

SAMPSON·MORRIS GROUP

# MONROEVILLE BUSINESS PARK

510 SECO ROAD , MONROEVILLE , PA 15146  
FLEX SPACE FOR LEASE

Located in Monroeville Business Park, 510 Seco Road offers tenants immediate access to major transportation routes, a strong industrial and flex business environment, and nearby amenities including green space for employees.

## 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**

Monroeville Business Park is designed for today's office and flex users, offering a prime location with dock-high and drive-in access throughout the park. Tenants benefit from a multi-tenant environment with abundant parking, easy truck circulation, and direct access to I-376 and the PA Turnpike (I-76).

**PROPERTY HIGHLIGHTS**

- Zoned M-1 (Planned Industrial)
- Dock high and Drive-In Possible
- 1 - 8x8 Overhead Doors
- Healthy tenant mix
- Abundant parking
- 1/4 Mile to I-376 Parkway East
- 1/4 Mile to I-76 PA Turnpike

**SPACES**

510 Seco Road Monroeville PA 15146

**LEASE RATE**

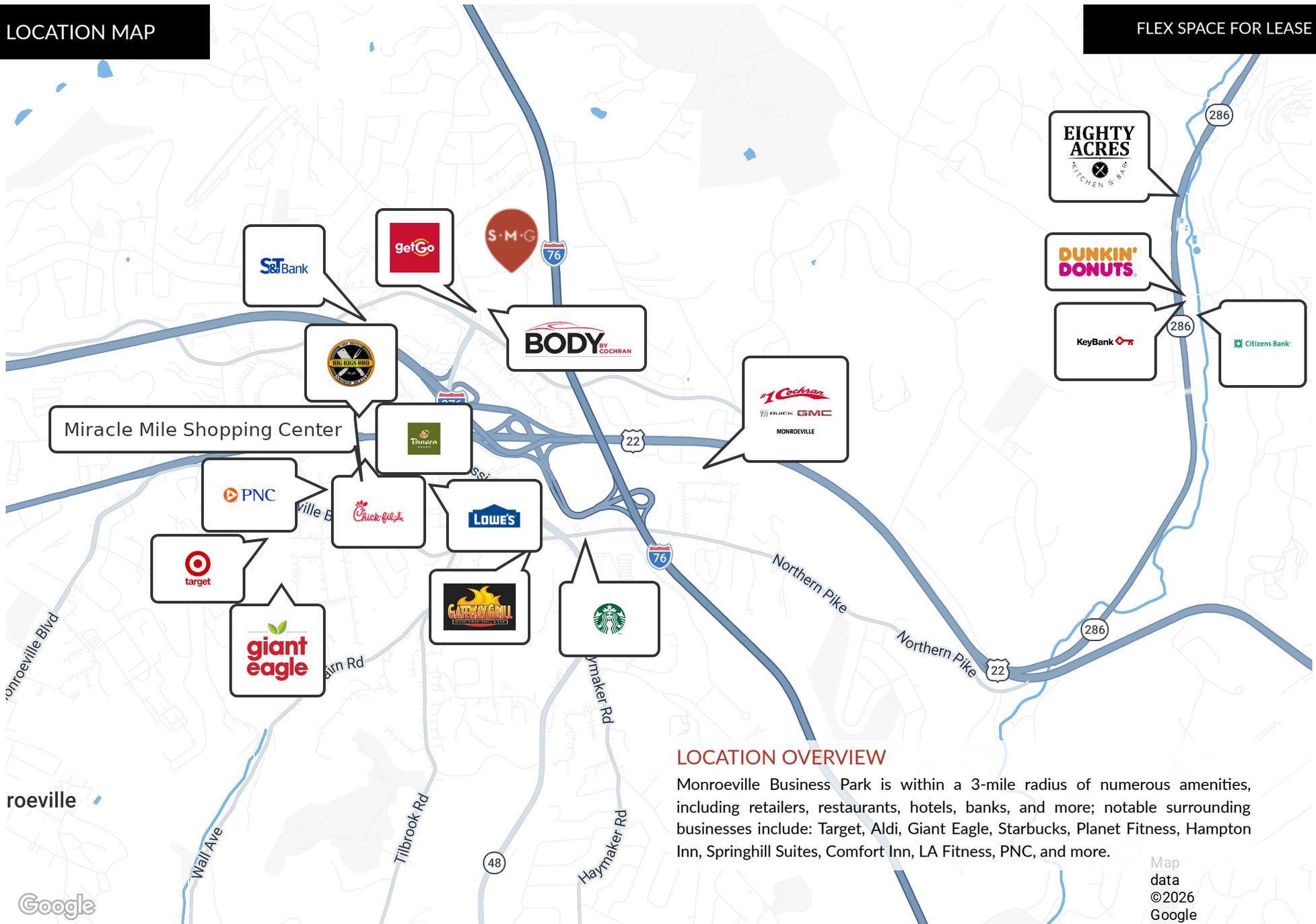
\$9.50 - 23.50 SF/yr

**SPACE SIZE**

4,861 SF

**OUR 5-YEAR RATES:**

Warehouse rate is \$9.50 per SF, Office rate is \$23.50 per SF 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**

Monroeville Business Park is within a 3-mile radius of numerous amenities, including retailers, restaurants, hotels, banks, and more; notable surrounding businesses include: Target, Aldi, Giant Eagle, Starbucks, Planet Fitness, Hampton Inn, Springhill Suites, Comfort Inn, LA Fitness, PNC, and more.

