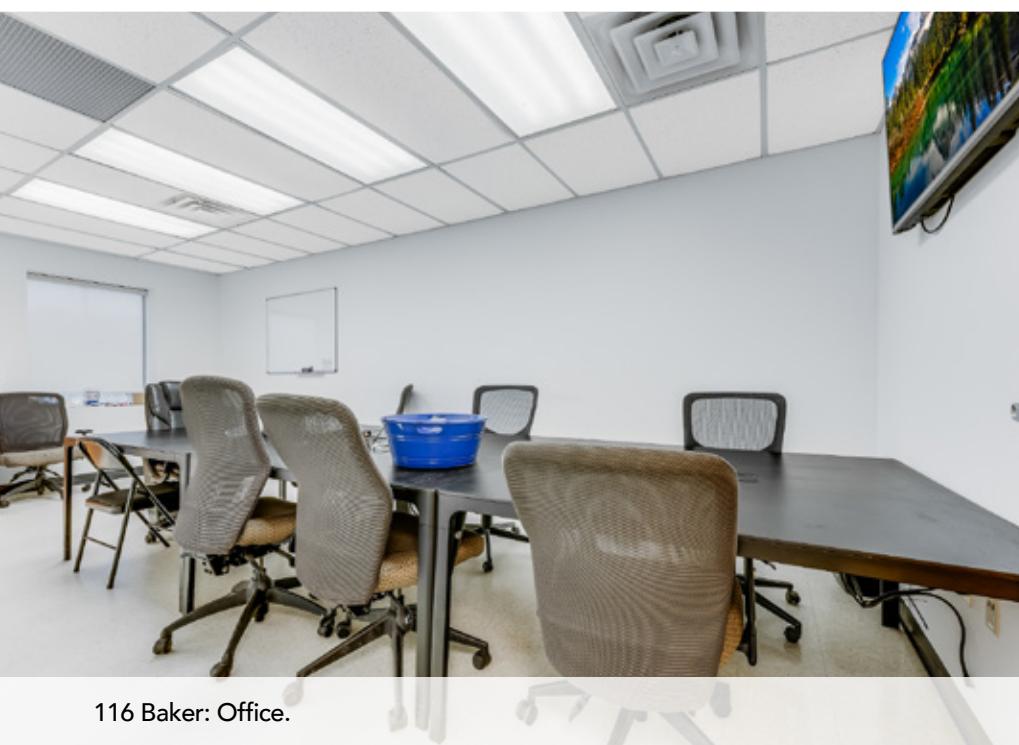




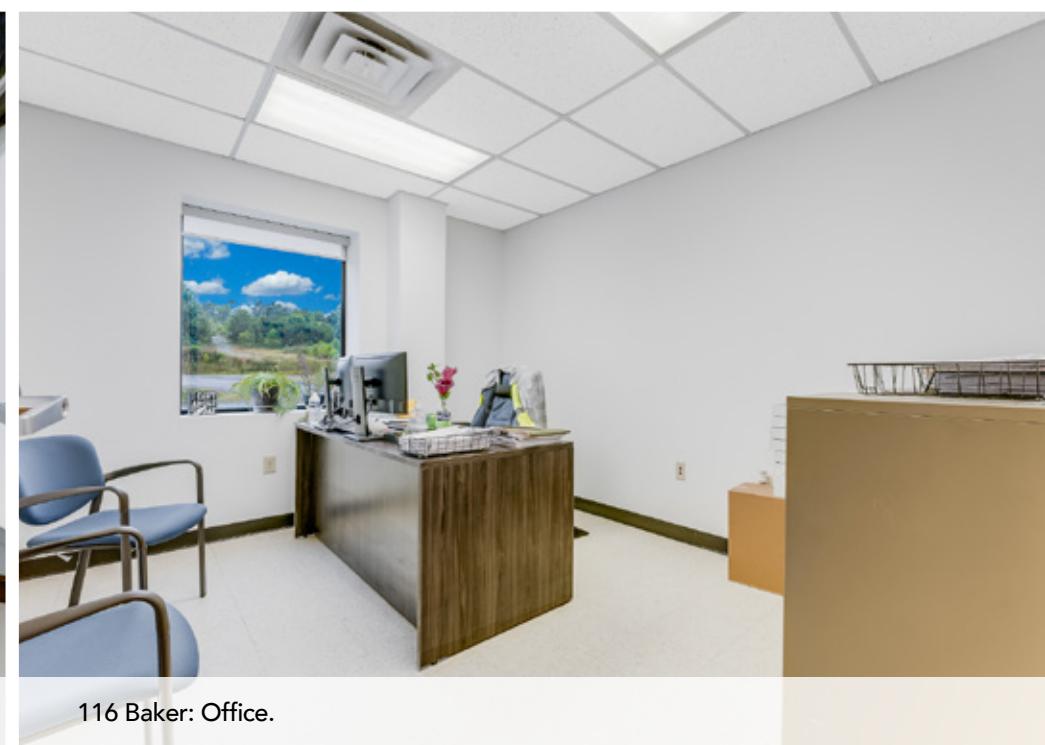
116 Baker: Main Office Entrance.



