

MONROEVILLE BUSINESS PARK

650 SECO ROAD, MONROEVILLE, PA 15146
FLEX SPACE FOR LEASE

Located in Monroeville Business Park, 650 Seco Road offers tenants immediate access to major transportation routes, a strong industrial and flex business environment, and nearby amenities including green space for employees.

WHAT WE DO?

Sampson Morris Group delivers value through ground-up construction, adaptive reuse, custom turnkey tenant-specific buildouts, and effective property management. We provide affordable, attractive and functional spaces, allowing our clients to focus on their business while we handle their space needs.

Take a look at our website!





PROPERTY DESCRIPTION

Monroeville Business Park is designed for today's office and flex users, offering a prime location with dock-high and drive-in access throughout the park. Tenants benefit from a multi-tenant environment with abundant parking, easy truck circulation, and direct access to I-376 and the PA Turnpike (I-76).

PROPERTY HIGHLIGHTS

- Zoned M-1 (Planned Industrial)
- 2 Dock high doors and 1 Drive-In
- Healthy tenant mix
- Abundant parking
- Close proximity to major highways
- Professional property management

SPACES

650-D Seco Road

LEASE RATE

\$9.50 - 23.50 SF/yr

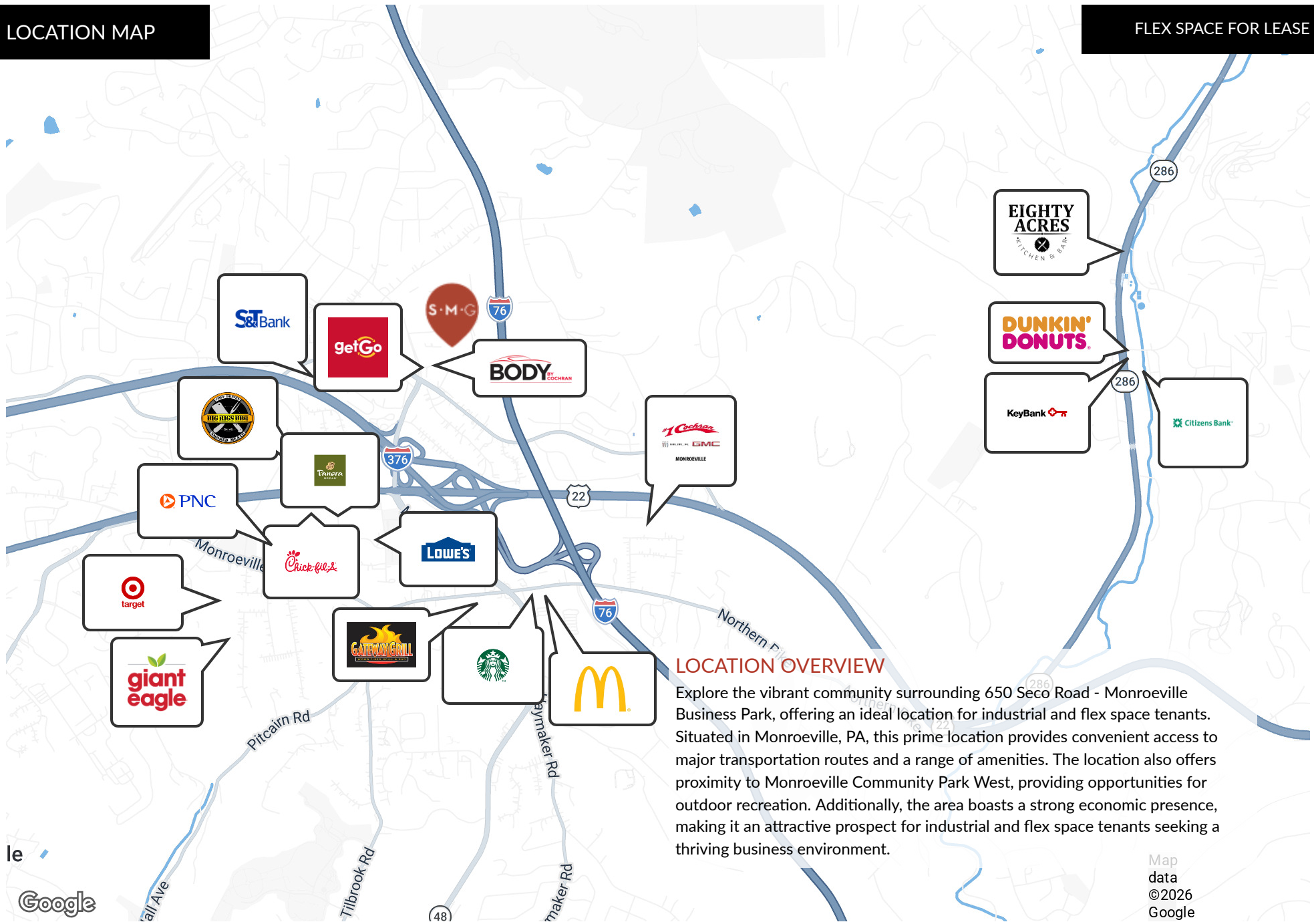
SPACE SIZE

5,000 SF

OUR 5-YEAR RATES:

Office \$23.50 per SF/MG
 Warehouse \$9.50 per SF/MG

Shorter-term pricing is available. Included in the rates is our standard build-out. The space can be modified to fit your flex needs. Rates are based on a 5-year term with 3% annual increases.