Map data ©2026 Google

# DEMOGRAPHICS MAP & REPORT

## POPULATION

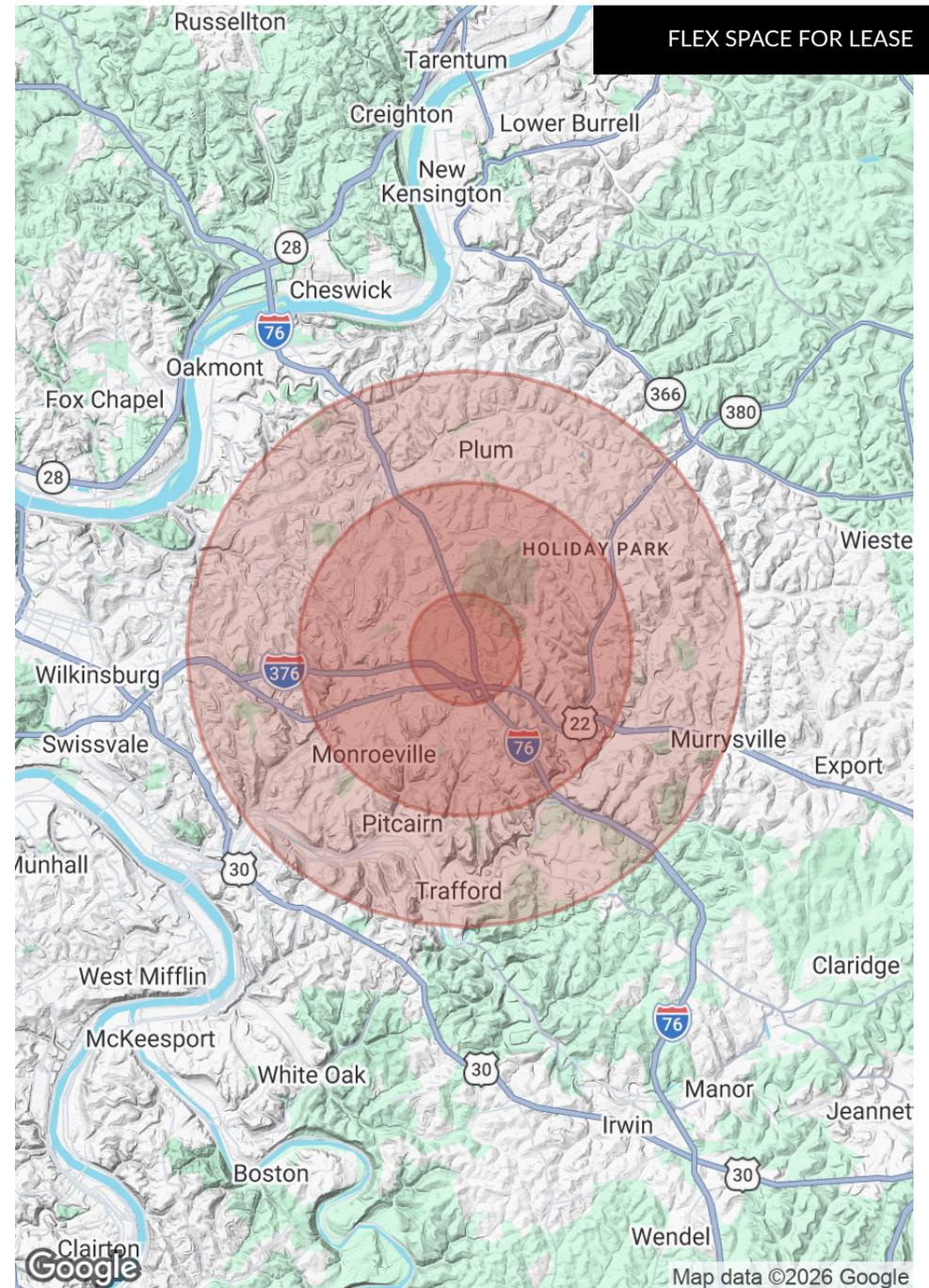
	1 MILE	3 MILES	5 MILES
Total Population	4,468	40,620	111,667
Average Age	45.8	43.7	44.0
Average Age (Male)	42.5	41.6	41.9
Average Age (Female)	48.6	45.6	46.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,839	16,807	47,660
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$70,738	\$68,431	\$66,653
Average House Value	\$136,554	\$143,960	\$136,185

2020 American Community Survey (ACS)

FLEX SPACE FOR LEASE





**CLAYTON MORRIS**

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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.