116 Baker: Main Office Hallway.



116 Baker: Office.



116 Baker: Office.



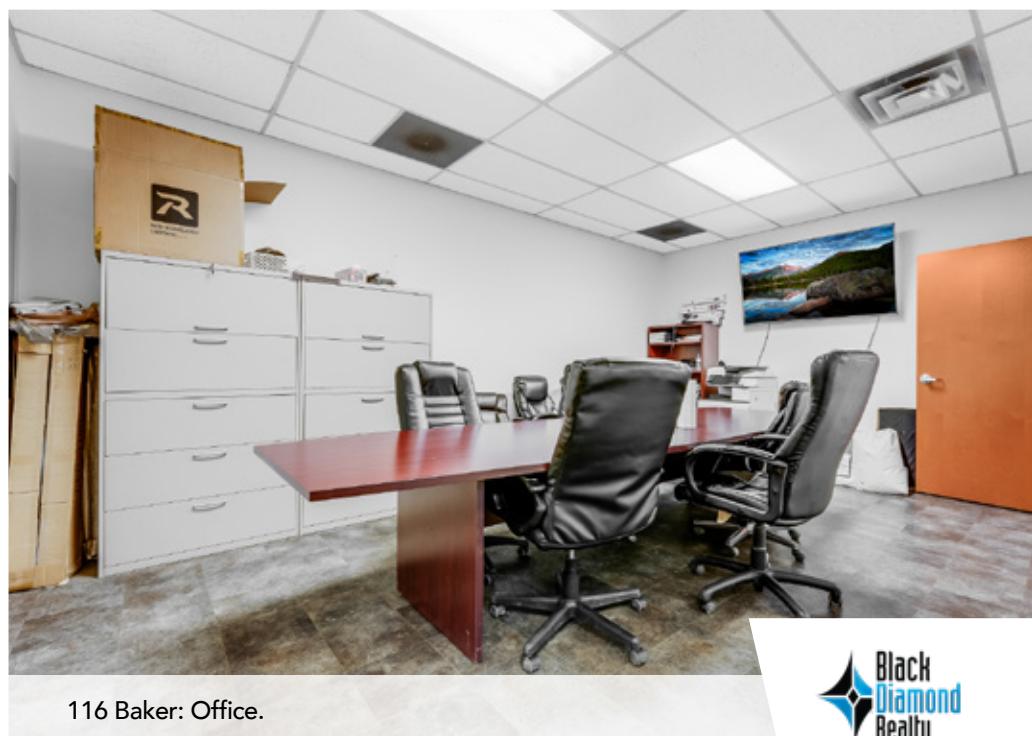
116 Baker: Office.



