

SAMPSON · MORRIS GROUP

# MONROEVILLE BUSINESS PARK

9000 RICO DRIVE, MONROEVILLE, PA 15146  
FLEX SPACE FOR LEASE

Located in Monroeville Business Park, 9000 Rico 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)
- Healthy tenant mix
- 1/4 Mile to I-376 Parkway East
- Dock high and Drive-In Possible
- Abundant parking
- 1/4 Mile to I-76 PA Turnpike

**SPACES**

9010 Rico Drive Monroeville PA 15146

**LEASE RATE**

\$9.50 - 23.50 SF/yr

**SPACE SIZE**

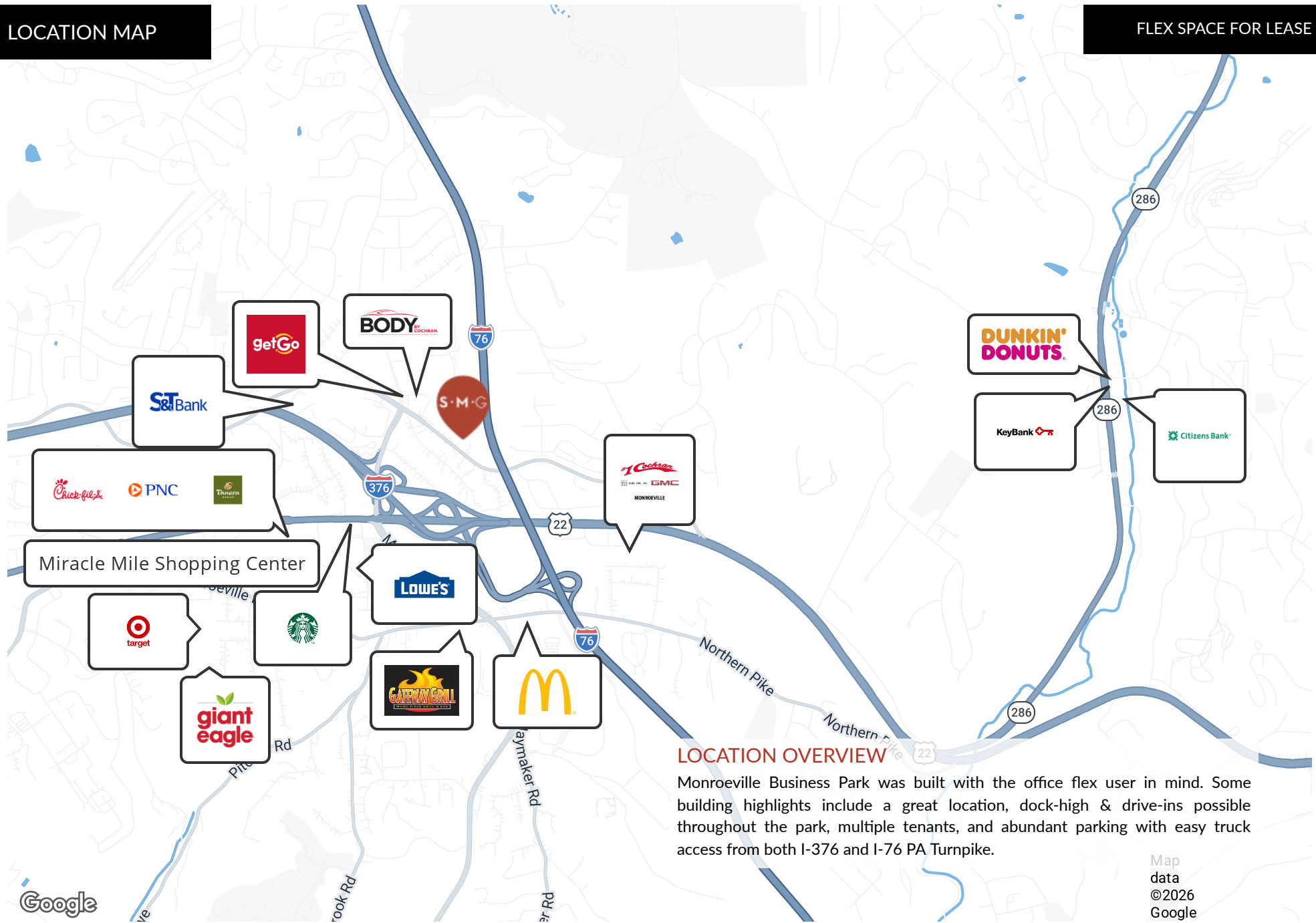
15,774 SF

**OUR 5-YEAR RATES:**

Warehouse rate is \$9.50 per SF/MG

