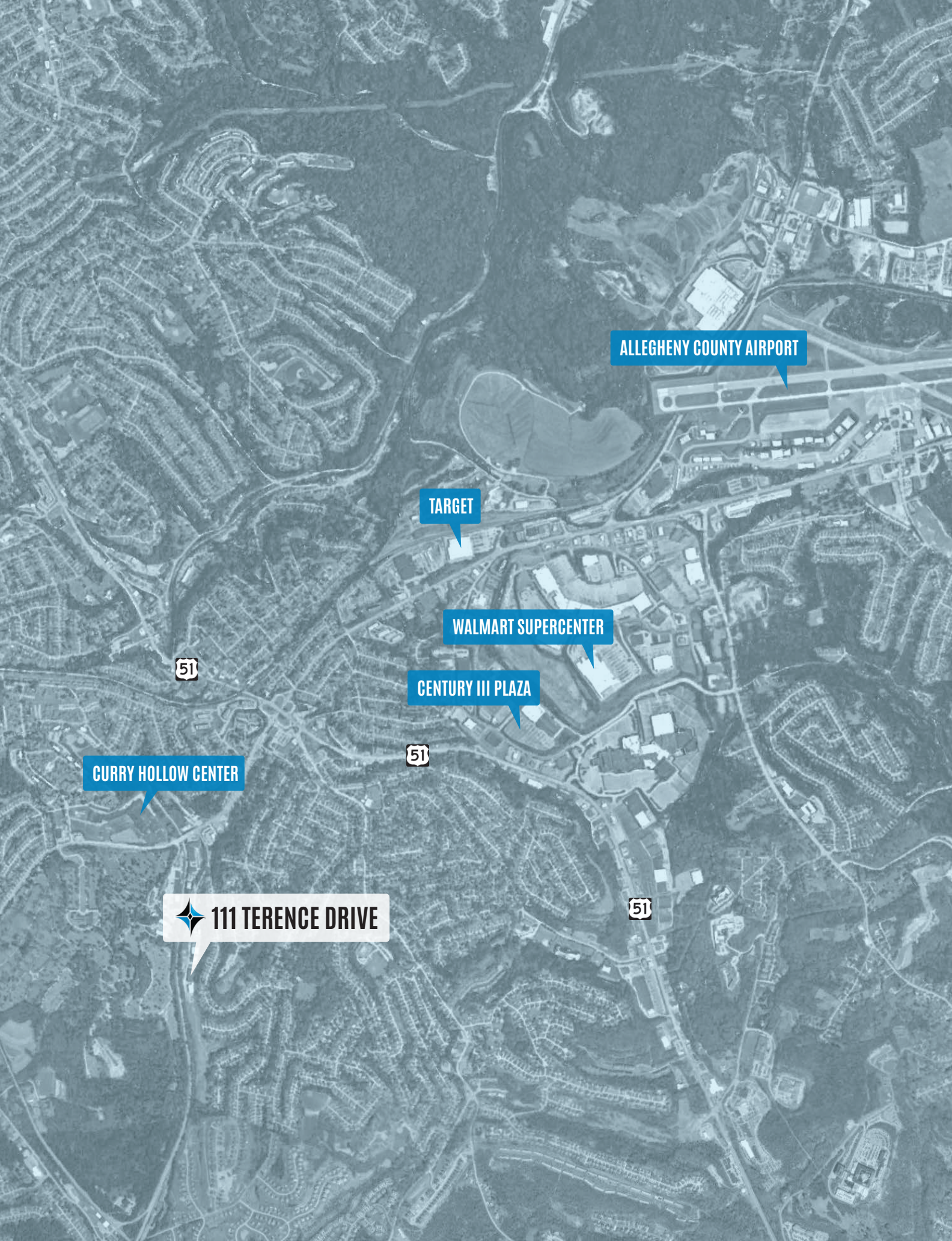




FOR SALE
INDUSTRIAL PROPERTY
MARKETING FLYER



111 TERENCE DRIVE
PITTSBURGH, PA 15236



ALLEGHENY COUNTY AIRPORT

TARGET

WALMART SUPERCENTER

CENTURY III PLAZA

CURRY HOLLOW CENTER

111 TERENCE DRIVE

TABLE OF CONTENTS

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INDUSTRIAL PROPERTY FOR SALE

111 TERENCE DRIVE PITTSBURGH, PA 15236

SALE PRICE / \$4,000,000

SELLER CREDIT / \$25,000

GROSS BUILDING SIZE / 40,000 SQ FT

GROSS LOT SIZE / 5.25 ACRES

INDUSTRIAL CEILING HEIGHT / 25 FEET

OFFICE CEILING HEIGHT / 9 FEET

OVERHEAD DOORS / 3 (12' X 14')

DOCK HIGH DOORS / 2

CITY LIMITS / OUTSIDE (ZONING M1)

**PROPERTY FEATURES / TEMPERATURE
CONTROLLED FACILITY, DRY GOODS
STORAGE, SECURITY SYSTEM, CRANES,
FIRE SUPPRESSION SYSTEM**

Industrial / Commercial Facility For Sale — Former Bakery Barn

This well-maintained, temperature-controlled industrial facility offers approximately 40,000 (+/-) square feet on 5.25 (+/-) acres, ideally suited for food production, light manufacturing, distribution, or dry-goods storage operations. The property features a flexible layout with dedicated warehouse, manufacturing, office, and support spaces, along with infrastructure designed for production efficiency and future expansion.

Operational Infrastructure

- Temperature-controlled facility
- Upgraded electrical service throughout
- Water distribution accessible from ceiling for production lines
- 6" water main line
- Wet fire suppression system
- Ansul hood system (FF&E negotiable with sale)
- LED motion-activated lighting
- Dry storage configuration previously used for baked goods production
- Manufacturing operations ceased approximately 5 months ago

Seller Credit / Leaseback Until October 2026

The landlord is offering a seller credit of \$25,000 and leaseback agreement until October of 2026, offering flexibility and a seamless transition for both parties.

FOR SALE

INDUSTRIAL PROPERTY - LOCATED 0.9 MILE TO ROUTE 51
111 TERENCE DRIVE · PITTSBURGH, PA 15236 · 40,000 (+/-) SQ FT · 5.25 (+/-) ACRE LOT

PROPERTY SPECIFICATIONS

SPECIFICATIONS

Building / Property Highlights

- Total Building Size: ~40,000 (+/-) square feet
- Ceiling Heights: Up to 25' in warehouse/manufacturing areas; 9' in offices; varied heights throughout
- Construction & Site: 6" heavy-duty pavement; strong industrial utility infrastructure
- Expansion Potential: Ample land area allows for future building or warehouse expansion

Interior Layout

- Main Warehouse: 10,000 (+/-) square feet
- Secondary Warehouse/Manufacturing Area: 16,800 (+/-) square feet
- Dock & Loading Area: ~2,000 (+/-) square feet
- Office Space:
 - 3,200 (+/-) square feet ground floor office
 - 3,200 (+/-) square feet upper-level office
 - 4,800 (+/-) square feet mezzanine breakroom and locker area
- Shop Mezzanine: ~1,000 (+/-) square feet

Loading & Access

- 2 dock-level loading doors
- 3 overhead drive-in doors

INGRESS / EGRESS / PARKING

This property currently offers multiple access points via Terence Drive to two paved parking lots. The north parking lot can accommodate 20 (+/-) vehicles and the south lot/street parking can accommodate 24 (+/-) vehicles. This entry road is designed to accommodate large commercial trucks.

