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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.



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