Office rate is \$23.50 per SF/MG

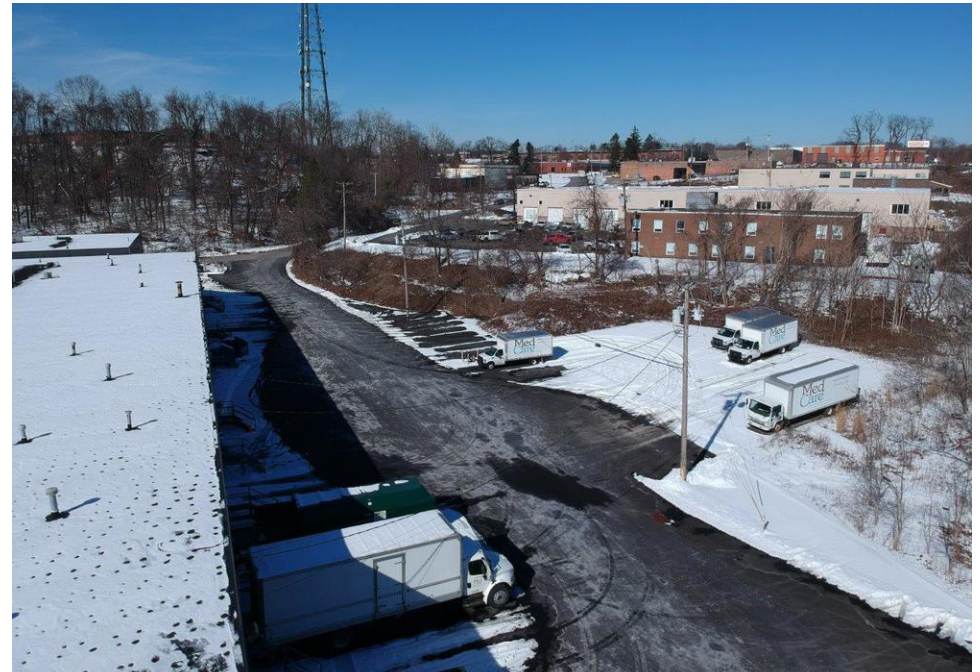
Shorter-term pricing is available. Included in the rates is our standard build-out. The space can be modified to fit your flex needs. Rates are based on a 5-year term with 3% annual increases.



**LOCATION OVERVIEW**

Monroeville Business Park was built with the office flex user in mind. Some building highlights include a great location, dock-high & drive-ins possible throughout the park, multiple tenants, and abundant parking with easy truck access from both I-376 and I-76 PA Turnpike.

