

Extraordinary South Hills Opportunity

Prestigious office building on 5.8 acres

ROUTE 19 | 3009 WASHINGTON ROAD | MCMURRAY, PA

Exclusively Listed by

Bill Forde - Commercial Property Specialist | (412) 439-0429 | bforde@kwcommercial.com | RS 332282, PA

Karen Marshall - Senior Sales Associate | 412-559-4317 | karenmarshall@kw.com | RS 160587, PA

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KW COMMERCIAL | PITTSBURGH SOUTH

1500 Oxford Dr. Suite 110

Bethel Park, PA 15102

Executive Summary



Property Overview

KW Commercial is pleased to offer for sale a high visibility office building and land on Rte. 19 in the heart of McMurray. This is an incredible location! The sale includes a professional office building with an attached warehouse space on 1.155 acres. There is an additional 4.48 acres of contiguous land included in the sale for a total of 5.8383 acres. There are numerous uses for the property as it exists or it can be repurposed for a specific use.

With the combination of a professional office building, warehouse space, and nearly six acres of prime land, this property represents a rare and valuable opportunity for investors, developers, and business owners in McMurray's thriving South Hills corridor. The flexible zoning and excellent visibility make it an ideal site for a range of commercial enterprises.

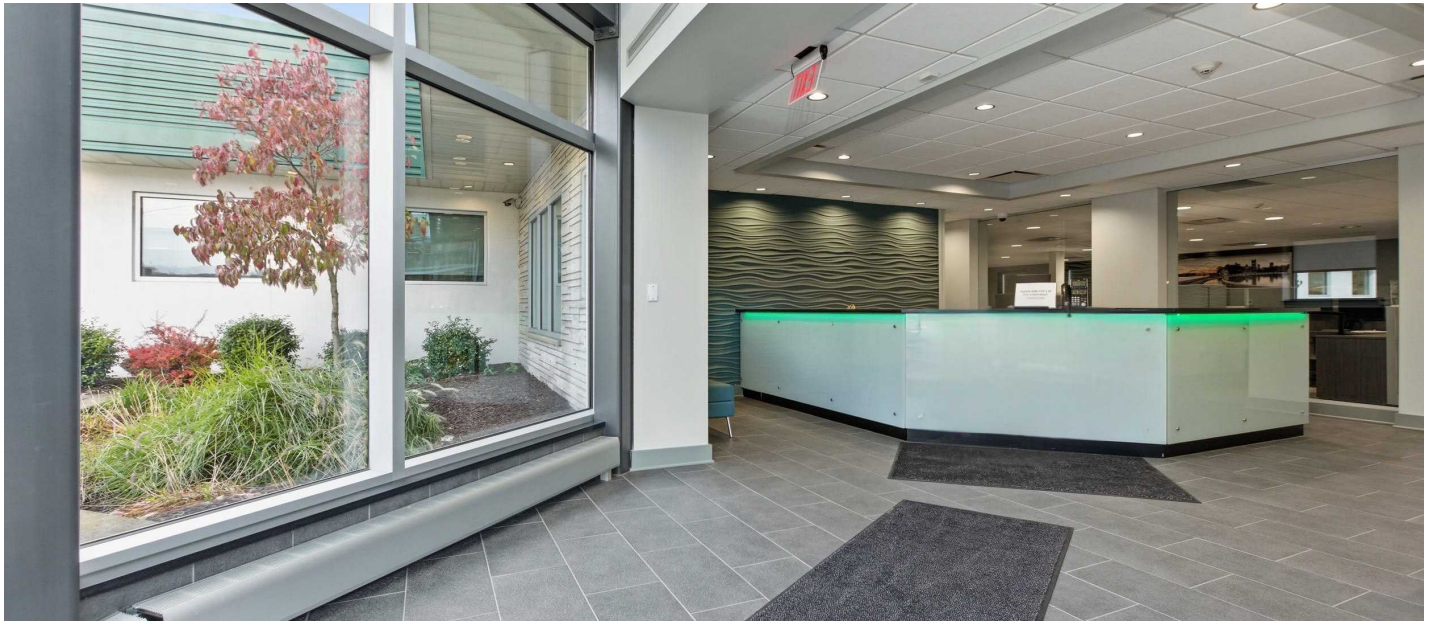
For more information or to schedule an onsite private tour offered on weekends or after office hours. Contact Karen Marshall or Bill Forde today!

