

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

Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL | PITTSBURGH SOUTH
1500 Oxford Dr. Suite 110
Bethel Park, PA 15102

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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.

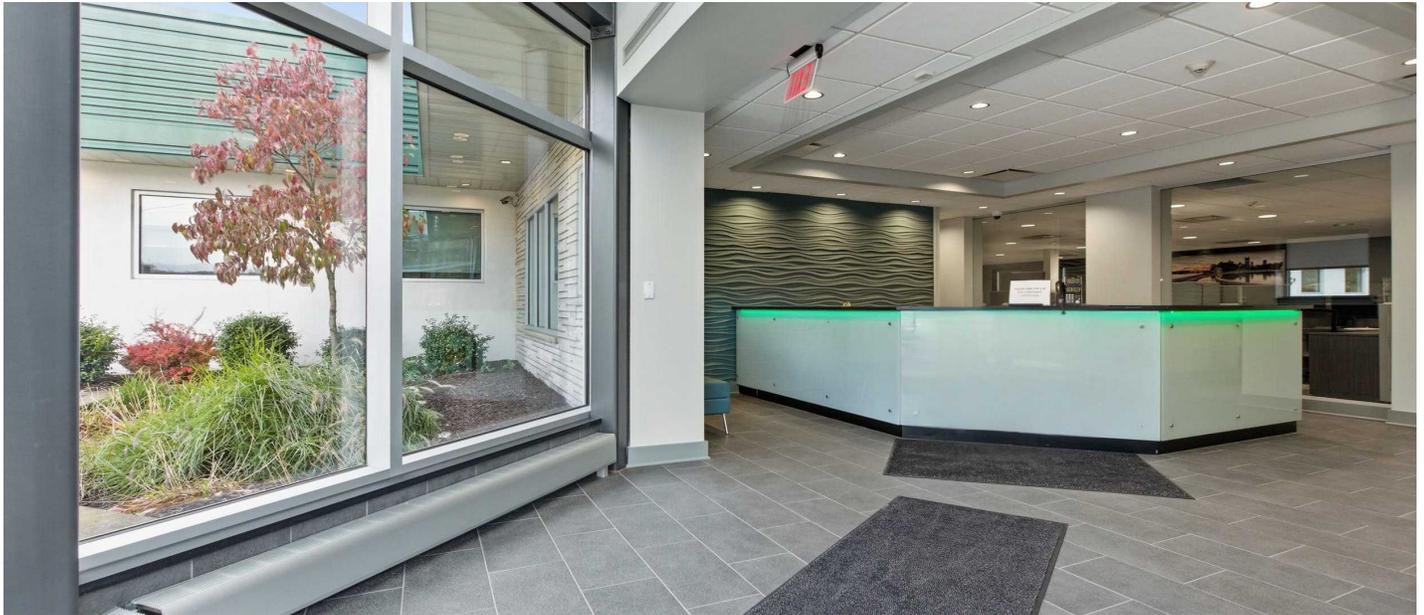
For more information or to schedule an onsite private tour offered on weekends or after office hours. Contact Karen Marshall or Bill Forde today!

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:	\$9,890,000
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. Additional acreage behind the building is ideal for a large easily accessible laydown area. Parcels can also 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)