116 Baker: Break Room.



116 Baker: Office.



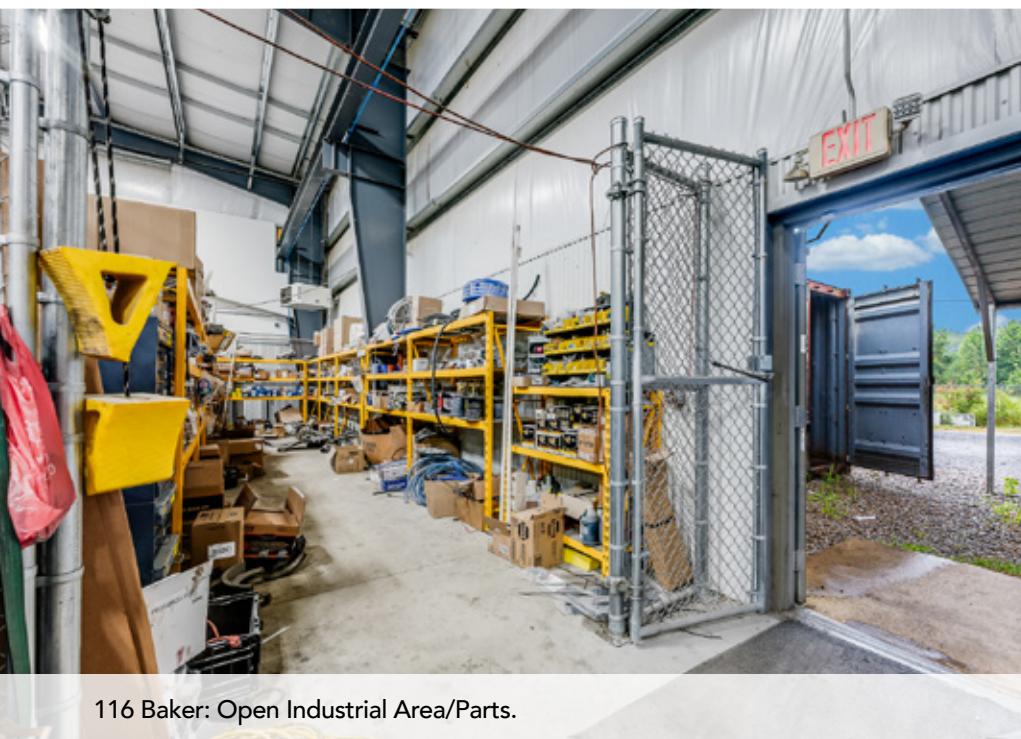
116 Baker: Office.



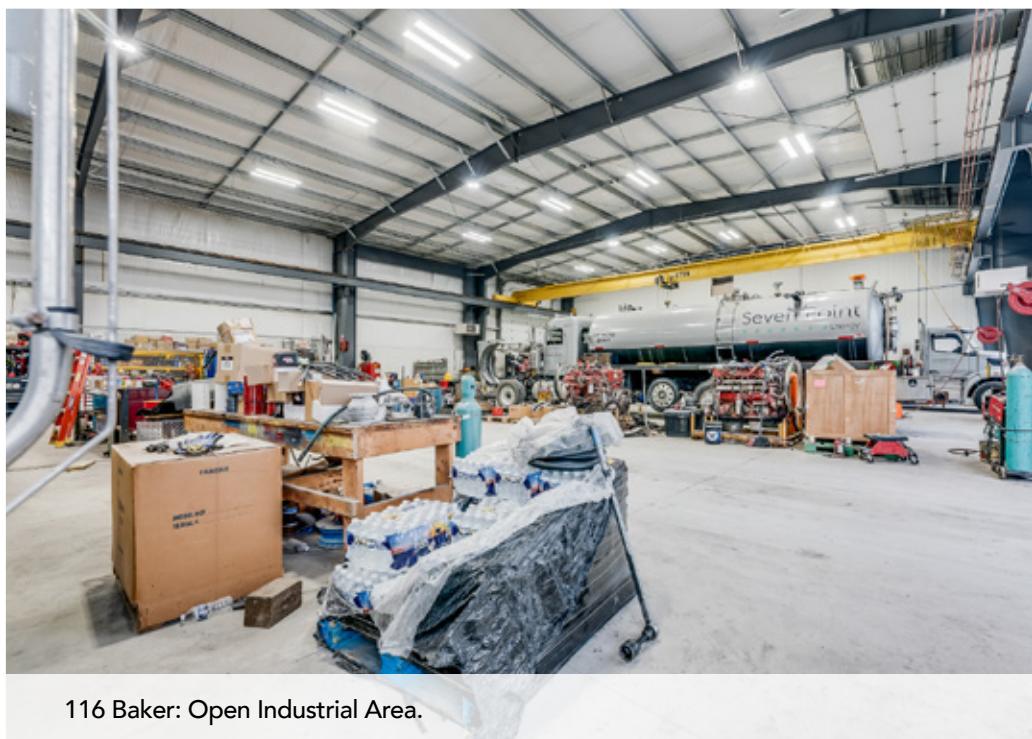
116 Baker: Open Industrial Area.