Property Highlights

- Prestigious office building plus an additional 4.68 acres of vacant land that can be subdivided. Total acreage of 5.838 acres located on Rte. 19 with subdivision potential.
- 15 private offices, general office area, 2 conference rooms, kitchenette, lunch room, server room etc.
- 2 stories plus lower level
- Beautiful, functional and well appointed interior
- Emergency generator backup for the entire building
- 13,603 office space & 3,323 warehouse space
- (2) Drive-in doors (12' and 14') clearance for warehouse access. and ceiling height of 17' with 15' clearance and 15' with 12' clearance.
- Loading dock

Price:	Please Call
Building SF:	16926
Floors:	2 plus lower level
Electrical	400 Amp, 3-phase 4 -wire mainservice
Toal Lot Size:	5.838 Acres
Year Built:	1950
Renovated:	2017
Building Class:	B
Rt 19 Frontage:	337 Ft.
Parking:	66
Parking Ratio:	4.30

Property Description



Property Details

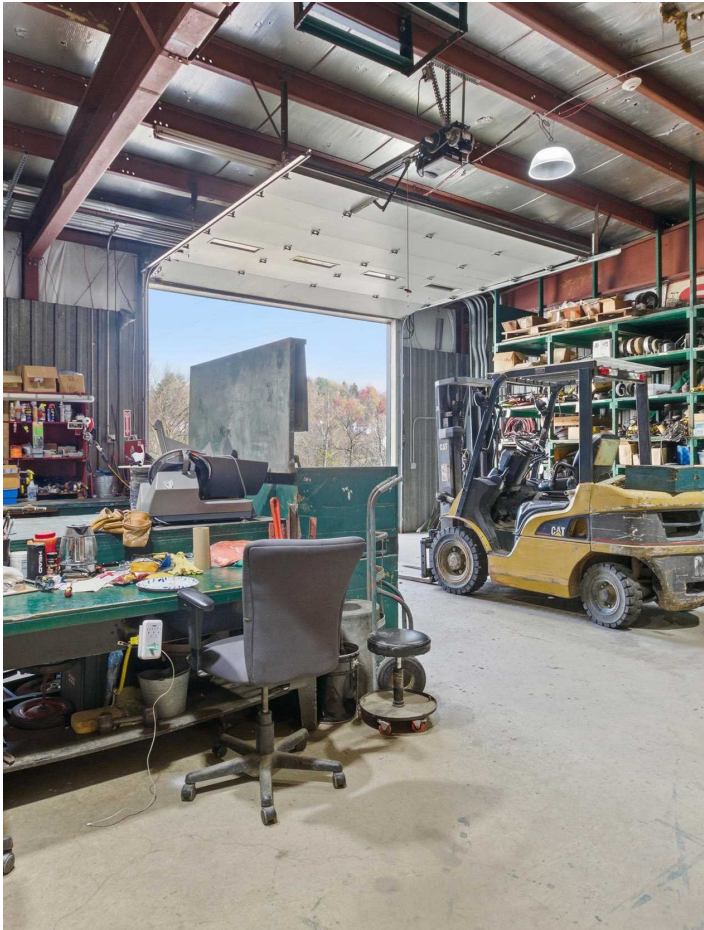
- Professional Office Building on 1.15 acres: The sale includes a recently renovated and well-maintained professional office building, ideal for a range of professional and business uses.. The building incorporates a 3323 sq ft warehouse, providing flexible options for storage, distribution, or operational needs. The building can be repurposed or remodeled to meet specific operational needs, allowing for customized layouts and efficient use of space.
- Land: Additional contiguous parcels of land encompassing 4.48 acres are included in the sale, for a total of 5.8383 acres available for development or expansion and potential for subdivision.
- High Visibility: The property's strategic location (VPD 26,000) ensures excellent exposure and accessibility, making it highly attractive for businesses looking to maximize their presence in the South Hills market area.
- * Potential Uses This versatile property offers a wide array of potential uses, making it suitable for:
 - * Corporate headquarters with plenty of room for growth. Parcels can be sold, leased or used for future business expansion requirements.
 - Dealerships (auto, recreational, equipment)
 - Markets (grocery, specialty, or farmers' markets)
 - Retail Stores (boutiques, outlets, large-format retailers)
 - Restaurants (casual, fine dining, or quick-service)