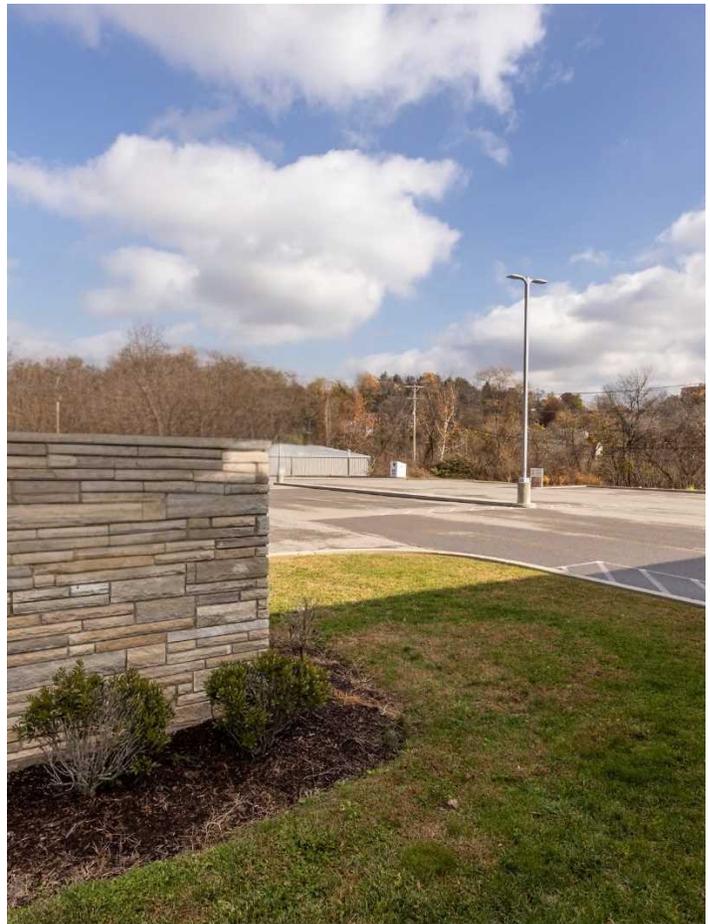
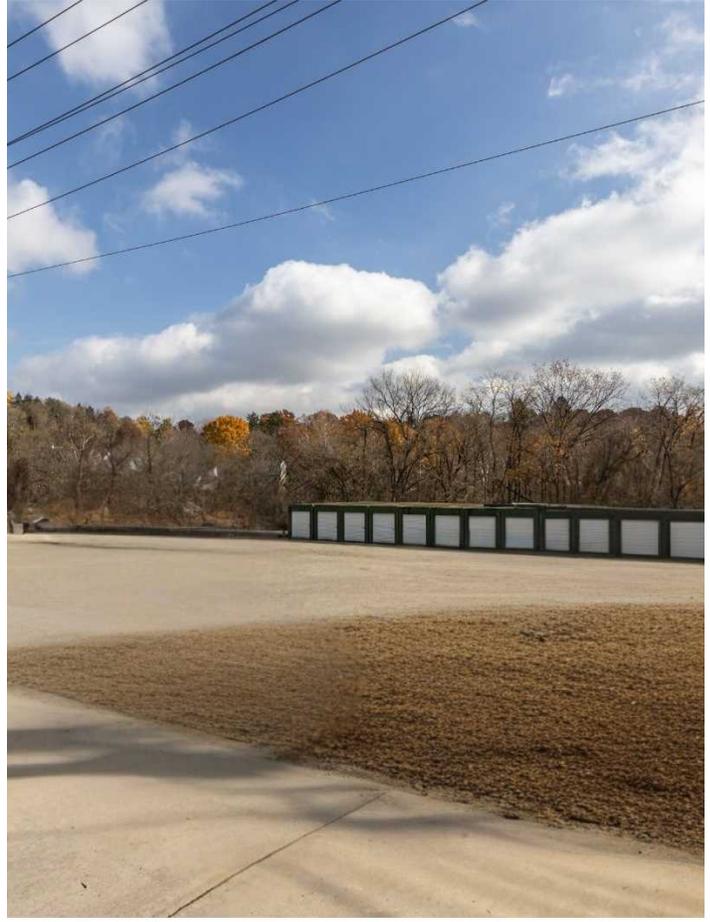
Property Photos



