

FLEX INDUSTRIAL FOR LEASE

## FLEX LEASE SPACE IN MOON TWP.

4744 UNIVERSITY BOULEVARD, , PA 15108



FOR LEASE

**KW COMMERCIAL**  
11269 Perry Hwy, Suite 300  
Wexford, PA 15090

**PRESENTED BY:**

**PHILIP LAMAY**  
Director  
O: 4129338500  
C: (412) 418-8241  
philiplamay@kw.com  
RS334825, Pennsylvania

Each Office Independently Owned and Operated

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4744 UNIVERSITY BOULEVARD



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# EXECUTIVE SUMMARY

4744 UNIVERSITY BOULEVARD



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$12/SF
<b>LEASE TERM:</b>	5 years min
<b>AVAILABLE SF:</b>	10,000
<b>WAREHOUSE SF:</b>	8,000
<b>CLEAR HEIGHT:</b>	16 feet
<b>DOCK DOORS:</b>	0
<b>GRADE DOORS:</b>	1
<b>TRUCK DOOR:</b>	
<b>POWER:</b>	220
<b>RAIL ACCESS:</b>	N/A
<b>YARD:</b>	Gravel

## PROPERTY OVERVIEW

High visibility on University Blvd  
Large signage opportunity  
Great parking, garage door for deliveries  
Large yard for storage and parking

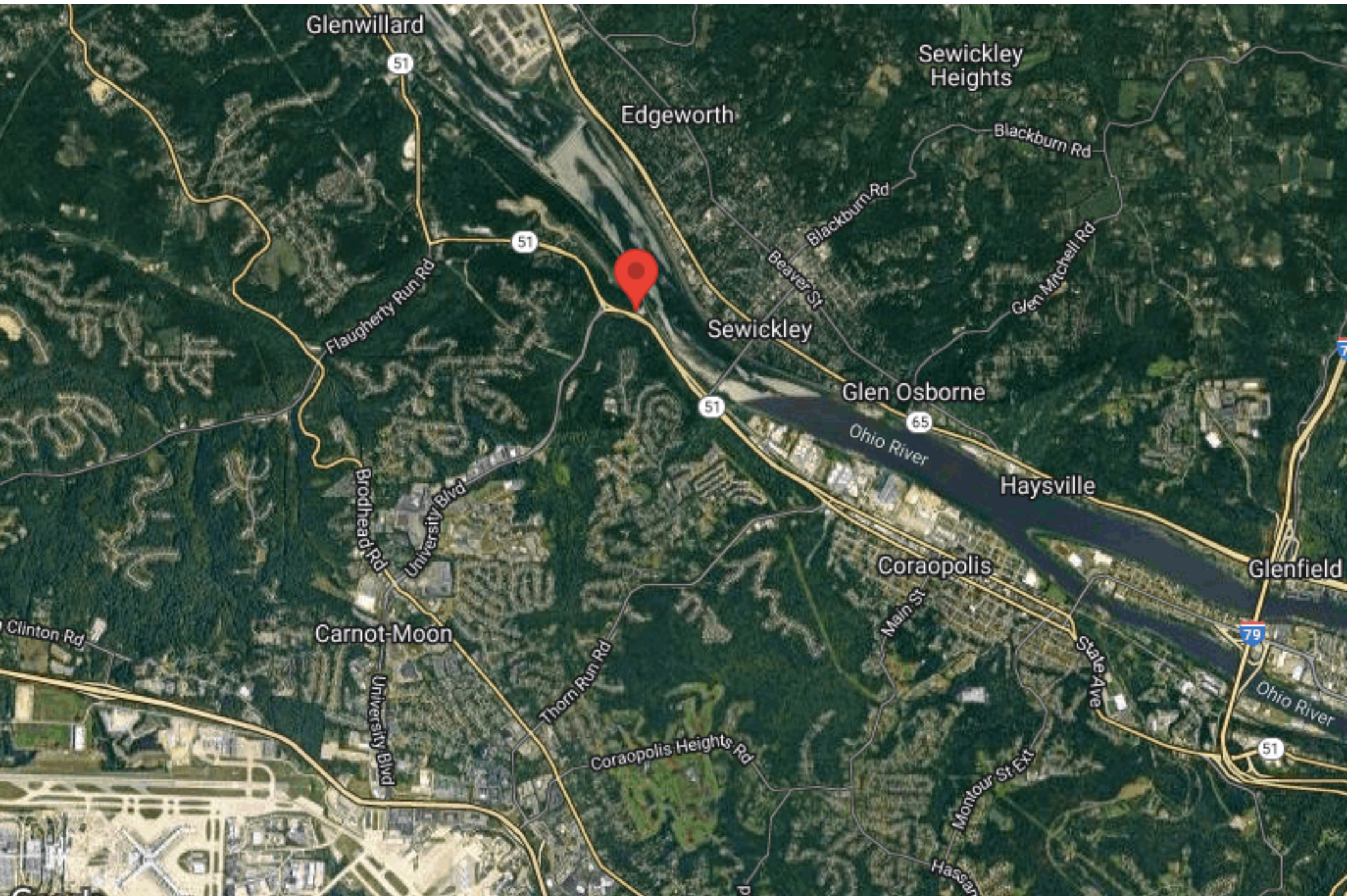
## PROPERTY HIGHLIGHTS

- 10,000 SF Flex, office, warehouse
- New Roof and HVAC
- 2nd floor office with storage or additional office on the 1st floor
- Close proximity to I-79, I-376 and Airport