Property Photos

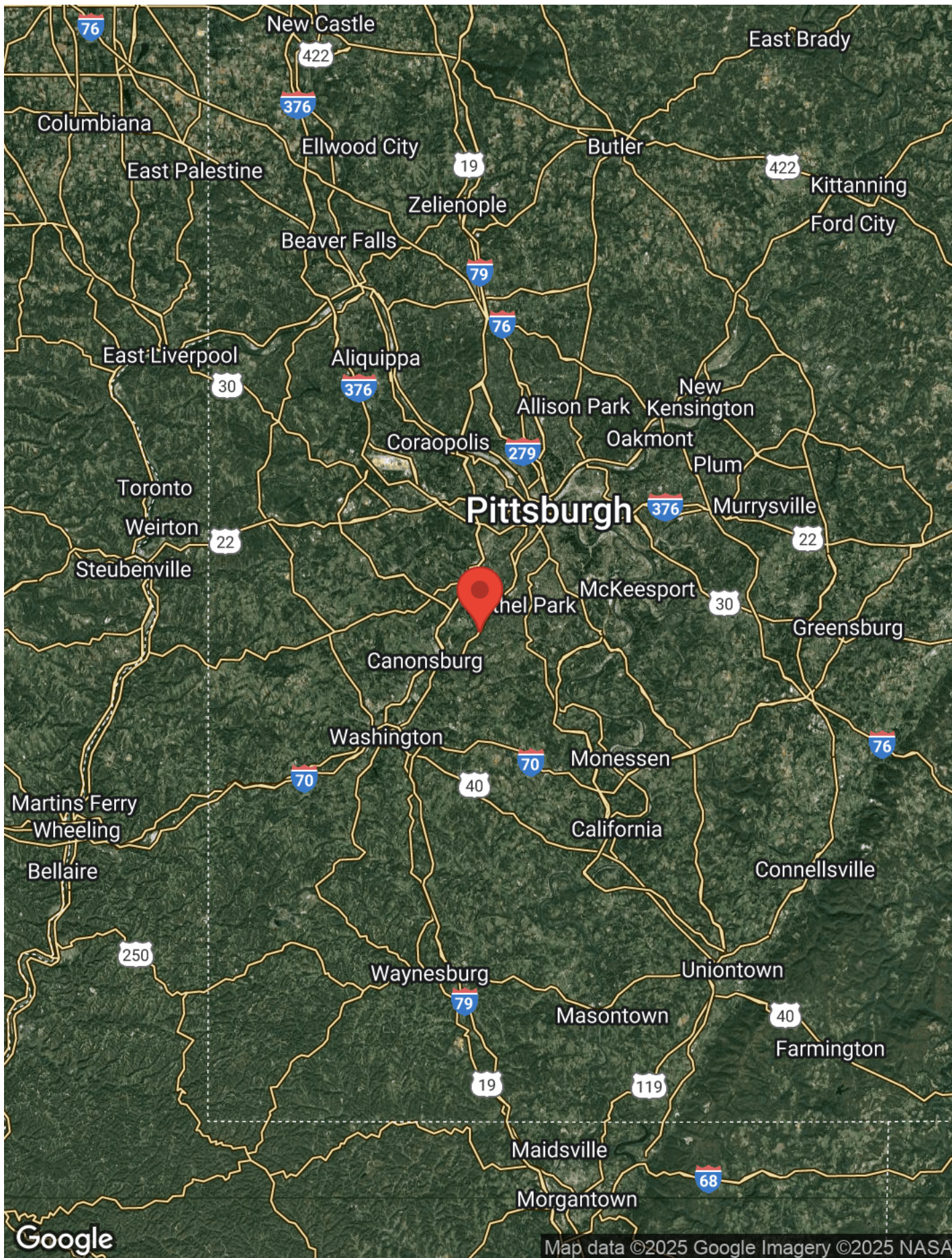