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Duquesne Light Co.
Natural Gas	People's Gas
Water	Pittsburgh Water & Sewer Authority (PWSA)
Sewer	Pittsburgh Water & Sewer Authority (PWSA)
Trash	City of Pittsburgh Bureau of Environmental Services
Cable/Internet	Verizon, Comcast, AT&T, and more

LEGAL DESCRIPTION / ZONING

Located outside the city limits of Pittsburgh, this property is positioned in the Pleasant Hills Borough District of Allegheny County. The site is comprised of one parcel containing a total area of 5.25 (+/-) acres. The property is identified as Parcel: 472-L-198. This can be referenced in Deed Book 17675, Page 171. This property does not have any zoning restrictions.

LOCATION ANALYSIS

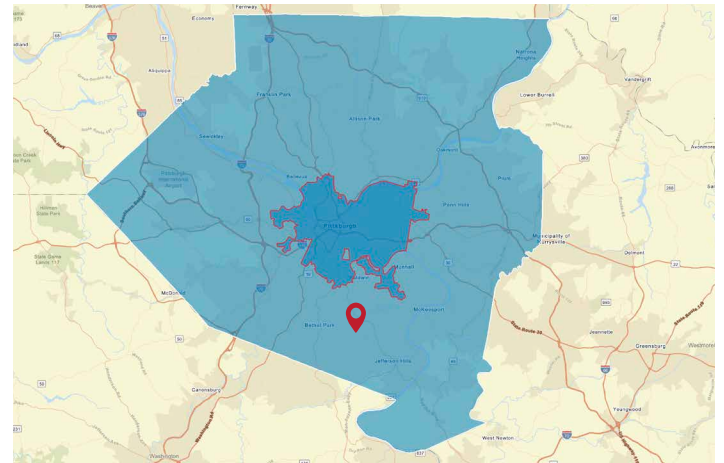
Allegheny County, Pennsylvania, anchored by the city of Pittsburgh, is a major metropolitan area with over 1.2 million residents, known for its strong education, healthcare, and technology sectors. Governed by a County Executive and 15-member Council, it features 130+ distinct municipalities, extensive public parks, and a vibrant cultural scene.

The county offers a diverse mix of urban, suburban, and rural environments, blending historical roots with a modern, technology-driven economy.

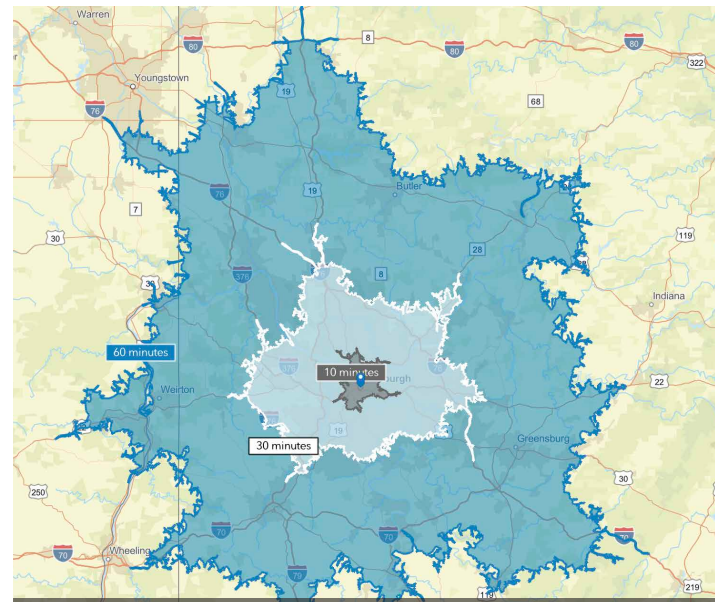
Allegheny County has a total population of 1,247,570, with a median household income of \$80,142 and 51,246 total businesses.

The **City of Pittsburgh**, located within the county, has a total population of 308,545, a median household income of \$66,274, and 15,809 total businesses.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.

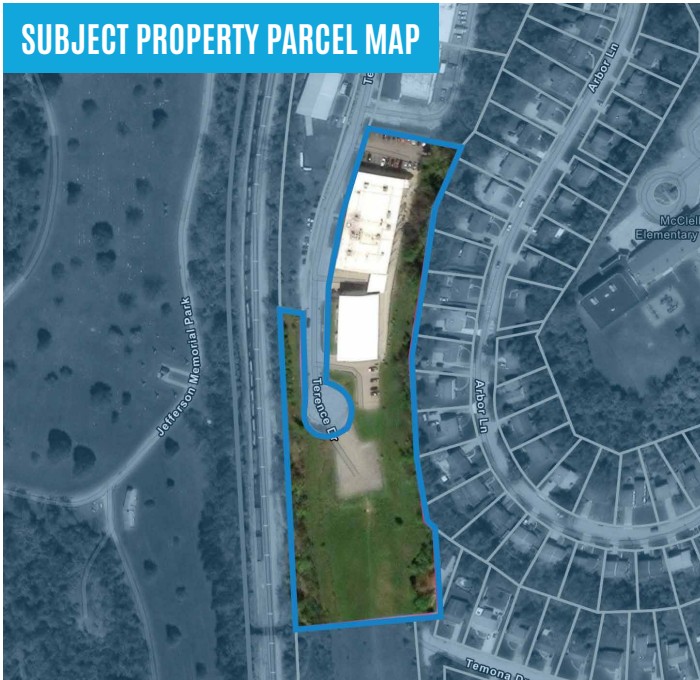


■ Allegheny County, WV ■ Pittsburgh City Limits ■ Subject Location



Distance to nearby cities: Pittsburgh, PA - 9 miles, Morgantown, WV - 62 miles, Akron, OH - 120 miles, Cleveland, OH - 144 miles, Columbus, OH - 183 miles, Buffalo, NY - 224 miles, Washington, DC - 238 miles.

