

FOR SALE



2330 WILDWOOD ROAD WILDWOOD, PA 15091

44,240 SF BUILDING | 38,840 SF WAREHOUSE & 5,400 SF OFFICE

OXFORD
www.oxfordrealtyservices.com

PROPERTY DESCRIPTION

BUILDING FEATURES

Building Size

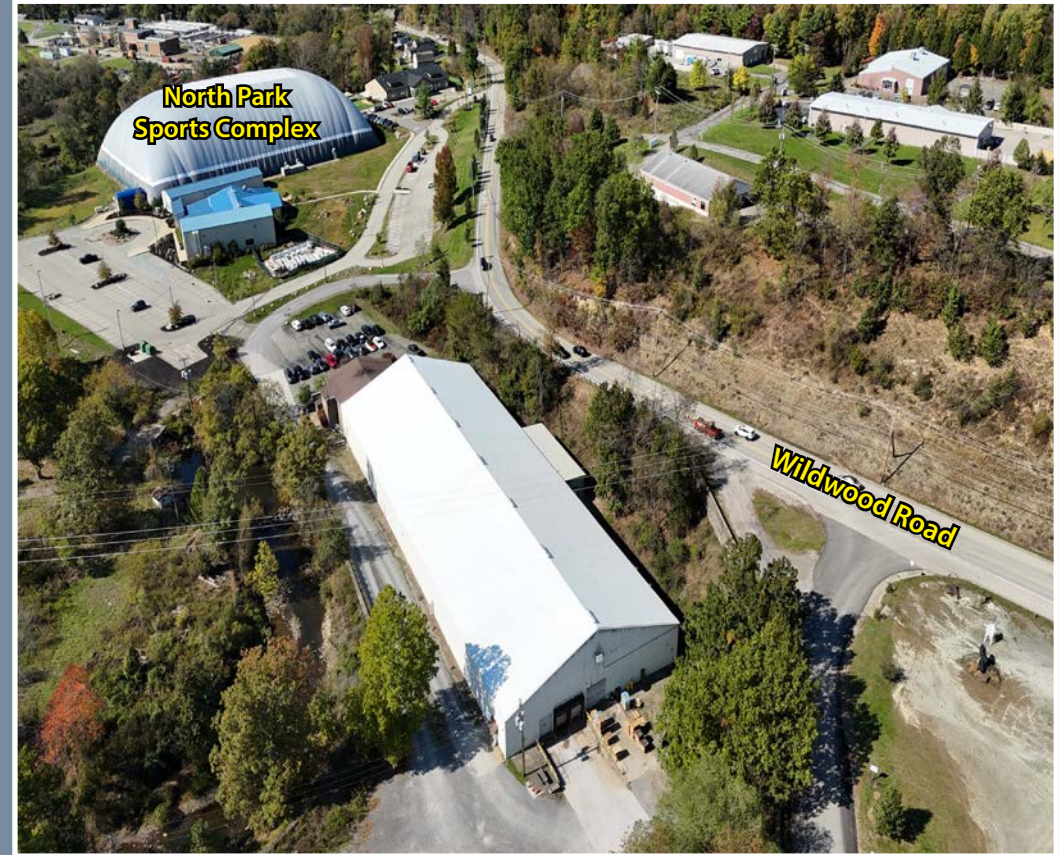
- 44,240 RSF – Total
 - 38,840 RSF – Warehouse
 - 5,400 RSF – Office

Property Highlights

- Adjacent to North Park Sports Complex; located along Wildwood Road, just three (3) miles from the PA Turnpike
- Great opportunity for conversion to recreational use as the building was originally constructed for indoor tennis courts. Its column-free design maximizes usable space, making it suitable for recreational, warehouse and light industrial uses
- Impressive clear heights ranging from 20' to 37', providing ample space for various operations and equipment near the building's perimeter
- 10,000 SF mezzanine with steel frame construction offers additional space for storage and specialized use
- Recently updated office space (approx. 5,400 SF) spread across two levels with direct access to the warehouse
- Efficient loading and shipping area featuring a truck court with two drive lanes
- Outside laydown area offers capabilities for storage, staging and operational needs
- 30 parking spaces with ability to expand; additional surface and parking area adjacent to loading area

