

SAMPSON · MORRIS GROUP

MONROEVILLE BUSINESS PARK

9000 RICO DRIVE, MONROEVILLE, PA 15146
FLEX SPACE FOR LEASE

Located in Monroeville Business Park, 9000 Rico 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)
- Healthy tenant mix
- 1/4 Mile to I-376 Parkway East
- Dock high and Drive-In Possible
- Abundant parking
- 1/4 Mile to I-76 PA Turnpike

SPACES

9010 Rico Drive Monroeville PA 15146

LEASE RATE

\$9.50 - 23.50 SF/yr

SPACE SIZE

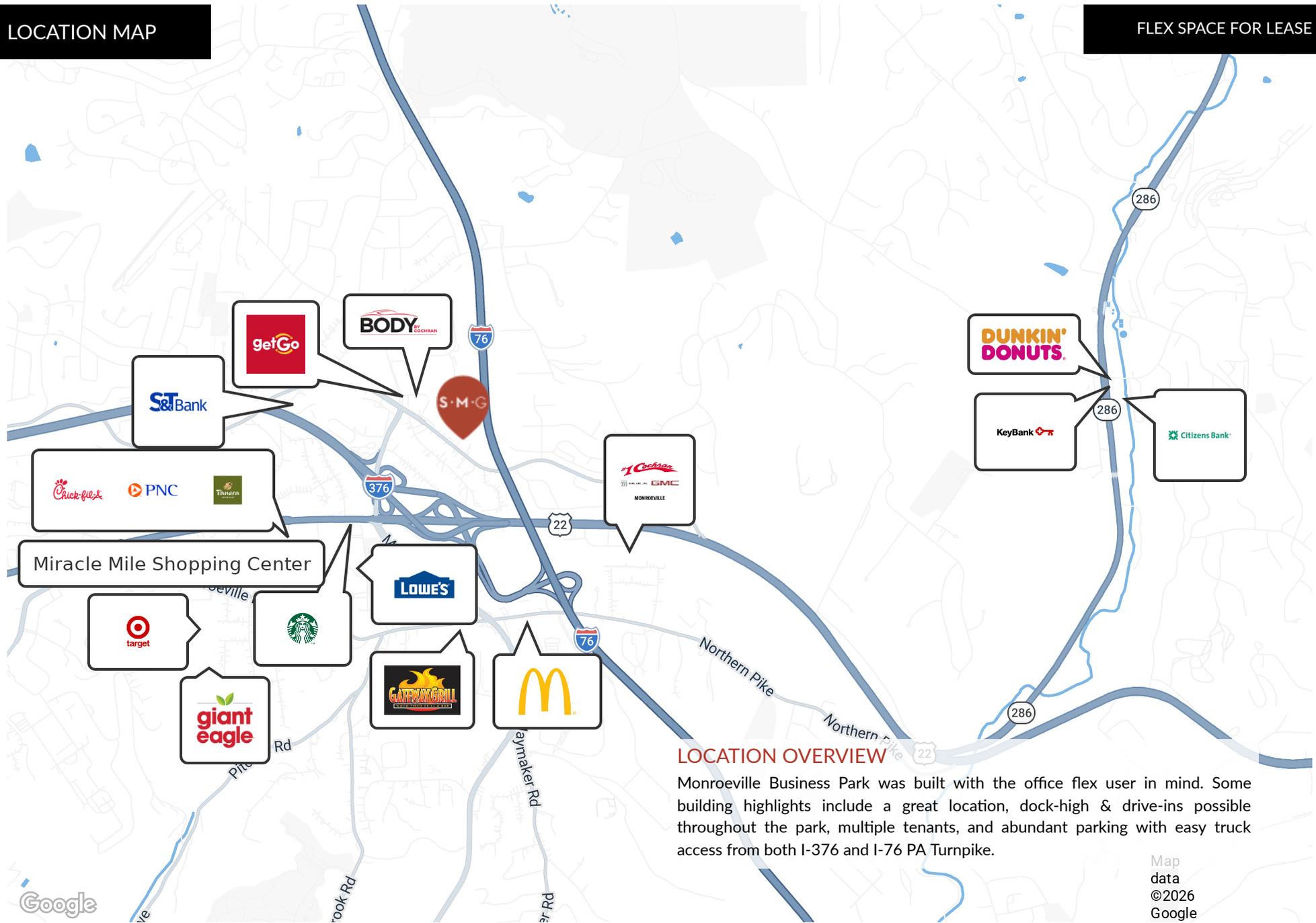
15,774 SF

OUR 5-YEAR RATES:

Warehouse rate is \$9.50 per SF/MG

Office rate is \$23.50 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.





