



INDUSTRIAL PROPERTY FOR LEASE

PLUM INDUSTRIAL COURT

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625 PLUM INDUSTRIAL CT., PLUM, PA 15239

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LOCATION DESCRIPTION

Located in the bustling Plum, PA area, the property offers convenient access to a range of amenities and services. Just moments away, tenants can find an array of dining options, including the popular Plum Pan Asian Kitchen and the local favorite, The Original Pizza Company. For outdoor enthusiasts, nearby facilities such as Plum Creek Park and Boyce Park provide ample opportunities for recreation and relaxation. The property's proximity to retail establishments and essential services makes it an ideal location for industrial and flex space tenants seeking a vibrant and accessible setting for their business operations.

PROPERTY HIGHLIGHTS

- Zoned HC (Highway Commercial)
- Industrial Park Setting
- Dock high and Drive-In possible
- Located along Route 286
- Minutes from PA Turnpike and 376 Parkway East
- Traffic Count 5,000 daily
- Healthy tenant mix

PROPERTY DESCRIPTION

5-year rates:

Warehouse rate is \$8.50 per SF/MG

Office rate is \$22.50 per SF/MG

Shorter-term pricing is available. Included in the above 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.

OFFERING SUMMARY

Lease Rate:	\$8.50 - 22.50 SF/yr (MG)
Available SF:	6,961 SF
Building Size:	19,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,953	14,032	31,174
Total Population	4,422	33,179	73,447
Average HH Income	\$119,149	\$126,084	\$119,834

CLAYTON MORRIS

Vice President of Development and Leasing

412.374.1060

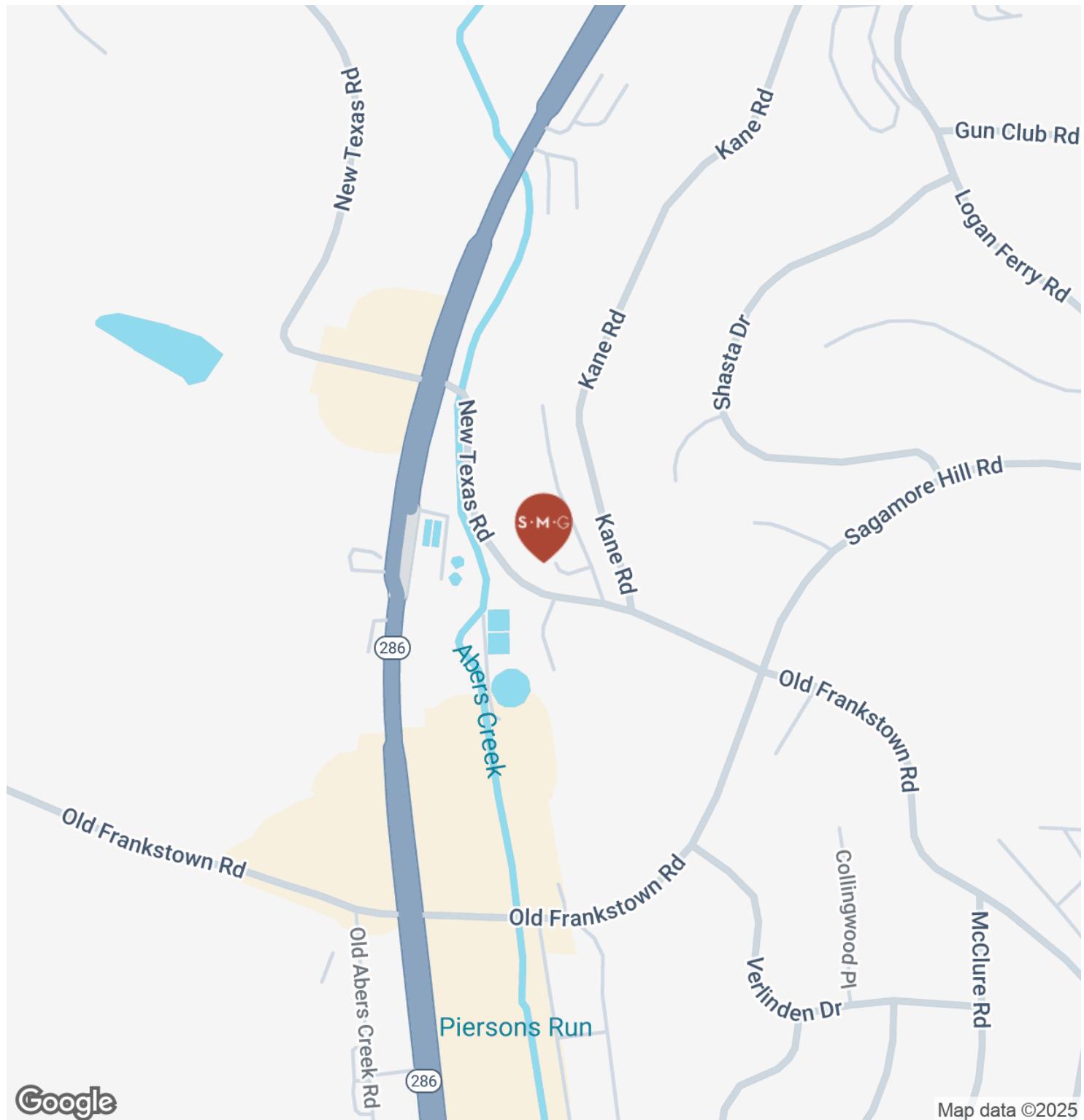
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