



FOR SALE

Monroeville Warehouse Building

841 Old Frankstown Road, Pittsburgh, PA 15239



Location Description:

This 24,384 SF warehouse/distribution building is located in the Municipality of Monroeville; just 3 miles to the PA Turnpike interchange! With easy access to major transportation routes including I-76, Route 22 and Route 286, the location provides a strategic advantage for businesses, clients, and employees.

Property Highlights:

- 24,384 SF Building on 7.291 Acres of Land
- Clear Span Warehouse
- 26' - 38' Ceiling Height in Main Warehouse
- Four (4) Drive-in Doors
- 5,134 SF of Office Space
- 6" Concrete Floors
- Co Ray Vac Heating
- M-1 Planned Industrial
- Sale Price: \$1,950,000



PRESENTED BY:

BOB CORNELL

O:412.391.3500 | C:412.760.9999
bcornell@penncom.com

SCOTT LONG

O:412.391.3500 | C:412.398.2831
slong@penncom.com



**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

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910 SHERATON DRIVE, SUITE 340, MARS, PA 16046 // 412.391.3500

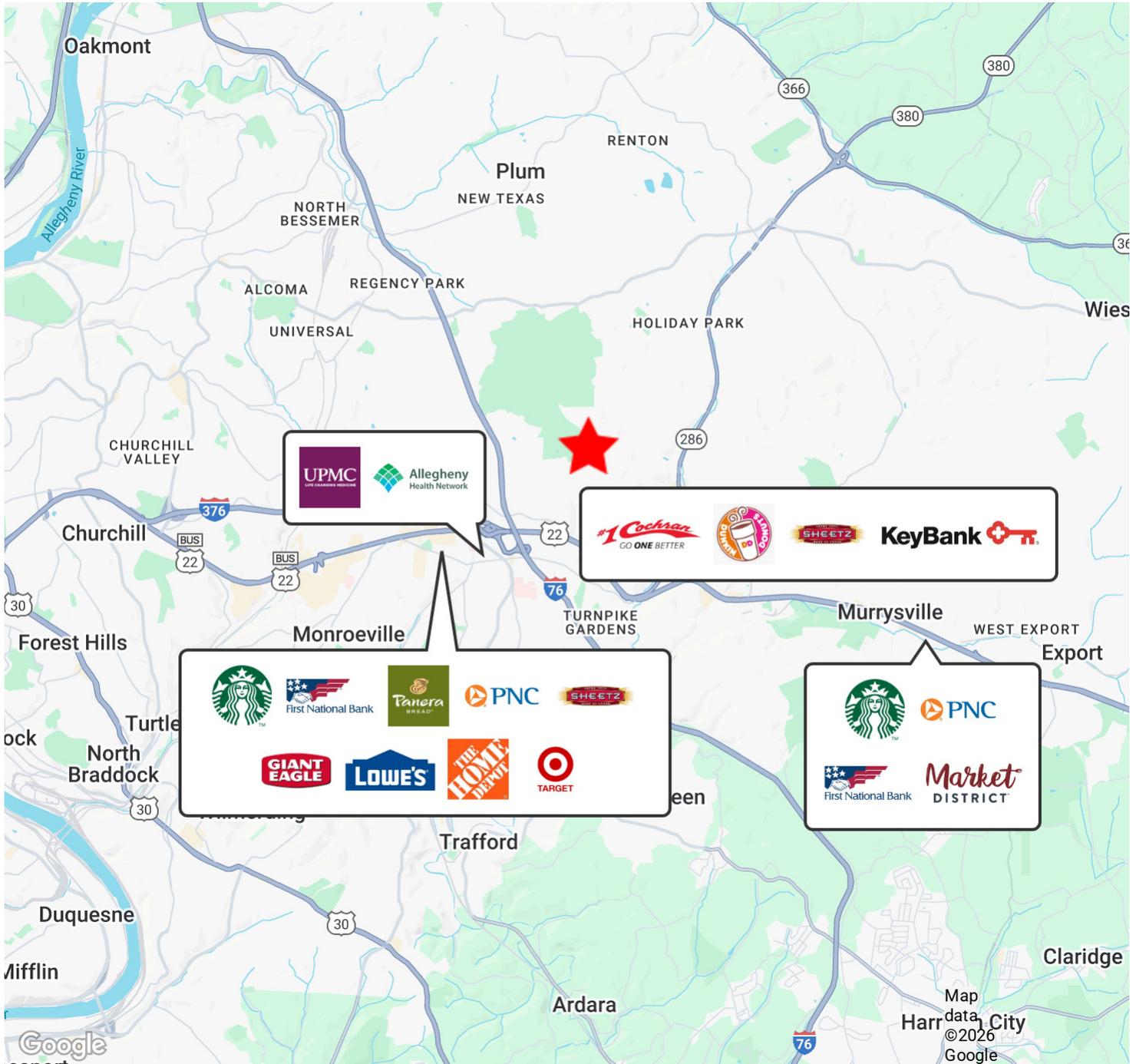
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Address: 841 OLD FRANKSTOWN ROAD
City, State, Zip: PITTSBURGH, PA 15239
Twp/Boro/Ward: MONROEVILLE
County: ALLEGHENY



Property Notes:

- Doors: 8'x10', 10'x10', 14'x10, 12'x10'
- Mezzanine: 15'x55'
- Ventilation fans and skylights in warehouse
- Air Compressor