Property Photos

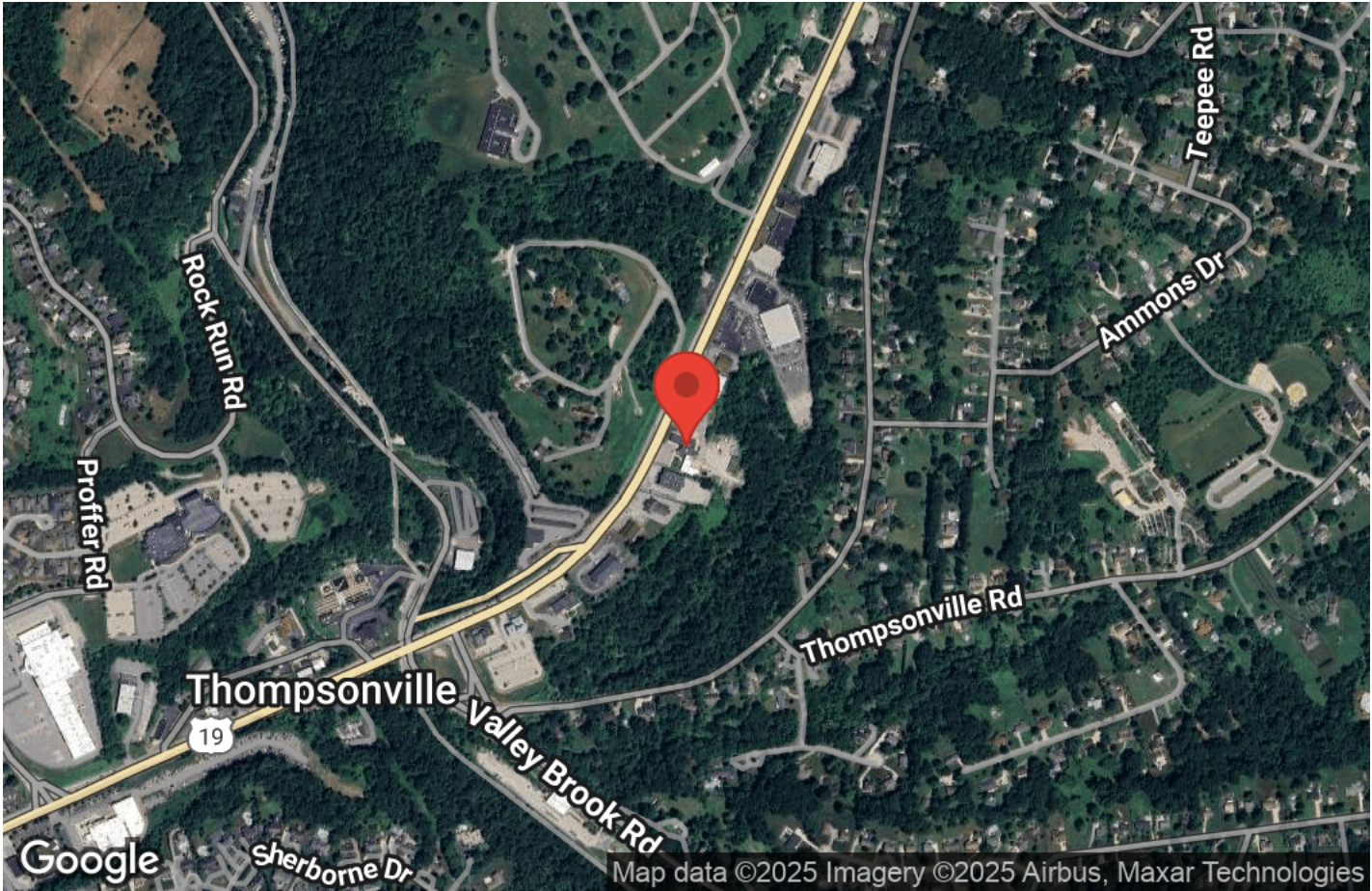
