



INDUSTRIAL PROPERTY FOR LEASE

**650 SECO ROAD -
MONROEVILLE
BUSINESS PARK**

650 SECO ROAD - MONROEVILLE BUSINESS PARK

650 SECO ROAD, MONROEVILLE, PA 15146

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY 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)
- Dock high and Drive-In Possible
- Healthy tenant mix
- Abundant parking
- 1/4 Mile to I-376 Parkway East
- 1/4 Mile to I-76 PA Turnpike

OFFERING SUMMARY

Lease Rate:	\$9.00 - 23.00 SF/yr (MG)
Available SF:	2,500 SF
Building Size:	35,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,858	16,922	48,050
Total Population	4,476	40,796	112,458
Average HH Income	\$70,284	\$68,208	\$66,449

CLAYTON MORRIS

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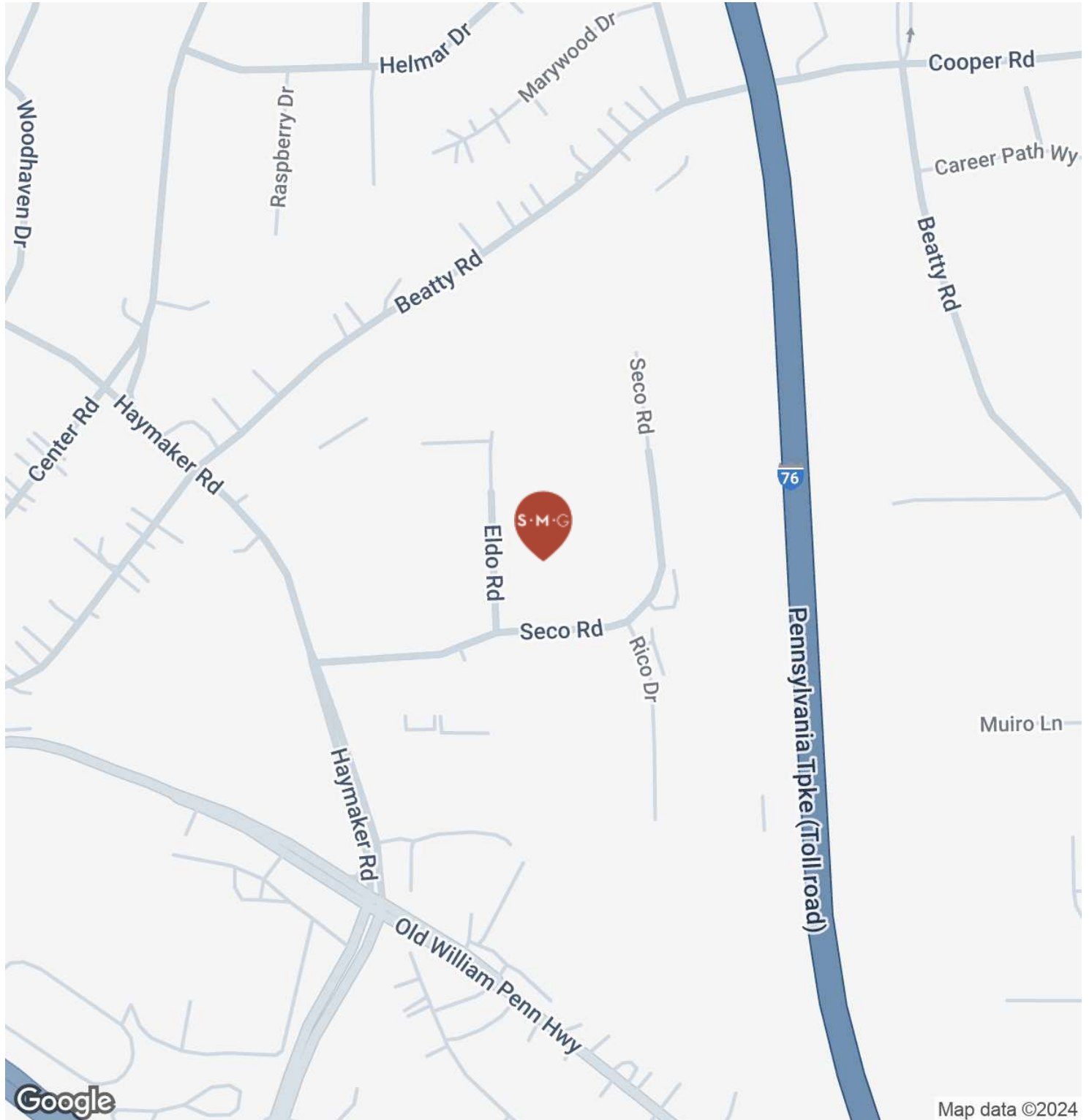
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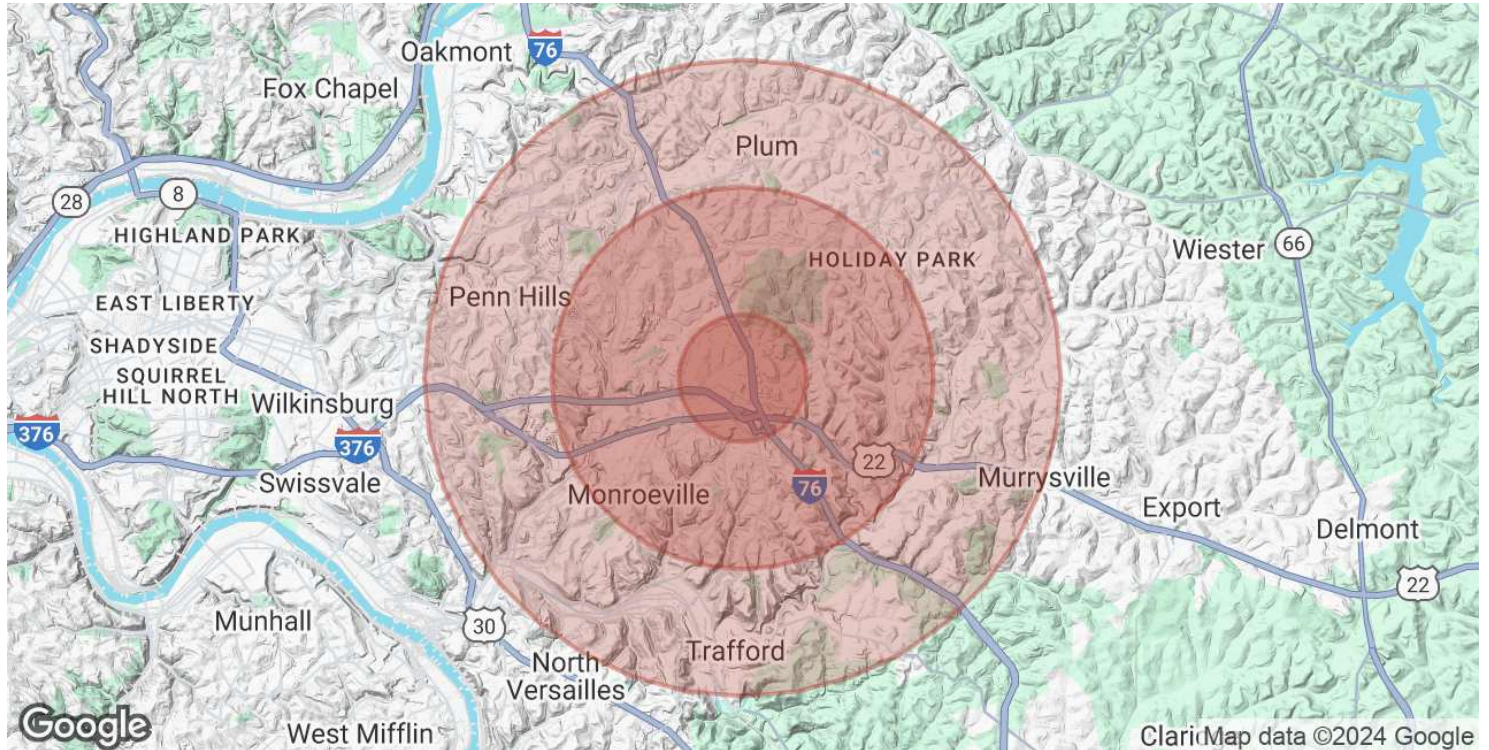
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,476	40,796	112,458
Average Age	45.9	43.8	44.0
Average Age (Male)	42.5	41.6	41.9
Average Age (Female)	48.9	45.6	46.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,858	16,922	48,050
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$70,284	\$68,208	\$66,449
Average House Value	\$137,211	\$144,330	\$135,504

* Demographic data derived from 2020 ACS - US Census

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