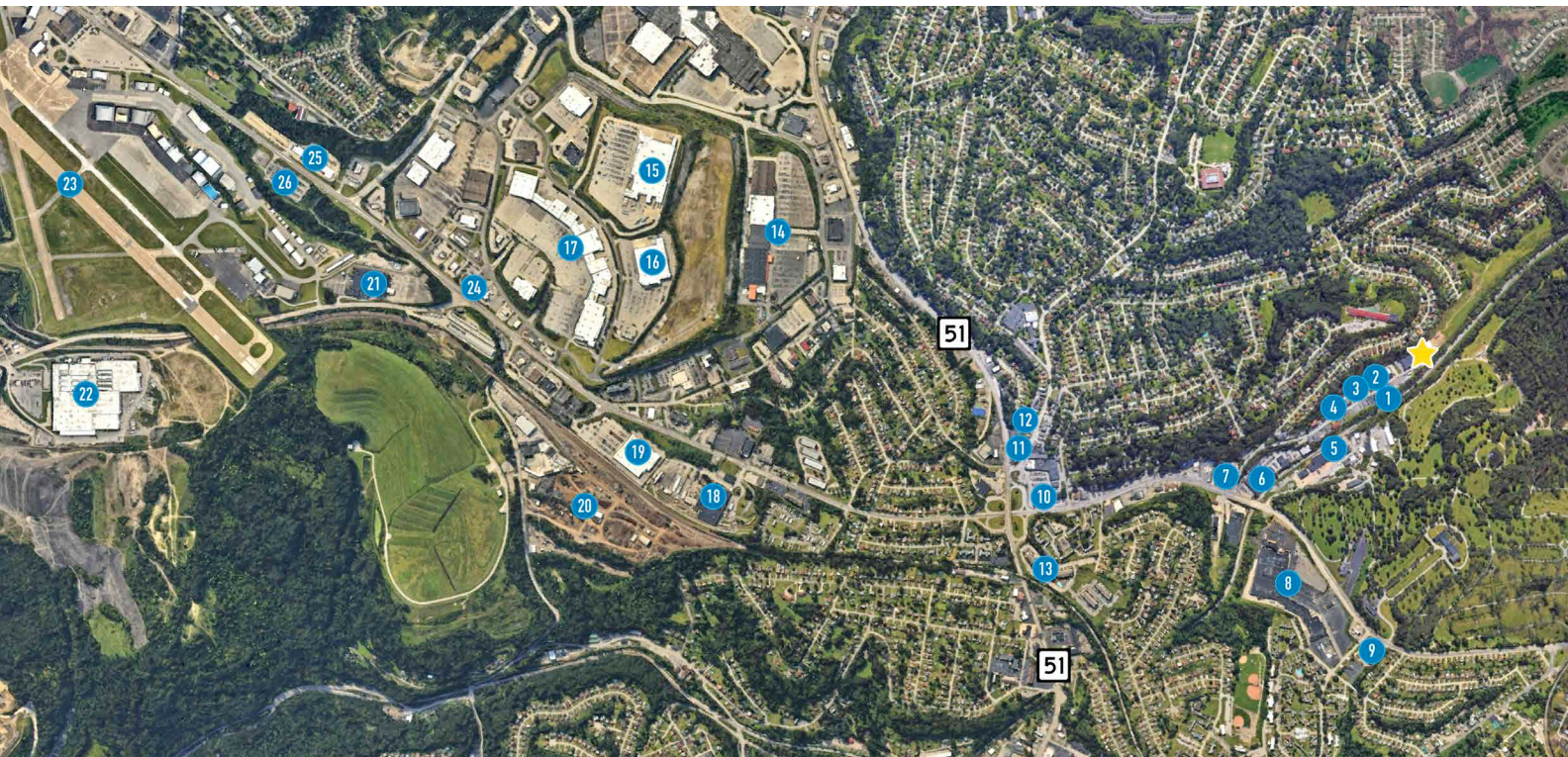
SUBJECT PROPERTY PARCEL MAP



FOR SALE

INDUSTRIAL PROPERTY - LOCATED 0.9 MILE TO ROUTE 51
111 TERENCE DRIVE · PITTSBURGH, PA 15236 · 40,000 (+/-) SQ FT · 5.25 (+/-) ACRE LOT

SURROUNDING AMENITIES



The Google earth image above highlights several surrounding businesses and amenities. The subject property at 111 Terence Drive has been referenced with a yellow star.

- 1 Weiss Meats
- 2 Benack Sound Productions Inc
- 3 CALFO Home Services
- 4 Mike's Auto Repair Services
- 5 Larry's Auto Motor
- 6 LifeStance Therapists & Psychiatrists Pittsburgh
- 7 Sheetz
- 8 Curry Hollow Center: Michael's, Landmark Financial Services LLC, Dunkin' Donuts, Meineke Car Care Center
- 9 Dollar General
- 10 Walgreens
- 11 U-Haul Moving & Storage of Pleasant Hills
- 12 Pennsylvania Department of Transportation Photo License Center
- 13 Crossroad Towers
- 14 Century III Plaza: The Home Depot, Petco, Buffalo Wild Wings, Denny's Red Lobster, Giant Eagle, Marshall's, Kohl's
- 15 Walmart Supercenter
- 16 Sams Club
- 17 Hobby Lobby, Planet Fitness, Century Square Luxury Cinemas, Dunham's Sports, Subway, Chili's Grill & Bar
- 18 Alstom ATS
- 19 Target
- 20 TMS International
- 21 Alstom Transport ACAS Site
- 22 Beverages2U
- 23 Allegheny County Airport - AGC
- 24 Discount Tire, Wendy's, Bob Evans, Panda Express, Taco Bell, Arby's, Sheetz
- 25 Memorial Highway Chevrolet of West Mifflin
- 26 Legacy Kia of West Mifflin

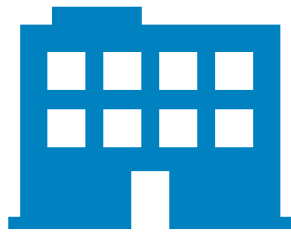
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



63,796

Total
Population



2,366

Businesses



62,584

Daytime
Population



\$265,088

Median Home
Value



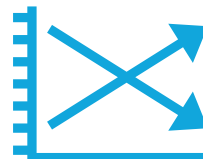
\$48,903

Per Capita
Income



\$91,643

Median Household
Income



-0.1%

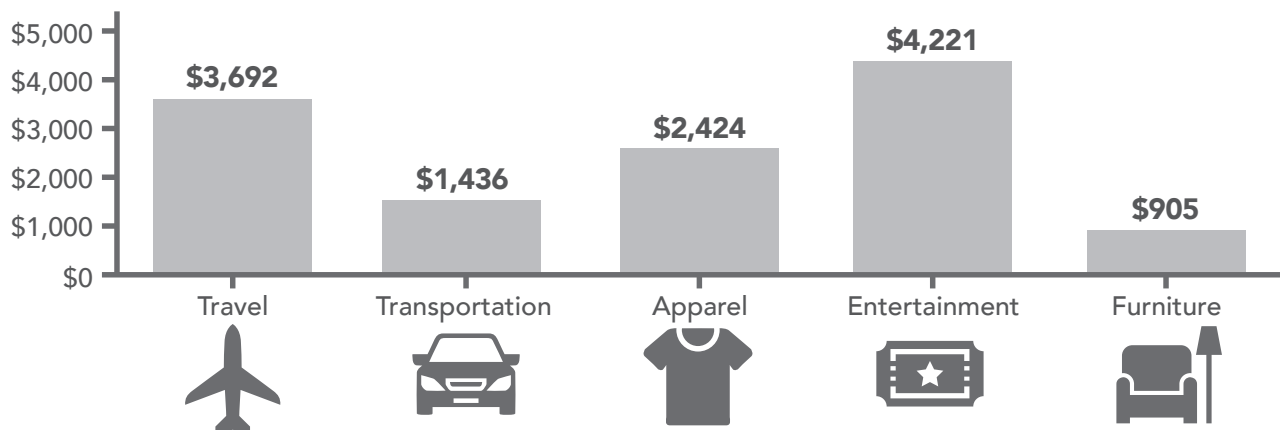
2025-2030
Pop Growth Rate



27,898

Housing Units
(2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.
The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

