

SAMPSON·MORRIS GROUP

GREENSBURG INDUSTRIAL PARK

114 EQUITY DRIVE, GREENSBURG, PA 15601
INDUSTRIAL FLEX SPACE FOR LEASE

Position your business in Greensburg Industrial Park with a highly flexible space designed for productivity, convenience, and seamless regional connectivity in Westmoreland County.

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

Boasting professional amenities, the property offers customizable office spaces perfect for businesses of all sizes. With ample parking and convenient access to major roadways, the location provides ease of access for employees and visitors alike. The well-appointed interiors feature open floor plans, abundant natural light, and state-of-the-art facilities, fostering a productive and collaborative work environment. From the welcoming lobby to the thoughtfully designed workspaces, this property sets a new standard for contemporary office accommodations. Elevate your business presence and operations in this prime commercial space designed for success.

PROPERTY HIGHLIGHTS

- Large windows for natural light
- Modern HVAC system
- Ample parking for tenants and visitors
- Convenient access to major highways
- Professional property management
- Flexible floor plan options

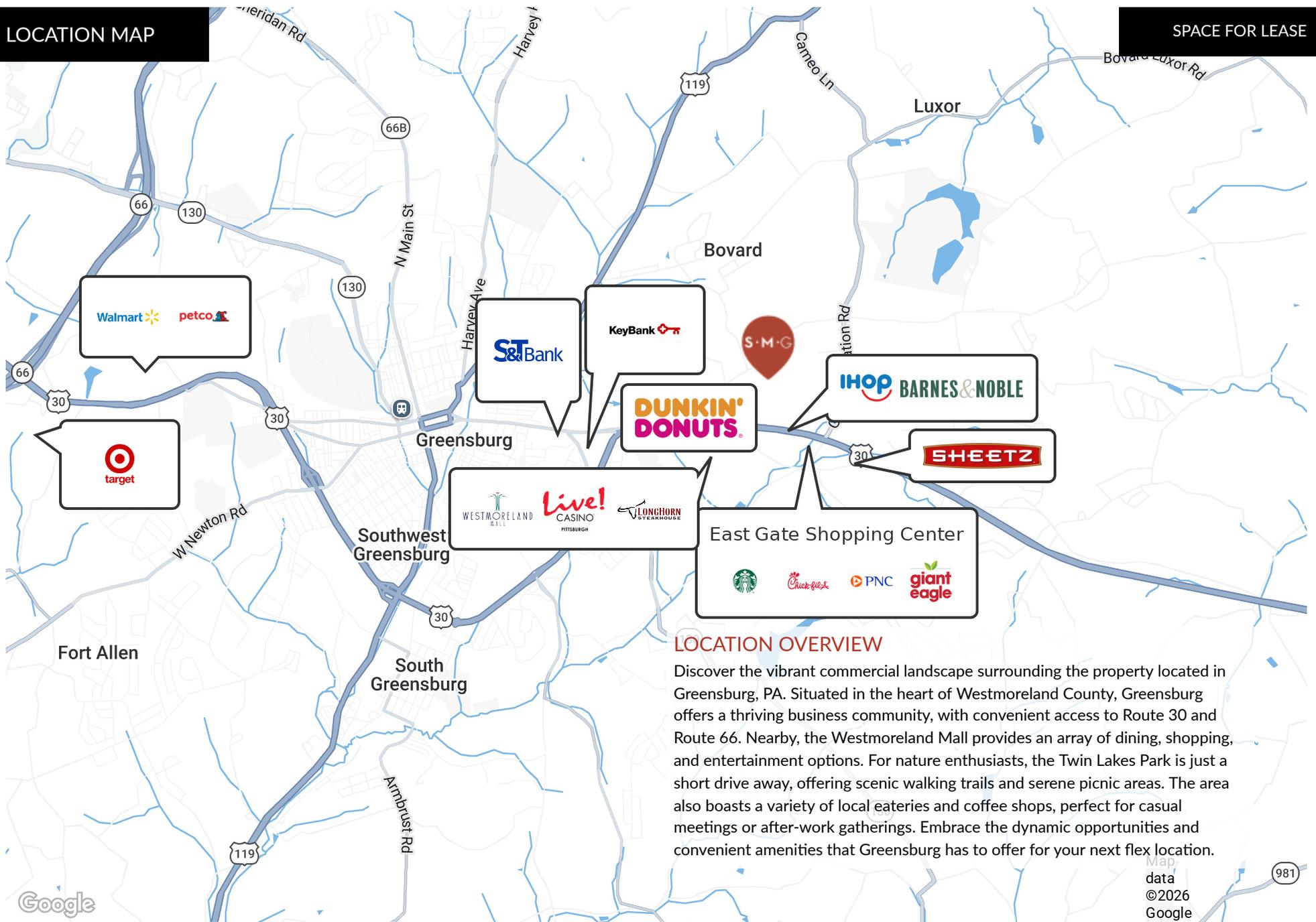
SPACES

| SPACES | LEASE RATE | SPACE SIZE |
|--|----------------------|------------|
| 122 Equity Drive Greensburg, PA 15601 | \$8.50 - 22.50 SF/yr | 4,585 SF |
| 114 Equity Drive, Greensburg, PA 15601 | \$8.50 - 22.50 SF/yr | 5,500 SF |
| Small Warehouse Flex Unit | \$1,200 per month | 896 SF |

5-YEAR RATES:

Warehouse rate is \$10.30 per SF/MG
 Office rate is \$24.30 per SF/MG

Shorter-term pricing is available. Included in the 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

Discover the vibrant commercial landscape surrounding the property located in Greensburg, PA. Situated in the heart of Westmoreland County, Greensburg offers a thriving business community, with convenient access to Route 30 and Route 66. Nearby, the Westmoreland Mall provides an array of dining, shopping, and entertainment options. For nature enthusiasts, the Twin Lakes Park is just a short drive away, offering scenic walking trails and serene picnic areas. The area also boasts a variety of local eateries and coffee shops, perfect for casual meetings or after-work gatherings. Embrace the dynamic opportunities and convenient amenities that Greensburg has to offer for your next flex location.

