



INDUSTRIAL PROPERTY FOR LEASE

510 SECO ROAD

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MONROEVILLE, PA 15146

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LOCATION DESCRIPTION

Monroeville Business Park is within a 3-mile radius of numerous amenities, including retailers, restaurants, hotels, banks, and more; notable surrounding businesses include: Target, Aldi, Giant Eagle, Starbucks, Planet Fitness, Hampton Inn, Springhill Suites, Comfort Inn, LA Fitness, PNC, and Rite Aid.

PROPERTY HIGHLIGHTS

- Zoned M-1 (Planned Industrial)
- Dock high and Drive-In Possible
- 5 - 8x8 Overhead Doors
- Healthy tenant mix
- Abundant parking
- 1/4 Mile to I-376 Parkway East
- 1/4 Mile to I-76 PA Turnpike

PROPERTY DESCRIPTION

Industrial flex space available in Monroeville Business Park! This M1 Zoned (planned industrial) opportunity features 240-28/120 Volt 3-Phase power, one 10x10 drive-in door, five 8x8 overhead doors, with additional dock-high and drive-in capacity possible. The site features existing office space and abundant onsite parking, as well as easy access to I-376, I-76, and Route 22.

OFFERING SUMMARY

Lease Rate:	\$9.00 - 23.00 SF/yr (MG)
Available SF:	4,000 - 24,375 SF
Building Size:	39,687 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,839	16,807	47,660
Total Population	4,468	40,620	111,667
Average HH Income	\$70,738	\$68,431	\$66,653

