



114 & 116 BAKER DRIVE
WAYNESBURG, PA 15370

MULTI-BUILDING INDUSTRIAL INVESTMENT



114 & 116 BAKER DRIVE

WAYNESBURG, PA 15370



EVERGREENE TECHNOLOGY PARK

GREENE COUNTY AIRPORT

WALMART SUPERCENTER

FINANCIAL INFORMATION

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

TABLE OF CONTENTS

Investment Overview

Introduction of the property including building specifications, utilities, legal description, zoning, parking/access and parcel map.

02

Building 114 Photos

Interior and exterior photos for the building located at 114 Baker Drive

04

Building 116 Floor Plan & Photos

Floor plan, interior and exterior photos for the building located at 116 Baker Drive.

08

Demographics / Key Facts

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

14

Location Overview / Aerial Map

Detailed description/aerial photo of the property and its proximity to surrounding businesses and locations.

16

Aerial Photos

Aerial photos from various heights and angles.

18

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.

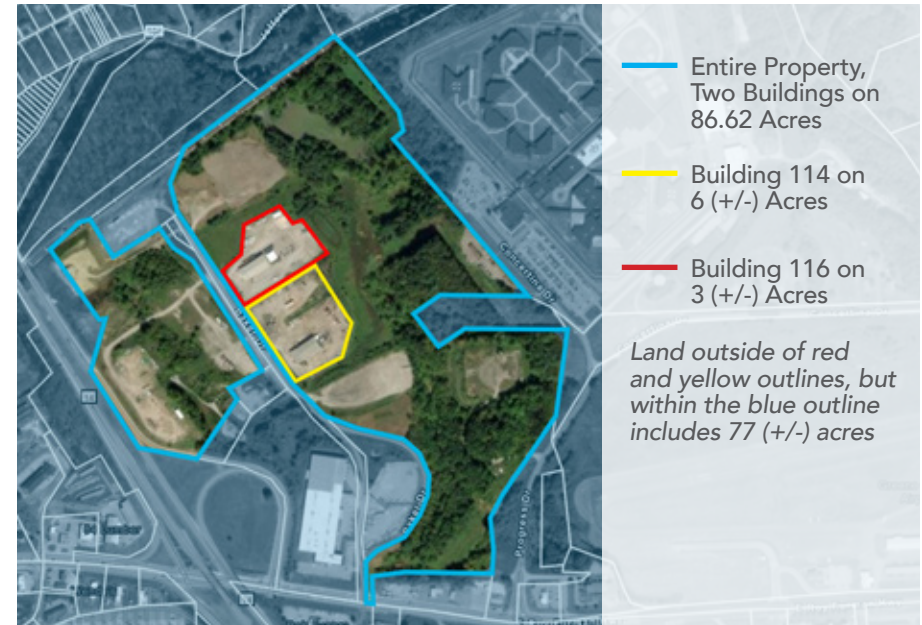
UTILITIES

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 CNDA's to Kim Licciardi at klicciardi@blackdiamondrealty.net or contact Black Diamond Realty at 304.413.4350.

A CNDA 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.





