

772 PINE VALLEY DRIVE



OFFERING SUMMARY

Lease Rate:	\$6.75 - 15.75 SF/yr (MG)
Building Size:	11,780 SF
Available SF:	11,780 SF

PROPERTY OVERVIEW

5-year rates:

Warehouse rate is \$6.75 per SF

Office rate is \$15.75 per SF

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.

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

CLAYTON MORRIS

Asset Manager
412.374.1060
cmorris@sampsonmorrisgroup.com



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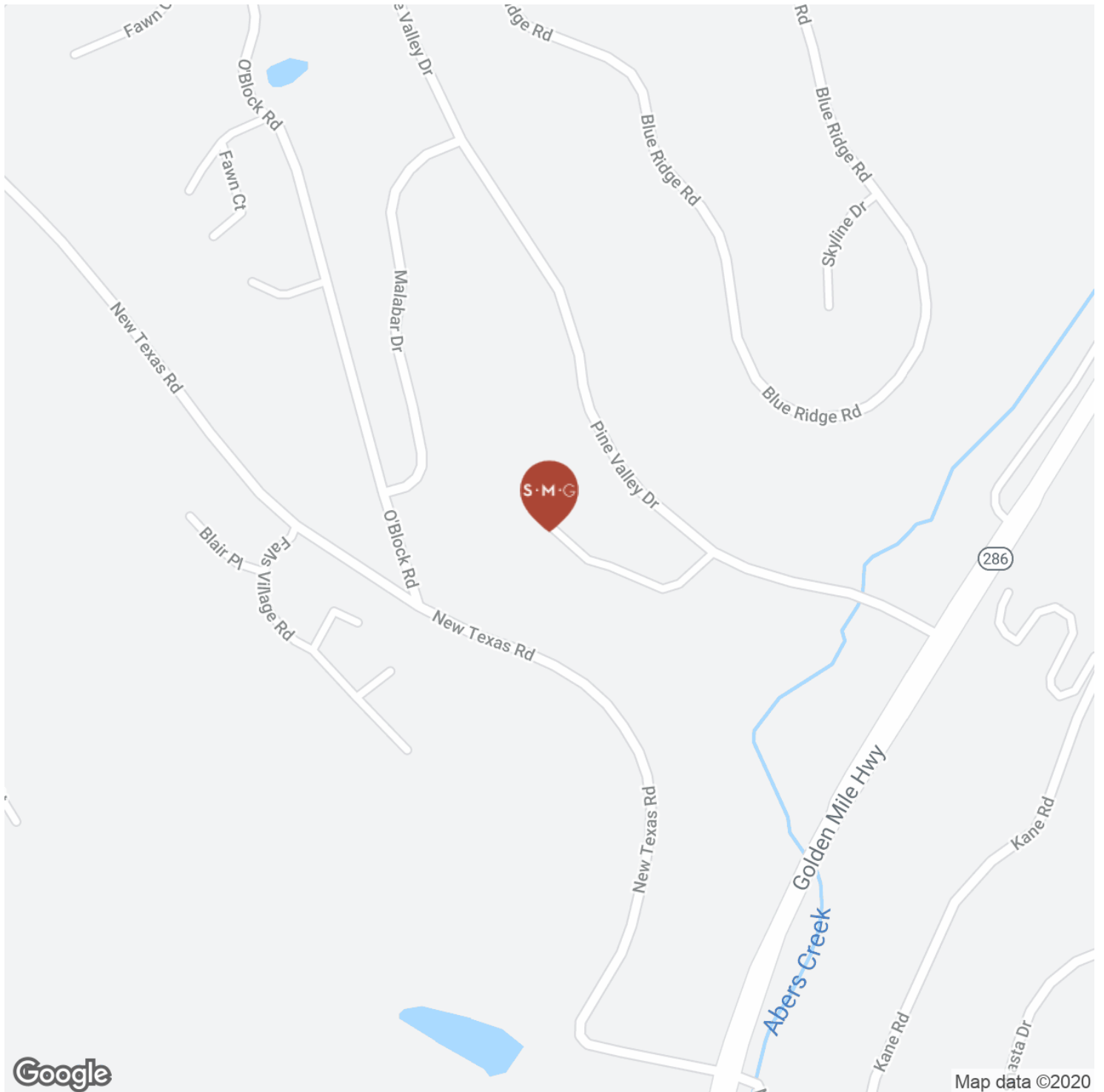
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