DEMOGRAPHICS MAP & REPORT

POPULATION

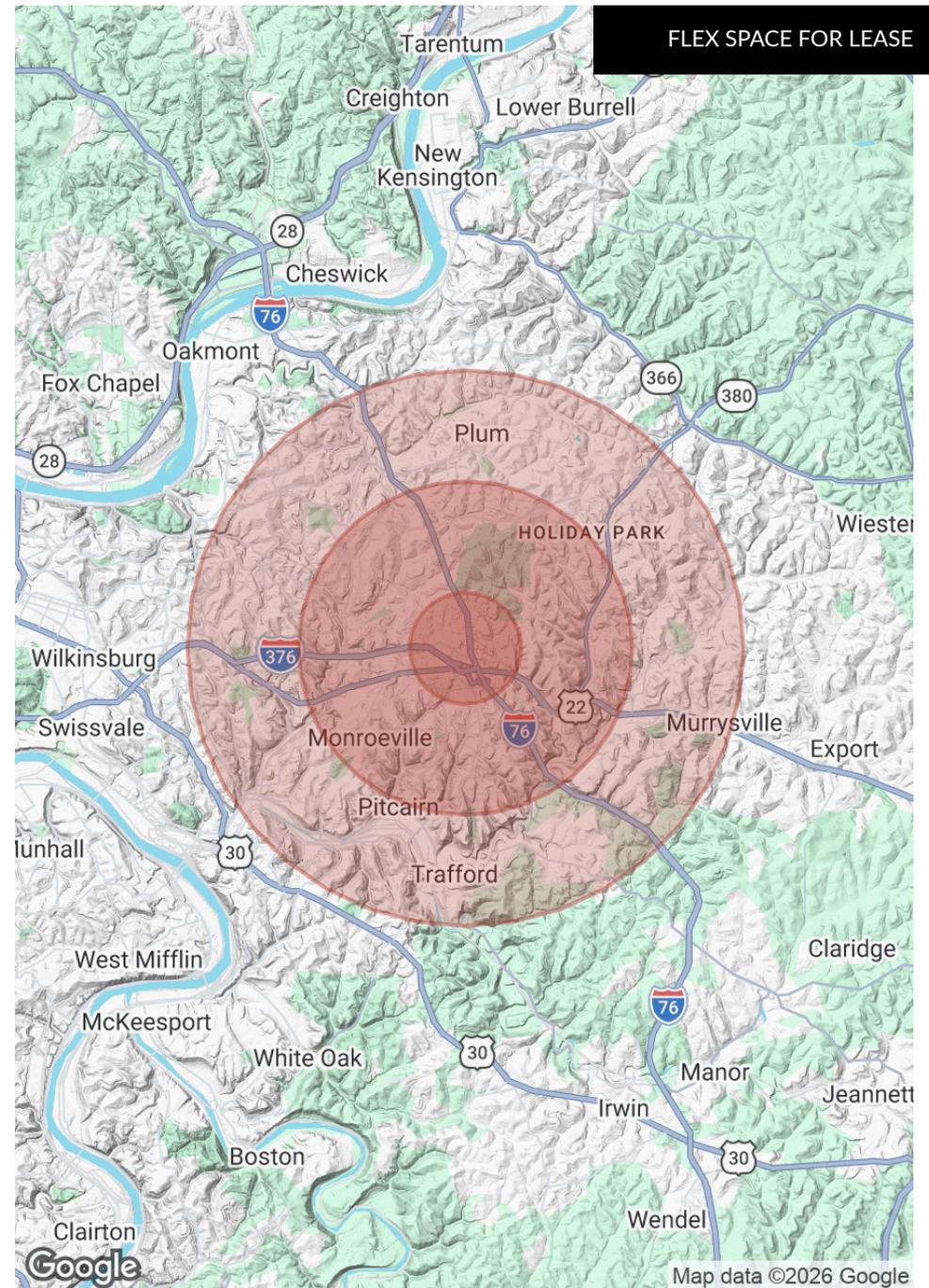
	1 MILE	3 MILES	5 MILES
Total Population	4,526	40,764	113,688
Average Age	45.9	43.8	44.0
Average Age (Male)	42.4	41.6	41.9
Average Age (Female)	49.1	45.7	46.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,885	16,962	48,633
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$70,059	\$67,885	\$66,111
Average House Value	\$137,541	\$144,752	\$134,837

2020 American Community Survey (ACS)

FLEX SPACE FOR LEASE





CLAYTON MORRIS

Vice President of Development and Leasing

cmorris@sampsonmorrisgroup.com

Direct: **412.374.1060**

TERMS AND CONDITIONS

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