

SAMPSON · MORRIS GROUP

# PINE VALLEY DRIVE

772 PINE VALLEY DRIVE, PITTSBURGH, PA 15239

FLEX SPACE FOR LEASE

Prime Plum Borough flex space with unbeatable regional access. Flexible functionality and steady traffic deliver efficiency where it matters most.

Take a look at our website!



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.



**PROPERTY DESCRIPTION**

Introducing 772 Pine Valley Drive, a premier lease opportunity. This property boasts a prime HC (Highway Commercial) zoning, offering expansive possibilities for diverse industrial applications in a well-maintained industrial park setting. With the capability for dock high and drive-in access, this location is designed to effortlessly accommodate various operational needs. Situated along Route 286 and just minutes from the PA Turnpike and 376 Parkway East, this property ensures unmatched accessibility and visibility.

**PROPERTY HIGHLIGHTS**

- Zoned HC (Highway Commercial)
- Business Park Setting
- Dock high and Drive-In possible
- Located along Route 286
- Minutes from PA Turnpike and 376 Parkway East

**SPACES**

772 Pine Valley Drive Pittsburgh PA 15239

**LEASE RATE**

\$9.00 - 23.00 SF/yr

**SPACE SIZE**

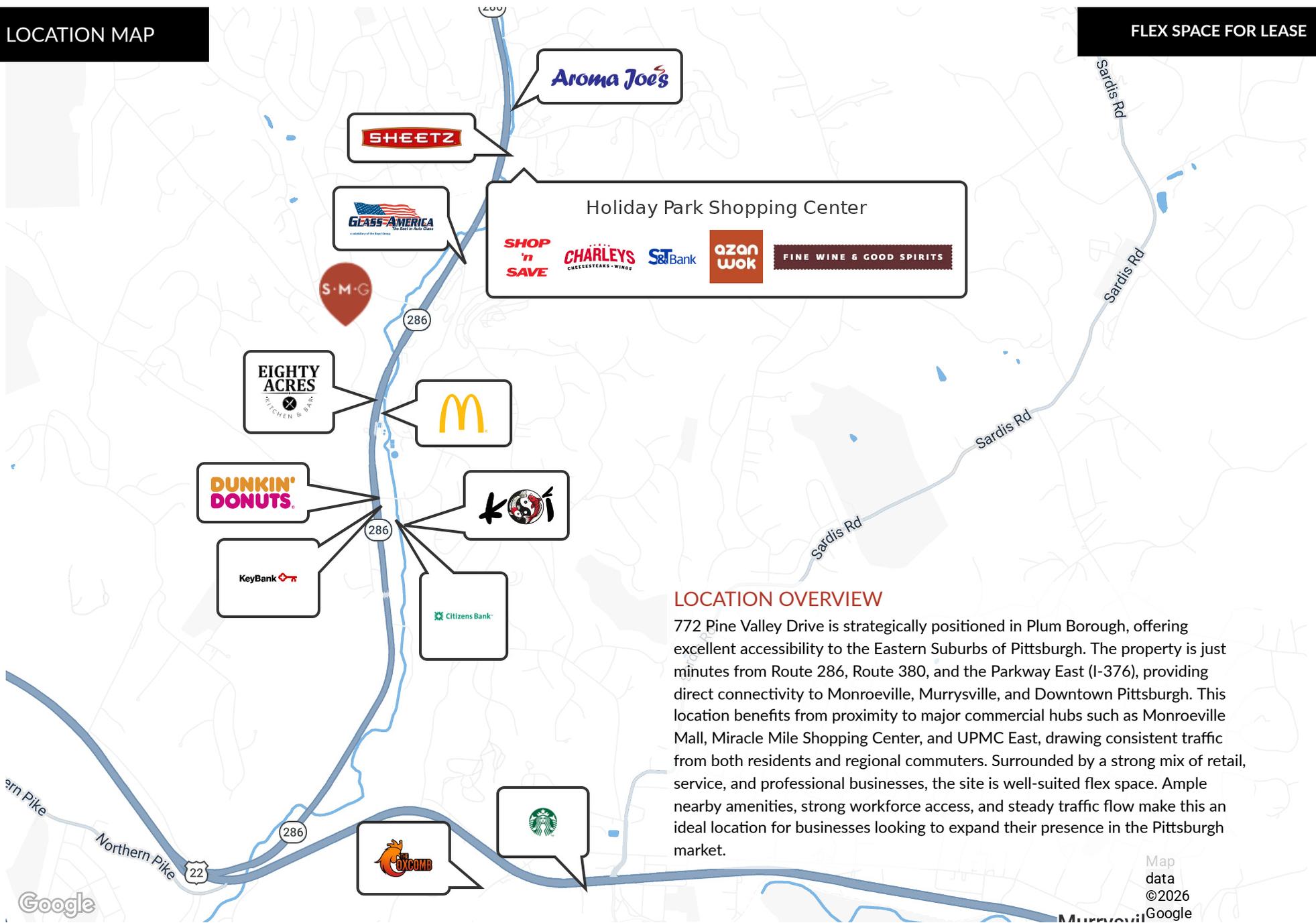
11,780 SF

**5-YEAR RATES:**

Warehouse rate is \$9.00 per SF/MG

Office rate is \$23.00 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.



