

SAMPSON · MORRIS GROUP

# PLUM INDUSTRIAL COURT

625 PLUM INDUSTRIAL CT., PLUM, PA 15239  
FLEX SPACE FOR LEASE

Space that works as hard as your business does. Flexible layouts and a strategic location make this an ideal home for your next move.

## 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**

Discover a prime opportunity at this exceptional property. Boasting a highly coveted HC zoning and an ideal industrial park setting, this location offers the flexibility of dock high and drive-in possibilities. Situated along Route 286, with easy access to the PA Turnpike and 376 Parkway East. The presence of a healthy tenant mix further underscores the desirability of this space. With a perfect blend of strategic location and versatile features, this property is poised to elevate your business operations to new heights.

**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**

625 Plum Industrial Ct, Plum PA, 15239

**LEASE RATE**

\$9.00 - 23.00 SF/yr

**SPACE SIZE**

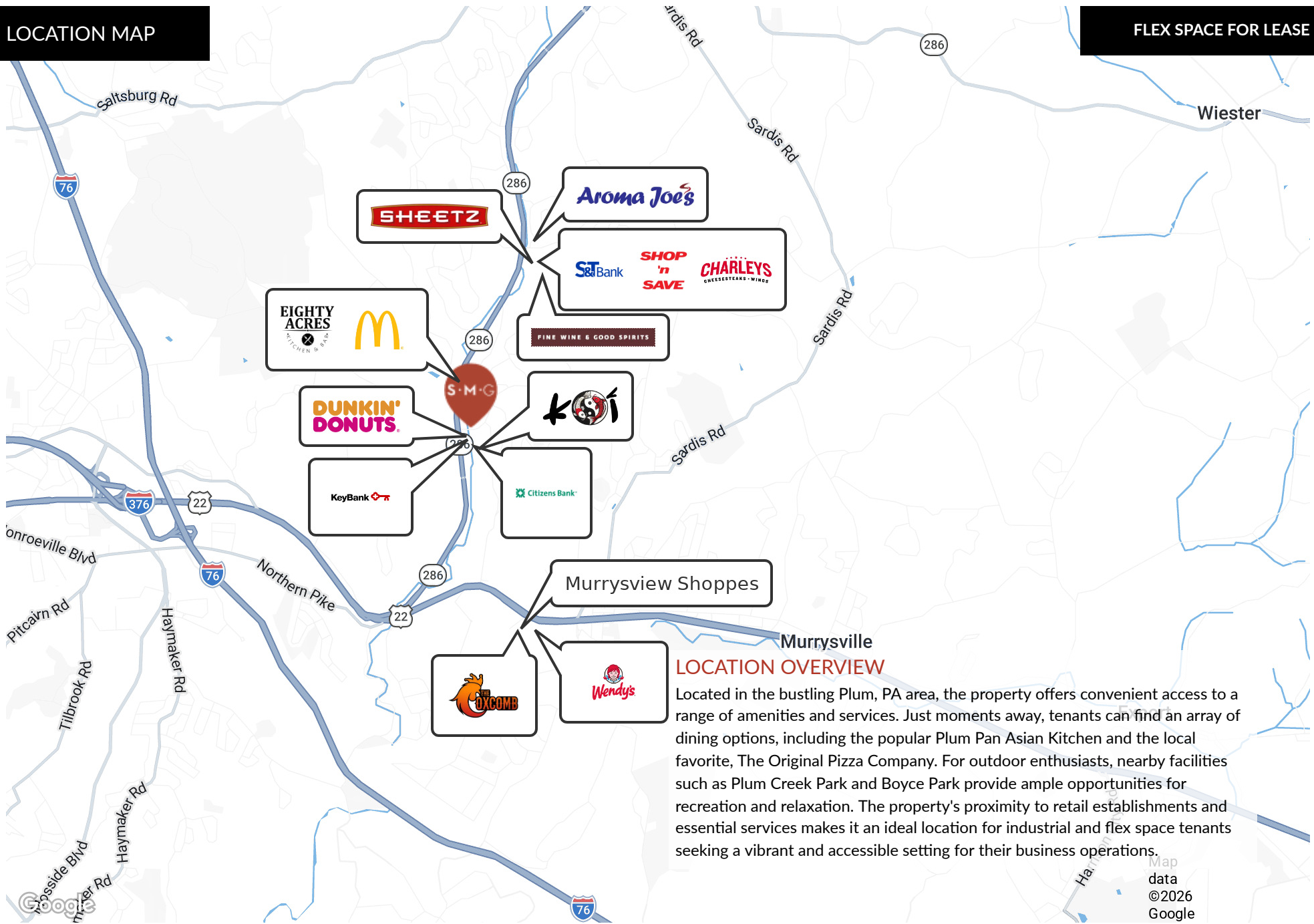
6,961 SF

**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**

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.

