



INDUSTRIAL PROPERTY FOR LEASE

**9010 RICO DRIVE**

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MONROEVILLE, PA 15146

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### LOCATION DESCRIPTION

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.

### 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

### PROPERTY DESCRIPTION

Our 5-year rates: Warehouse rate is \$9.00 per SF, Office rate is \$23.00 per SF 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:	\$9.00 - 23.00 SF/yr (MG)
Available SF:	15,774 SF
Building Size:	50,112 SF

### DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	1,885	16,962	48,633
Total Population	4,526	40,764	113,688
Average HH Income	\$70,059	\$67,885	\$66,111

### CLAYTON MORRIS

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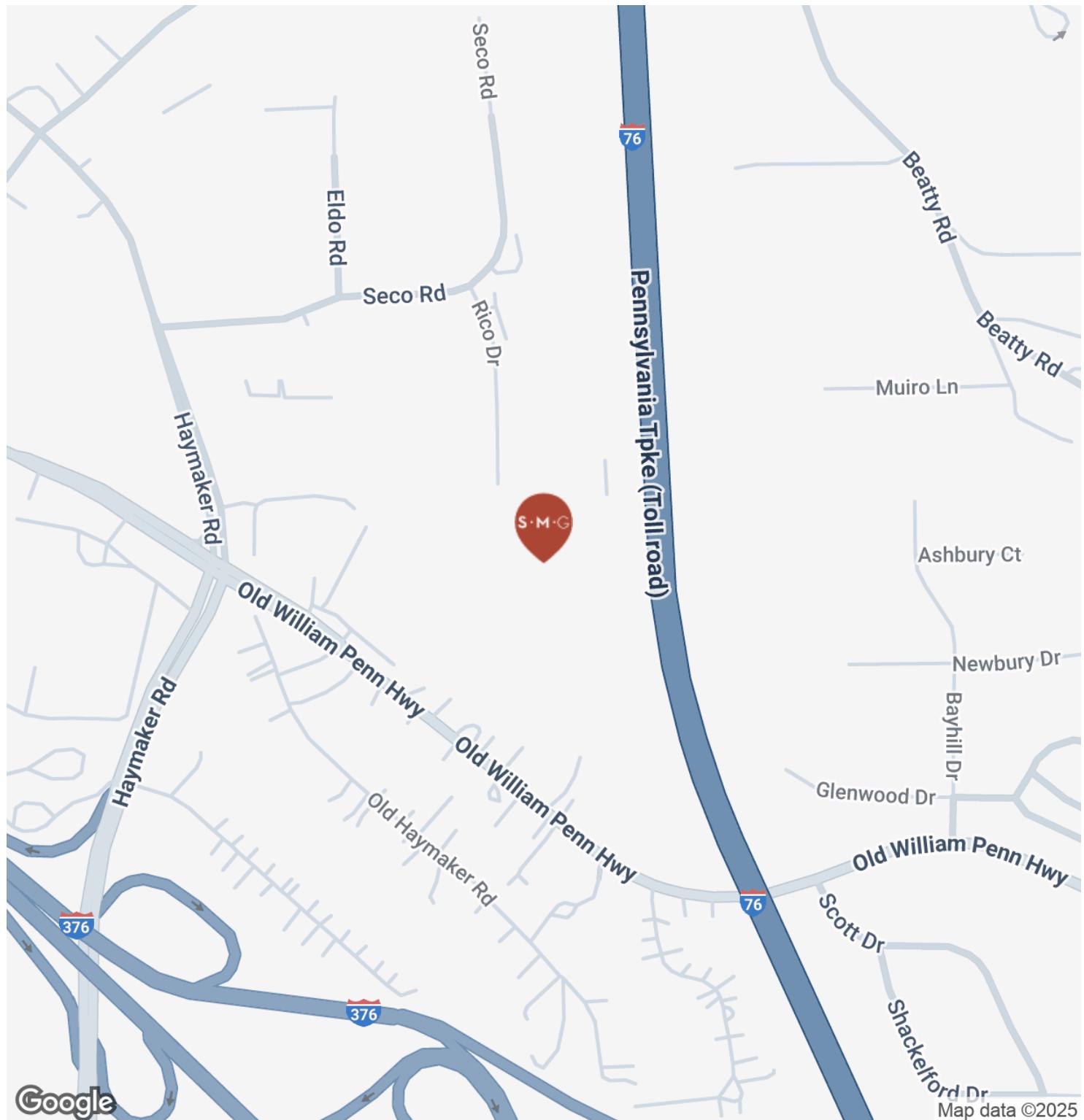
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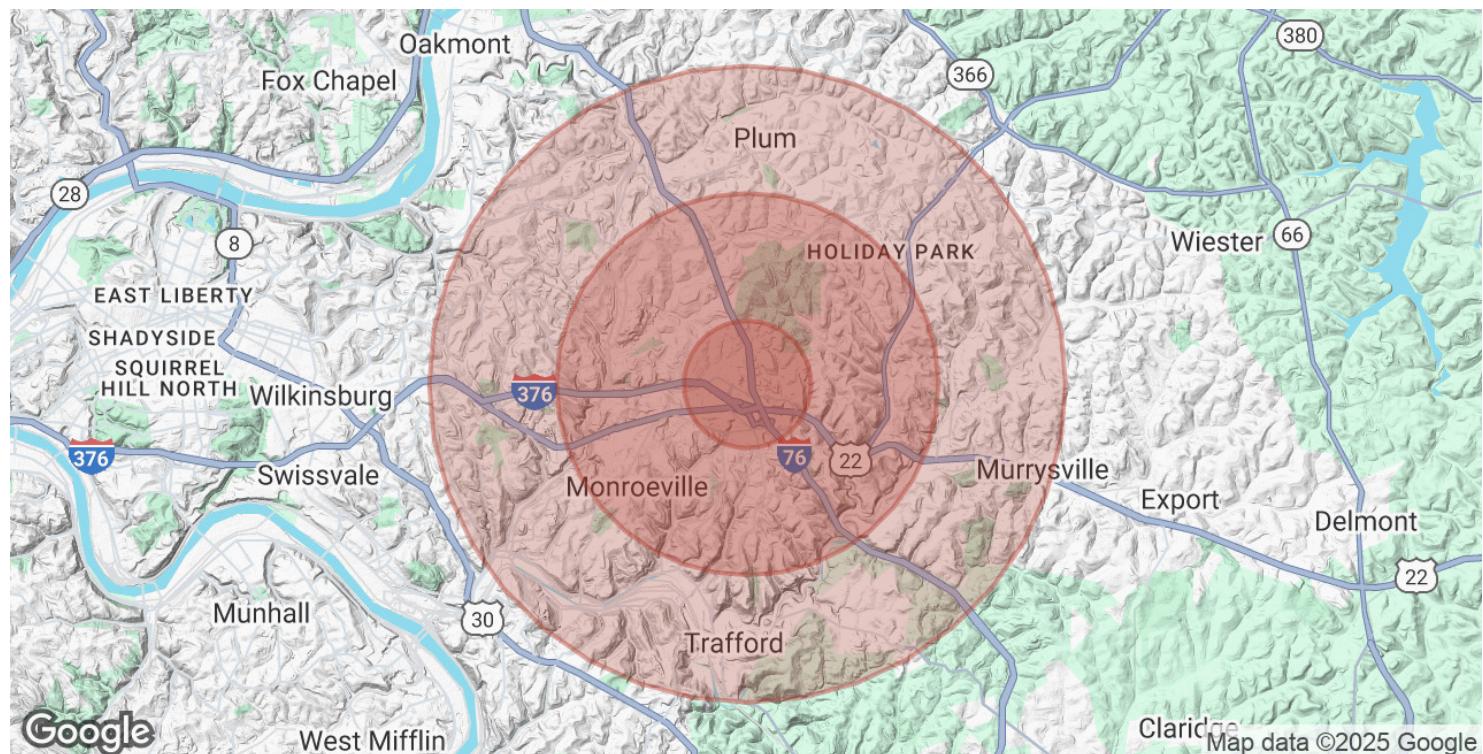
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,526	40,764	113,688
Average Age	45.9	43.8	44.0
Average Age (Male)	42.4	41.6	41.9
Average Age (Female)	49.1	45.7	46.1

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

\* Demographic data derived from 2020 ACS - US Census

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