LOCATION OVERVIEW

Explore the vibrant community surrounding 650 Seco Road - Monroeville Business Park, offering an ideal location for industrial and flex space tenants. Situated in Monroeville, PA, this prime location provides convenient access to major transportation routes and a range of amenities. The location also offers proximity to Monroeville Community Park West, providing opportunities for outdoor recreation. Additionally, the area boasts a strong economic presence, making it an attractive prospect for industrial and flex space tenants seeking a thriving business environment.

Map data ©2026 Google



DEMOGRAPHICS MAP & REPORT

FLEX SPACE FOR LEASE

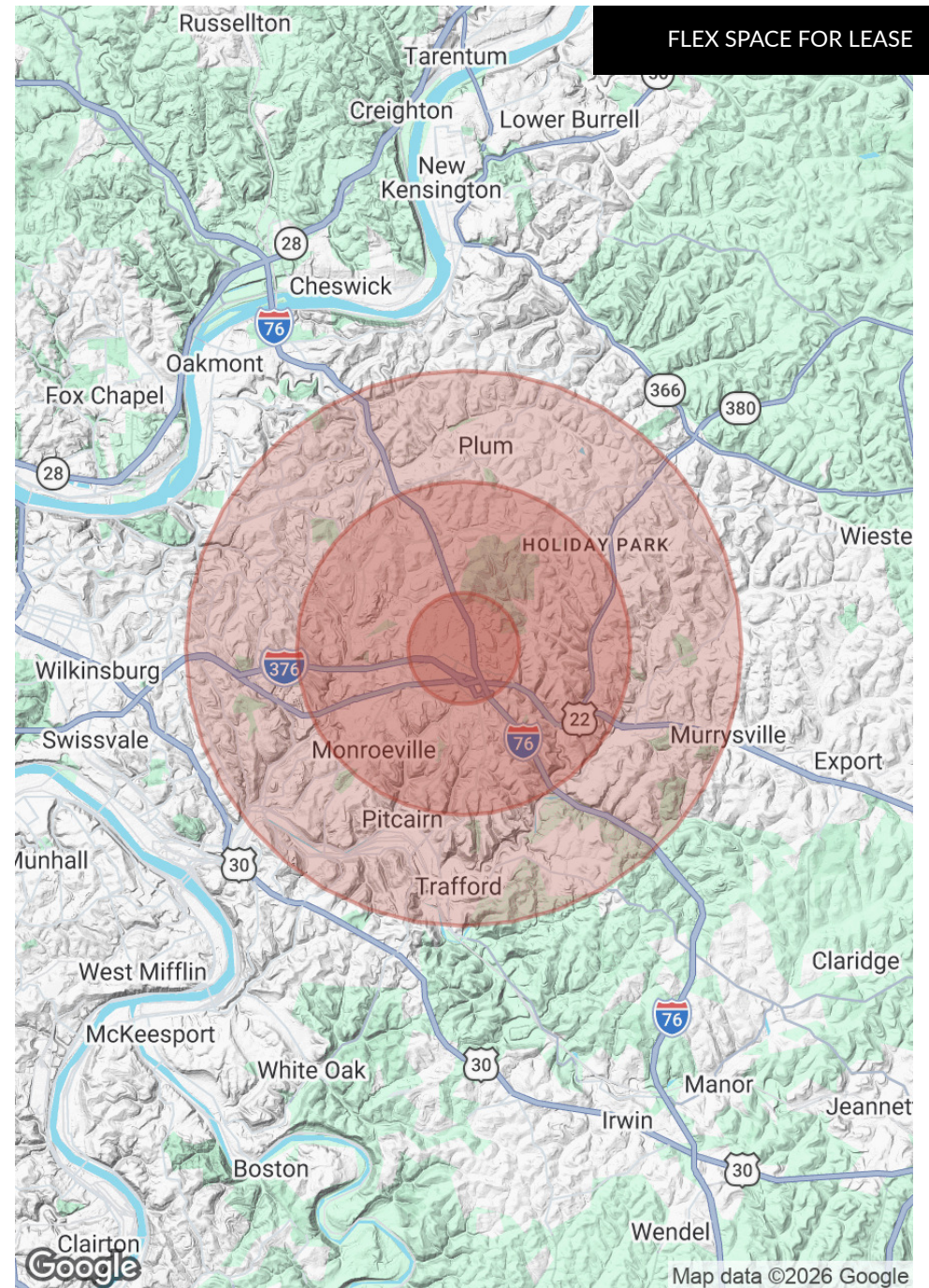
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,476	40,796	112,458
Average Age	45.9	43.8	44.0
Average Age (Male)	42.5	41.6	41.9
Average Age (Female)	48.9	45.6	46.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,858	16,922	48,050
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$70,284	\$68,208	\$66,449
Average House Value	\$137,211	\$144,330	\$135,504

2020 American Community Survey (ACS)





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