

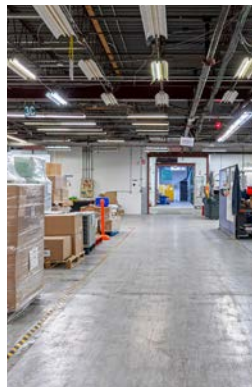


525 WILLIAM PENN PL.
PITTSBURGH, PA 15219
colliers.com/pittsburgh

INDUSTRIAL / FLEX OPPORTUNITY IN THE PARKWAY EAST CORRIDOR



79,000 SF
5.25 ACRES
FOR SALE



CONTACT OUR TEAM

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100 SAGAMORE HILL RD.
PITTSBURGH, PA 15239

31,140 SF Manufacturing/Warehouse Space

47,860 SF Flex/Office Space

PROPERTY OVERVIEW

100 Sagamore Hill Road is a 79,000 SF fully conditioned building. The site is zoned Highway Commercial. The property features substantial onsite parking (**2+ acres of asphalt**), subdividable office space, multiple docks, and a drive-in. Recent capital improvements include **mechanical upgrades (2016)** and a **new roof (2018)**.


FEATURES




5.25 acres




HVAC throughout




3 CRANES: One (1) 12.5 ton + two (2) 5 ton



3 DOCKS: 20' clear height 1 DRIVE-IN




POWER: 2000 AMP, 480/277v-3p



CLEAR HEIGHTS: 20' in Warehouse, 12' in Flex/Office





SPRINKLERED: In warehouse and a portion of office space

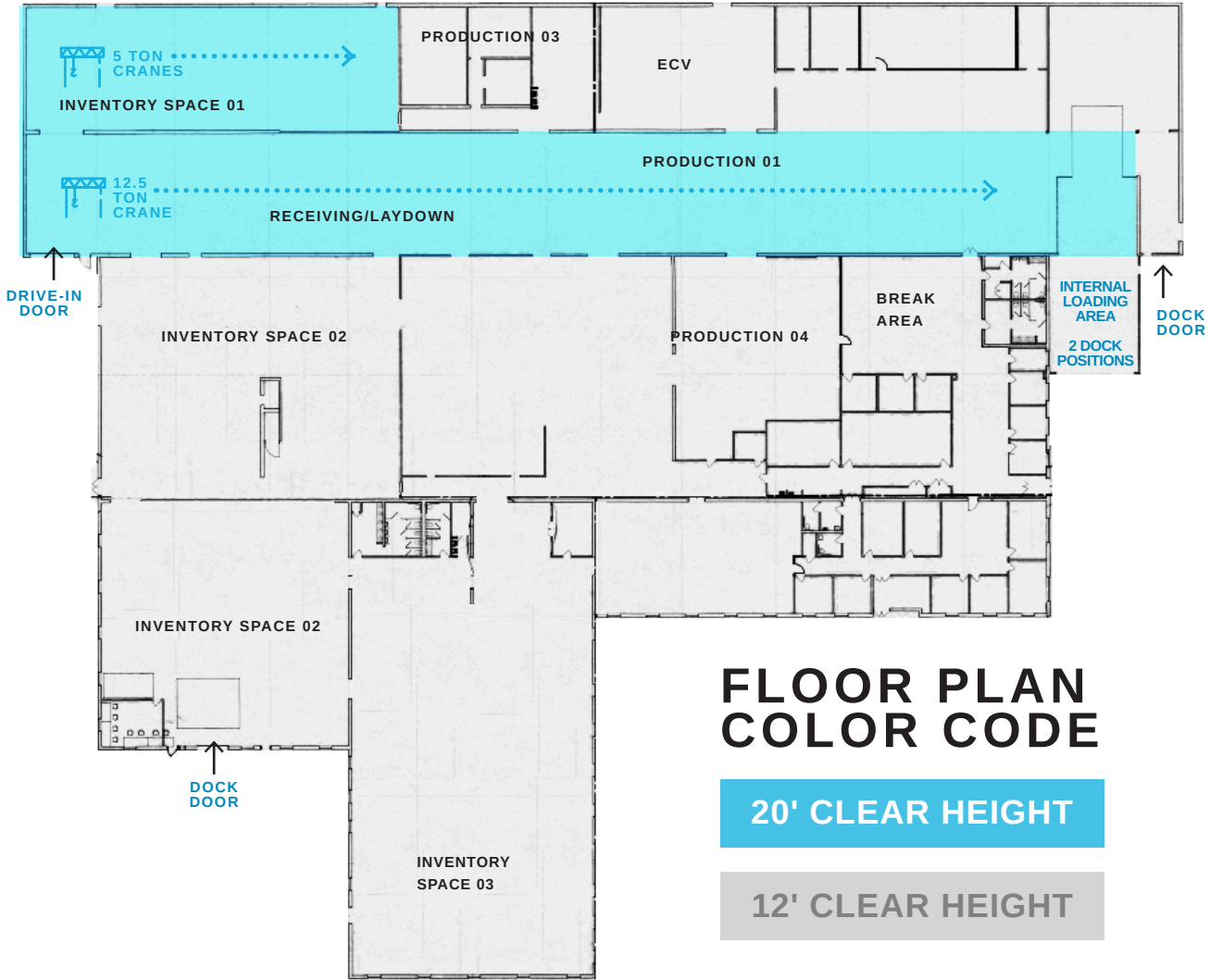


WAREHOUSE LIGHTING: T5, 54 Watts

ONSITE BACKUP
DIESEL GENERATOR
35kva



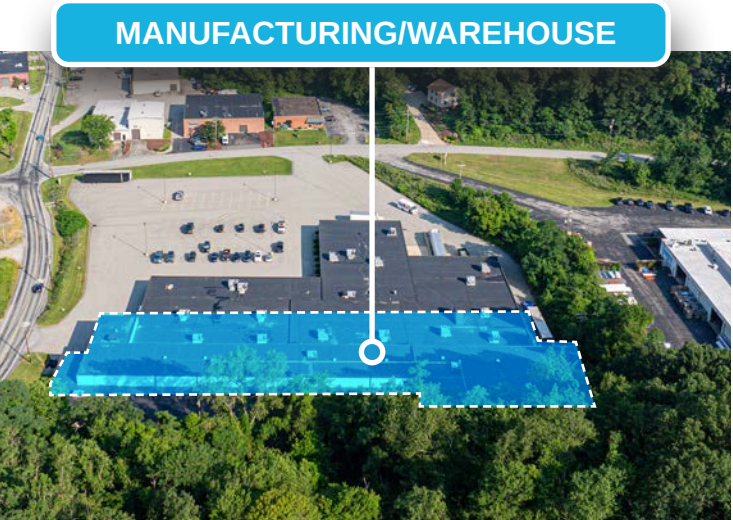
BUILDING FLOOR PLAN 79,000 SQ. FT.



