



INDUSTRIAL PROPERTY FOR LEASE

**1 HERRON AVENUE**

# 1 HERRON AVENUE

1 HERRON AVENUE, PITTSBURGH, PA 15202

## INDUSTRIAL PROPERTY FOR LEASE



### PROPERTY DESCRIPTION

#### 5-year Rates:

Office \$16.95 per SF

Warehouse \$6.95 per SF

Shorter-term pricing is available. Included in the rates is our standard build-out. The space can be modified to fit your flex needs.

### LOCATION DESCRIPTION

key location located right off of Route 65, Minutes from I-79 and I-279

### PROPERTY HIGHLIGHTS

- High ceilings and close parking allow for many athletic uses!
- Zoned Light Industrial
- Healthy tenant mix
- Traffic Count 17,000 daily
- Located right off of Route 65
- Minutes from I-79 and I-279

### OFFERING SUMMARY

Lease Rate:	\$6.95 - 16.95 SF/yr (NNN)
Available SF:	10,000 SF
Building Size:	77,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,652	23,032	63,835
Total Population	6,431	52,087	150,226
Average HH Income	\$76,828	\$62,219	\$64,367

### CLAYTON MORRIS

Vice President of Development and Leasing

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SAMPSON · MORRIS GROUP

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**CLAYTON MORRIS**

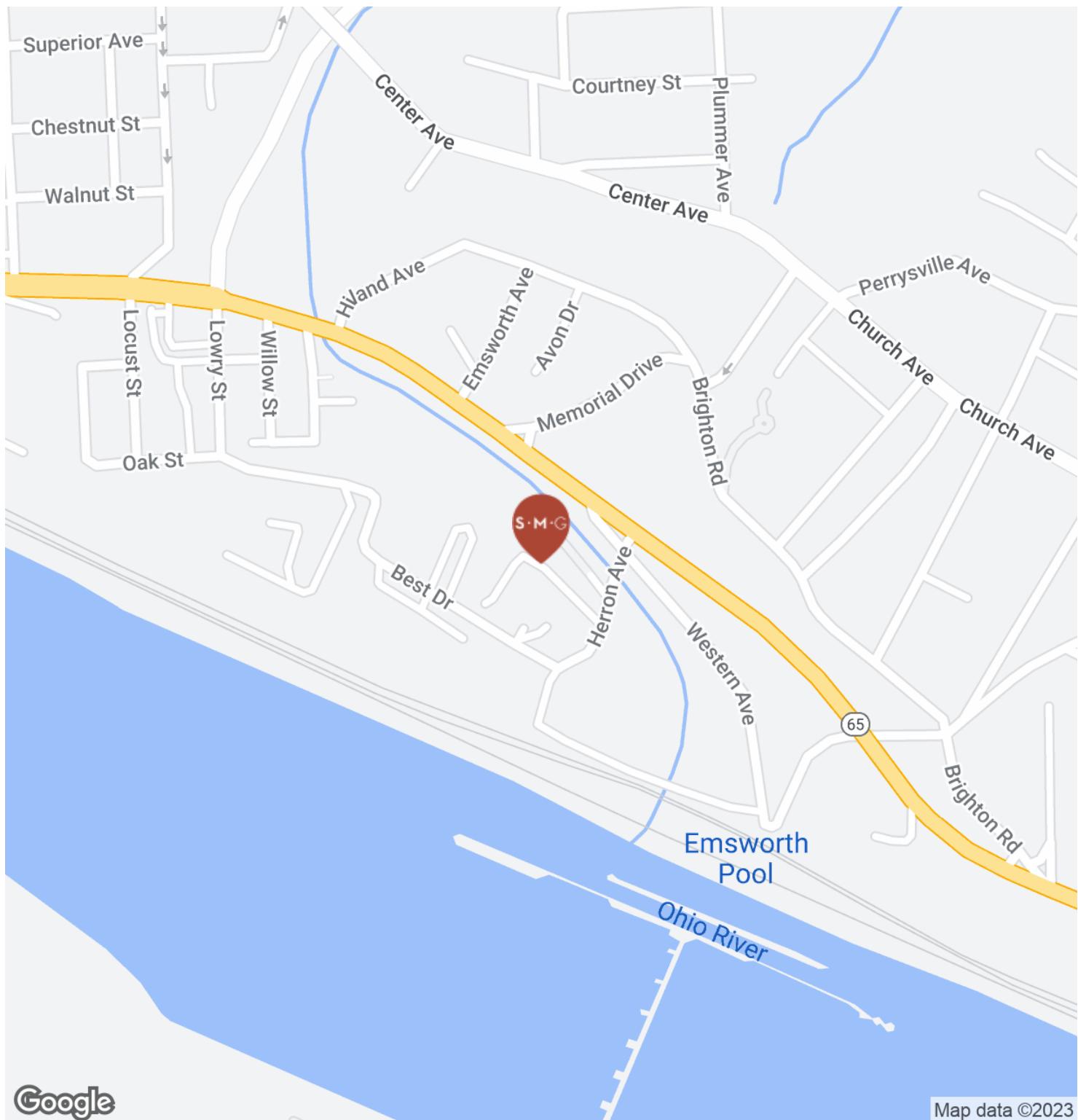
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Google