114 Baker Exterior.



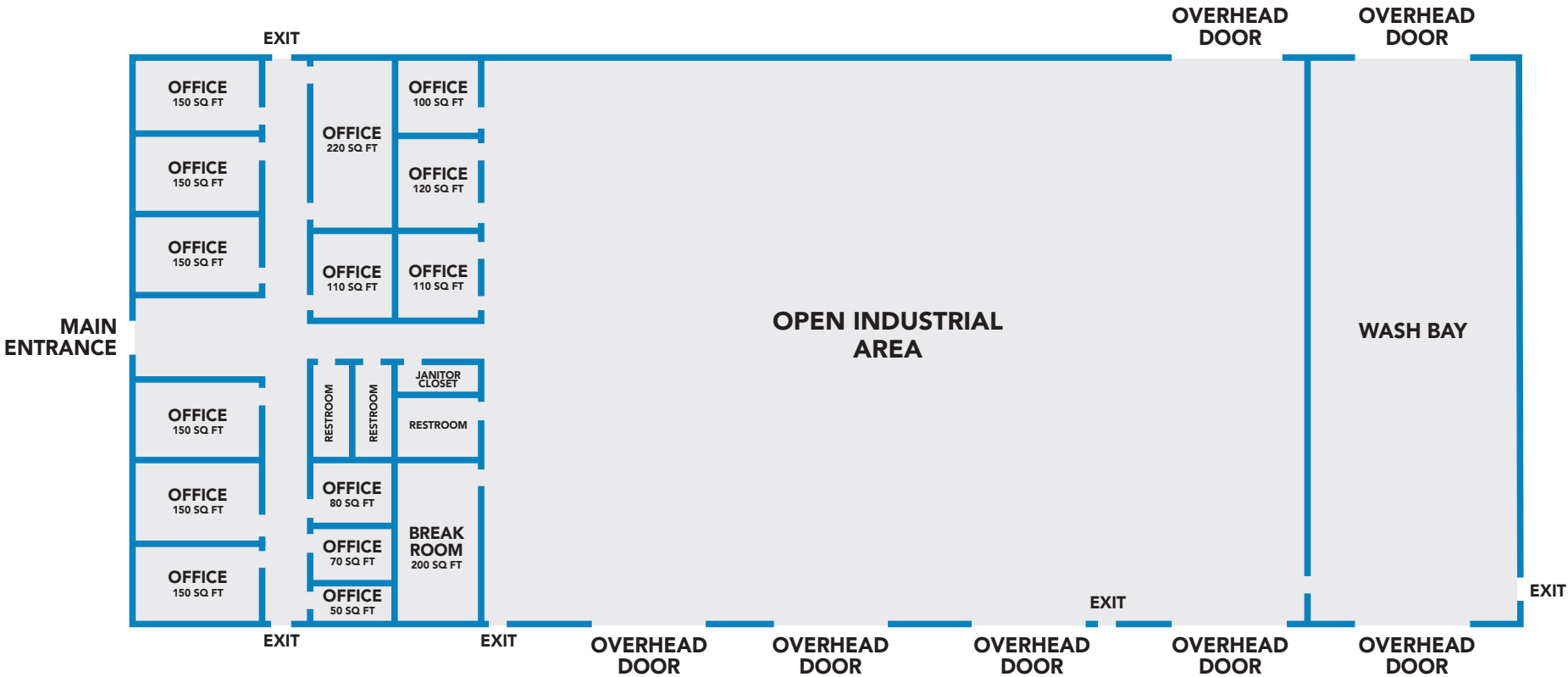
114 Baker Exterior.



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



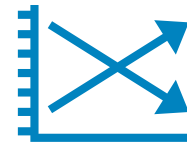
\$28,724

Per Capita
Income



\$64,358

Median
Household
Income



-0.6%

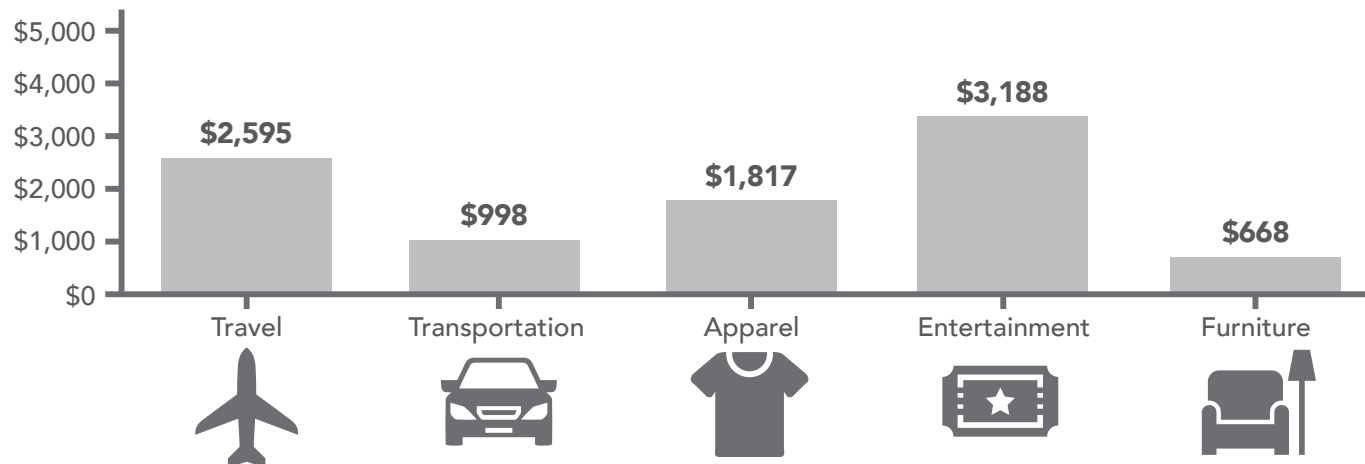
2025-2030
Pop Growth
Rate



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



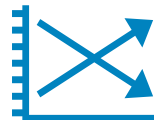
\$31,484

Per Capita
Income



\$64,748

Median
Household
Income



-0.7%

2025-2030
Pop Growth
Rate



5,529

Housing Units
(2020)