Property Photos



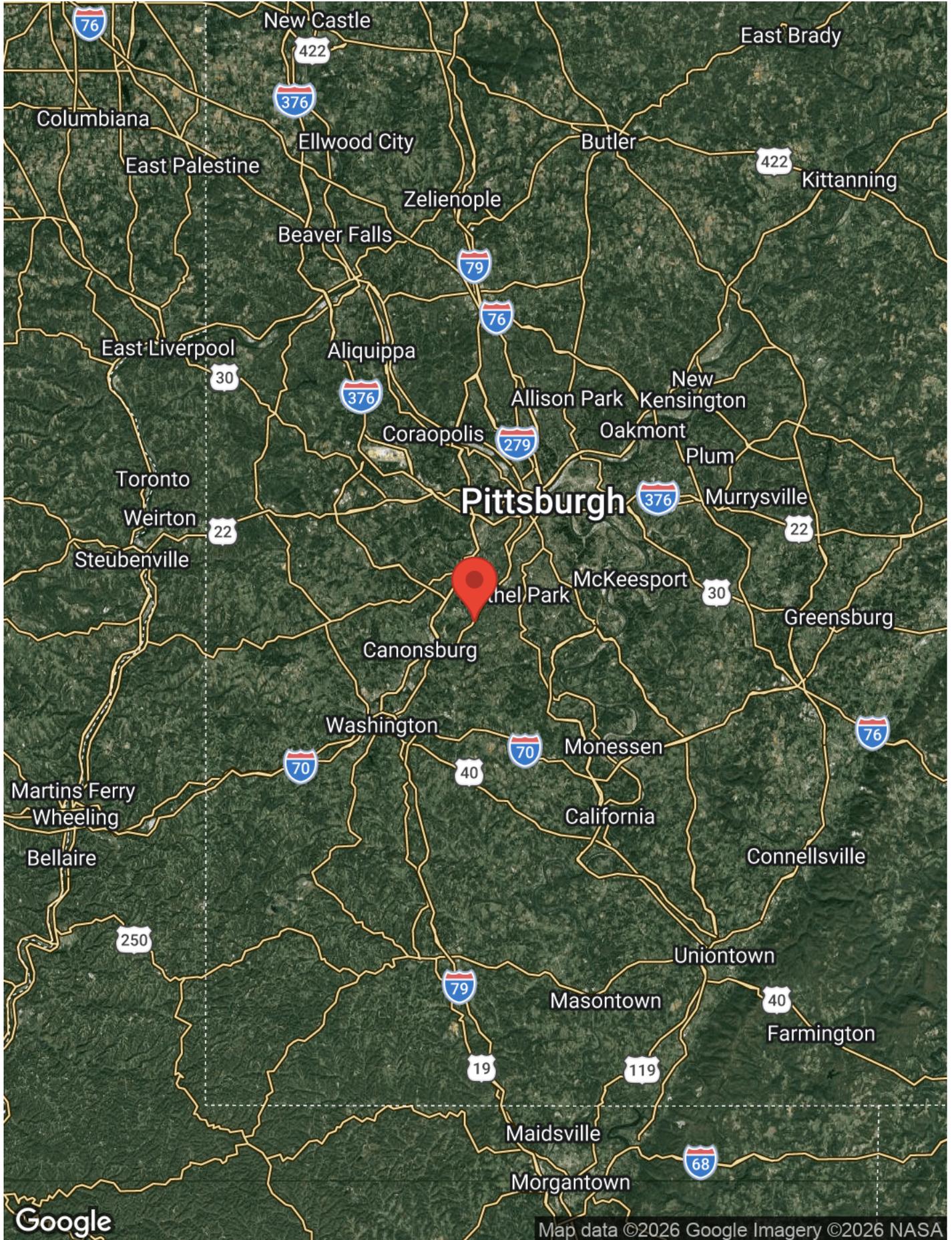
