

Price Improvement: Prime South Hills Location Prestigious Office Building on 5.8 Acres

RT 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

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www.kwcommercial.com

KW COMMERCIAL | PITTSBURGH SOUTH
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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:	\$8,400,000
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)

Aerial Map





Property Photos

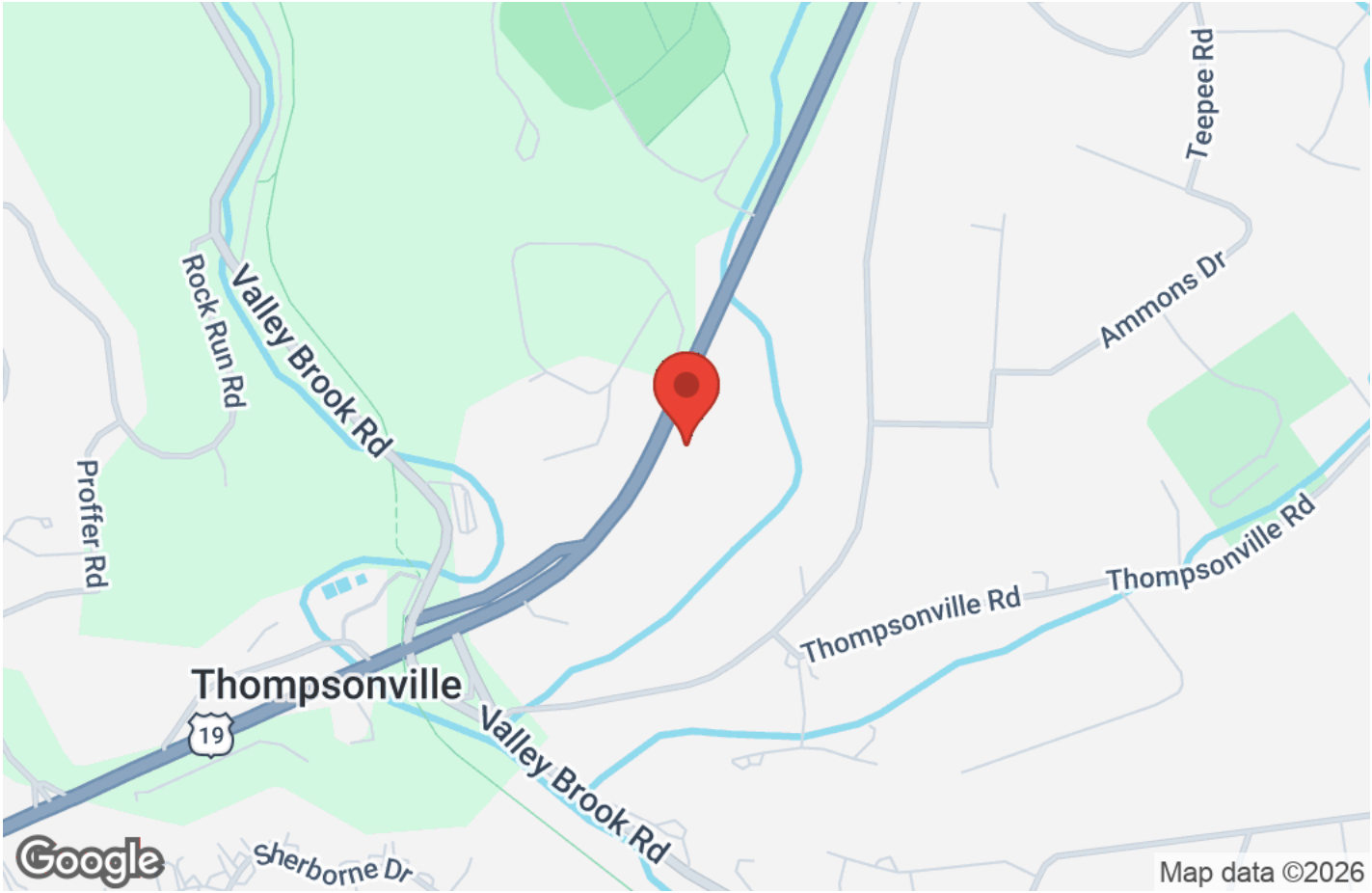
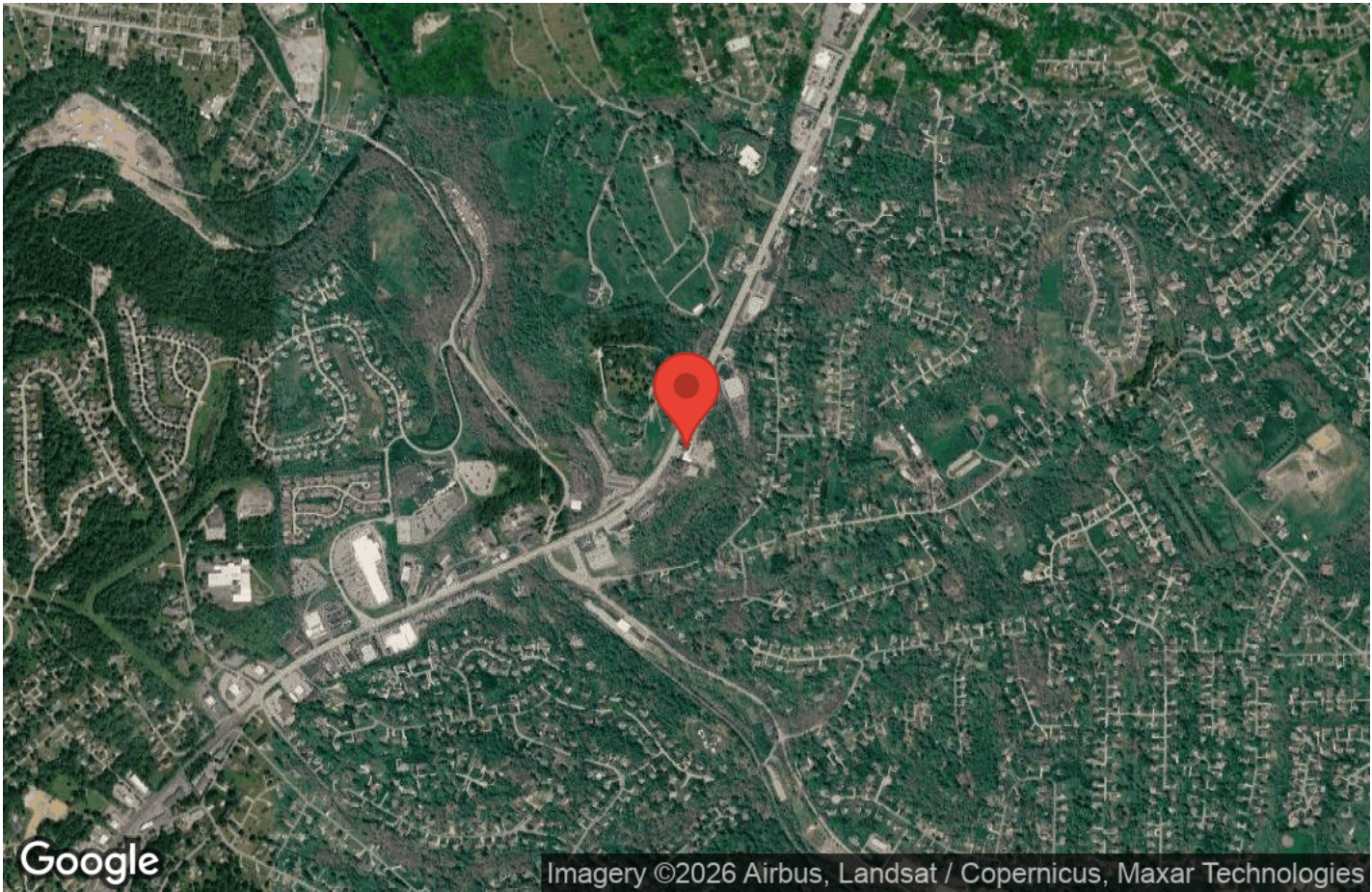