28,528

Total
Population



988

Businesses



28,319

Daytime
Population



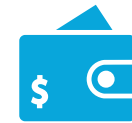
\$194,037

Median Home
Value



\$36,097

Per Capita
Income



\$71,291

Median
Household
Income



-0.7%

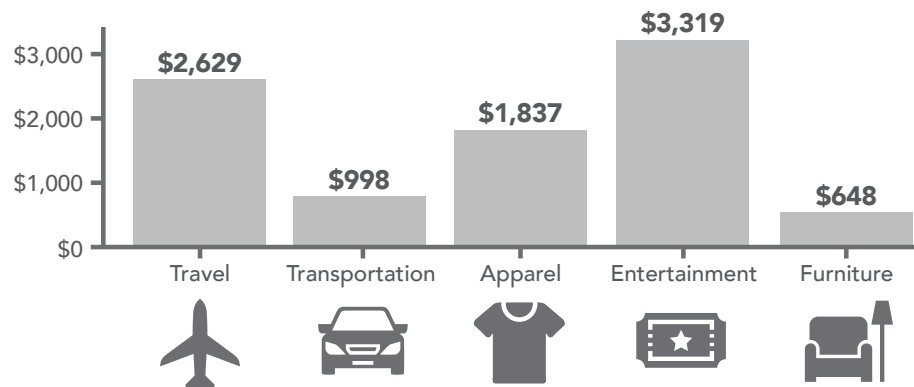
2025-2030
Pop Growth
Rate



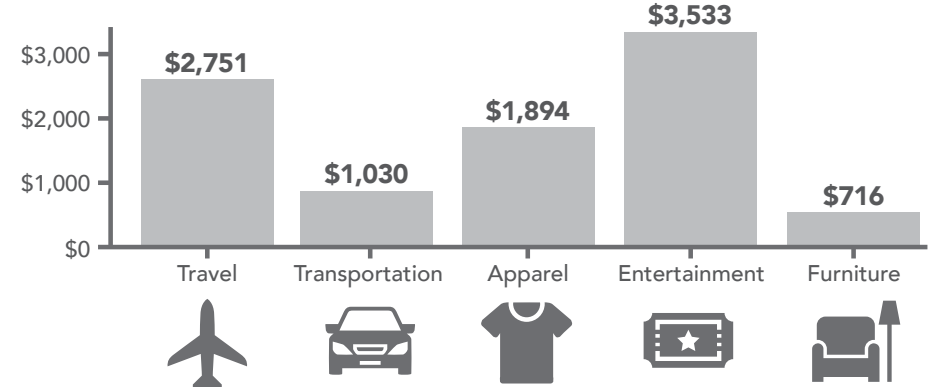
12,649

Housing Units
(2020)

KEY SPENDING FACTS



KEY SPENDING FACTS



LOCATION OVERVIEW

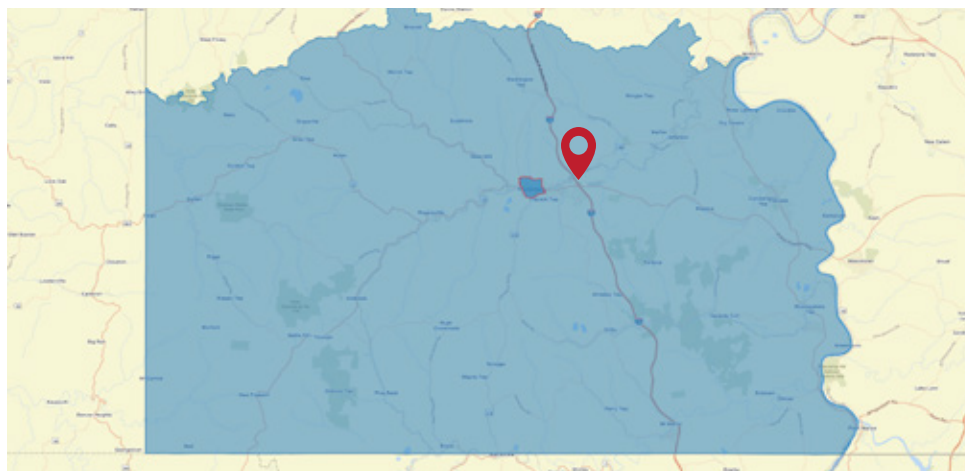
LOCATION GROWTH / STATS

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.