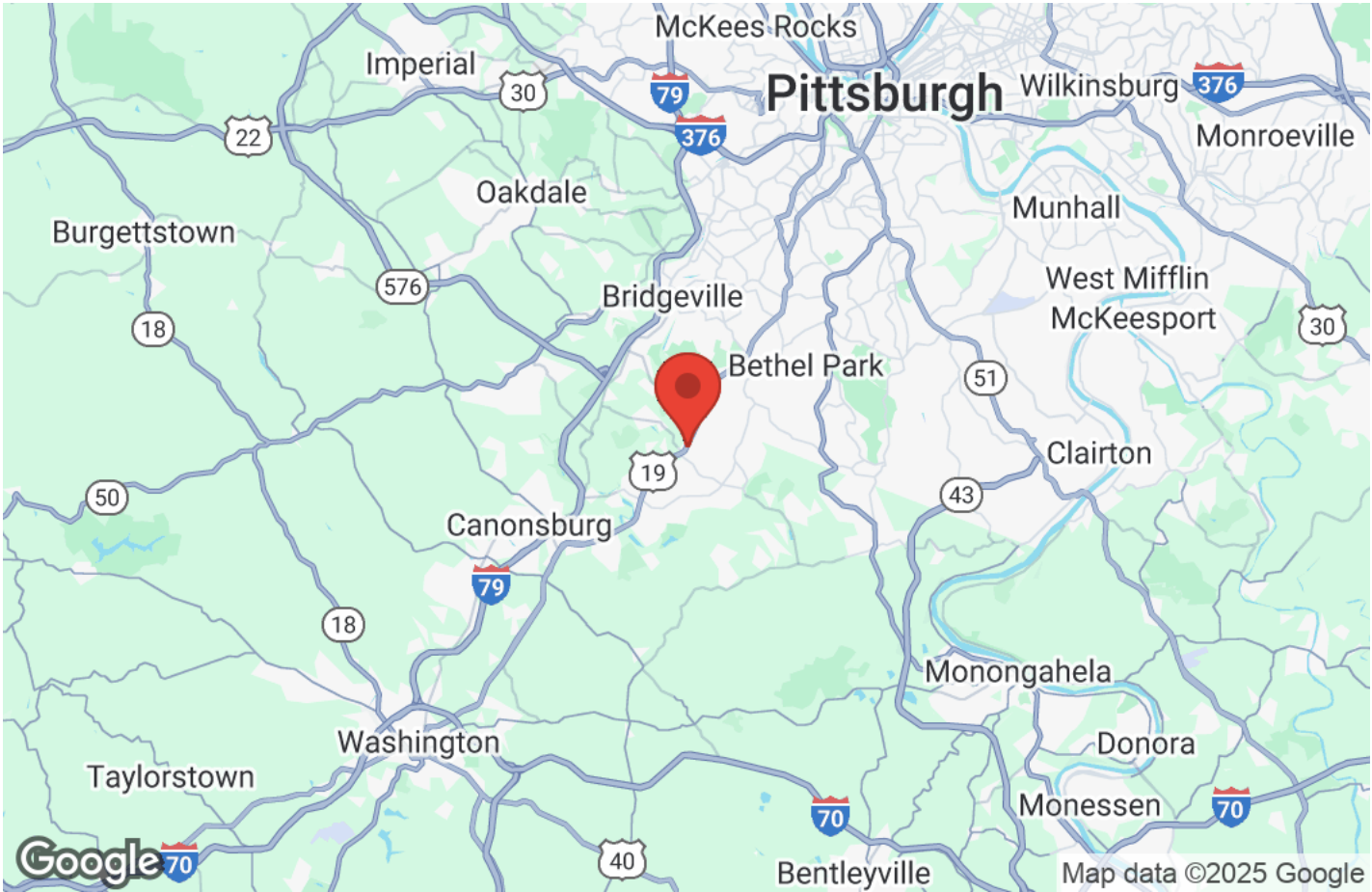