116 Baker: Open Industrial Area.



116 Baker: Open Industrial Area/Parts.



116 Baker: Open Industrial Area.



116 Baker Exterior.



116 Baker Exterior.



116 Baker Exterior.





116 Baker Exterior.



116 Baker Exterior.



116 Baker Exterior.



116 Baker Exterior.

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



10,132

Total Population



508

Businesses



12,680

Daytime Population



\$211,243

Median Home Value



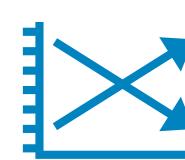
\$28,724

Per Capita Income



\$64,358

Median Household Income



-0.6%

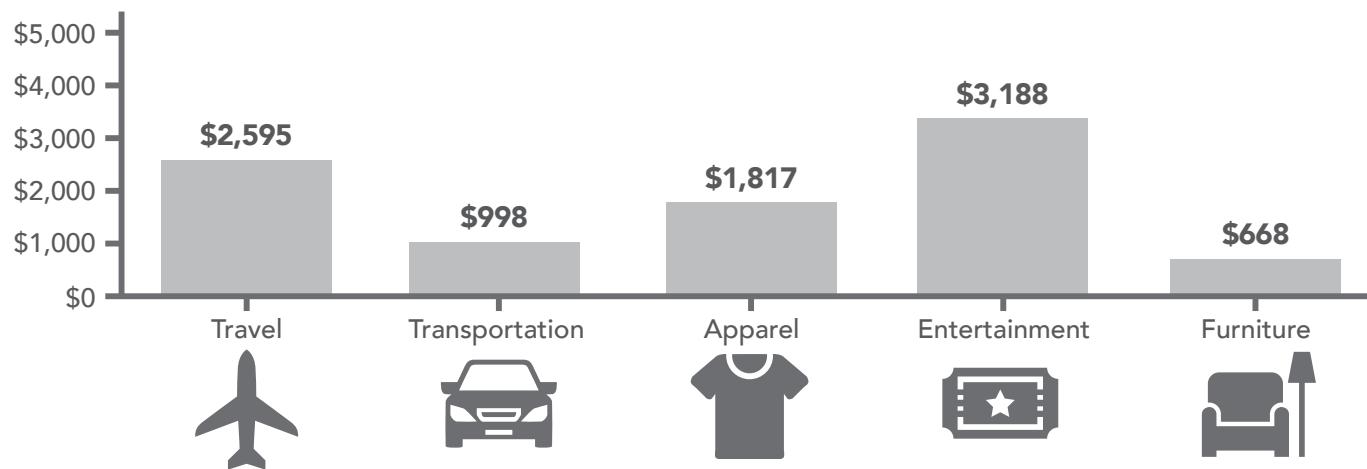
2025-2030
Pop Growth Rate



3,766

Housing Units (2020)