Map data ©2026 Google



# DEMOGRAPHICS MAP & REPORT

## POPULATION

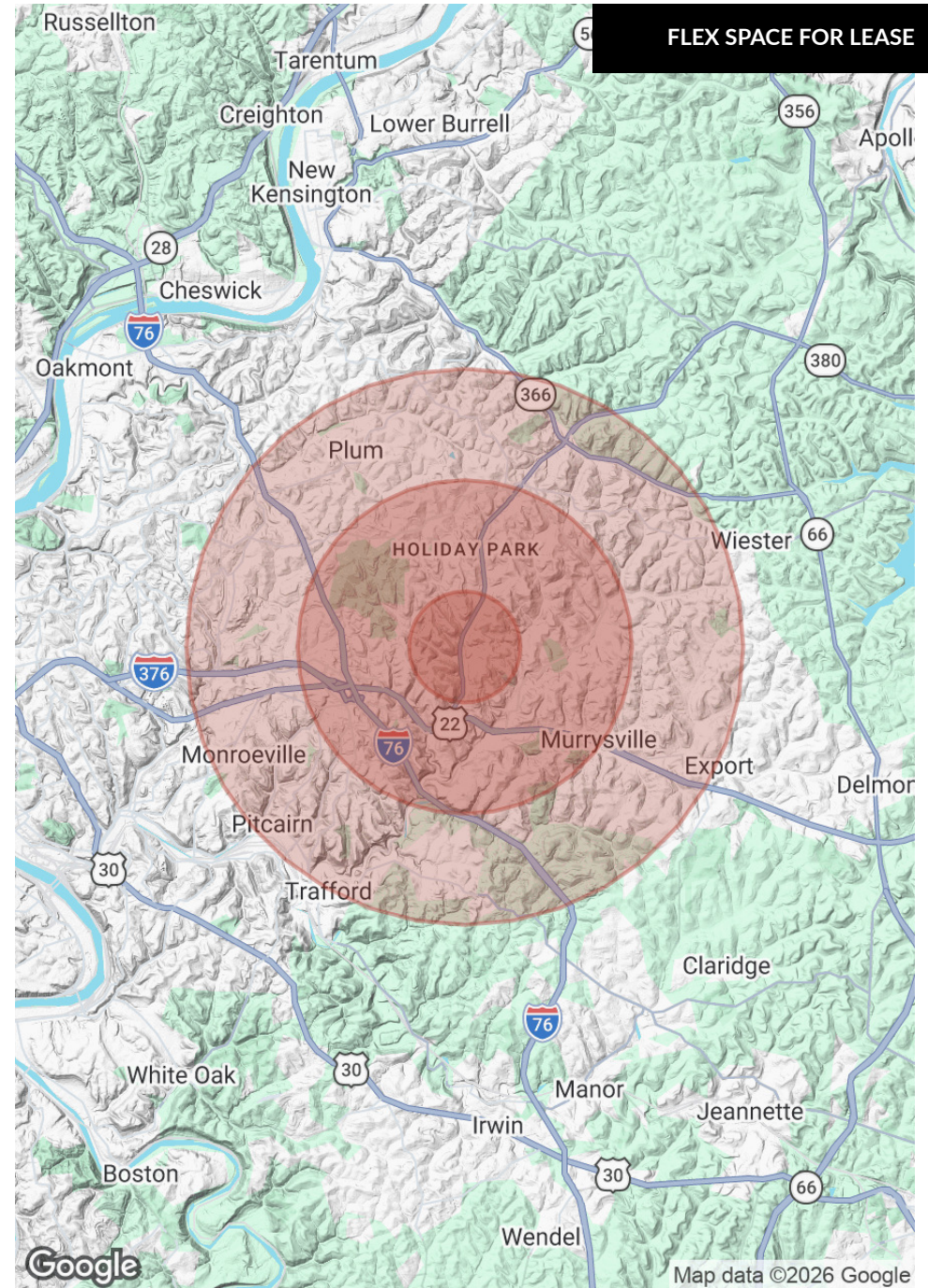
	1 MILE	3 MILES	5 MILES
Total Population	4,422	33,179	73,447
Average Age	44	46	45
Average Age (Male)	43	45	44
Average Age (Female)	45	48	47

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,953	14,032	31,174
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$119,149	\$126,084	\$119,834
Average House Value	\$242,630	\$281,046	\$282,698

Demographics data derived from AlphaMap

FLEX SPACE FOR LEASE





**TOM GARLAND**

Real Estate Manager

**Direct:** 412.374.1060  
tgarland@sampsonmorrisgroup.com



**CLAYTON MORRIS**

Vice President of Development and Leasing

**Direct:** 412.374.1060  
cmorris@sampsonmorrisgroup.com