

CLOSING ANNOUNCEMENT

460 Nixon Road in Cheswick, PA: 515,411 SF Multi-Tenant Industrial Building



OCTOBER 2025

Maguire Hayden Real Estate is pleased to announce the sale of 460 Nixon Road in Cheswick, PA (Pittsburgh MSA). The 515,411 SF building was sold for \$32.0 million dollars.

The successful sale of this asset reflects Maguire Hayden's continued focus on strategic asset acquisition and management and value creation within key industrial markets across the United States.

Special thanks to John Plower and Ryan Cottone of JLL and Rich Gasperini of Genfor Real Estate for assisting us in the sale of this asset.