Property Photos



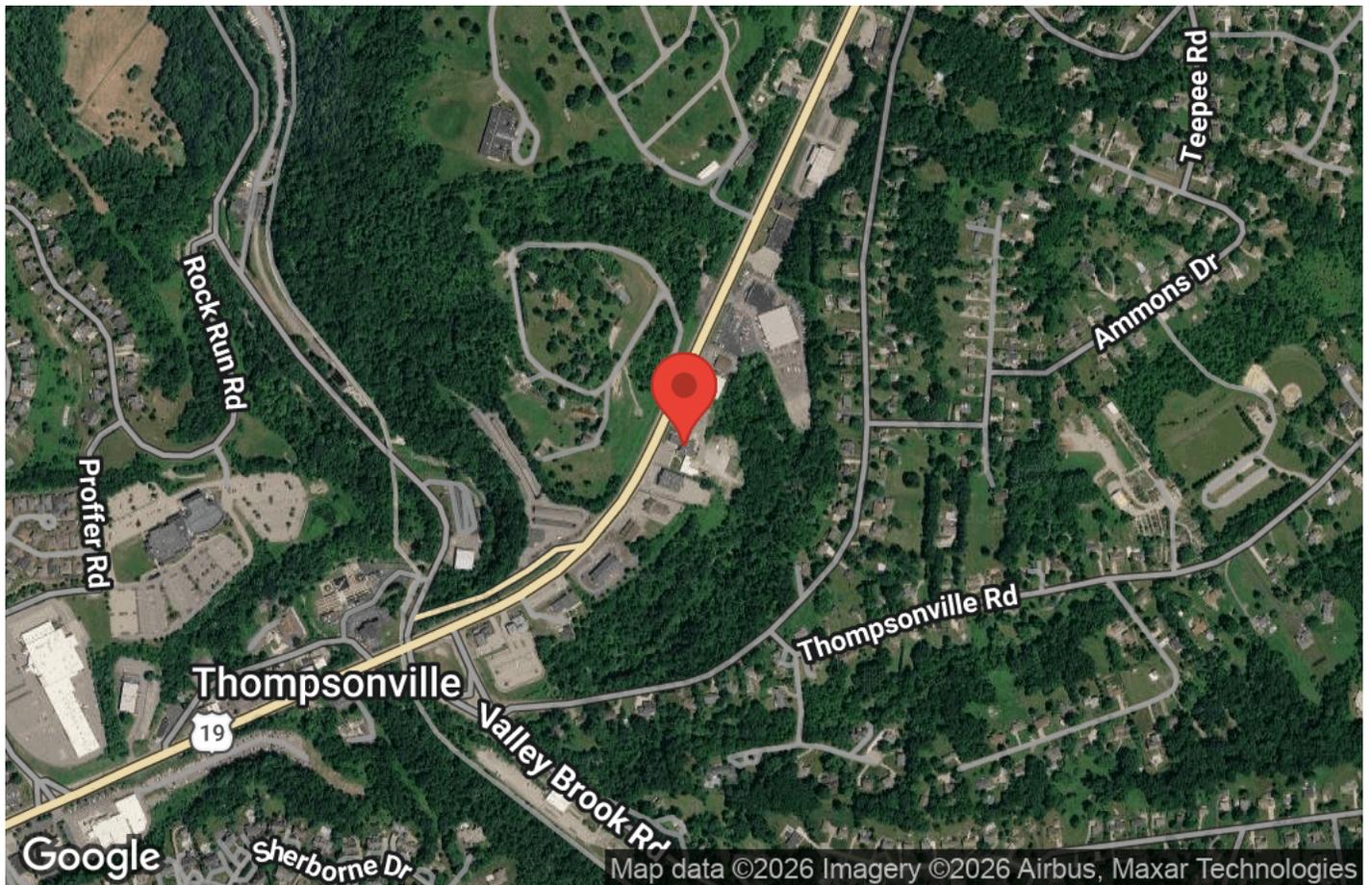