Regional Map



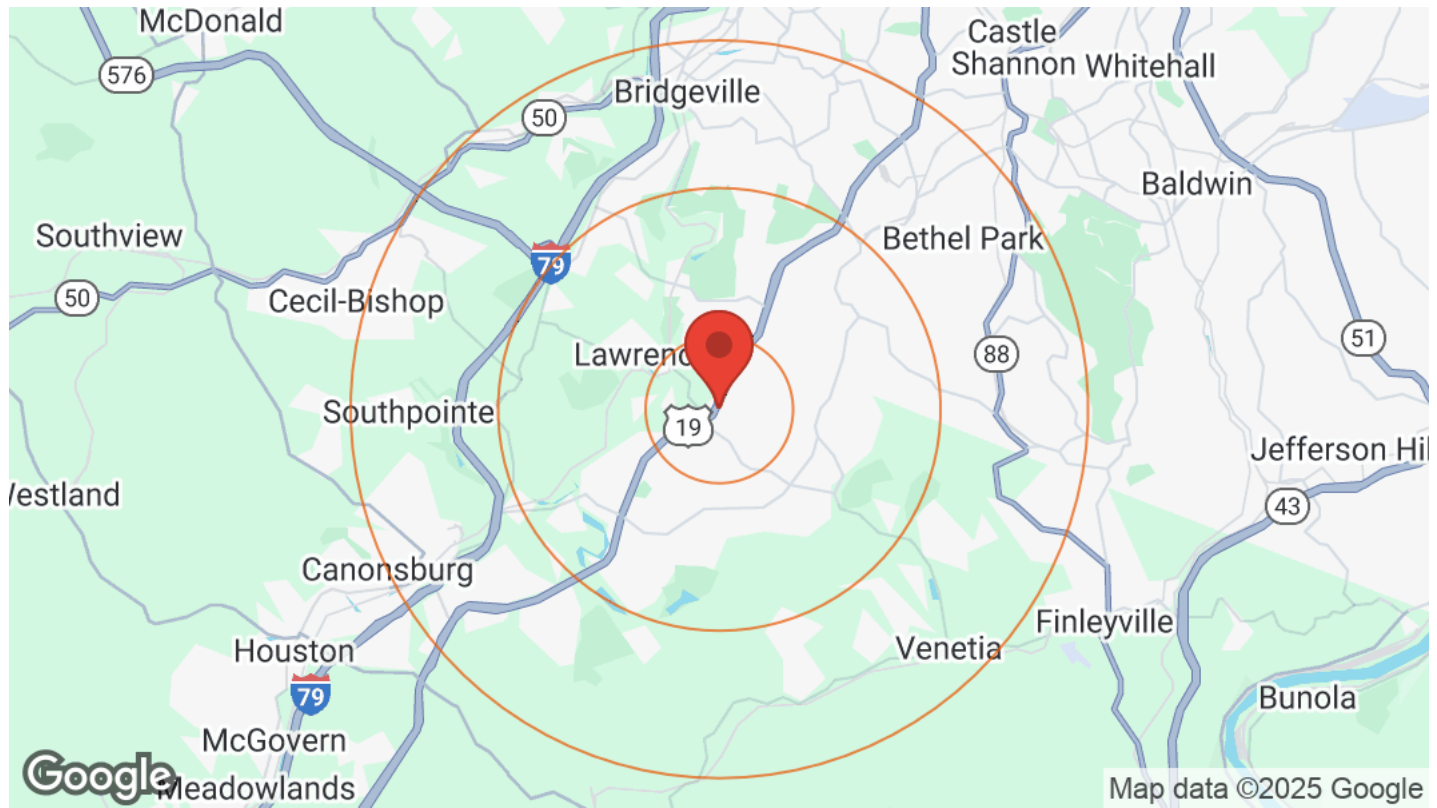
Location Maps



Aerial Map

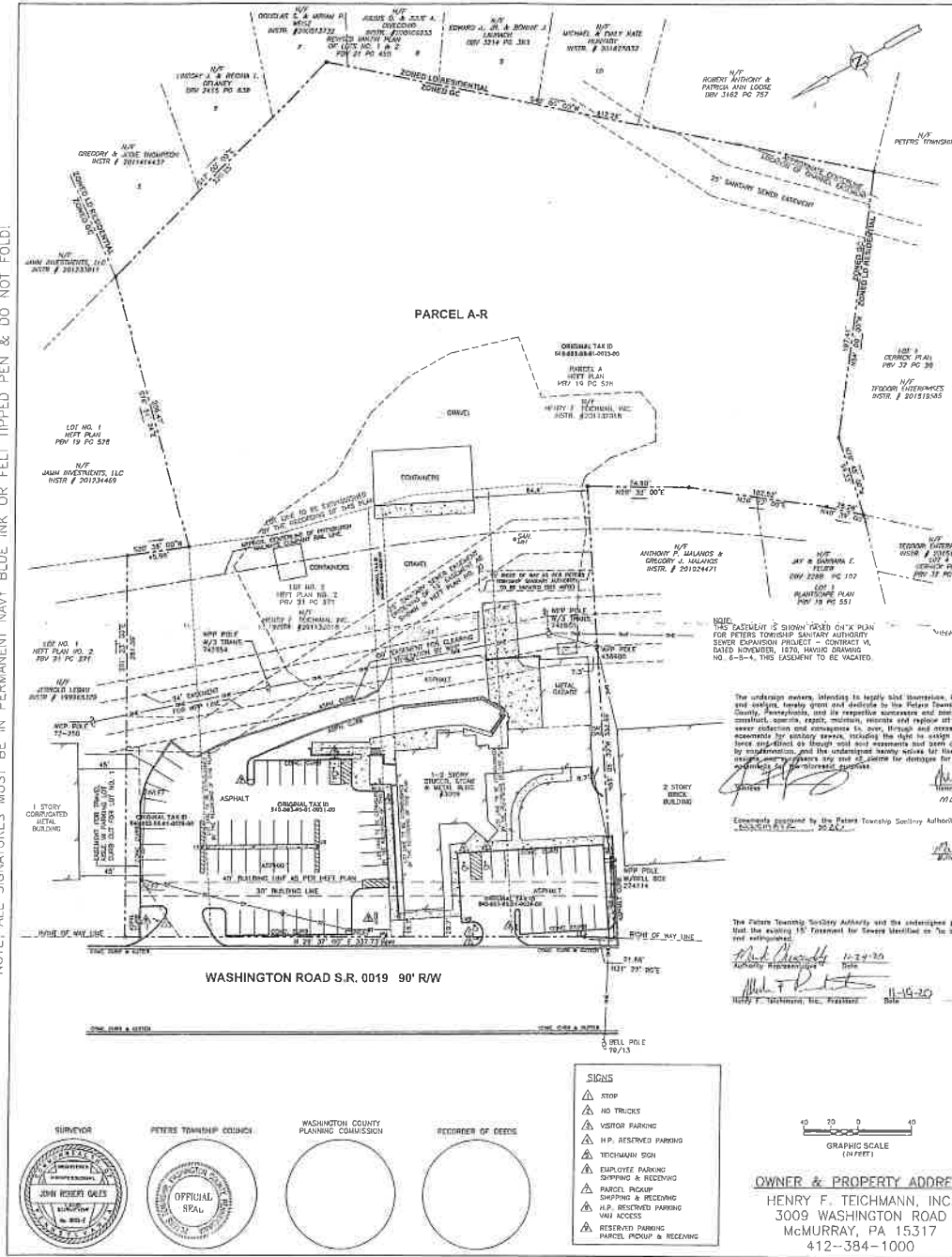


Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,011	20,180	56,764
	Female	2,053	20,861	58,154
	Total Population	4,064	41,041	114,918
Age	Ages 0-14	681	6,945	19,076
	Ages 15-24	480	4,425	11,929
	Ages 25-54	1,358	14,199	42,056
	Ages 55-64	606	5,626	15,355
	Ages 65+	940	9,846	26,502
Race	White	3,706	35,899	99,990
	Black	51	960	3,608
	Am In/AK Nat	1	21	46
	Hawaiian	N/A	4	11
	Hispanic	95	1,116	3,080
	Asian	131	2,146	5,608
	Multi-Racial	74	850	2,448
	Other	6	53	138
Income	Median	\$150,943	\$116,960	\$108,523
	< \$15,000	33	557	2,245
	\$15,000-\$24,999	35	424	1,682
	\$25,000-\$34,999	16	589	2,423
	\$35,000-\$49,999	36	1,124	3,483
	\$50,000-\$74,999	161	2,115	6,353
	\$75,000-\$99,999	145	1,971	5,385
	\$100,000-\$149,999	328	3,172	9,260
	\$150,000-\$199,999	235	2,111	6,000
	> \$200,000	530	3,938	9,822
Housing	Total Units	1,627	17,257	50,502
	Occupied	1,520	16,001	46,654
	Owner Occupied	1,429	13,650	36,979
	Renter Occupied	91	2,351	9,675
	Vacant	106	1,256	3,848

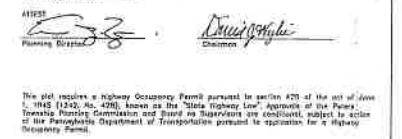
NOTE: ALL SIGNATURES MUST BE IN PERMANENT NAVY BLUE INK OR FELT TIPPED PEN & DO NOT FOLD!



Reviewed by the Washington County Planning Commission this 22 day of December, 2000.