KEY SPENDING FACTS



5 MILE RADIUS



13,792
Total Population

592
Businesses



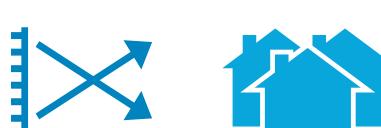
15,822
Daytime Population

\$207,604
Median Home Value



\$31,484
Per Capita Income

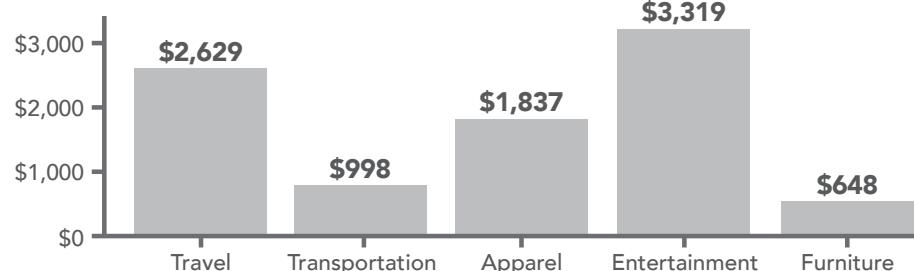
\$64,748
Median Household Income



-0.7%
2025-2030
Pop Growth Rate

5,529
Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



28,528
Total Population

988
Businesses



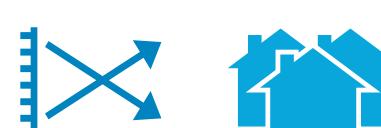
28,319
Daytime Population

\$194,037
Median Home Value



\$36,097
Per Capita Income

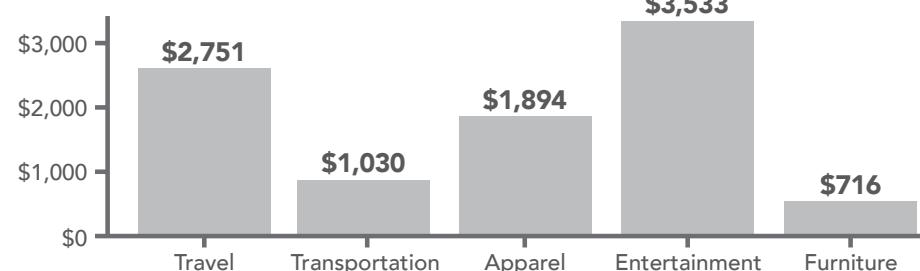
\$71,291
Median Household Income



-0.7%
2025-2030
Pop Growth Rate

12,649
Housing Units
(2020)