**LOCATION OVERVIEW**

772 Pine Valley Drive is strategically positioned in Plum Borough, offering excellent accessibility to the Eastern Suburbs of Pittsburgh. The property is just minutes from Route 286, Route 380, and the Parkway East (I-376), providing direct connectivity to Monroeville, Murrysville, and Downtown Pittsburgh. This location benefits from proximity to major commercial hubs such as Monroeville Mall, Miracle Mile Shopping Center, and UPMC East, drawing consistent traffic from both residents and regional commuters. Surrounded by a strong mix of retail, service, and professional businesses, the site is well-suited flex space. Ample nearby amenities, strong workforce access, and steady traffic flow make this an ideal location for businesses looking to expand their presence in the Pittsburgh market.

Map data ©2026 Google



# DEMOGRAPHICS MAP & REPORT

## POPULATION

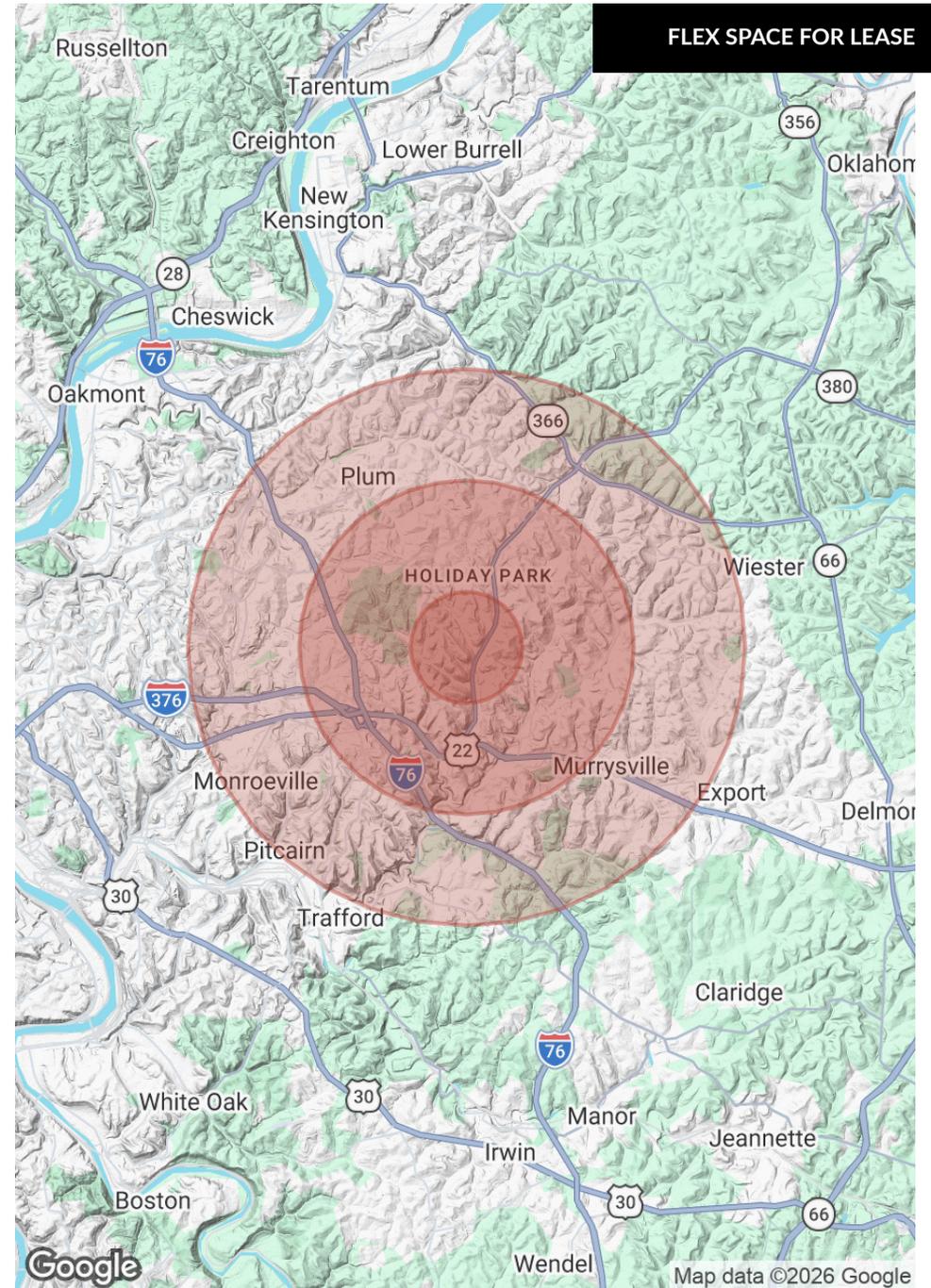
	1 MILE	3 MILES	5 MILES
Total Population	7,493	33,102	76,497
Average Age	38.5	43.5	44.4
Average Age (Male)	36.9	41.7	42.4
Average Age (Female)	38.9	44.6	46.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,913	13,134	30,721
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$72,911	\$79,844	\$81,423
Average House Value	\$133,730	\$158,932	\$178,488

2020 American Community Survey (ACS)

FLEX SPACE FOR LEASE





**CLAYTON MORRIS**

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**TERMS AND CONDITIONS**

All information is subject to errors, omissions, prior lease, change of price/rental terms, or withdrawal without notice.