5 MILE RADIUS



182,981

Total
Population



5,663

Businesses



152,238

Daytime
Population



\$251,847

Median Home
Value



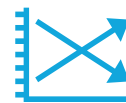
\$48,848

Per Capita
Income



\$87,830

Median
Household
Income



-0.1%

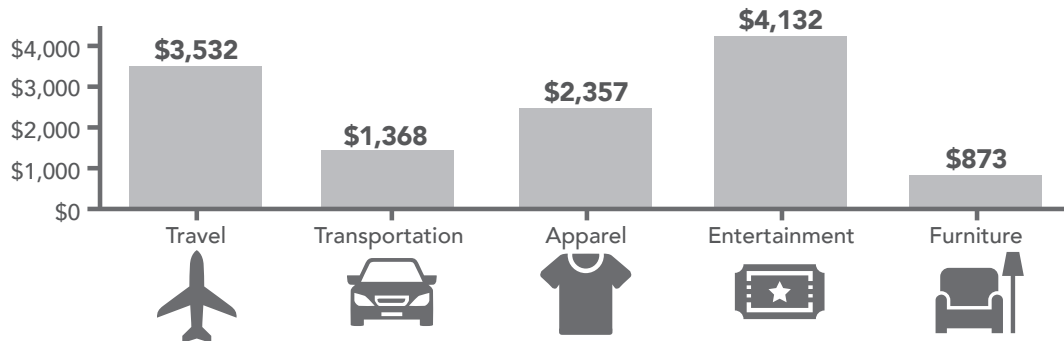
2025-2030
Pop Growth
Rate



84,203

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



730,208

Total
Population



31,237

Businesses



826,101

Daytime
Population



\$254,952

Median Home
Value



\$47,622

Per Capita
Income



\$74,431

Median
Household
Income



0.1%

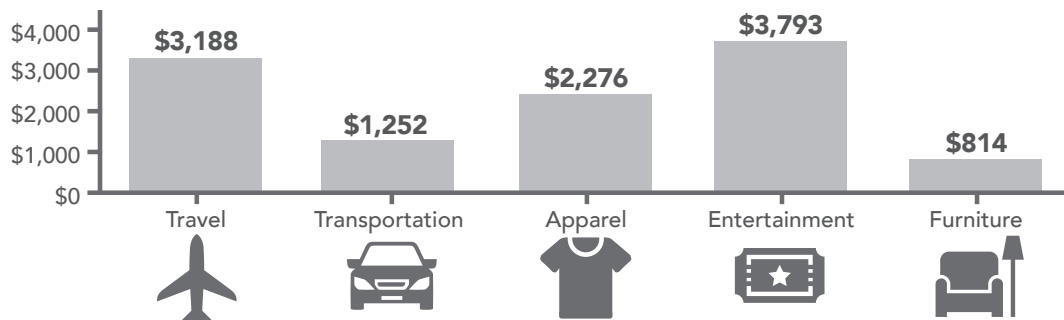
2025-2030
Pop Growth
Rate



360,754

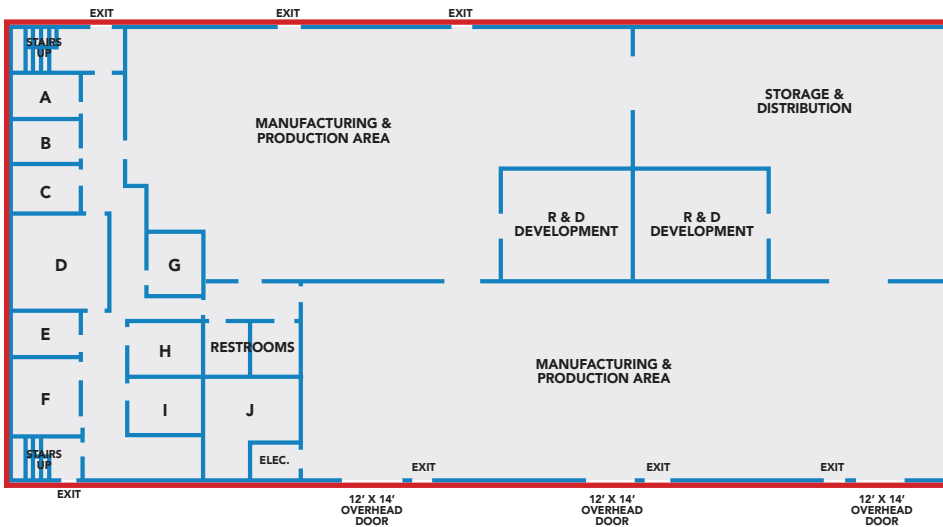
Housing Units
(2020)

KEY SPENDING FACTS



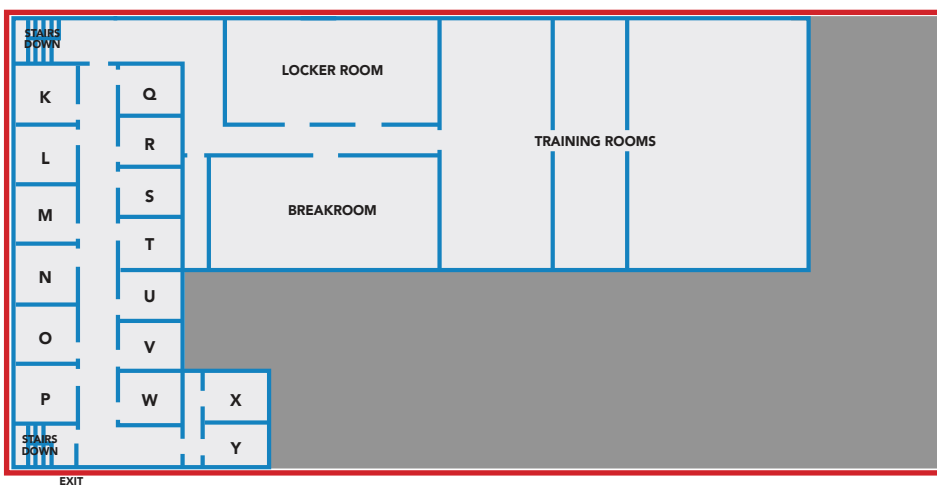
FLOOR PLAN

FIRST FLOOR



A - J: FIRST FLOOR OFFICE AREA
K - Y: SECOND FLOOR OFFICE AREA

SECOND FLOOR



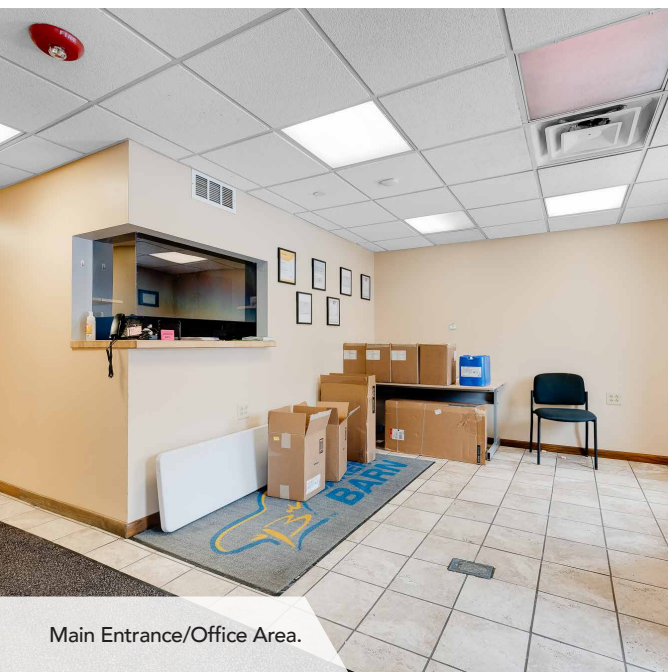
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111 TERENCE DRIVE · PITTSBURGH, PA 15236 · 40,000 (+/-) SQ FT · 5.25 (+/-) ACRE LOT