Paula Brown
Chairman

Lisa Green
Director



DATE	REVISION
11/9/20	AT PER OWNER & TWP. COMMENTS

HFT LOT CONSOLIDATION PLAN

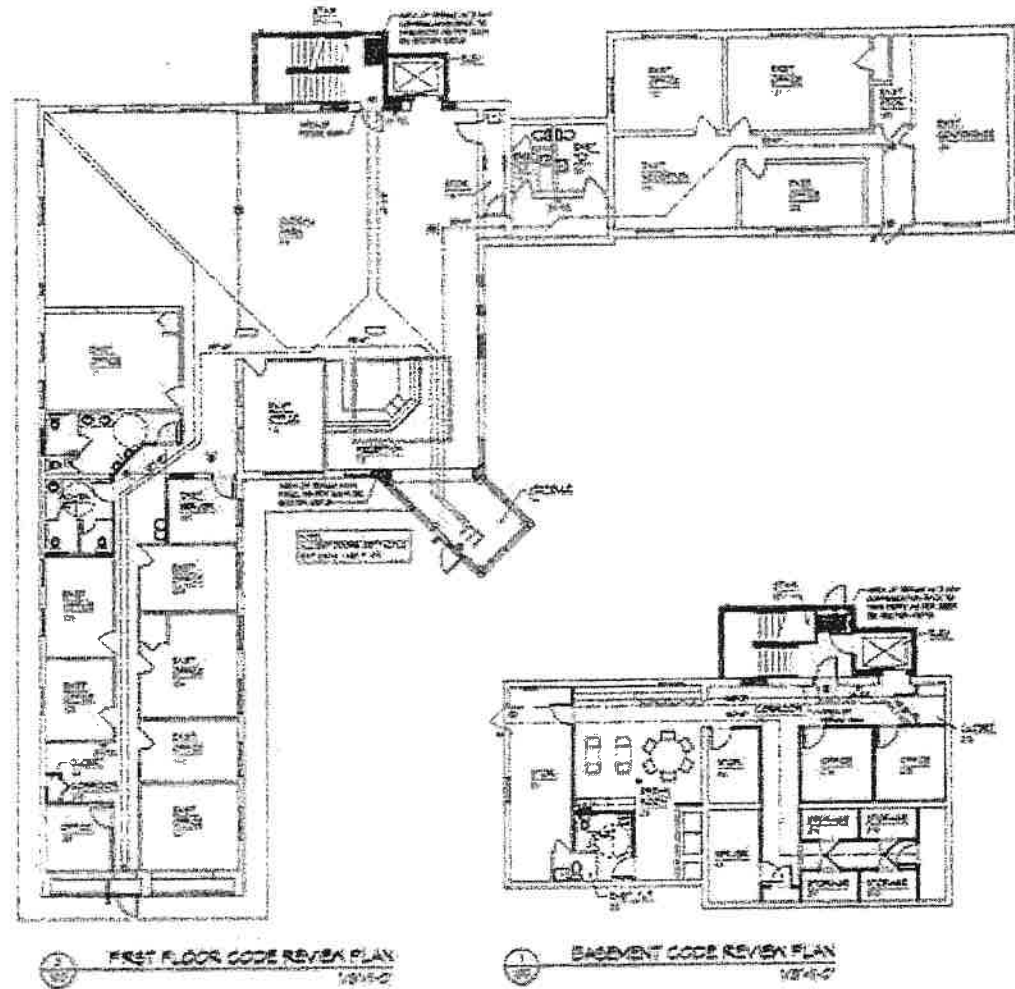
BRING A CONSOLIDATION OF PARCEL A IN THE HFT PLAN AS RECORDED IN THE
OFFICE OF THE RECORDER OF DEEDS OF WASHINGTON COUNTY, PENNSYLVANIA, IN
PLAN BOOK VOLUME 15, PAGE 308 AND 309 TO THE HFT PLAN NO. 7 AS
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WASHINGTON COUNTY,
PENNSYLVANIA, IN PLAN BOOK VOLUME 21, PAGE 271.

SITUATE IN
PETERS TOWNSHIP
WASHINGTON COUNTY, PA
MADE FOR
HENRY F. TEICHMANN, INC.

SCALE: 1"= 40' DATE: SEPTEMBER 29, 2020

PREPARED BY:
J.R. GALES & ASSOCIATES, INC.
2704 Brownsville Road
Pittsburgh, Pennsylvania 15227
Phone: 412-885-8885 Fax: 412-885-1320

Floor Plan



Property Information



Property Identification

Property Name	Henry F. Teichmann, Inc. Facility
Property Address	3009 Washington Road Peters Township, Washington County, Pennsylvania 15317
Latitude & Longitude	40.293958, -80.102149
Tax Parcel Numbers	540-003-05-01-0026 and 0031 / 0030 / 0023 / 0028
Property Owners	Henry F. Teichmann, Inc.

Site

Zoning	General Commercial District (GC)
FEMA Flood Map No.	42125C0211E
Flood Zone	Zone X (unshaded)
Primary Usable Land Area	3.500 acres
Surplus Land Area	2.338 acres
Total Land Area	5.838 acres

Improvements

Property Use	Office
Occupancy Type	Owner-occupied
Gross Building Area (GBA)	16,926 sf
Net Rentable Area (NRA)	16,926 sf
Number of Buildings	1
Number of Stories	1 and 2, plus lower level
Year Built	1950
Condition	Good
Construction Class	C - Masonry and S - Steel frame
Construction Quality	Average to good
Surface Parking	66 spaces

Rare opportunity to acquire an extraordinary property on Rte.19

LISTING PRESENTATION | 3009 WASHINGTON ROAD | MCMURRAY PA

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