Map data ©2026 Google

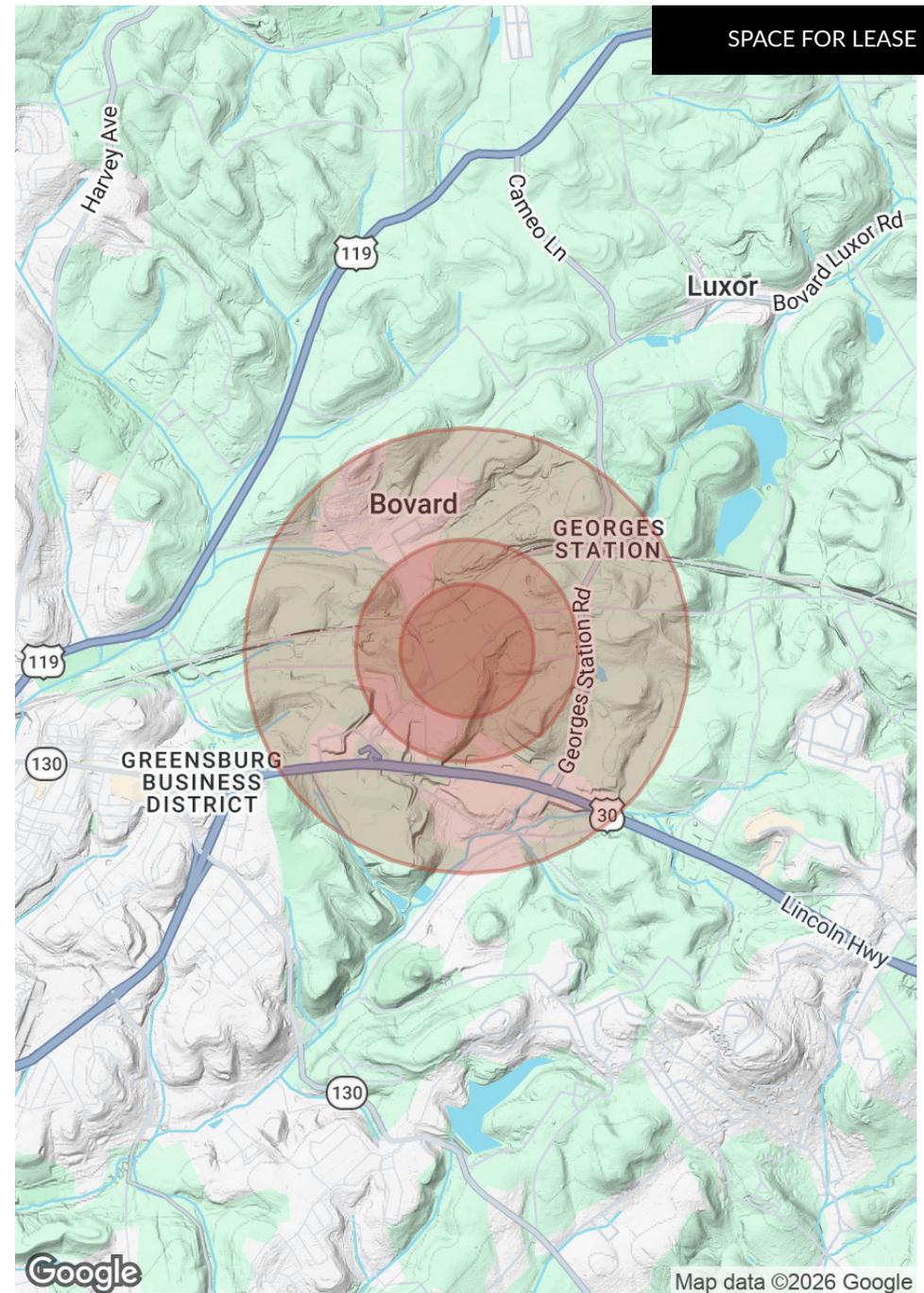
DEMOGRAPHICS MAP & REPORT

SPACE FOR LEASE

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 57 | 285 | 1,482 |
| Average Age | 52 | 52 | 50 |
| Average Age (Male) | 48 | 48 | 47 |
| Average Age (Female) | 55 | 55 | 52 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 25 | 125 | 655 |
| # of Persons per HH | 2.3 | 2.3 | 2.3 |
| Average HH Income | \$106,441 | \$106,441 | \$108,081 |
| Average House Value | \$263,718 | \$263,718 | \$271,983 |

Demographics data derived from AlphaMap





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TERMS AND CONDITIONS

All information is subject to errors, omissions, prior lease, change of price/rental terms, or withdrawal without notice.