KEY SPENDING FACTS



LOCATION OVERVIEW

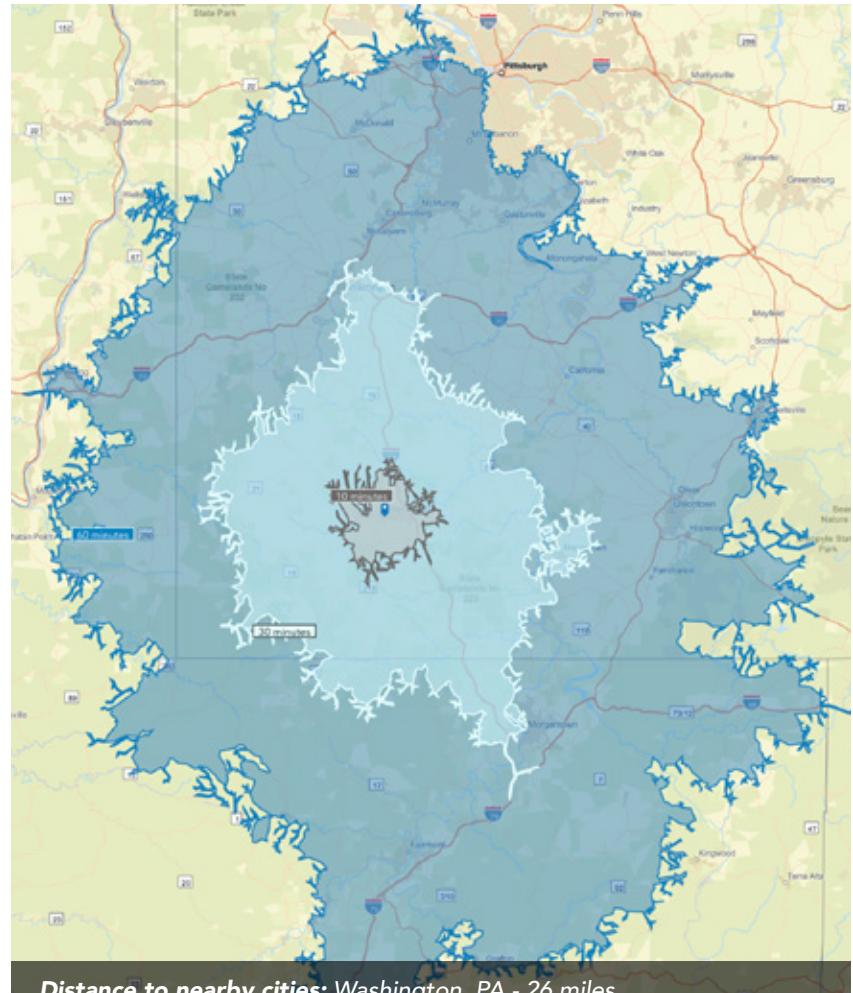
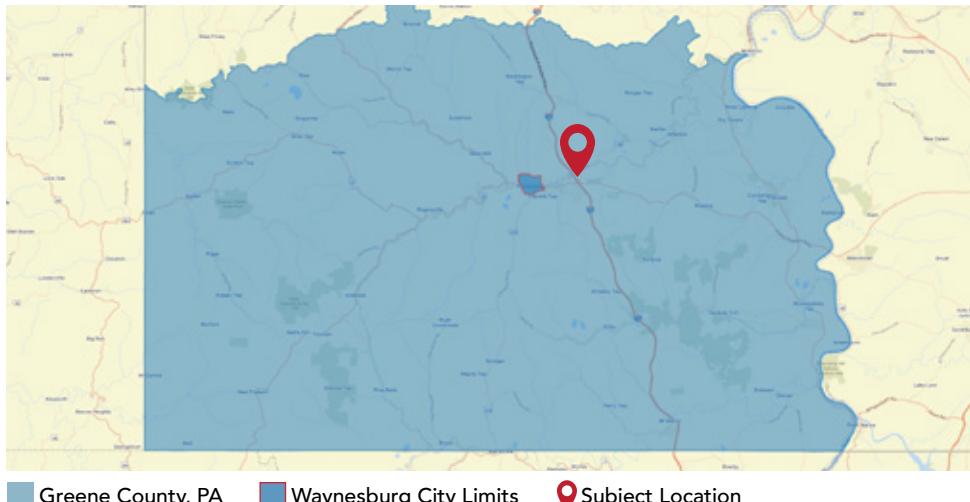
LOCATION GROWTH / STATS

Located in the southwestern corner of Pennsylvania, Greene County is approximately one hour south of Pittsburgh, with Interstate 79 running through the central portion of the county. The county is bordered to the south by West Virginia, and the Monongahela River borders Greene County to the east, creating a collection of river towns and communities. From rolling farmland in the summer to snow-covered hills in the winter, from breathtaking vistas in the spring to stunning foliage in the fall, Greene County has it all.

Greene County has a total population of 35,561 and a median household income of \$67,978. Total number of businesses is 1,166.