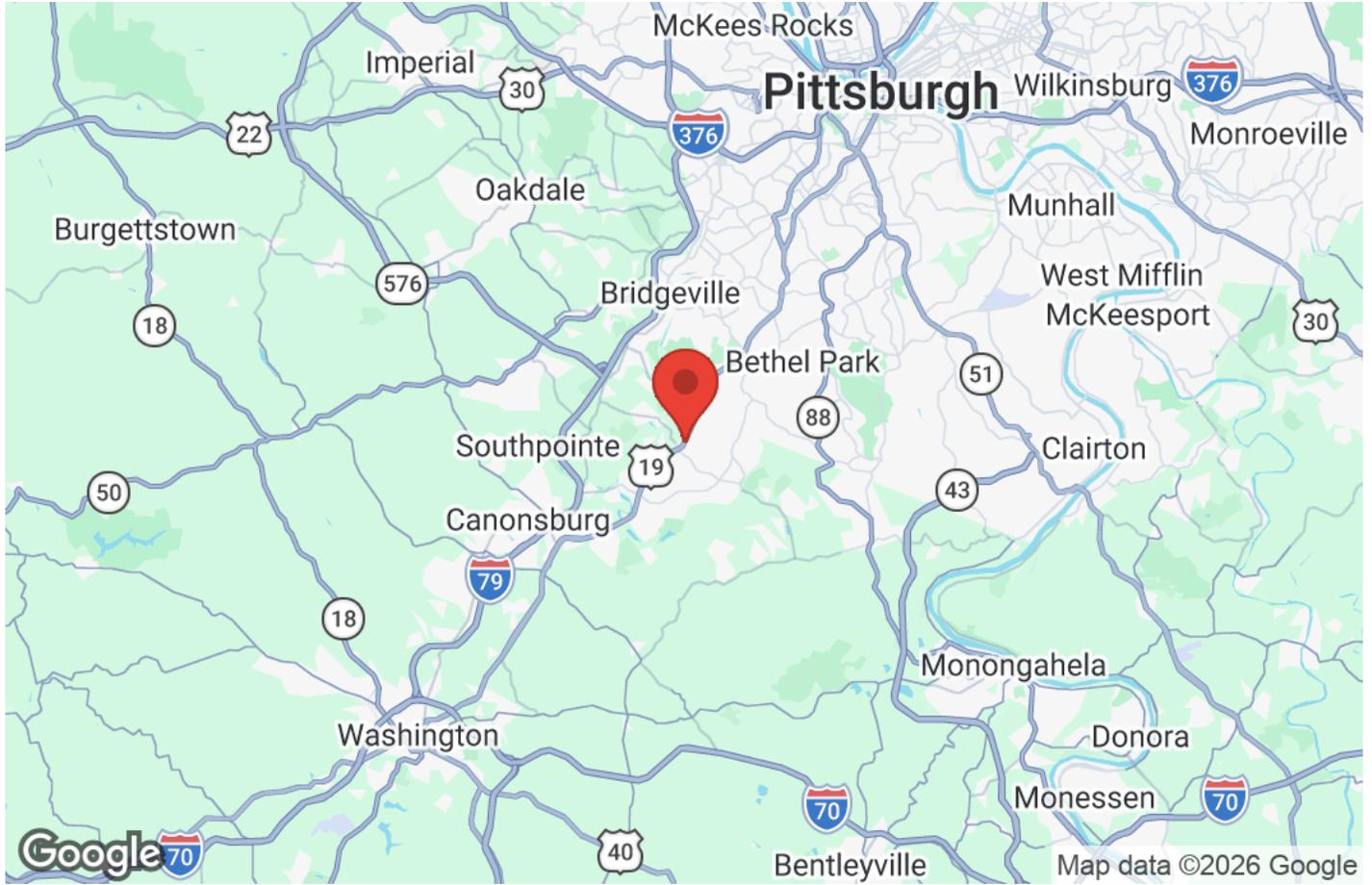
Property Photos



