

CAMP HORNE ROAD INDUSTRIAL PORTFOLIO

A Generational Industrial Acquisition Opportunity

Exclusively Offered By

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RE/MAX Select Realty

EXECUTIVE SUMMARY

RE/MAX Select Realty is proud to exclusively present the **Camp Horne Road Industrial Portfolio**, a rare opportunity to acquire a contiguous five-parcel industrial campus located just minutes from Downtown Pittsburgh.

Available for the first time in more than forty years, this exceptional offering consists of four industrial warehouse buildings and one adjoining vacant parcel, all under contiguous ownership and offered as a single portfolio.

Strategically positioned approximately **10 minutes from Downtown Pittsburgh**, the property enjoys immediate access to **Interstate 279**, providing exceptional regional connectivity to **Interstate 79, the Pennsylvania Turnpike, Route 65, Route 19**, and the greater Pittsburgh metropolitan area.

The portfolio encompasses approximately **23,704 square feet** of industrial improvements, highlighted by a **15,556-square-foot former bus garage**, complemented by three additional warehouse buildings and an adjoining vacant parcel offering future expansion or redevelopment potential.

Constructed of durable **one-story concrete block**, the buildings offer highly functional industrial layouts with multiple **12-foot drive-in doors**, small office components within each building, generous warehouse space, and extensive paved parking.

One of the property's most valuable features is its **abundant outdoor laydown and storage areas**, providing operational flexibility rarely found this close to Downtown Pittsburgh. Whether utilized for fleet storage, contractor equipment, building materials, trailers, or industrial operations, the site offers exceptional functionality for a wide range of users.

The property is **zoned Light Industrial**, making it well suited for manufacturing, warehousing, distribution, contractors, logistics operations, municipal users, service companies, and numerous other industrial applications.

Industrial campuses offering this combination of contiguous ownership, interstate accessibility, functional warehouse improvements, light industrial zoning, and substantial laydown space have become increasingly scarce within the Pittsburgh market.

This offering presents an outstanding opportunity for an owner-user seeking a long-term operational headquarters, an investor pursuing a value-add industrial acquisition, or a company requiring room for future growth and expansion.

PROPERTY SUMMARY

Address	Description	Building Area
532 Camp Horne Road	Warehouse / Industrial Building	4,186 SF
534 Camp Horne Road	Former Bus Garage / Main Warehouse	15,556 SF
548 Camp Horne Road	Warehouse / Industrial Building	3,472 SF
550 Camp Horne Road	Small Warehouse / Office Building	490 SF
Adjoining Vacant Parcel	Development / Expansion / Laydown Area	—

Total Building Area

23,704 Square Feet

INVESTMENT HIGHLIGHTS

- **First time offered for sale in more than 40 years**
- Five contiguous industrial parcels offered as one portfolio
- Four industrial warehouse buildings
- One adjoining vacant development parcel
- Approximately **23,704 square feet** of improvements
- Largest building contains **15,556 square feet**
- Zoned **Light Industrial**
- Durable one-story concrete block construction
- Multiple **12-foot drive-in doors**
- Functional office space within each building
- Extensive paved parking
- Abundant outdoor laydown and storage areas
- Excellent owner-user headquarters opportunity
- Significant expansion potential
- Immediate access to Interstate 279
- Minutes to Interstate 79
- Minutes to Route 65

- Convenient access to the Pennsylvania Turnpike
 - Approximately ten minutes to Downtown Pittsburgh
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PROPERTY OVERVIEW

The Camp Horne Road Industrial Portfolio provides a unique opportunity to acquire an established industrial campus in one of the Pittsburgh region's most accessible locations.

The centerpiece of the portfolio is the **15,556-square-foot former bus garage**, offering expansive clear-span warehouse space and multiple drive-in doors suitable for fleet operations, contractor facilities, manufacturing, warehousing, and distribution.

Supporting buildings provide additional warehouse, office, and storage space, allowing a future owner to consolidate operations or lease individual buildings for supplemental income.

The adjoining vacant parcel enhances the long-term value of the portfolio by providing opportunities for future construction, expanded parking, equipment storage, or additional outdoor laydown space.

The combination of functional warehouse improvements, contiguous ownership, industrial zoning, and exceptional transportation access creates a rare offering that is increasingly difficult to replicate within the Pittsburgh market.

LOCATION ADVANTAGES

The property is strategically positioned within one of Western Pennsylvania's most desirable industrial corridors.

Immediate interstate access allows efficient travel throughout the region while providing convenient connections to major transportation routes serving Pittsburgh and the surrounding markets.

Regional connectivity includes:

- Interstate 279
- Interstate 79
- Pennsylvania Turnpike
- Route 65
- Route 19
- Downtown Pittsburgh (approximately 10 minutes)

This exceptional accessibility supports distribution, logistics, service operations, contractor businesses, fleet management, and regional industrial users.

IDEAL FOR

- Owner-Users
 - Contractors
 - Fleet Operations
 - Warehousing
 - Distribution
 - Manufacturing
 - Logistics
 - Equipment Storage
 - Municipal Operations
 - Commercial Service Companies
 - Industrial Investors
 - Value-Add Investors
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EXCLUSIVE LISTING

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Confidential Offering Memorandum