Property Photos

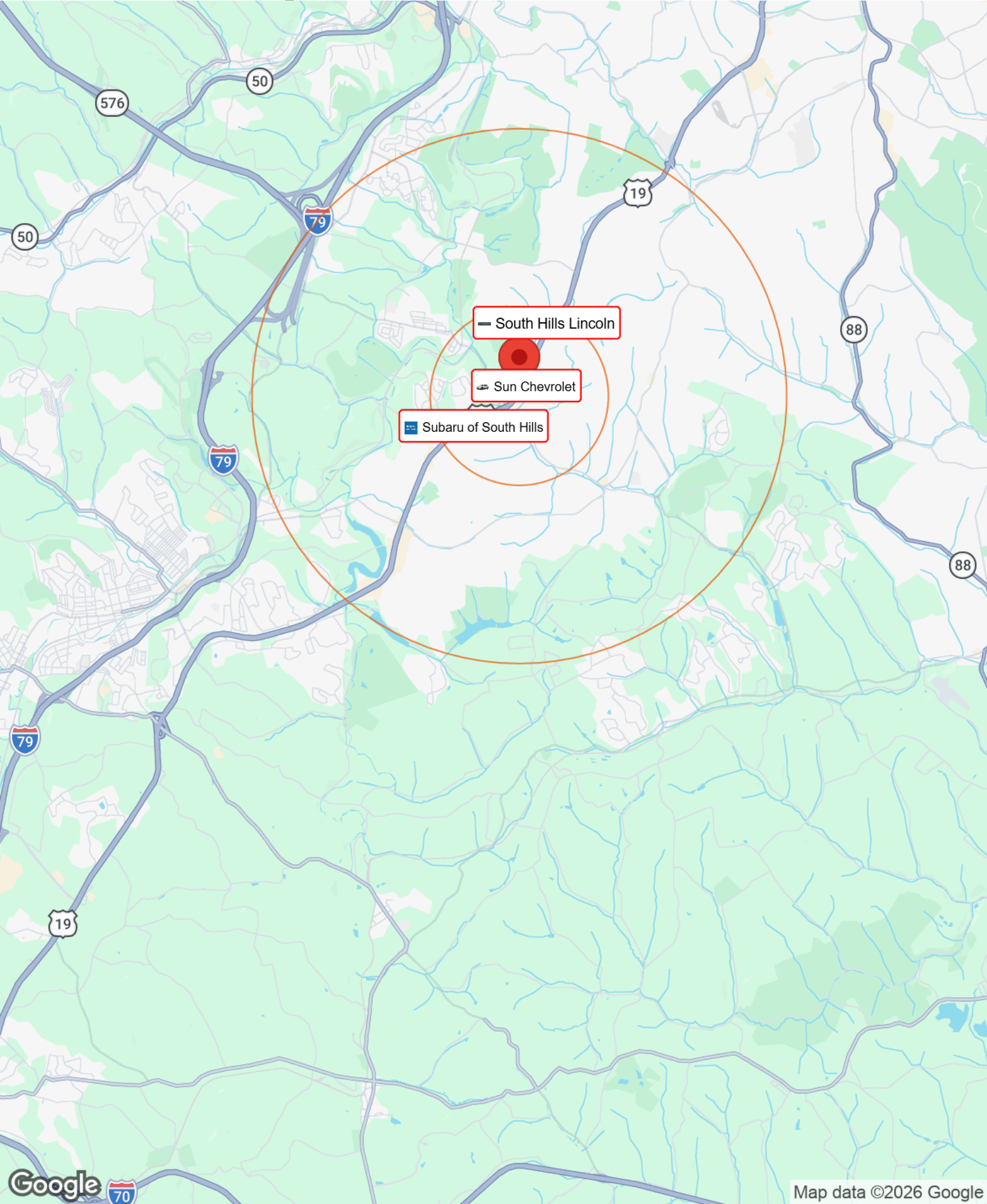




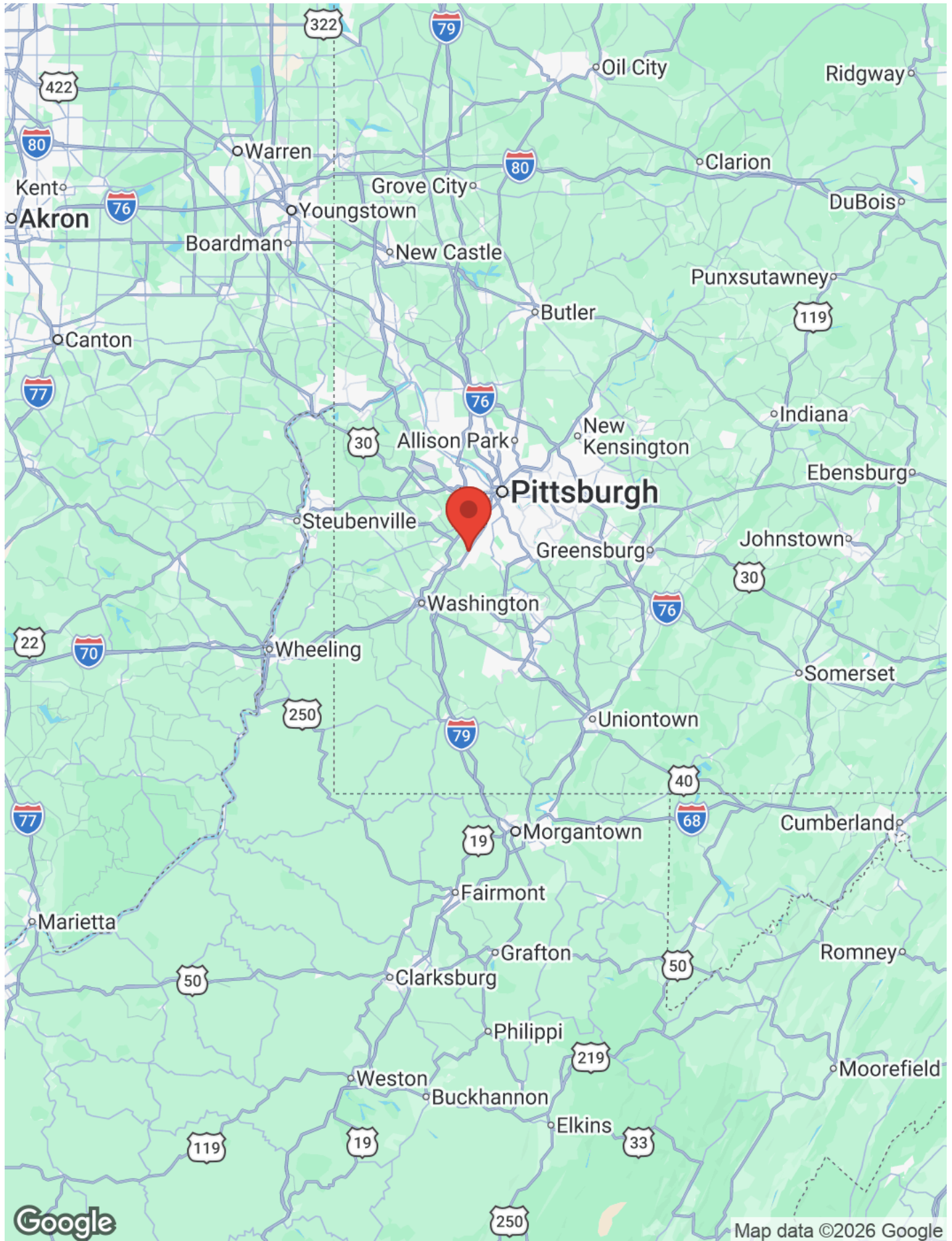
Location Maps



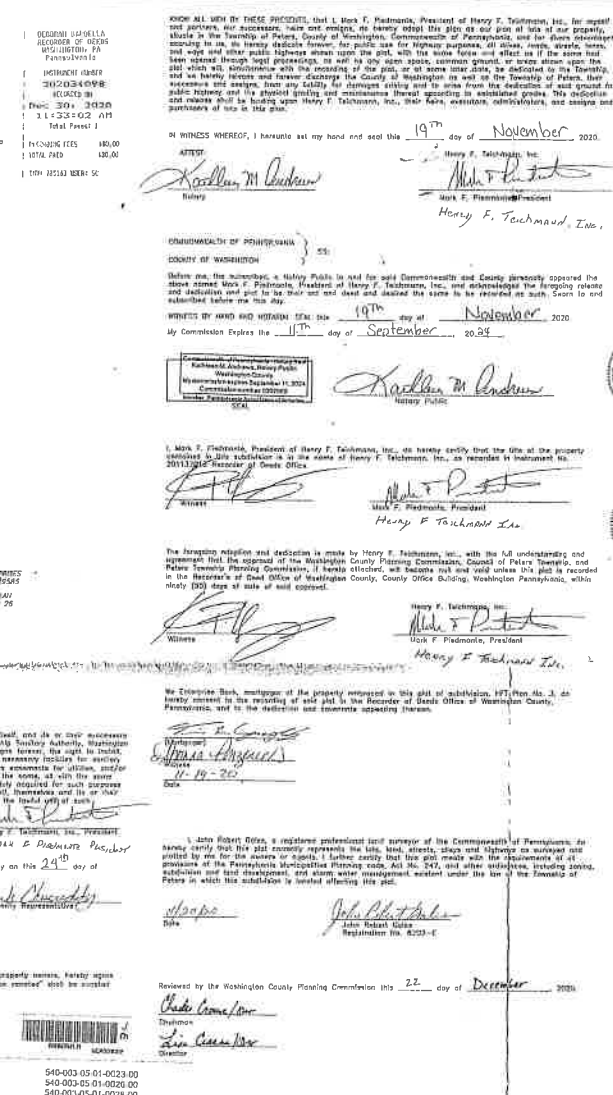
Business Map



Regional Map



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



Approved by the Council of Paters Township this 23rd day of November, 2020

 David M Bond
Chairman of Council

The Township of Paters hereby gives public notice that in approving this plan for recording purposes only, the Township acknowledges no obligation, legal or otherwise, to accept or implement, either in whole or in part, any of the provisions of the plan, and that the Township is not liable for any damages or losses that may result from the use of the plan, and that the Township is not liable for any damages or losses that may result from the use of the plan.

 David M Bond
Chairman of Council

