

INDUSTRIAL PROPERTY FOR LEASE

**705 PLUM
INDUSTRIAL COURT**

705 PLUM INDUSTRIAL COURT

PLUM, PA 15239

INDUSTRIAL PROPERTY FOR LEASE



LOCATION DESCRIPTION

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.

PROPERTY HIGHLIGHTS

- Zoned HC (Highway Commercial)
- Industrial Park Setting
- Dock high and Drive-In possible
- Located along Route 286
- Minutes from PA Turnpike and 376 Parkway East
- Traffic Count 5,000 daily
- Healthy tenant mix

PROPERTY DESCRIPTION

5-year rates:
Warehouse rate is \$8.50 per SF/MG
Office rate is \$22.50 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.

OFFERING SUMMARY

Lease Rate:	\$8.50 - 22.50 SF/yr (MG)
Available SF:	5,760 SF
Building Size:	19,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	84	551	1,999
Total Population	183	1,200	4,527
Average HH Income	\$123,746	\$119,332	\$118,690

CLAYTON MORRIS

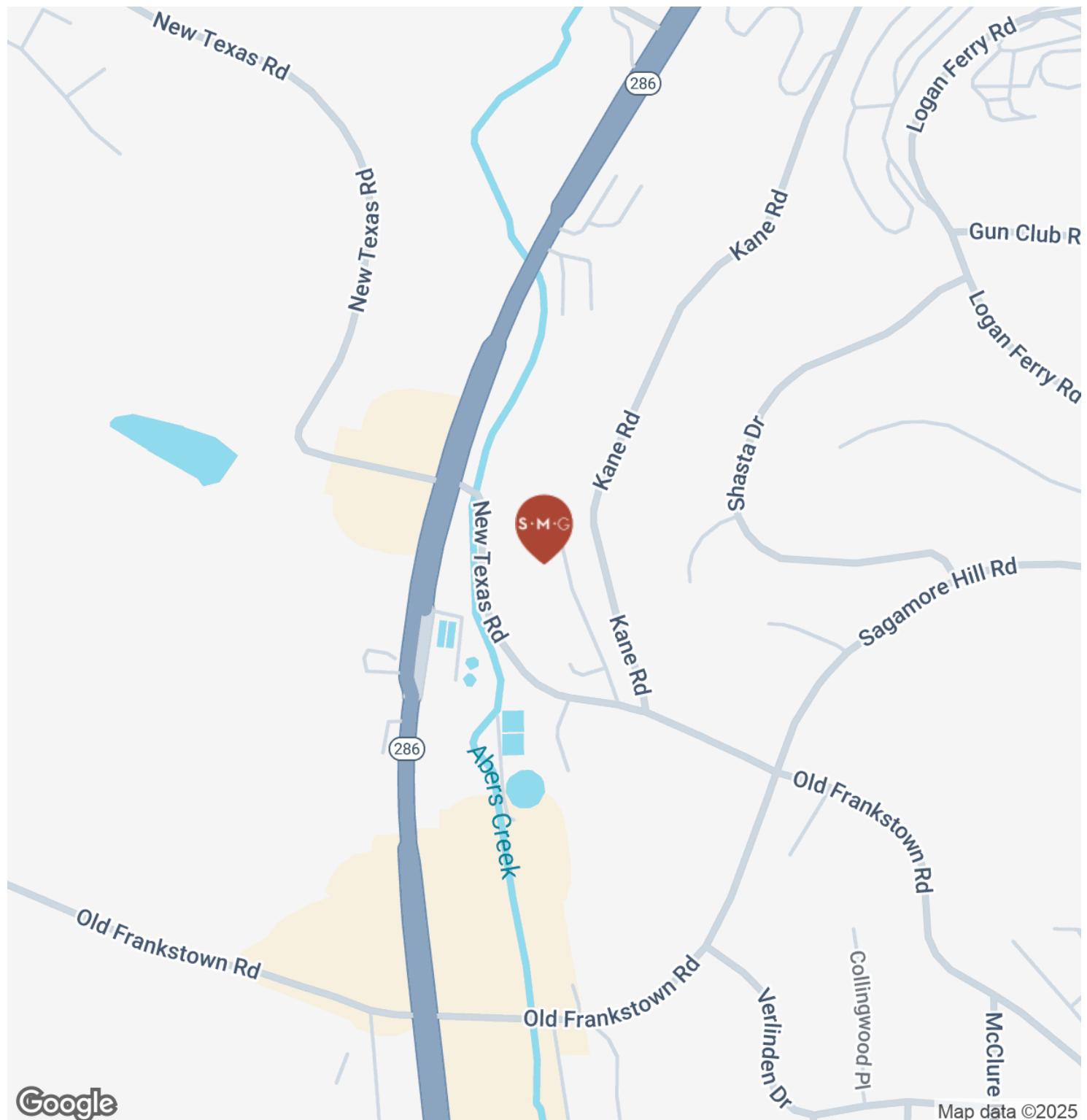
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SAMPSON · MORRIS GROUP

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