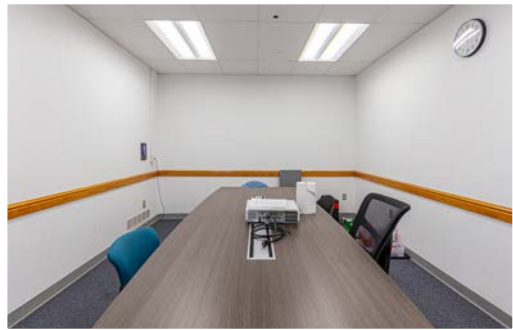
FLOOR PLAN
COLOR CODE

20' CLEAR HEIGHT

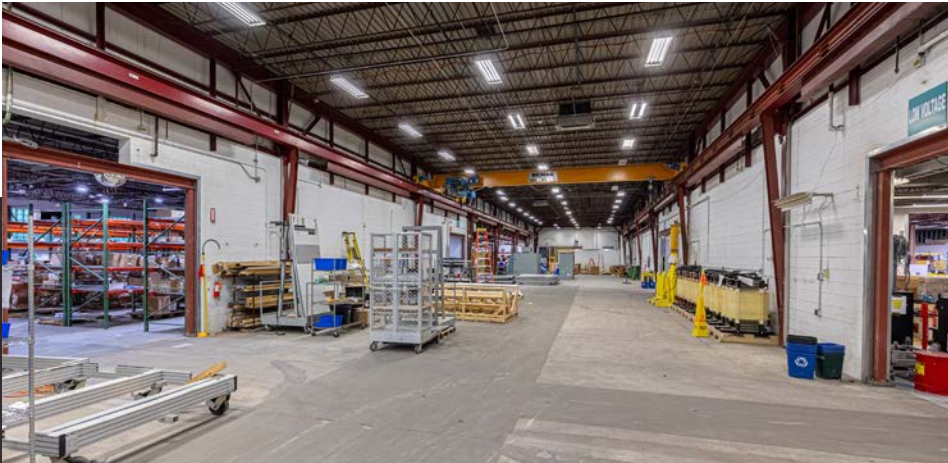
12' CLEAR HEIGHT



FLEX / OFFICE SPACE
47,860 SQ. FT.



MANUFACTURING/WAREHOUSE SPACE
31,140 SQ. FT.