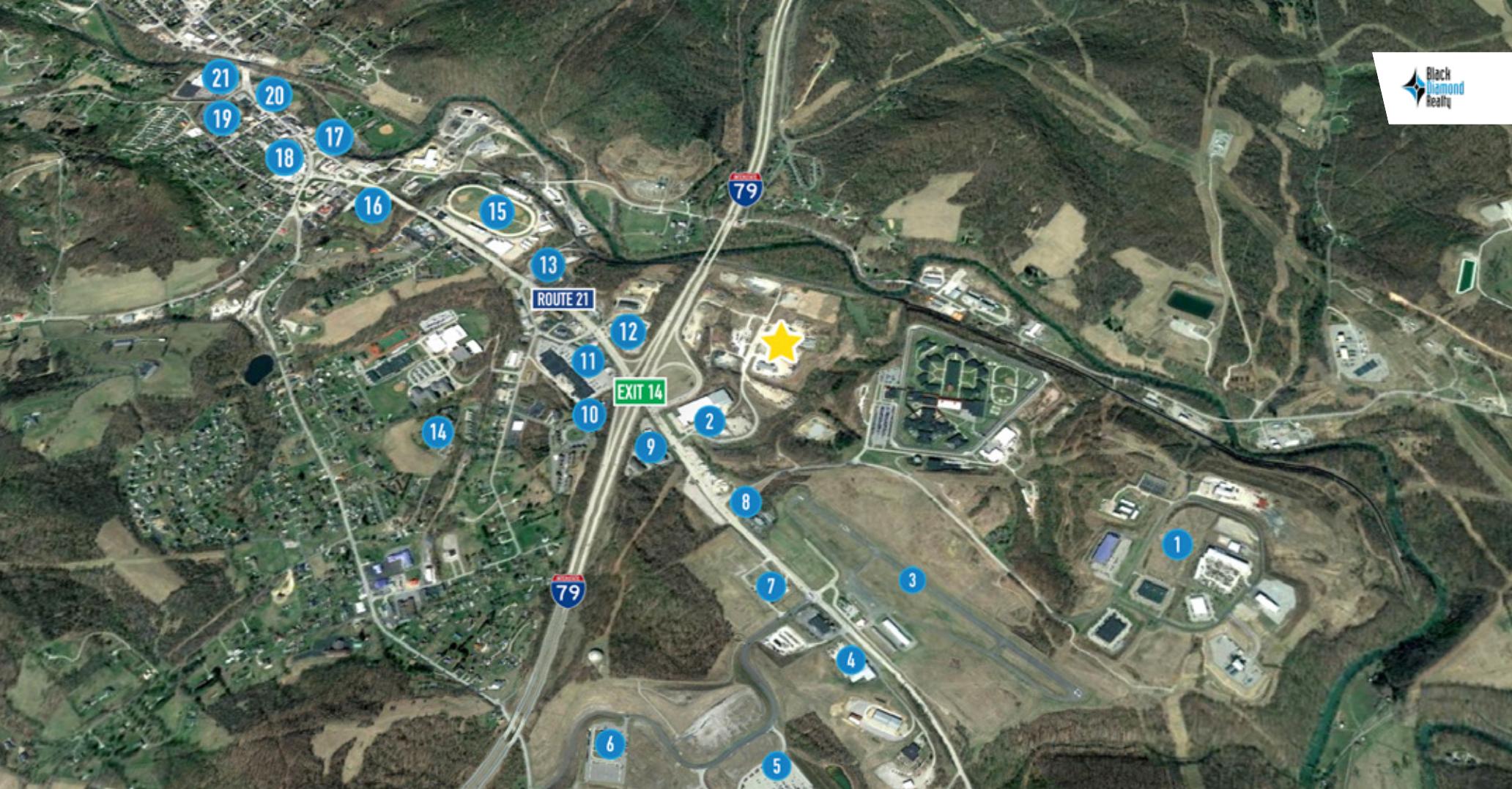
The **Borough of Waynesburg** has a total population of 3,941 and a median household income of \$46,102. Total number of businesses is 219.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axe, 2025.



Distance to nearby cities: Washington, PA - 26 miles, Morgantown, WV - 26 miles, Uniontown, PA - 27 miles, Wheeling, WV - 46 miles, Pittsburgh, PA - 51 miles, Bridgeport, WV - 66 miles, Charleston, WV - 207 miles.





The Google Earth image above highlights several of the most popular surrounding locations. The subject property, 114 & 116 Baker Drive is located roughly 0.6 mile from I-79, Exit 14, and has been referenced with a yellow star.