Regional Map



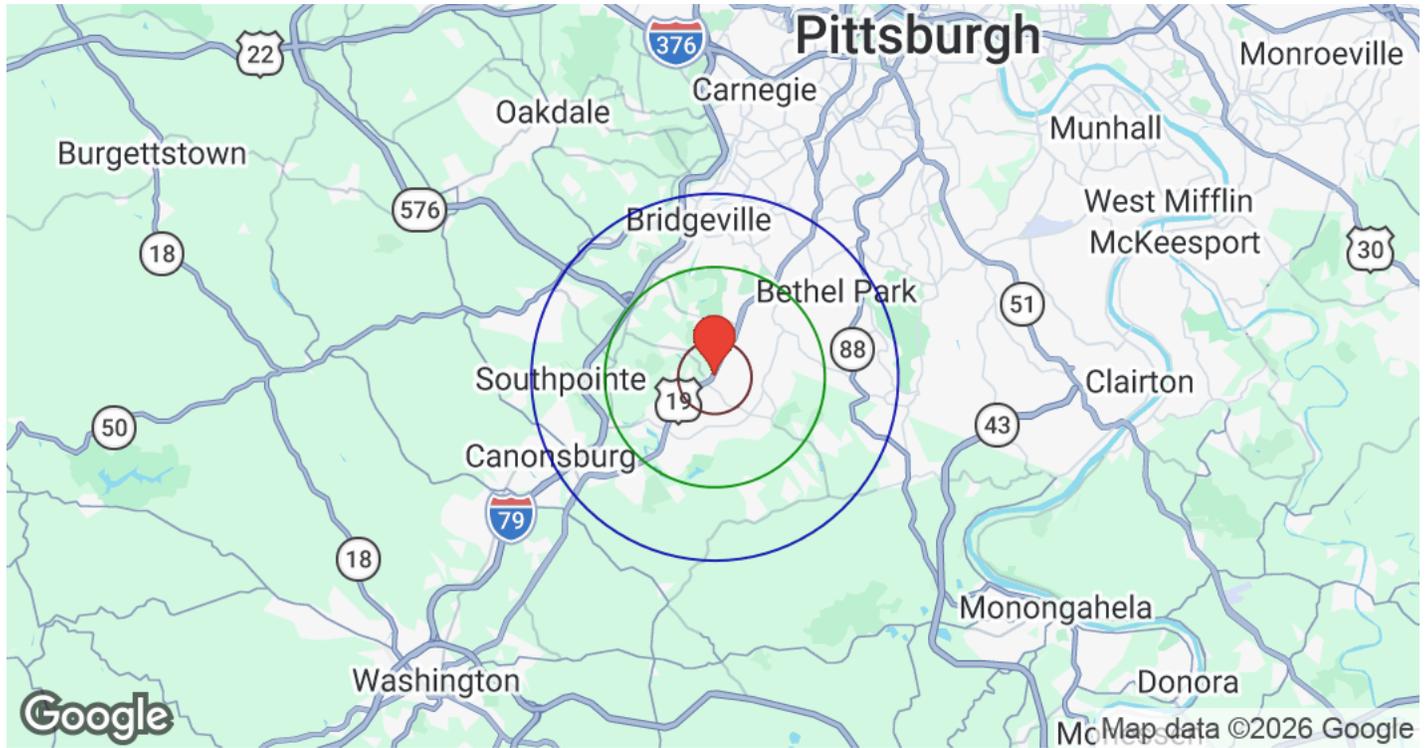
Location Maps



Aerial Map



Demographics



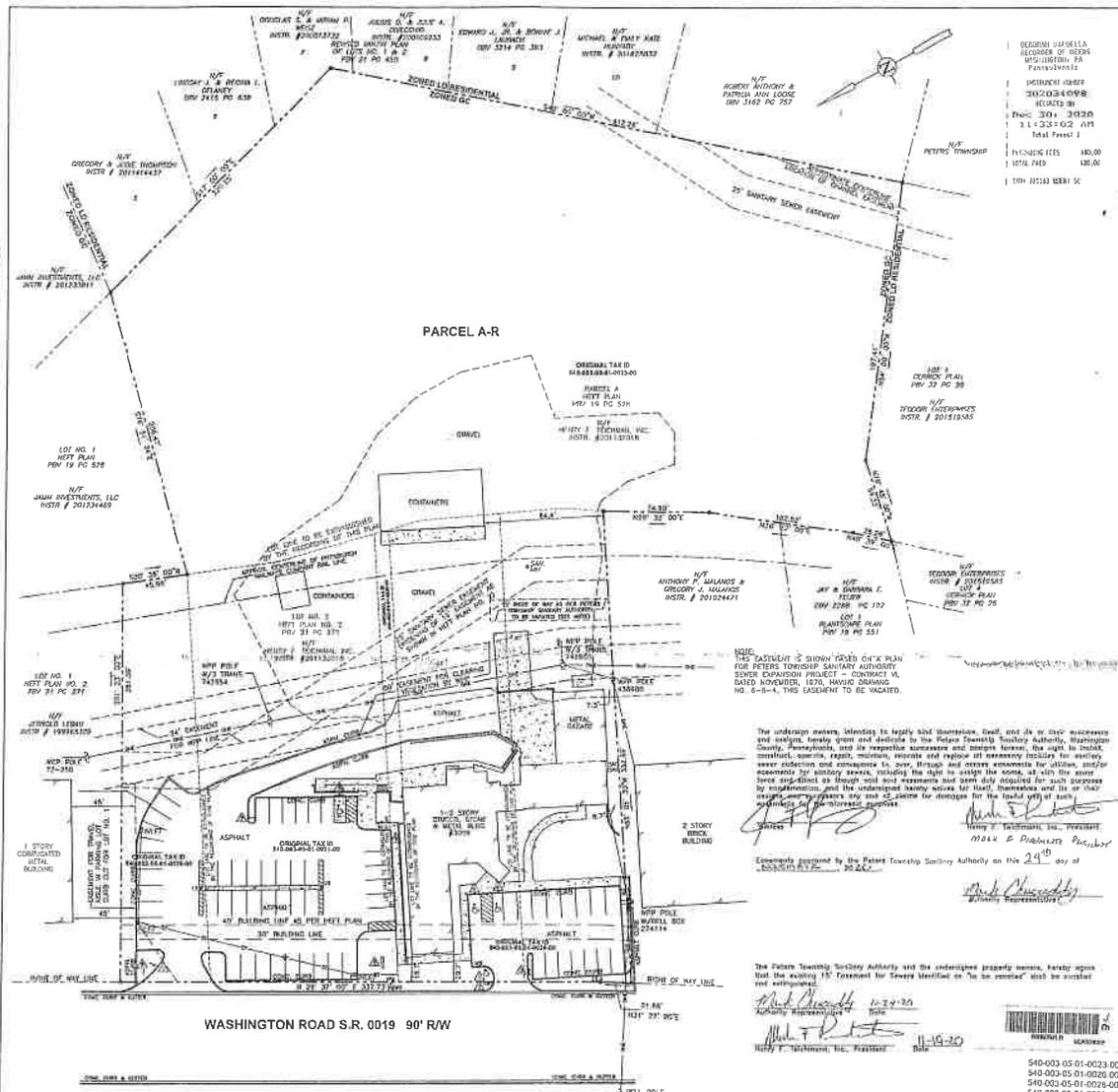
Legend: ○ 1Mile ○ 3Miles ○ 5Miles

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
Race / Ethnicity	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
	Multiracial	74	850	2,448
	Other	6	53	138
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
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
Income	Median	\$150,943	\$116,960	\$108,523
	Under \$15k	33	557	2,245
	\$15k - \$25k	35	424	1,682
	\$25k - \$35k	16	589	2,423
	\$35k - \$50k	36	1,124	3,483
	\$50k - \$75k	161	2,115	6,353
	\$75k - \$100k	145	1,971	5,385
	\$100k - \$150k	328	3,172	9,260
	\$150k - \$200k	235	2,111	6,000
	Over \$200k	530	3,938	9,822

Parcel Map



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



KNOW ALL MEN BY THESE PRESENTS, that I, Henry F. Teichmann, Inc., do hereby certify that the title of the property described in this subdivision is in the name of Henry F. Teichmann, Inc., as recorded in Instrument No. 20113212, Recorder of Deeds Office, Washington County, Pennsylvania.

I, Henry F. Teichmann, Inc., do hereby certify that the title of the property described in this subdivision is in the name of Henry F. Teichmann, Inc., as recorded in Instrument No. 20113212, Recorder of Deeds Office.

IN WITNESS WHEREOF, I have set my hand and seal this 19th day of November, 2020.

Henry F. Teichmann, Inc.
 Mark F. Teichmann, President
 Henry F. Teichmann, Inc.

STATE OF PENNSYLVANIA }
 COUNTY OF WASHINGTON } SS:
 Before me, the undersigned, a Notary Public in and for said Commonwealth and County personally appeared the above named Henry F. Teichmann, Inc., and acknowledged the foregoing release and subdivision before me this 19th day of November, 2020.

WITNESSES BY ME AND MYSELF: Mark F. Teichmann, President
 Henry F. Teichmann, Inc.

I, Mark F. Teichmann, President of Henry F. Teichmann, Inc., do hereby certify that the title of the property described in this subdivision is in the name of Henry F. Teichmann, Inc., as recorded in Instrument No. 20113212, Recorder of Deeds Office.

Henry F. Teichmann, Inc.
 Mark F. Teichmann, President
 Henry F. Teichmann, Inc.

