

AVAILABLE FOR SALE OR LEASE -

3115 Washington Pike
South Fayette Township, Allegheny County
Bridgeville, PA 15017



The subject property provides a unique opportunity for a warehouse/distribution user in need of multiple temperature ranges as the building features conventional dry heated space; refrigerated/cooler space and potential freezer space (subject to repairs of existing equipment).

In addition to the functional warehouse space with high dock ratio and large truck court, the property is well located adjacent to the Bursca Business Park with immediate access to I-79 at the Bridgeville Exit 54.

Asking Price: \$4,365,000 (\$60.38/SF) For Lease: \$6.50/SF NNN

based on entire building; minimum lease term of ten years



For more information or to arrange a tour contact:

Louis V. Oliva, CCIM, SIOR
Executive Managing Director
412.434.1053 | loliva@ngkf.com

Eric Larkin
Director
412.434.1058 | elarkin@ngkf.com



AVAILABLE FOR SALE OR LEASE -

**3115 Washington Pike
Bridgeville, PA 15017**

Property Highlights:

- Land Area: 7.72 acres
- Lot & Block: 322-P-15
- Total Building Area: 72,825 SF +/-
- Office Area: 8,810 SF +/-
- Heated Warehouse Space: 34,280 SF +/-
- Existing Cooler Space (35-39 F): 9,600 SF +/-
- Existing Freezer Space: (30-35 F): 6,200 SF +/-
- Former Freezer Space: (-10 F): 11,380 SF +/-
- Maintenance Dock Area: 2,400 SF +/-

*Note: The total building area is based on attached survey. The individual room areas are based on floor plans provided by prior owner and differ slightly due to rounding.

- Clear Ceiling Heights:
- Heated Warehouse Space: 18'
- Existing Cooler Space: 18'
- Existing Freezer Space: 16'
- Former Freezer Space: 28'

Sprinkler Coverage

- Heated Warehouse Space: Ordinary hazard; wet system
- Existing Cooler Space: Ordinary hazard; dry system with air compressor
- Existing Cooler Space/Former Freezer Space: not sprinklered
- Office area: Fully sprinklered; wet system

Loading

- Dock High Doors: 8 total on West Elevation (5 in warehouse area; 3 in cooler area); all with levelers/seals
- Dock High Doors: 3 total on North Elevation serving the freezer space; all with levelers/seals
- Loading Platform: 2 interior truck docks for box trucks
- One drive-in door with access to the rear yard (not currently utilized)

Electrical Service

- 2,000 AMP; 208/120 V three phase/four wire

HVAC

- Gas forced heat in dry warehouse area (50 degrees inside at 0 degrees outside)
- Fully air-conditioned in office areas

Lighting:

- LED motion sensed lighting throughout warehouse areas

Parking Areas

- 46 striped paved parking spots adjacent to office area
- Rear yard available for truck/trailer parking stage (estimated at 20 spots)

The information contained herein has been obtained from sources deemed reliable but has not been verified, and no guarantee, warranty, or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



AVAILABLE FOR SALE OR LEASE-

**3115 Washington Pike
Bridgeville, PA 15017**

Real Estate Tax Information

2019 Assessed Value

Land: \$370,600
Building: \$2,338,800
Total: \$2,709,400

2019 Real Estate Taxes

Allegheny County: \$12,815.46 (based on 4.73 mills)
South Fayette Twp.: \$12,815.46 (based on 4.73 mills)
South Fayette School: \$72,340.98 (based on 26.70 mills)
Total: \$97,971.90 (based on 36.16 mills)

Asking Price: \$4,365,000 (\$60.38/SF)

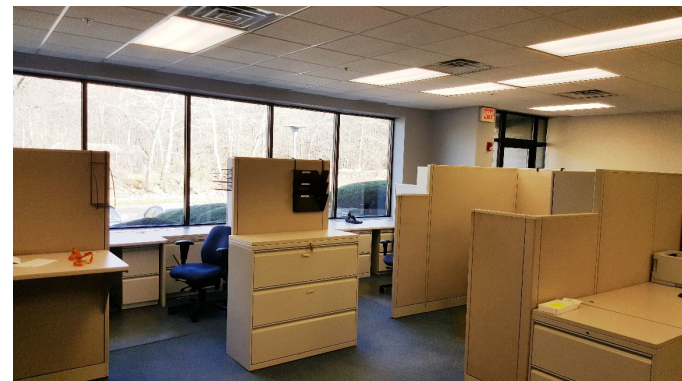
NNN Lease Rate: \$6.50/SF NNN based on entire building;
minimum lease term of ten years.

Additional Operating Expenses:

- As a result of the 2004 flood of Chartiers Creek, the owner carries Flood Insurance through a private carrier at a current annual premium of \$21,000 (primary and excess coverage). Over the past four years of ownership, the owner has not experienced any flooding of the building. There has been four incidents whereby water has covered the parking lot along the north elevation of the building and the east side yard.
- Annual Private Road Maintenance Agreement: As part of the Bursca Business Park, Owner is required to pay for shared maintenance. Current annual cost is \$10,800 with \$200 annual increases.

Availability

- Building is available subject to relocation of owner which will be based on completion of Buyer's Due Diligence or Occupancy Date of Tenant.



The information contained herein has been obtained from sources deemed reliable but has not been verified, and no guarantee, warranty, or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



AVAILABLE FOR SALE OR LEASE-

3115 Washington Pike
Bridgeville, PA 15017