Approval for recording purposes only, subject to all provisions of a contract between the mayor and the Township of Paters, a copy of which is recorded in the office of the Recorder of Deeds, Montgomery County, Pennsylvania and a copy of which is on file with the Township.

Assumed by the Planning Commission of Paters Township this 12th day of November, 2020.

ATTEST: David M Bond
Planning Director

This plan requires a Highway Occupancy Permit pursuant to section 470 of the act of June 6, 1962 (P.S. No. 470), known as the "State Highway Law". Approval of the Paters Township Planning Commission and Board on Superfund is conditional, subject to action of the Pennsylvania Department of Transportation pursuant to application for a Highway Occupancy Permit.

COUNTY OF PENNSYLVANIA }
COUNTY OF MONTGOMERY } SS:

Recorded in the Recorder's Office for the recording of deeds, plate, etc., in solid County in instrument No. 202014058.

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

David M Bond
Recorder

HFT LOT CONSOLIDATION PLAN

	AREA	TABULATION	
	SQ. FT.		ACRES
ORIGINAL 540-003-05-01-0023-00	145,720.3458		3.3483
ORIGINAL 540-003-05-01-0026-00	50,342.7135		1.1597
ORIGINAL 540-003-05-01-0028-00	15,617.1579		0.3585
ORIGINAL 540-003-05-01-0030-00	3,270.2585		0.0751
ORIGINAL 540-003-05-01-0031-00	39,365.4412		0.9037
NEW PARCEL A-R	254,315.9175		5.8383

HFT LOT CONSOLIDATION PLAN

BEING 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 528 AND LOT NO. 7 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.

SITUATE IN
PETERS TOWNSHIP
WASHINGTON COUNTY, PA
MADE FOR
HENRY F. TEICHMANN, INC.

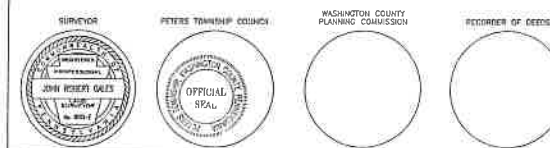
SCALE: 1" = 40' DATE: SEPTEMBER 29, 2020

PREPARED BY:
J. R. BAILES & ASSOCIATES, INC.
2704 Brownsville Road
Pittsburgh, Pennsylvania 15227
Phone: 412-885-8885 Fax: 412-885-1320