Map data ©2023

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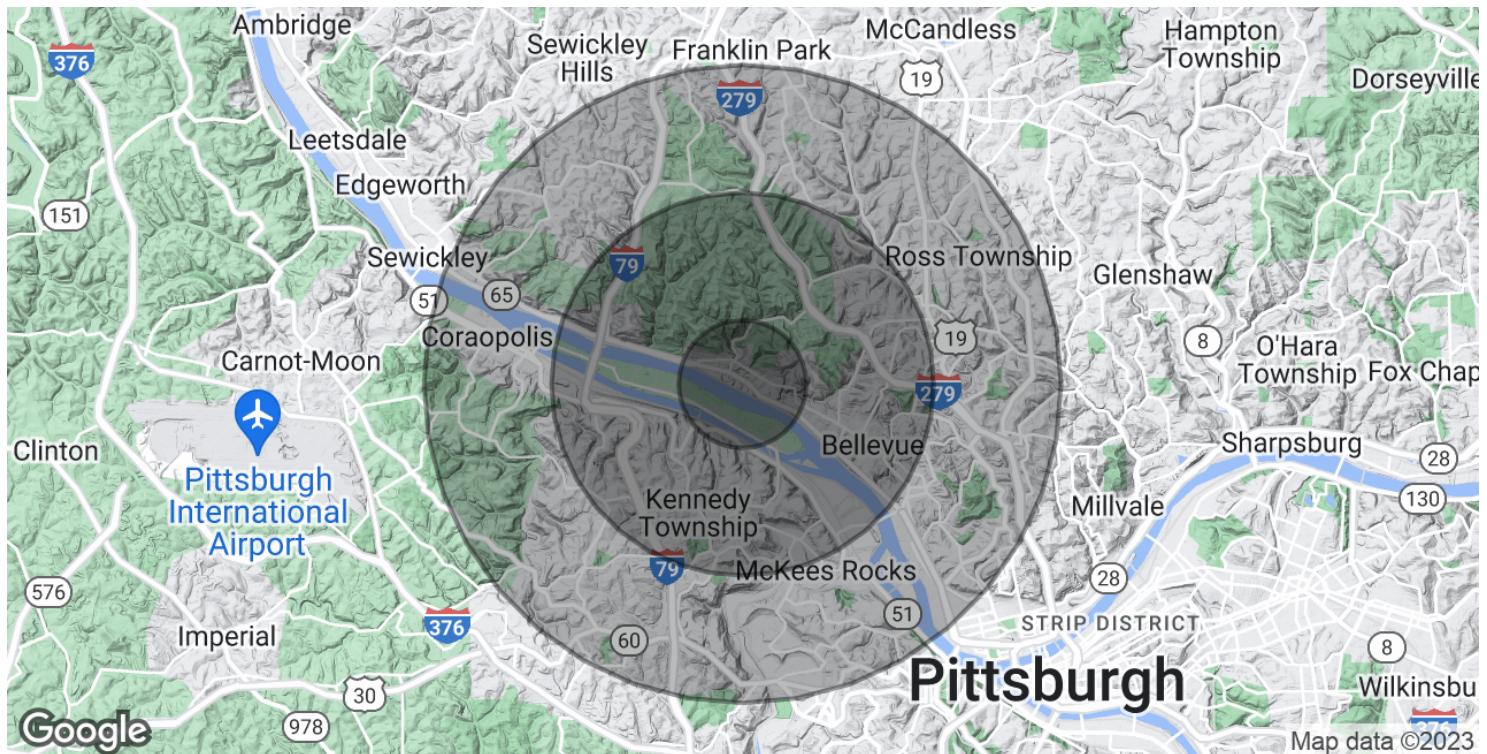
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,431	52,087	150,226
Average Age	38.9	43.0	41.8
Average Age (Male)	37.3	41.1	40.1
Average Age (Female)	40.7	45.0	43.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,652	23,032	63,835
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$76,828	\$62,219	\$64,367
Average House Value	\$190,889	\$129,714	\$146,643

\* Demographic data derived from 2020 ACS - US Census

## CLAYTON MORRIS

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