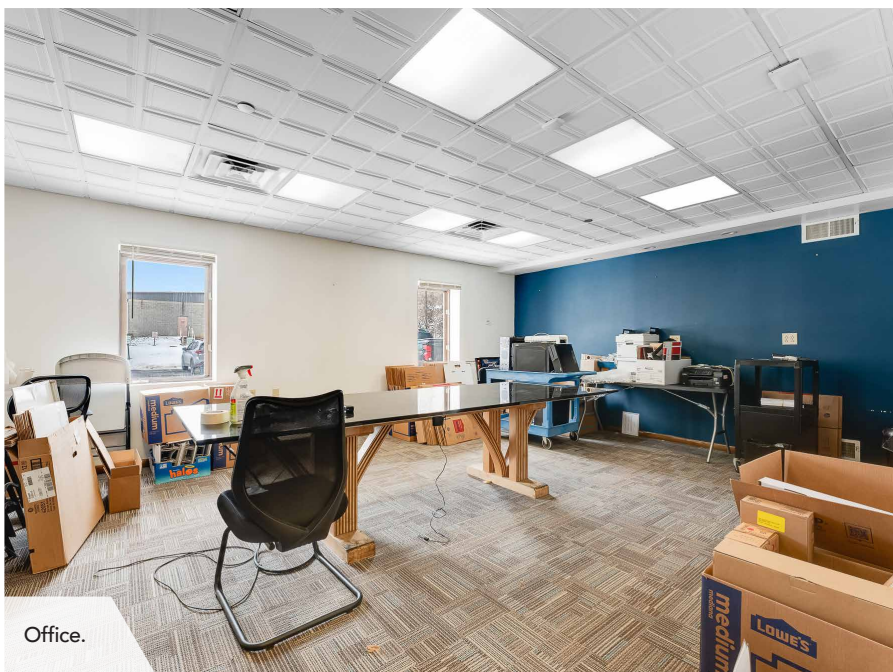
AERIAL PHOTOS



INTERIOR PHOTOS



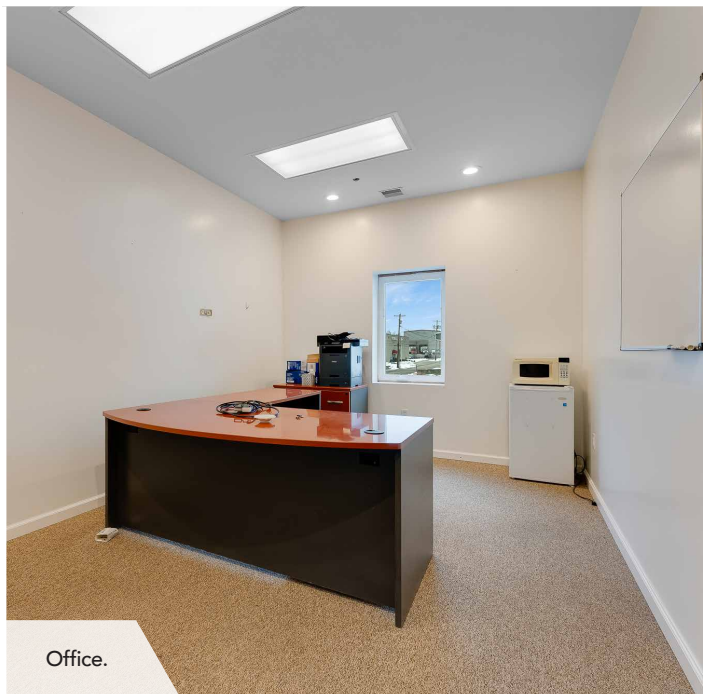
Main Entrance/Office Area.



Office.

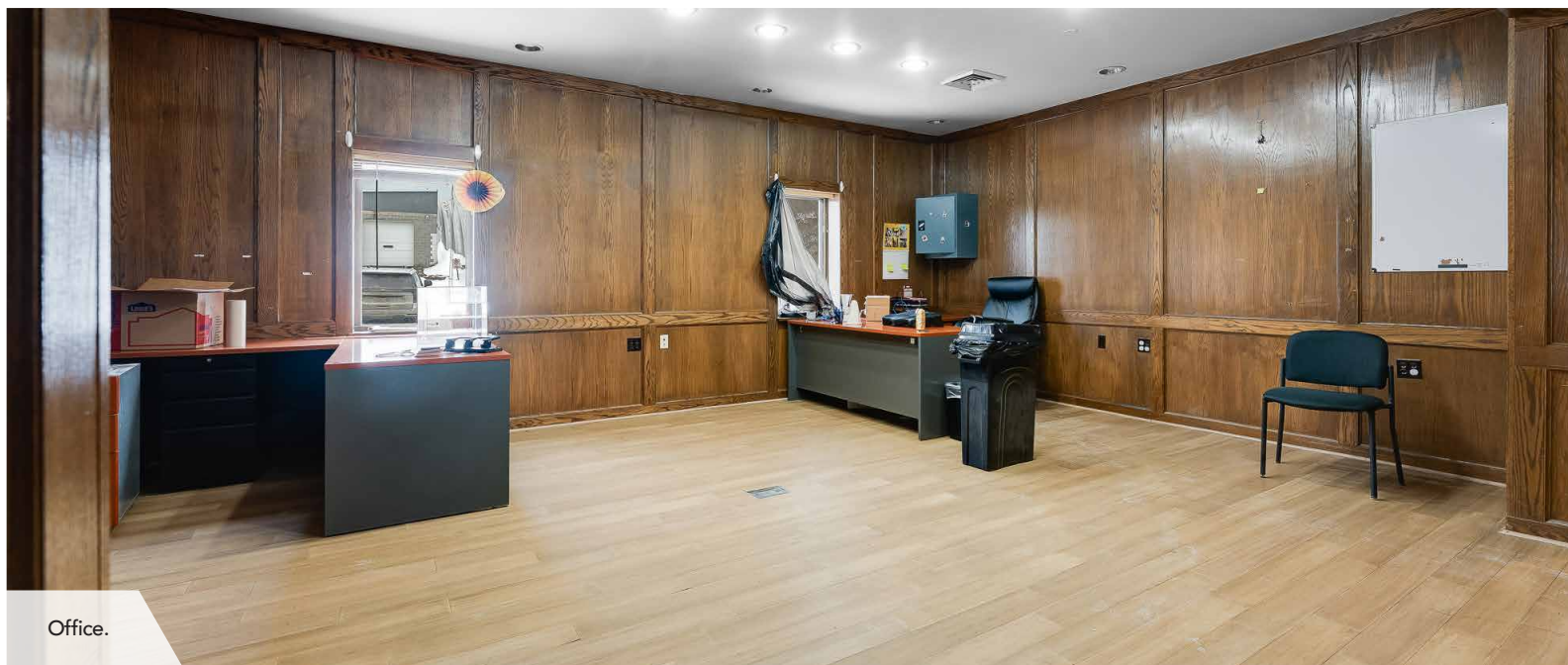


Kitchenette.

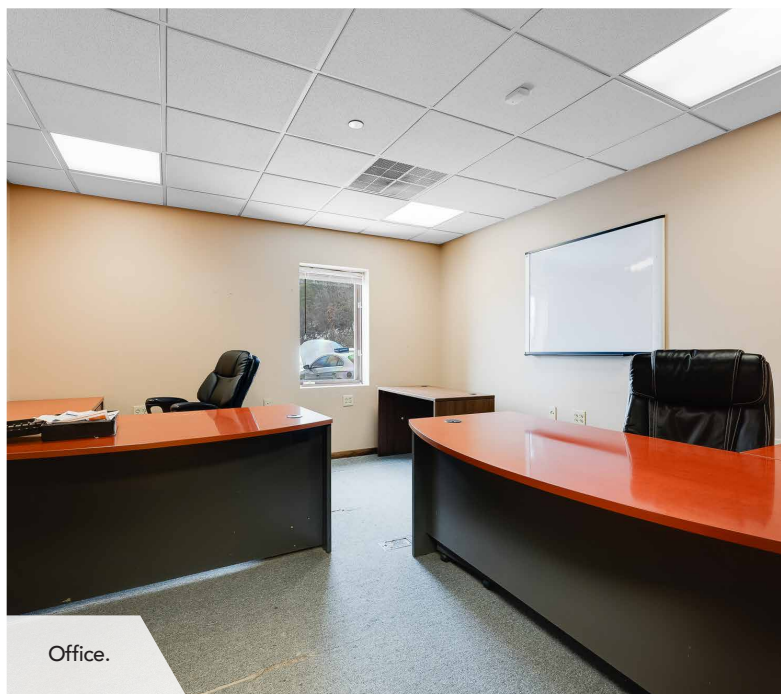


Office.

