

INDUSTRIAL PROPERTY FOR LEASE

510 SECO ROAD

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MONROEVILLE, PA 15146

INDUSTRIAL PROPERTY FOR LEASE



LOCATION DESCRIPTION

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 Rite Aid.

PROPERTY HIGHLIGHTS

- Zoned M-1 (Planned Industrial)
- Dock high and Drive-In Possible
- 5 - 8x8 Overhead Doors
- Healthy tenant mix
- Abundant parking
- 1/4 Mile to I-376 Parkway East
- 1/4 Mile to I-76 PA Turnpike

PROPERTY DESCRIPTION

Industrial flex space available in Monroeville Business Park! This M1 Zoned (planned industrial) opportunity features 240-28/120 Volt 3-Phase power, one 10x10 drive-in door, five 8x8 overhead doors, with additional dock-high and drive-in capacity possible.

Our 5-year rates: Warehouse rate is \$9.00 per SF, Office rate is \$23.00 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. Rates are based on a 5-year term with 3% annual increases.

OFFERING SUMMARY

Lease Rate:	\$9.00 - 23.00 SF/yr (MG)
Available SF:	4,861 SF
Building Size:	39,687 SF

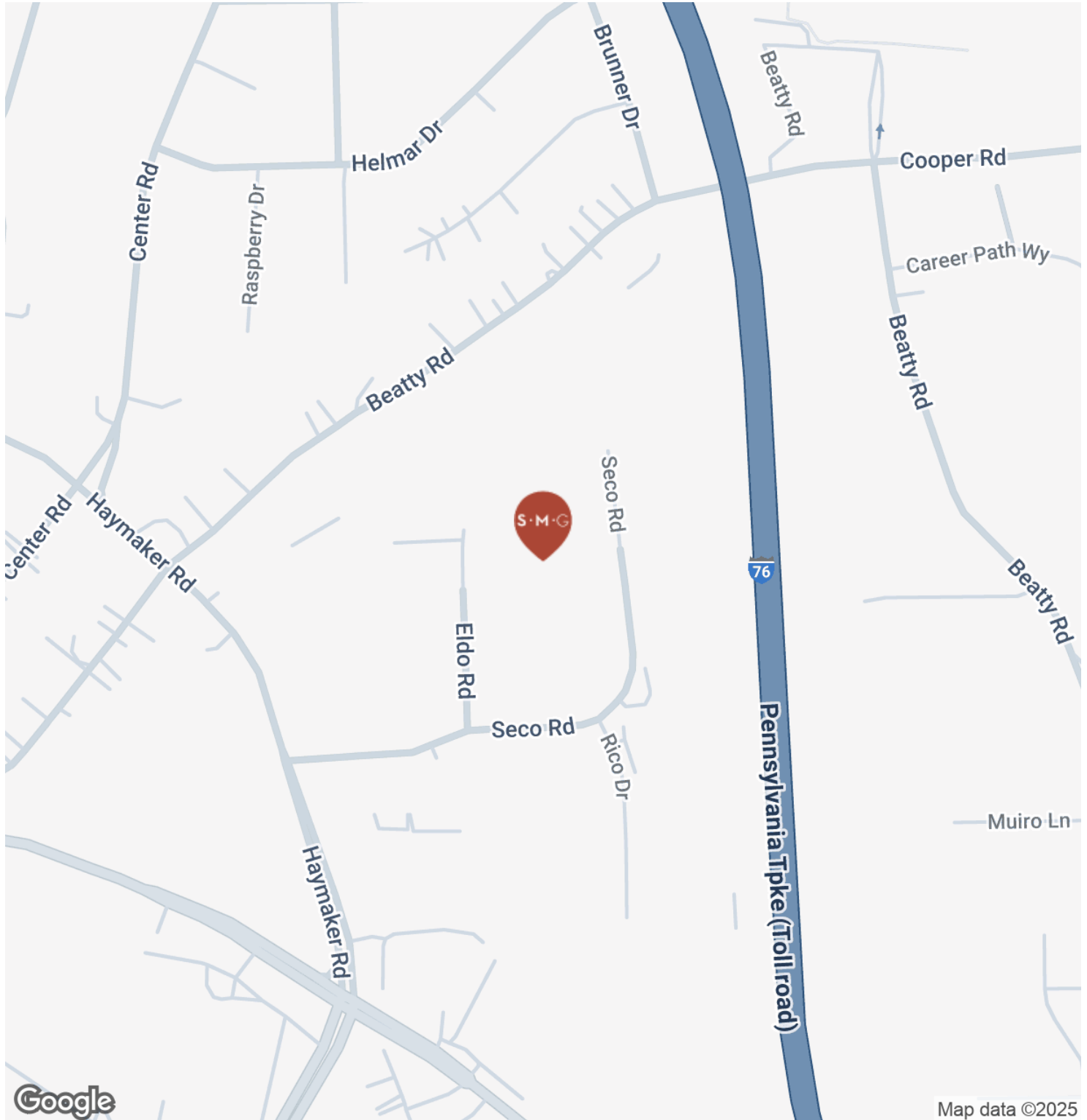
CLAYTON MORRIS

Vice President of Development and Leasing
412.374.1060
cmorris@sampsonmorrisgroup.com

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