The foregoing subdivision and decision is made by Henry F. Teichmann, Inc., with the full understanding and agreement that the record of the Washington County Planning Commission, County of Peter Township, and Peter Township Planning Commission, I hereby allocated, and I hereby certify that the title of the property described in this subdivision is in the name of Henry F. Teichmann, Inc., as recorded in Instrument No. 20113212, Recorder of Deeds Office.

Henry F. Teichmann, Inc.
 Mark F. Teichmann, President
 Henry F. Teichmann, Inc.

We, Elizabeth Bank, manager of the property, mentioned in this plat of subdivision, HFT (Plan No. 3), do hereby consent to the recording of said plat in the Recorder of Deeds Office of Washington County, Pennsylvania, and to the distribution and execution of the same.

Elizabeth Bank
 Manager

Reviewed by the Washington County Planning Commission this 22nd day of December, 2020.

Chad Cramer, Director
 Liza Cramer, Director



Approved by the Council of Peter Township this 22nd day of November, 2020.

DAVID M. BUD
 Chairman of Council

DAVID M. BUD
 Chairman of Council

Agreement for recording purposes only, subject to all provisions of a contract between the holder of the Township of Peter, County of Washington, Pennsylvania and the City of York, York County, Pennsylvania and the City of York, York County, Pennsylvania.

DAVID M. BUD
 Chairman of Council

Agreement for recording purposes only, subject to all provisions of a contract between the holder of the Township of Peter, County of Washington, Pennsylvania and the City of York, York County, Pennsylvania and the City of York, York County, Pennsylvania.

DAVID M. BUD
 Chairman of Council

The plat requires a highway dedication permit pursuant to section 470 of the act of June 1, 1945 (134 P.S. 470), known as the "State Highway Law" of the State of Pennsylvania. The Planning Commission and Board of Supervisors are conditional, subject to action of the Pennsylvania Department of Transportation pursuant to section 4 of the Pennsylvania Planning Act.

DAVID M. BUD
 Chairman of Council

Consent under my hand and seal this 30th day of December, A.D., 2020.

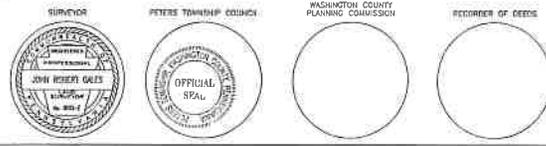
DAVID M. BUD
 Recorder

AREA TABULATION

	SQ. FT.	ACRES
ORIGINAL 540-003-05-01-0023-00	145,720,345.8	3.3453
ORIGINAL 540-003-05-01-0026-00	50,342,713.5	1.1557
ORIGINAL 540-003-05-01-0028-00	19,617,157.9	0.4506
ORIGINAL 540-003-05-01-0030-00	3,270,258.5	0.0751
ORIGINAL 540-003-05-01-0031-00	39,365,415.1	0.9037
NEW PARCEL A-R	254,315,917.2	5.8383

540-003-05-01-0023-00
 540-003-05-01-0026-00
 540-003-05-01-0028-00
 540-003-05-01-0030-00
 540-003-05-01-0031-00

- SIGNS**
- ▲ STOP
 - ▲ NO TRUCKS
 - ▲ VISOR PARKING
 - ▲ H.P. RESERVE PARKING
 - ▲ TECHMANN SIGN
 - ▲ EMPLOYEE PARKING
 - ▲ SHIPPING & RECEIVING
 - ▲ PARCEL PICKUP
 - ▲ SHIPPING & RECEIVING
 - ▲ H.P. RESERVED PARKING
 - ▲ RESERVED PARKING
 - ▲ RESERVED PARKING PICKUP & RECEIVING



REVISION

DATE	AS PER OWNER & TRP COMMENTS
11/9/20	

HFT LOT CONSOLIDATION PLAN

BECING 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 18, PAGE 558 AND LOT NO. 2 IN 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.

SUBJECT
 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 Brownville Road
 Pittsburgh, Pennsylvania 15227
 Phone: 412-885-8885 Fax: 412-885-1320

30-187020
 AOW TAH 06-167020 CP

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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