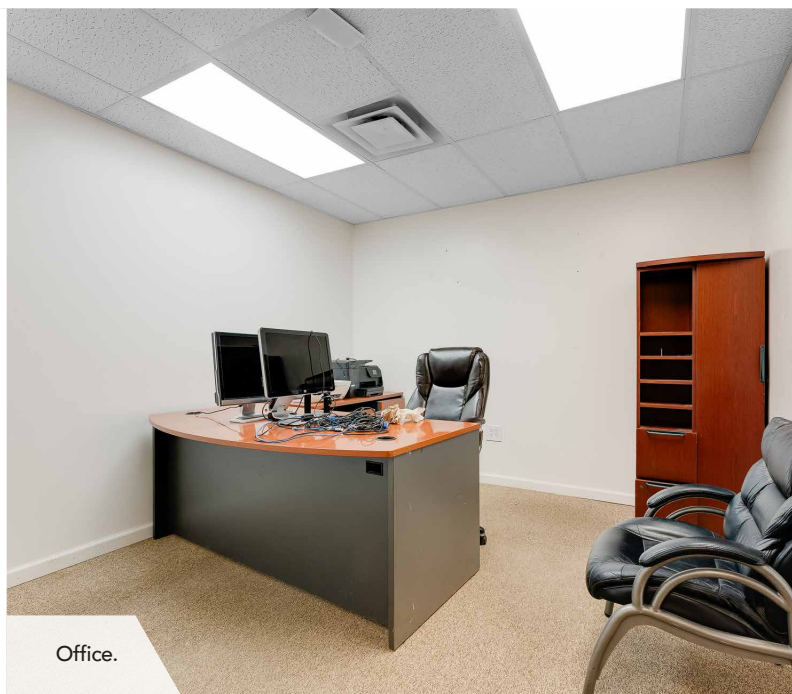
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Office.

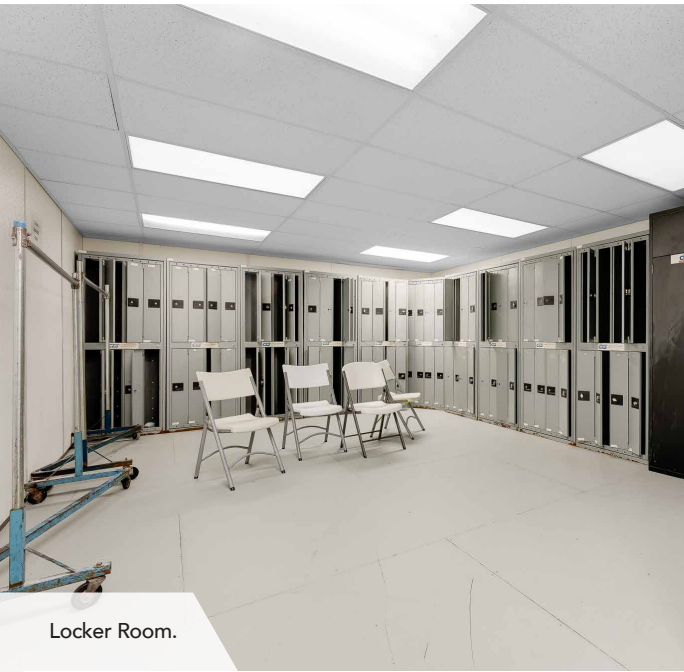


Office.



Office.

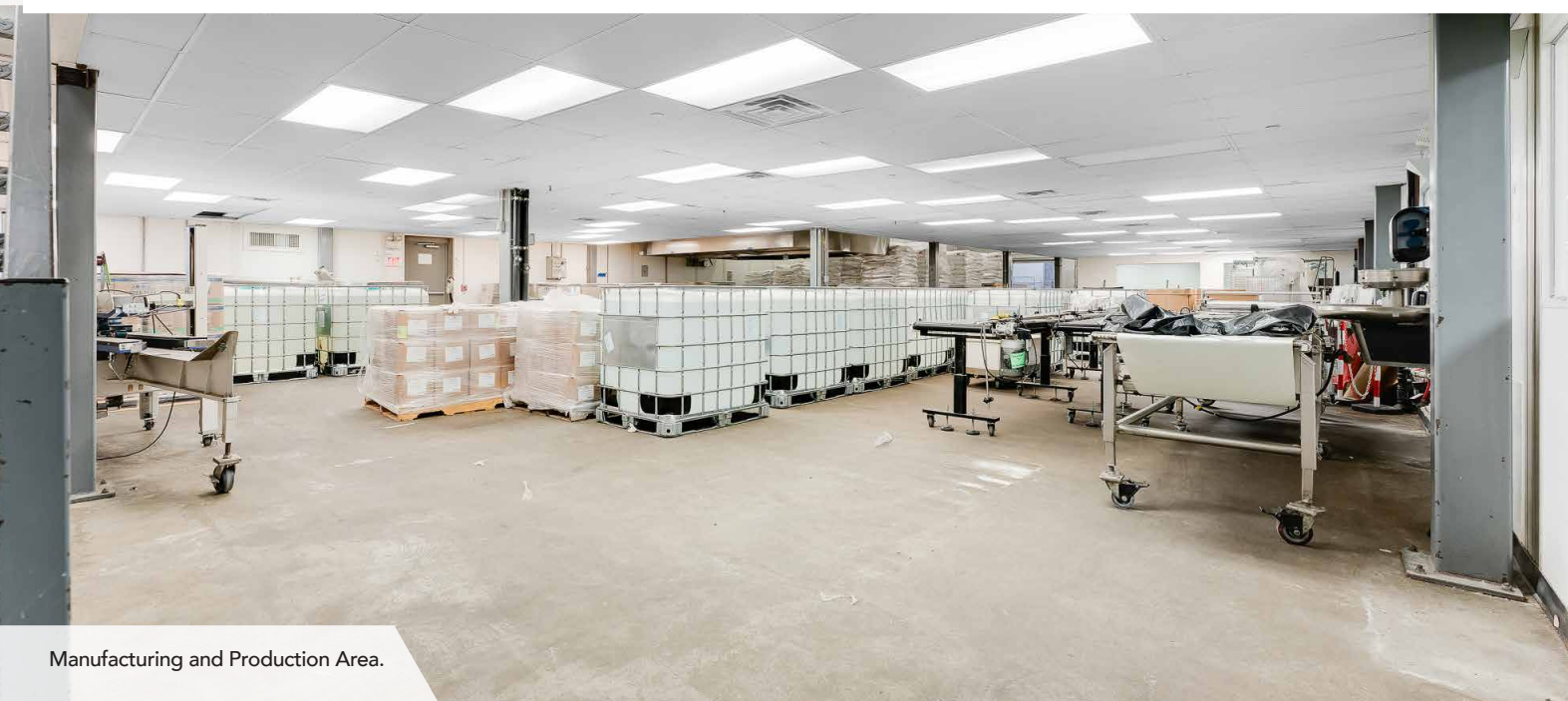
INTERIOR PHOTOS



Locker Room.



Manufacturing and Production Area.



Manufacturing and Production Area.

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Manufacturing and Production Area.

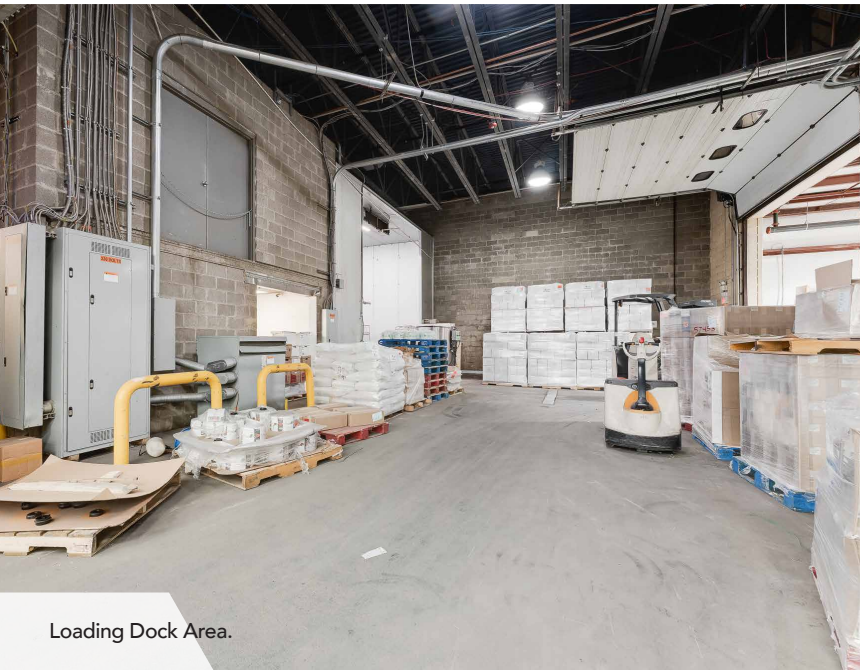


Manufacturing and Production Area.