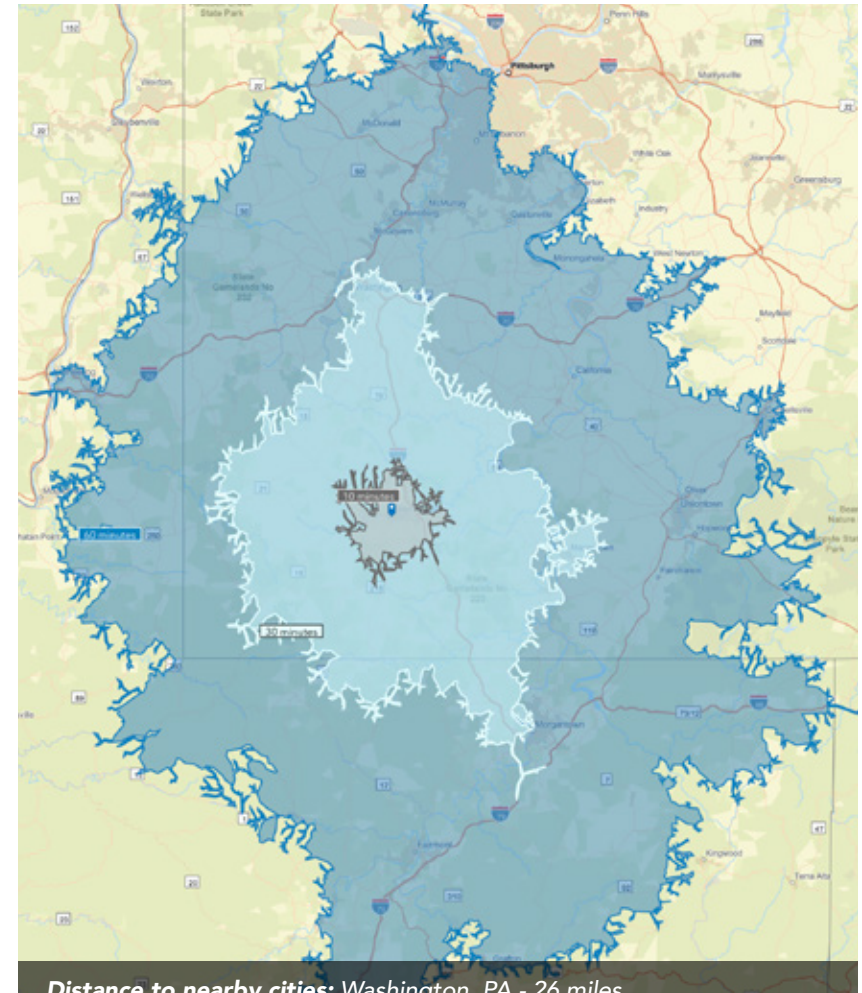
Greene County has a total population of 35,561 and a median household income of \$67,978. Total number of businesses is 1,166.

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 Axle, 2025.