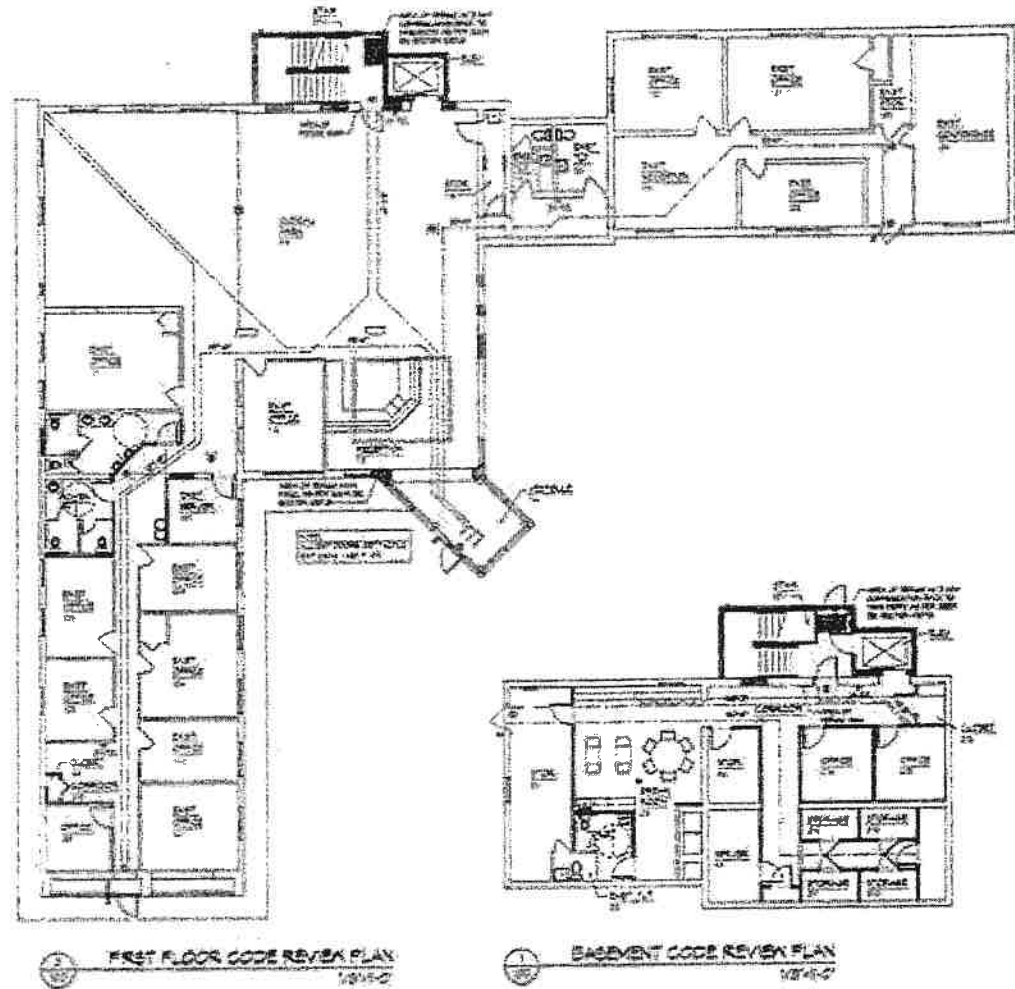
SHEET 1 OF 1

20-116702

- SIGNS**
- ⚠ STOP
 - ⚠ NO TRUCKS
 - ⚠ VISITOR PARKING
 - ⚠ H.P. RESERVED PARKING
 - ⚠ TECHWANN SIGN
 - ⚠ EMPLOYEE PARKING
SHIPPING & RECEIVING
 - ⚠ PARCEL PICKUP
SHIPPING & RECEIVING
 - ⚠ H.P. RESERVED PARKING
VAI ACCESS
 - ⚠ RESERVED PARKING
PARCEL PICKUP & RECEIVING



Floor Plan



Property Information



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.

