



Bayram Kan

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c: 412-689-0035

o: 412-366-1600

UNIONVILLE ROAD INDUSTRIAL PORTFOLIO



The Unionville Road Industrial Portfolio represents a stabilized, income-producing industrial campus with diversified tenancy, flexible loading infrastructure, and near-term value-add leasing opportunities within a highly desirable suburban Pittsburgh industrial submarket.

Cranberry Township is one of Western Pennsylvania's most active industrial growth corridors. The submarket benefits from strong highway access, consistent tenant demand for small and mid-bay warehouse space, and historically limited vacancy levels.



Portfolio Composition

Total Buildings: 4
Total Rentable Area: 38,100 Square Feet
Site Size: 3.32 Acres
Zoning: MU – Multi-Use



Operating Expenses

Property Taxes (2025): \$42,971
Insurance: Approximately \$11,000
Sewer: \$8,000
Landscaping & Snow Removal: \$8,500



Offering Overview

GSI: Approximately \$430,368
Asking Price: \$4,750,000
Estimated Market Cap Rate: Mid-6% Range



Loading Infrastructure

Dock-High Positions: 7
Grade-Level Commercial Doors: 5
Supports diverse industrial uses and enhances tenant retention potential.



Tenant Profile

Industrial Equipment Distribution
Mechanical / Contractor Service
Electrical Supply Distribution
Specialty Industrial Service Providers



Value-Add

Approximately 1,900 SF of vacant office flex space provides immediate income growth potential.



9600 Perry Hwy #100 PGH, PA 15237



kan.realtor



bayram.kan@cbrealty.com