Sale Price

- Subject to Offer



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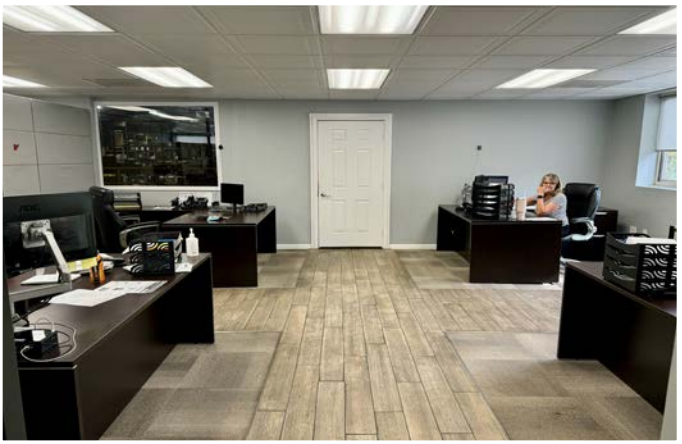
PROPERTY SUMMARY

Lot and Block No:	1075-F-39 (Allegheny County)
Zoning:	LI - Light Industrial (Hampton Township)
Type:	Commercial - Office / Warehouse
Gross Land Area:	Approximately 3.413 Acres
Ceiling Height:	20' to the eaves and 37' in the center
Loading:	Three (3) 8'x10' loading docks and one (1) 14'x12' drive-in
Lighting:	Industrial high bay LED lighting
Year Built:	Built 1976 / Renovated 1982
Construction Type & Finish:	Steel frame with insulated metal panel warehouse with two story masonry construction office building with brick finish
Parking Area:	Approximately 30 parking spaces on-site
Roof:	Metal Roof
Mechanical Systems/HVAC:	Two (2) Hanging Gas Furnace Units in Warehouse and separate package heating and cooling units for each office floor
Utility Companies:	
Water/Sewer:	Hampton Shaler Water Authority
Electric:	Duquesne Light Company
Gas:	Peoples Natural Gas
Real Estate Taxes:	\$26,055.98 (\$0.59/SF) (based on 2024 County assessed value)