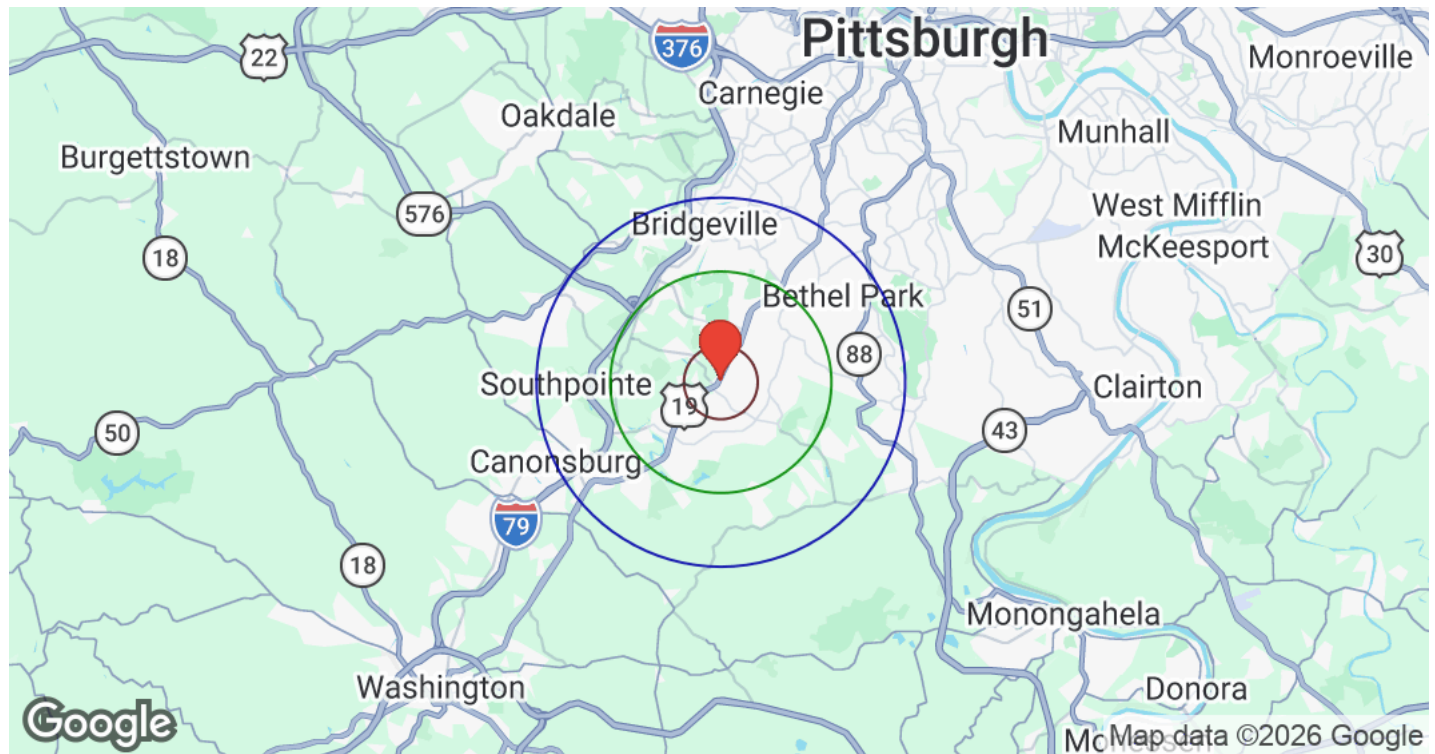
Site

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

Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,008	20,175	56,866
	Female	2,052	20,886	58,329
	Total Population	4,060	41,061	115,195
Race / Ethnicity	White	3,703	35,941	100,266
	Black	52	957	3,617
	Am In/AK Nat	1	21	46
	Hawaiian	N/A	4	12
	Hispanic	95	1,100	3,064
	Asian	129	2,135	5,598
	Multiracial	74	850	2,465
	Other	6	53	138
Housing	Total Units	1,637	17,341	50,956
	Occupied	1,538	16,162	47,330
	Owner Occupied	1,439	13,758	37,401
	Renter Occupied	99	2,404	9,929
	Vacant	99	1,180	3,626
Age	Ages 0 - 14	680	6,949	19,146
	Ages 15 - 24	482	4,432	11,933
	Ages 25 - 54	1,359	14,184	42,098
	Ages 55 - 64	598	5,636	15,405
	Ages 65+	941	9,861	26,611
Income	Median	\$163,459	\$131,054	\$115,795
	Under \$15k	24	380	1,833
	\$15k - \$25k	46	297	1,462
	\$25k - \$35k	16	672	2,521
	\$35k - \$50k	53	1,066	3,249
	\$50k - \$75k	143	1,845	5,872
	\$75k - \$100k	169	1,933	5,252
	\$100k - \$150k	242	3,054	9,740
	\$150k - \$200k	278	2,328	6,377
	Over \$200k	566	4,586	11,022

Rare opportunity to acquire an extraordinary property on

LISTING PRESENTATION | 3009 WASHINGTON ROAD | MCMURRAY PA

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KW Commercial | Pittsburgh South

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