Map data ©2026 Google



# DEMOGRAPHICS MAP & REPORT

FLEX SPACE FOR LEASE

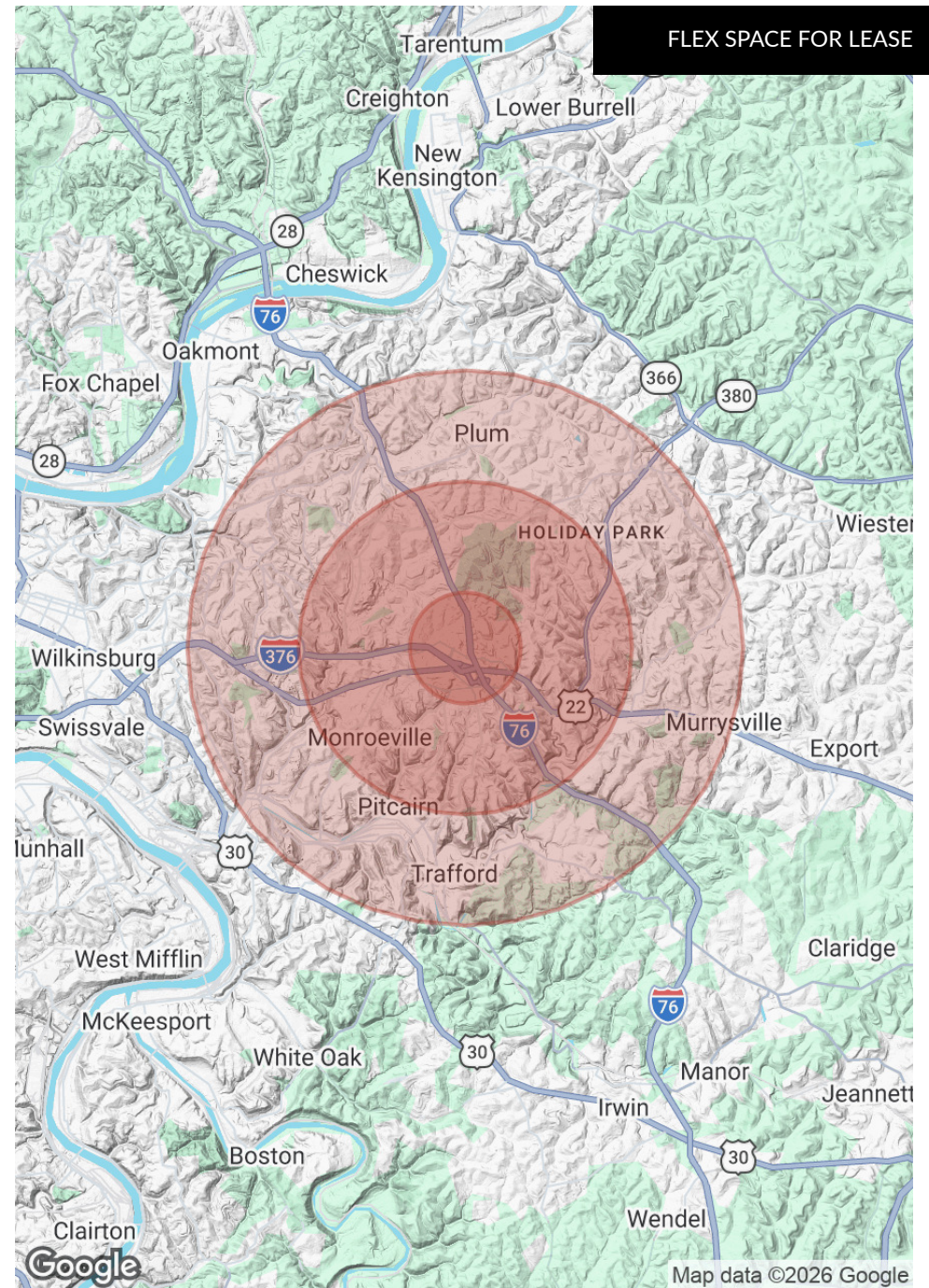
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,526	40,764	113,688
Average Age	45.9	43.8	44.0
Average Age (Male)	42.4	41.6	41.9
Average Age (Female)	49.1	45.7	46.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,885	16,962	48,633
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$70,059	\$67,885	\$66,111
Average House Value	\$137,541	\$144,752	\$134,837

2020 American Community Survey (ACS)





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