- ① EverGreene Technology Park
- ② West Penn Pipeline
- ③ Greene County Airport
- ④ Atlas Energy
- ⑤ Walmart Supercenter
- ⑥ MedExpress Urgent Care
- ⑦ Sheetz Gas Station
- ⑧ Arby's, BP Gas Station
- ⑨ Microtel Inn & Suites By Wyndham
Waynesburg, Quality Inn, Bob Evans
- ⑩ Hampton Inn Waynesburg
- ⑪ Aldi, Dunkin', Taco Bell, Wendy's,
Big Lots, Sunoco Gas Station,
Monro Auto Service & Tire Center,
Dairy Queen
- ⑫ Exxon, McDonald's
- ⑬ Bortz Chevrolet Dealer
- ⑭ Waynesburg Healthcare
& Rehab Center
- ⑮ Greene County Fairgrounds
- ⑯ Burger King
- ⑰ Sheetz
- ⑱ AutoZone Auto Parts, CVS
- ⑲ Giant Eagle Supermarket
- ⑳ Advance Auto Parts, Subway,
Dollar General
- ㉑ Tractor Supply Co, McDonald's



Aerial Facing South Towards I-79, Exit 14.

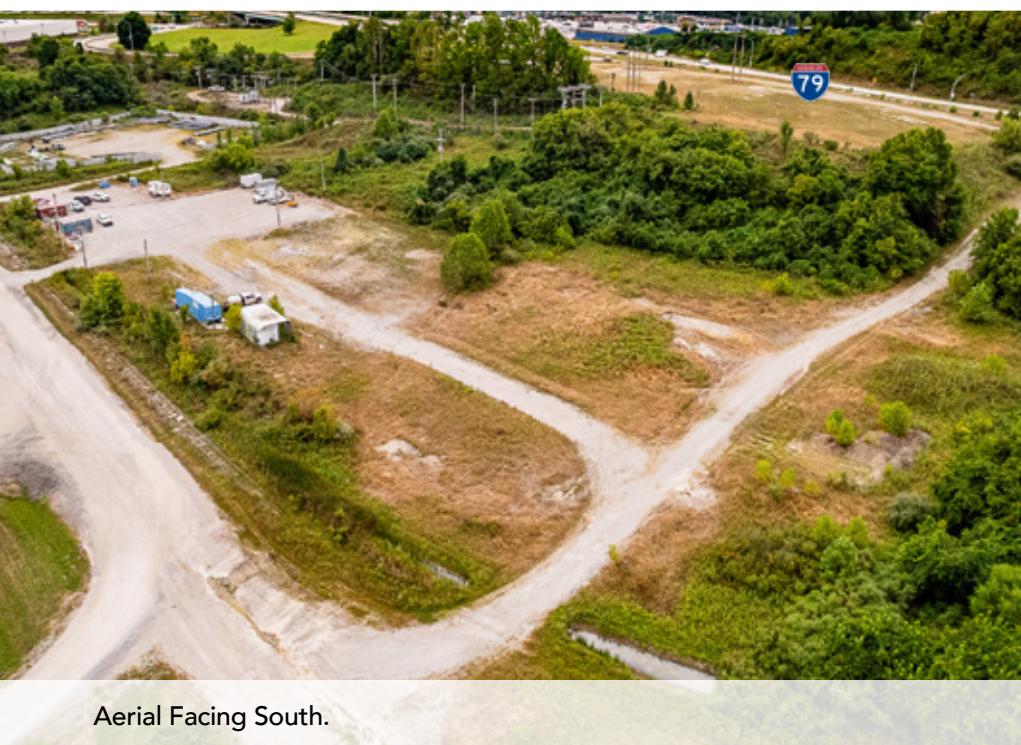




Aerial Facing Southwest.



Aerial Facing Southeast.



Aerial Facing South.



Aerial Facing West.



Aerial of 116 Baker Drive.



Aerial Facing West



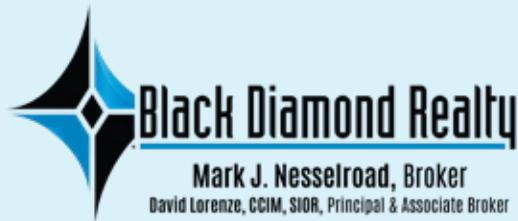
Aerial of 114 Baker Drive.



Aerial Facing South.







Mark J. Nesselroad, Broker
David Lorenze, CCIM, SIOR, Principal & Associate Broker

FINANCIAL INFORMATION

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