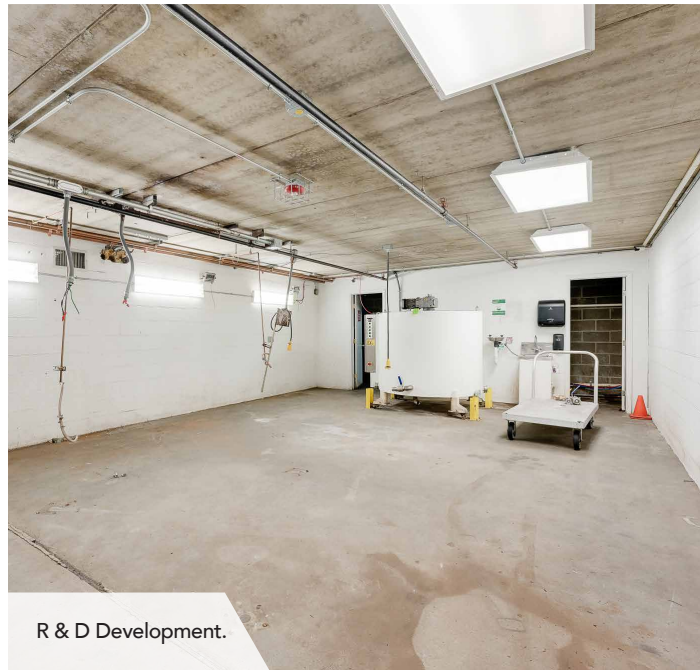


Manufacturing and Production Area.

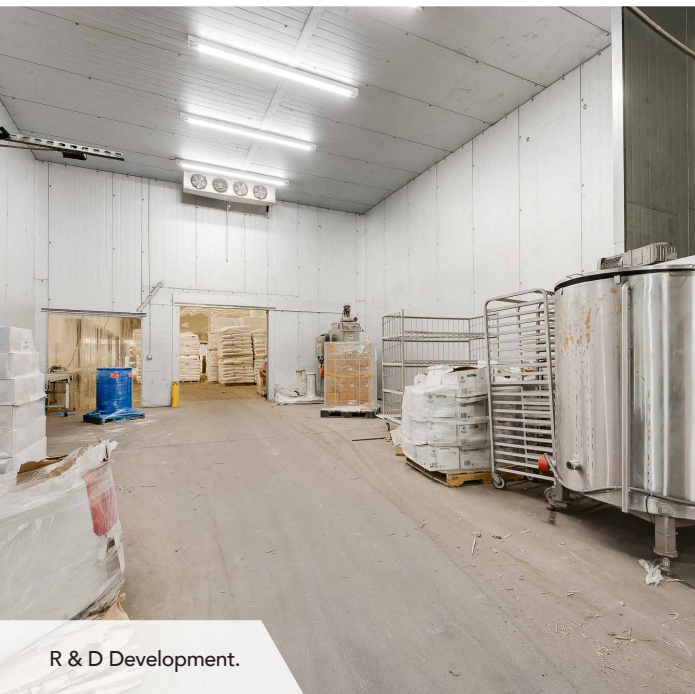
INTERIOR PHOTOS



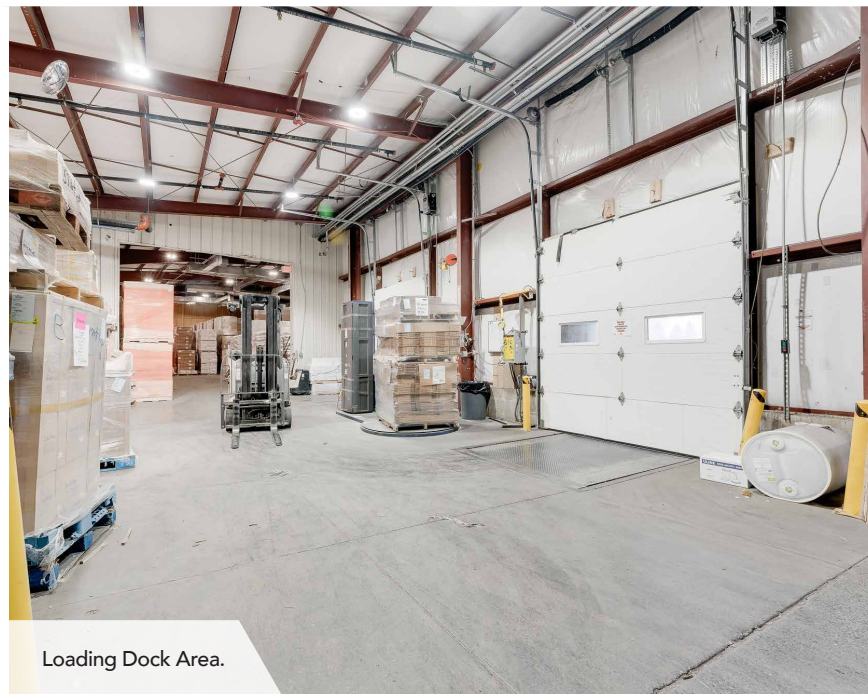
Loading Dock Area.



R & D Development.

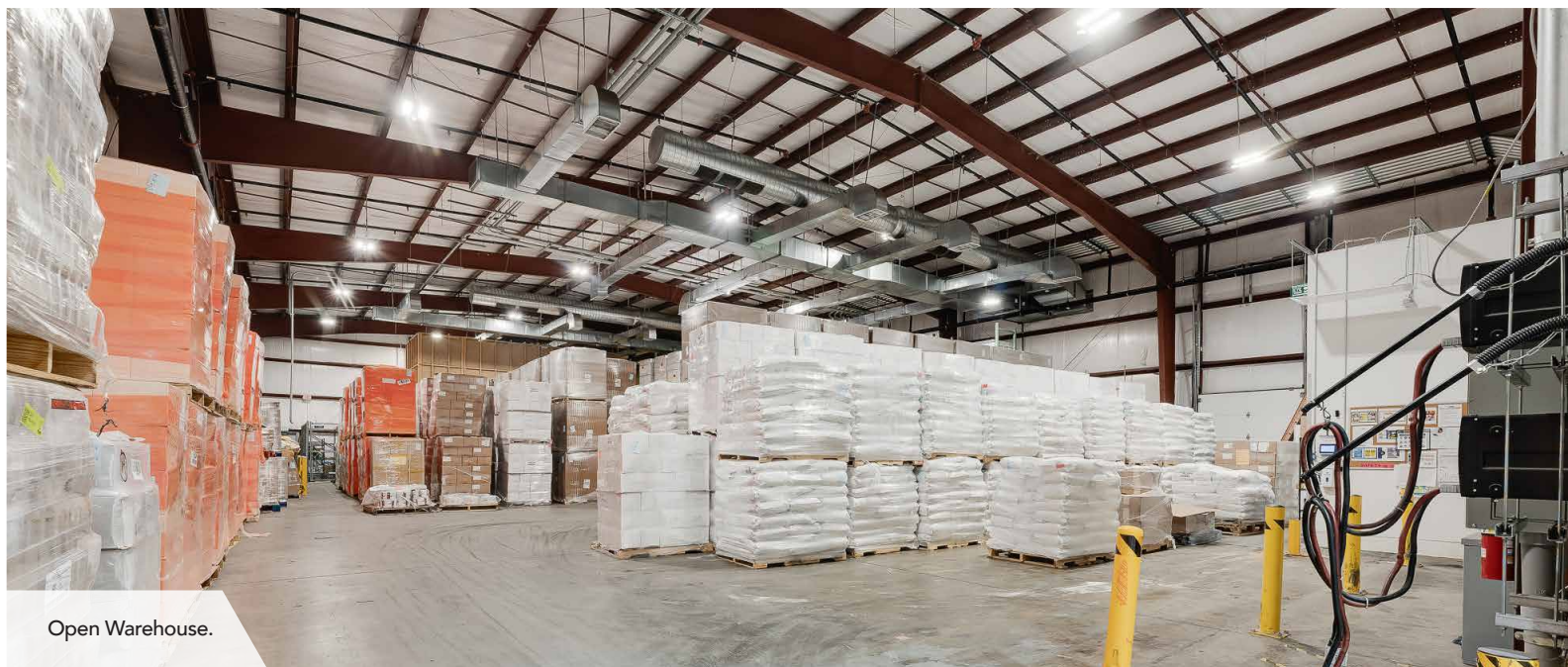


R & D Development.