CLAYTON MORRIS

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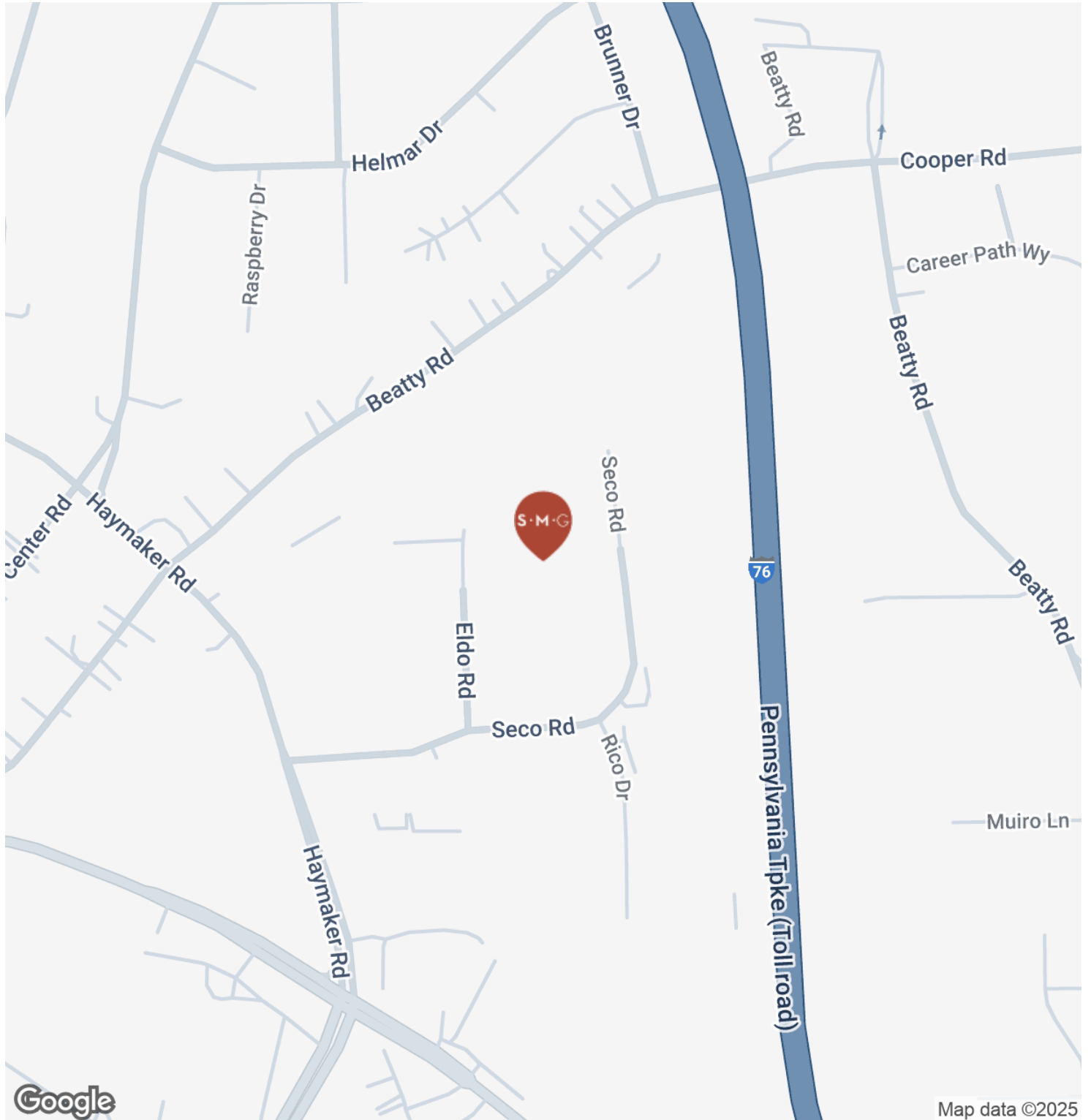
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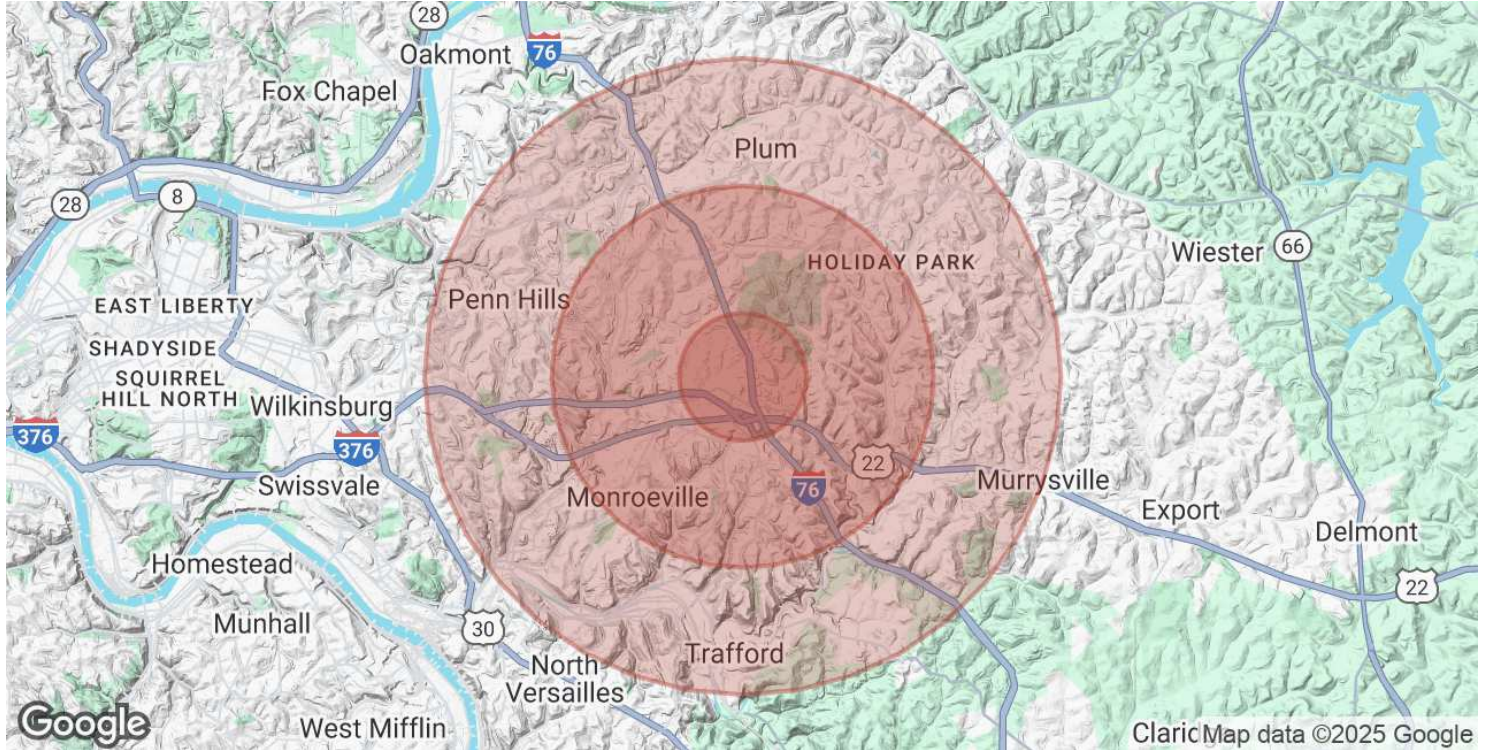
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,468	40,620	111,667
Average Age	45.8	43.7	44.0
Average Age (Male)	42.5	41.6	41.9
Average Age (Female)	48.6	45.6	46.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,839	16,807	47,660
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$70,738	\$68,431	\$66,653
Average House Value	\$136,554	\$143,960	\$136,185

* Demographic data derived from 2020 ACS - US Census

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