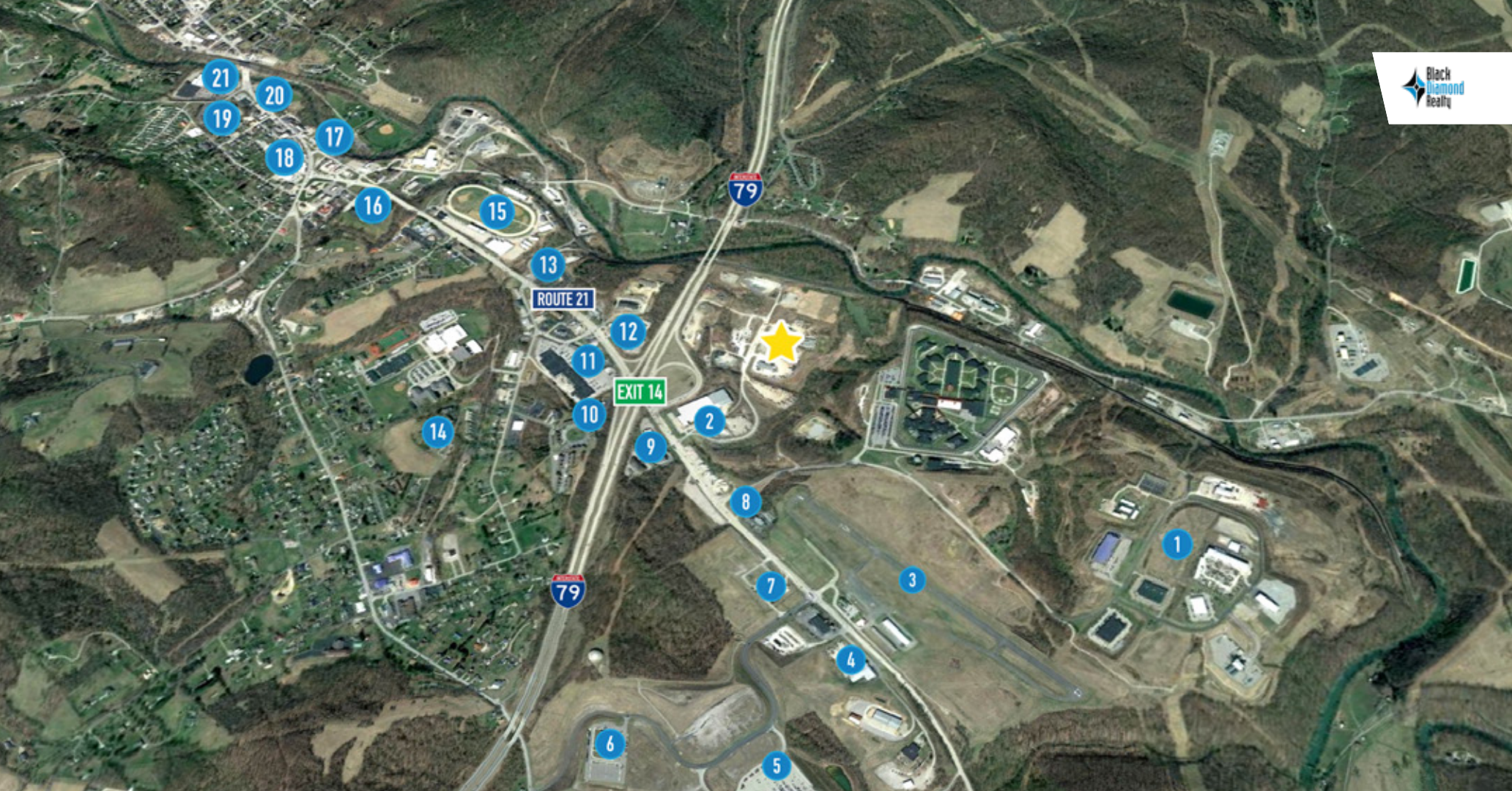


Greene County, PA Waynesburg City Limits Subject Location



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 | 11 Aldi, Dunkin', Taco Bell, Wendy's, Big Lots, Sunoco Gas Station, Monro Auto Service & Tire Center, Dairy Queen | 17 Sheetz |
| 2 West Penn Pipeline | 12 Exxon, McDonald's | 18 AutoZone Auto Parts, CVS |
| 3 Greene County Airport | 13 Bortz Chevrolet Dealer | 19 Giant Eagle Supermarket |
| 4 Atlas Energy | 14 Waynesburg Healthcare & Rehab Center | 20 Advance Auto Parts, Subway, Dollar General |
| 5 Walmart Supercenter | 15 Greene County Fairgrounds | 21 Tractor Supply Co, McDonald's |
| 6 MedExpress Urgent Care | 16 Burger King | |
| 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 | | |



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.



EVERGREENE TECHNOLOGY PARK

WALMART SUPERCENTER

CREENE COUNTY AIRPORT



WEST PENN PIPELINE

114 BAKER DRIVE

EXIT 14

116 BAKER DRIVE

79

Aerial Facing West.



FINANCIAL INFORMATION

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

CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 F. 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

Kim Licciardi, CCIM, SIOR

Partner & Business Development Leader / Salesperson

M. 304.685.0891

klicciardi@blackdiamondrealty.net

**All information is believed to be accurate but not guaranteed. More information is available upon request.*