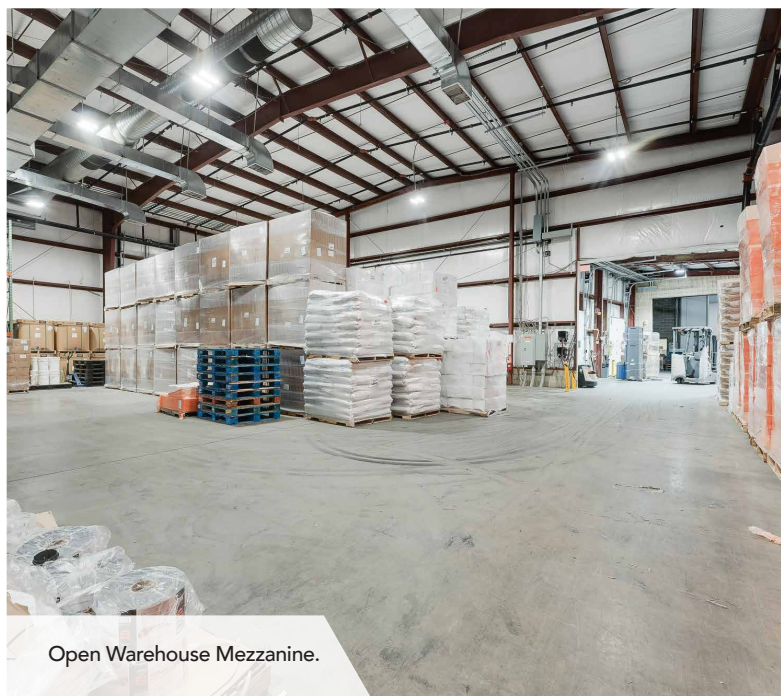


Loading Dock Area.

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Open Warehouse.



Open Warehouse Mezzanine.



Open Warehouse Mezzanine.

EXTERIOR PHOTOS



Exterior View of Office/Manufacturing Building.



Exterior View of Warehouse Building/Loading Docks.

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Parking Area.



Rear Entrance.



Exterior View of Office/Manufacturing Building.

AERIAL PHOTOS



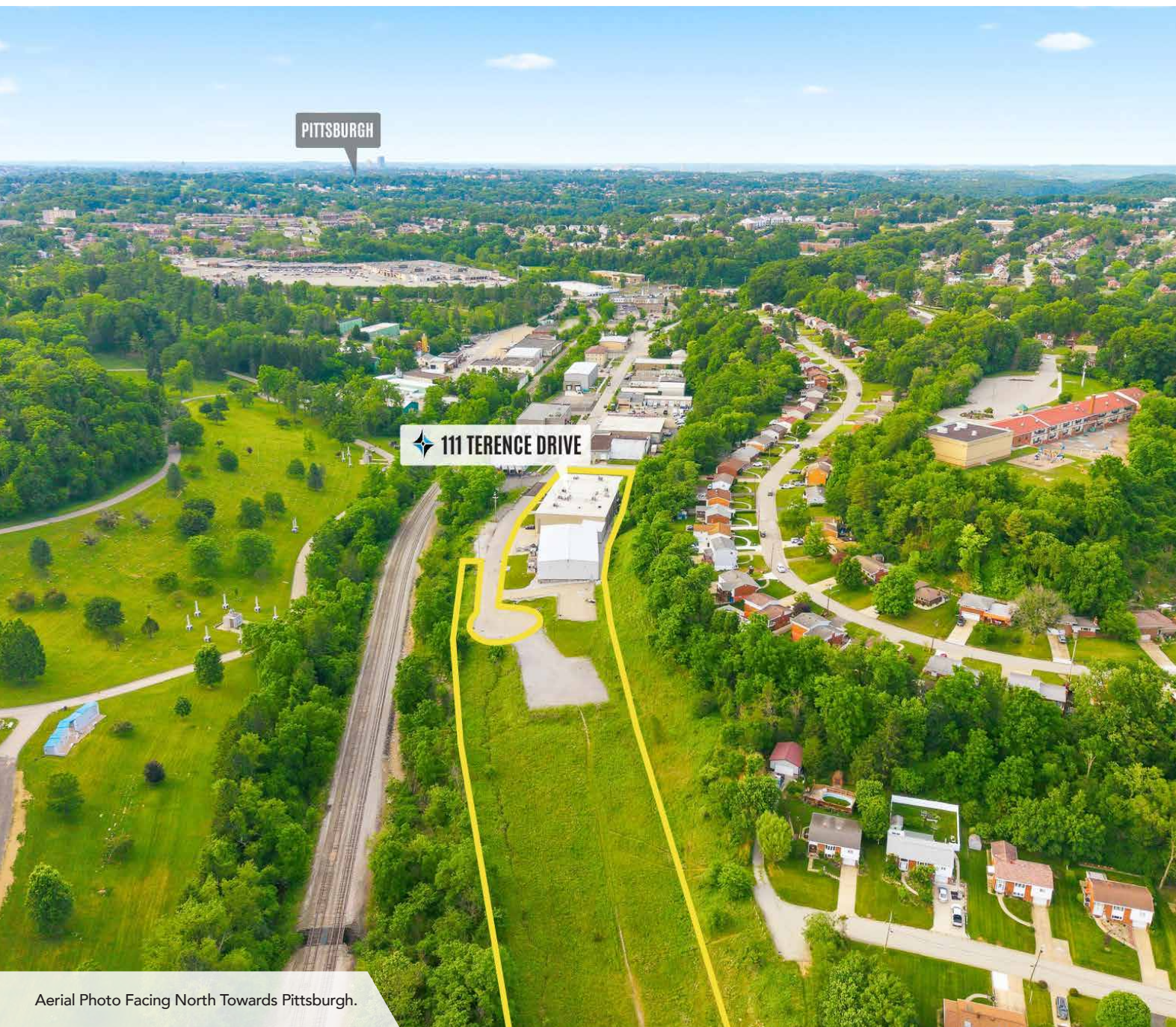
Aerial Photo Facing East.

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Aerial Photo Facing South.

AERIAL PHOTOS



Aerial Photo Facing North Towards Pittsburgh.

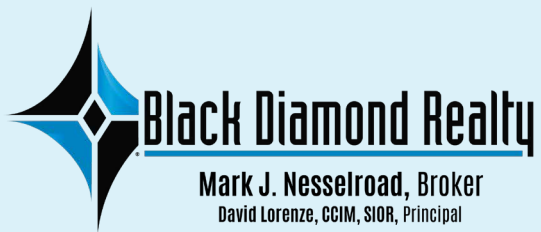
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Aerial Photo of the Adjacent Land.



Aerial Photo from Above.



CONTACT

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