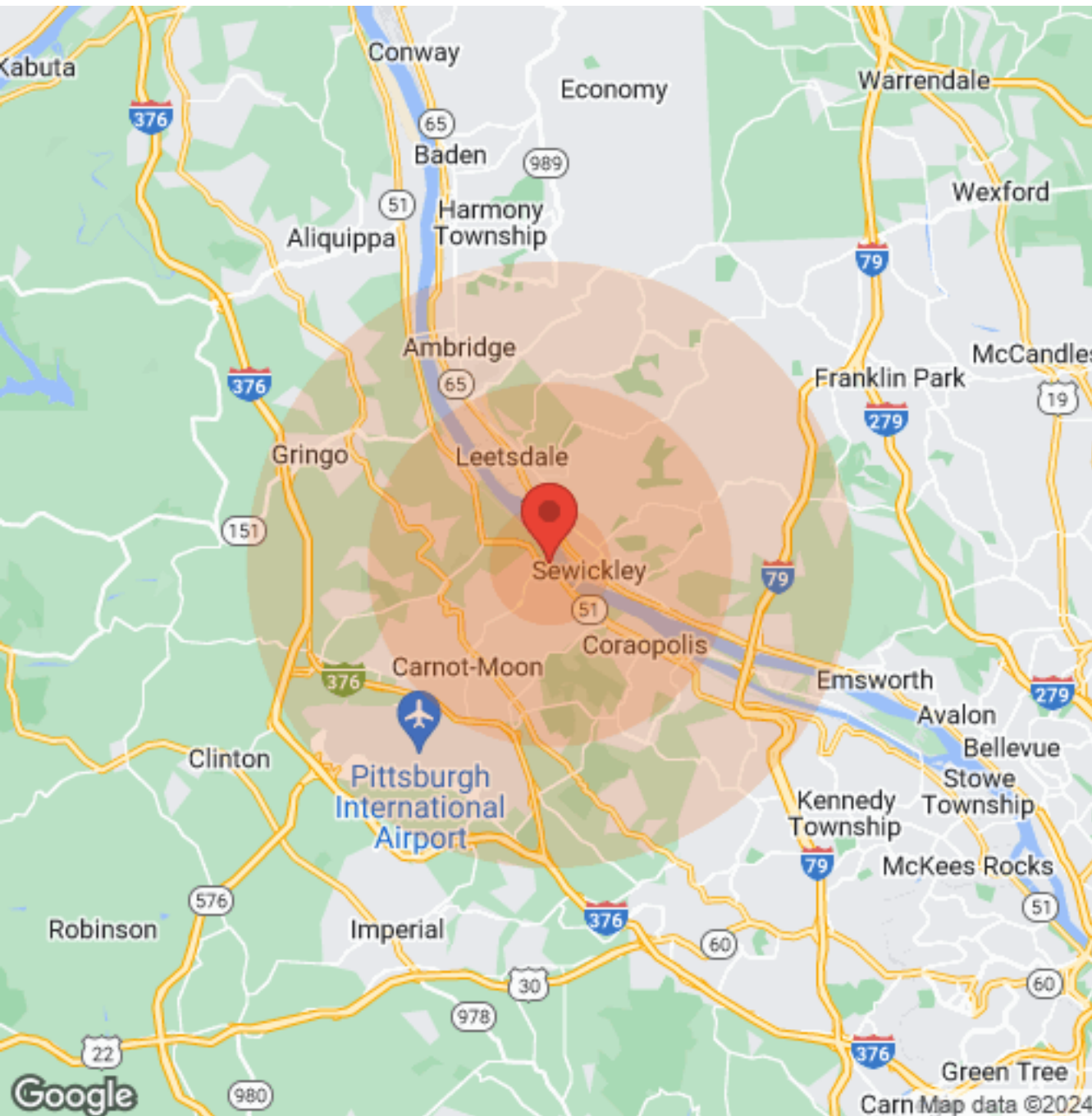
# REGIONAL MAP

4744 UNIVERSITY BOULEVARD



# DEMOGRAPHICS

4744 UNIVERSITY BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	2,530	18,667	31,984
Female	2,823	20,184	34,324
Total Population	5,353	38,851	66,308

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	963	6,111	10,632
Ages 15-24	741	4,872	8,299
Ages 25-54	1,970	15,051	25,091
Ages 55-64	727	5,386	9,163
Ages 65+	952	7,431	13,123

Income	1 Mile	3 Miles	5 Miles
Median	\$58,296	\$62,487	\$57,841
< \$15,000	150	1,698	3,136
\$15,000-\$24,999	249	1,685	3,229
\$25,000-\$34,999	192	1,591	2,684
\$35,000-\$49,999	309	1,955	3,515
\$50,000-\$74,999	551	2,944	5,059
\$75,000-\$99,999	240	2,170	3,544
\$100,000-\$149,999	314	2,557	4,021
\$150,000-\$199,999	189	857	1,315
> \$200,000	211	1,047	1,629

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,741	18,062	31,114
Occupied	2,407	16,511	28,351
Owner Occupied	1,391	11,071	19,671
Renter Occupied	1,016	5,440	8,680
Vacant	334	1,551	2,763