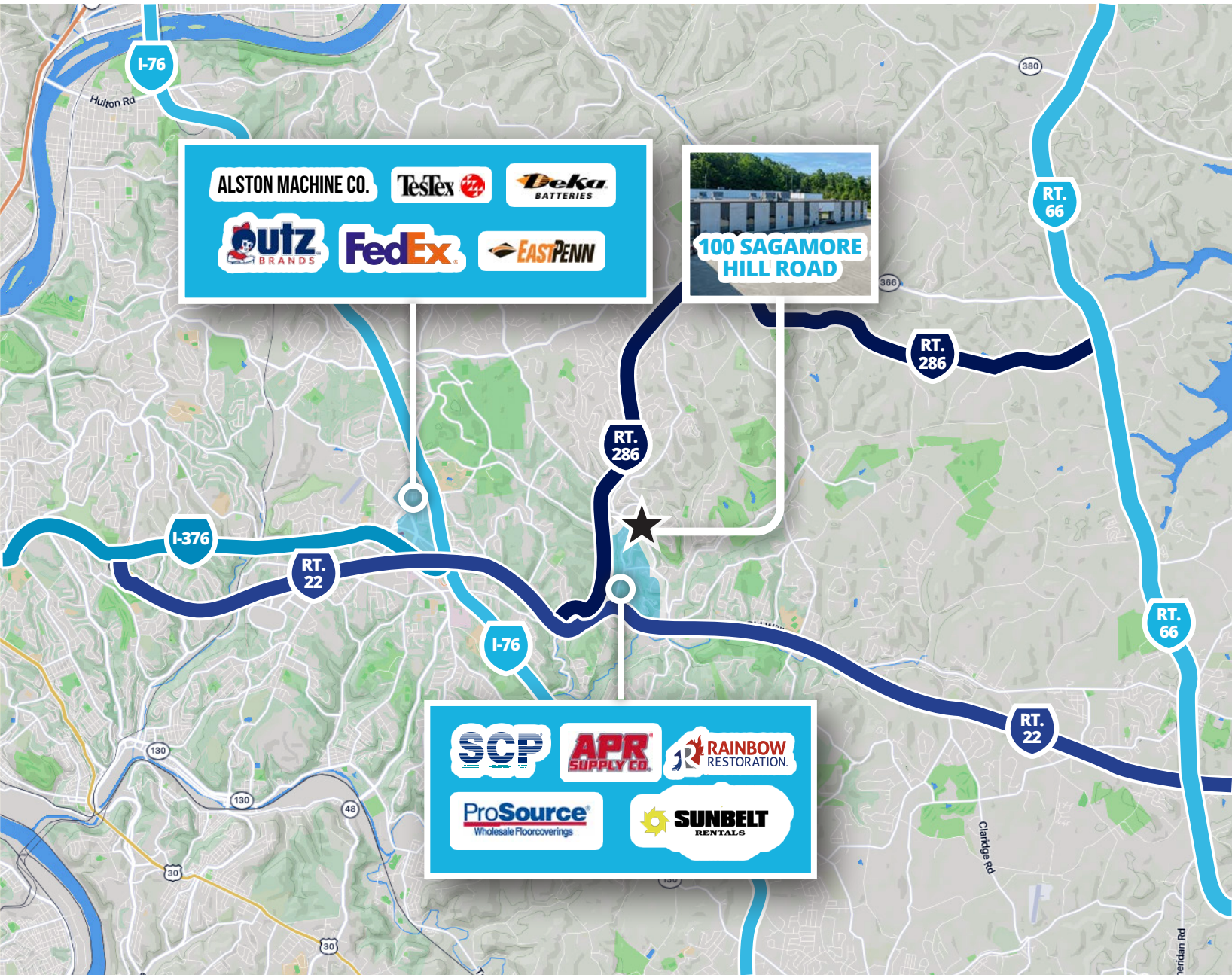
PARKWAY EAST

Pittsburgh's Parkway East offers incredible throughway interconnectivity, giving dozens of established industry users within the submarket a strategic advantage in accessing major highways, services, labor force, and amenities.

NOTABLE NEIGHBORS

Located within a 5-mile radius of 100 Sagamore Hill Road.

COMPANY	EMPLOYEE #
SUNBELT RENTALS	18K+
EAST PENN MANUFACTURING	10K+
DEKA BATTERIES	10K+
FEDEX LOGISTICS	3.2K
UTZ QUALITY FOODS	2K
SPC DISTRIBUTORS	1.7K
RAINBOW INTL. RESTORATION	1.2K
PROSOURCE	300
ALSTON MACHINE CO.	200
APR SUPPLY CO.	200



5-MILE RADIUS
DEMOGRAPHICS & AMENITIES

3,477

Businesses

46,207

Employees

32,680

Households



100 SAGAMORE HILL ROAD



100 Sagamore Hill Road is positioned within a 15-minute drive of Monroeville's bustling retail corridor, encompassing the Monroeville Mall, Monroeville Convention Center, dozens of restaurants and retailers, bars and cafes, multiple hotels, and several public parks.

With near-immediate access to Route 286, this property offers excellent throughway access, additionally being within a 13-minute drivetime of I-76, I-376, and Route 22.

- LOCAL DRIVETIMES
- MURRYSVILLE 8-minute drivetime
 - MONROEVILLE 15-minute drivetime
 - GREENSBURG 30-minute drivetime
 - DOWNTOWN PITTSBURGH 35-minute drivetime
 - PITTSBURGH INTERNATIONAL AIRPORT 60-minute drivetime



REAL ESTATE TAXES

County: Allegheny County + 6.43 Millage Rate (2025)
Municipality Rate: Plum Borough + 6.63 Millage Rate
School District: Plum + 23.3896 Millage Rate
Total Millage: + 36.4496 Millage Rate
Assessed Value: \$2.9M in 2015 **Estimated Taxes:** \$105,704 / YR



Located just outside of Monroeville, PA, this 79,000-square-foot industrial construction offers users ±31,000 square feet of quality manufacturing/warehouse space and ±47,000 square feet of flex/office area. Ideally positioned with near-immediate access to major thoroughways, dozens of retailers and restaurants, and still within a 30-minute drivetime of Pittsburgh's greater Downtown.

100 SAGAMORE HILL ROAD 79,000 SQ. FT. FOR SALE



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