2330 WILDWOOD ROAD

INTERIOR PHOTOS



MAIN OFFICE



MEETING ROOM



CONFERENCE ROOM



SIDE WAREHOUSE



MAIN WAREHOUSE



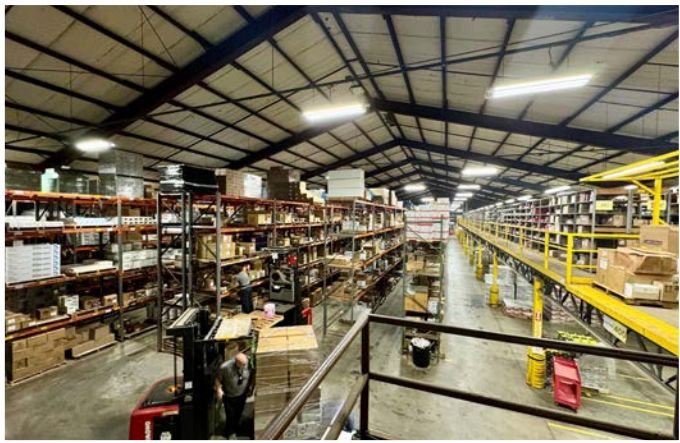
MAIN WAREHOUSE

2330 WILDWOOD ROAD

INTERIOR & EXTERIOR PHOTOS



MEZZANINE



MAIN WAREHOUSE



MAIN WAREHOUSE



PROPERTY AERIAL



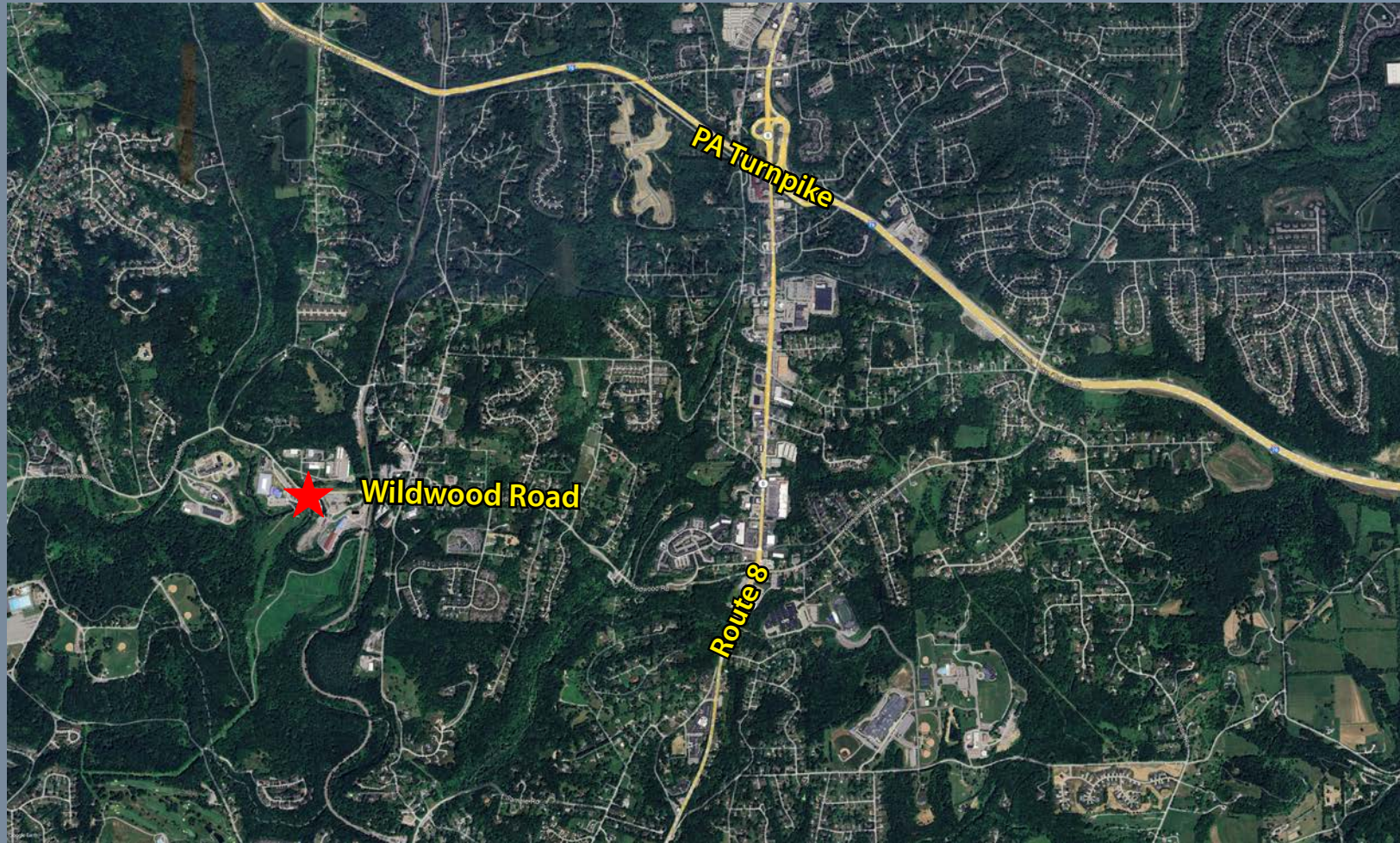
LOADING AREA



PARKING AREA

2330 WILDWOOD ROAD

PROPERTY LOCATION



DEMOGRAPHICS

	5-MILES	10-MILES
Population	104,236	423,516
Average HH Income	\$132,398	\$110,401

TRAFFIC COUNTS

Wildwood Road	11,273 Vehicles Daily
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2330 WILDWOOD ROAD

For more information or to schedule a tour, please contact:



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