Building and Land Data:	
Gross SF:	24,384 SF
Floors:	1
Dimensions:	
Lot Size:	7.921 acres
Parking:	38 spaces
Intended Use:	Whse/Distribution
Present Use:	Warehouse
Year Built:	
Year Renovated:	2011
Construction:	Brick

Utilities:	
Heat in Warehouse:	Co Ray Vac
Freezer or A/C in Whse:	Partial A/C
HVAC in Office:	Yes
Lighting Type:	T5

Electric Company:	
Amps/Volts/Phase	1200A/ 480/208V/ 3
Gas Company:	Peoples Gas
Sewer Company:	Monroeville
Water Company:	Monroeville

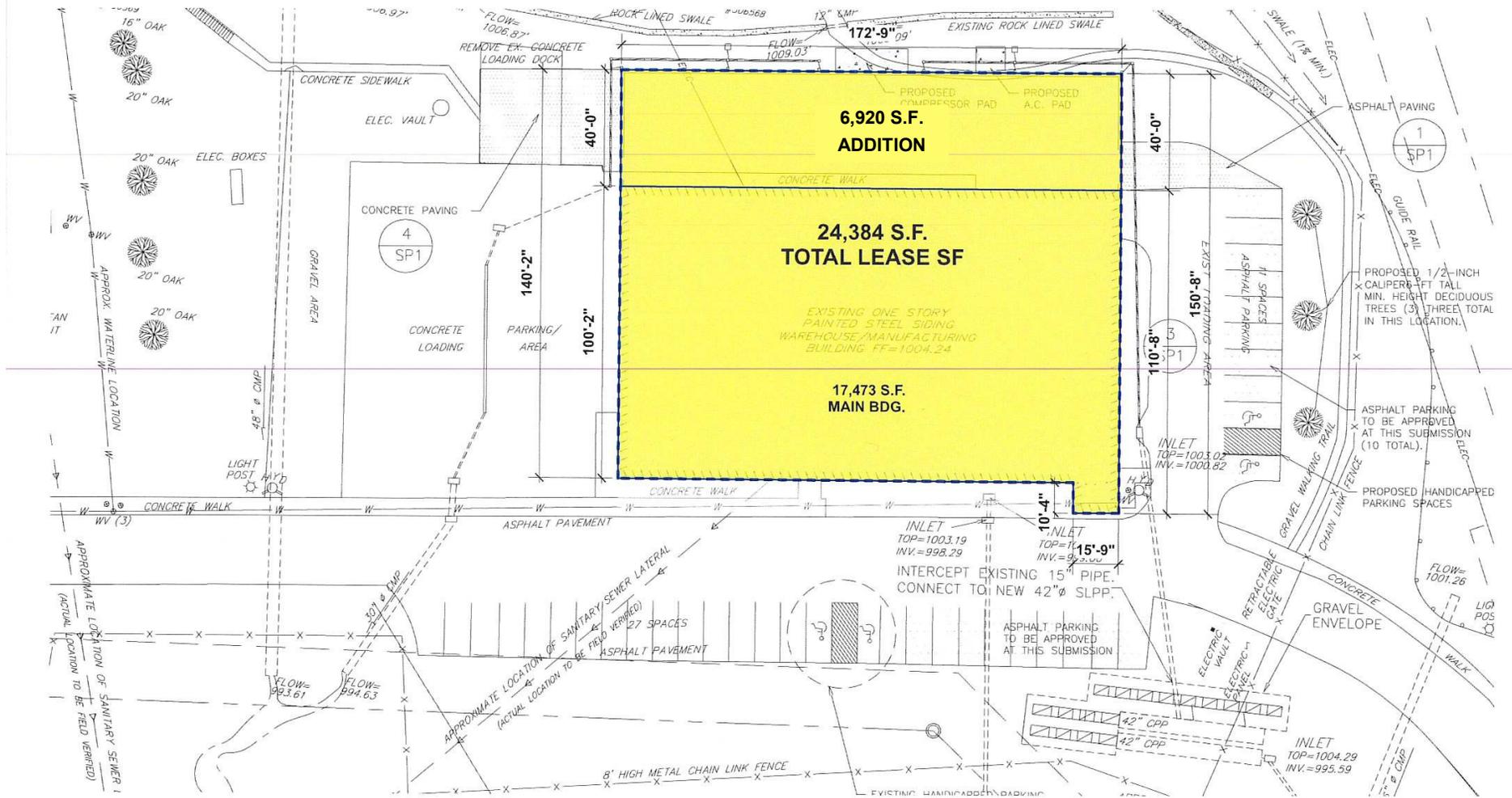
Space Details:

Dock Door(s):	0	Ceiling Height:	26' - 38'
Grade Level Door(s):	4	Zoning:	M1- Planned Industrial
Column Spacing:	Clear Span	Sprinklers:	Yes
Elevators:	No	Rail:	No
Barge:	No	Cranes:	No

Pricing:

Tax Amount:		Office Rental Rate:	
Rent per Month:		Warehouse Rental Rate:	
Gross/Net:		Blended Rental Rate:	
Escalations:		Rental Price/SF:	
Sale Price:	\$1,950,000	Smallest Division:	
Sale Price/SF:	\$79.97/SF	Largest Division:	

Available SF:	Office SF:	Warehouse SF:	Possession Date:
24,384 SF	5,134 SF	19,250 SF	Immediate



A-1 Lease Area
841 Old Frankstown

Carl Bergamini Jr, Architect
1/27/26