

# 772 PINE VALLEY DRIVE

PITTSBURGH, PA 15239

## INDUSTRIAL PROPERTY FOR LEASE



### LOCATION DESCRIPTION

772 Pine Valley Drive is strategically positioned in Plum Borough, offering excellent accessibility to the Eastern Suburbs of Pittsburgh. The property is just minutes from Route 286, Route 380, and the Parkway East (I-376), providing direct connectivity to Monroeville, Murrysville, and Downtown Pittsburgh. This location benefits from proximity to major commercial hubs such as Monroeville Mall, Miracle Mile Shopping Center, and UPMC East, drawing consistent traffic from both residents and regional commuters. Surrounded by a strong mix of retail, service, and professional businesses, the site is well-suited flex space. Ample nearby amenities, strong workforce access, and steady traffic flow make this an ideal location for businesses looking to expand their presence in the Pittsburgh market.

### PROPERTY HIGHLIGHTS

- Industrial Park Setting
- Dock high and Drive-In possible
- Located along Route 286
- Minutes from PA Turnpike and 376 Parkway East
- Daily Traffic Count: 5,000
- Healthy Tenant Mix

### PROPERTY DESCRIPTION

With the capability for dock high and drive-in access, this location is designed to effortlessly accommodate various operational needs. Featuring a robust daily traffic count of 5,000 and a thriving tenant mix, this space presents an unparalleled opportunity for businesses seeking a high-impact industrial lease. Rates are based on a 5-year term with 3% annual increases.

### OFFERING SUMMARY

Lease Rate:	\$8.50 - 22.50 SF/yr (MG)
Available SF:	11,780 SF
Building Size:	11,780 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,913	13,134	30,721
Total Population	7,493	33,102	76,497
Average HH Income	\$72,911	\$79,844	\$81,423

### CLAYTON MORRIS

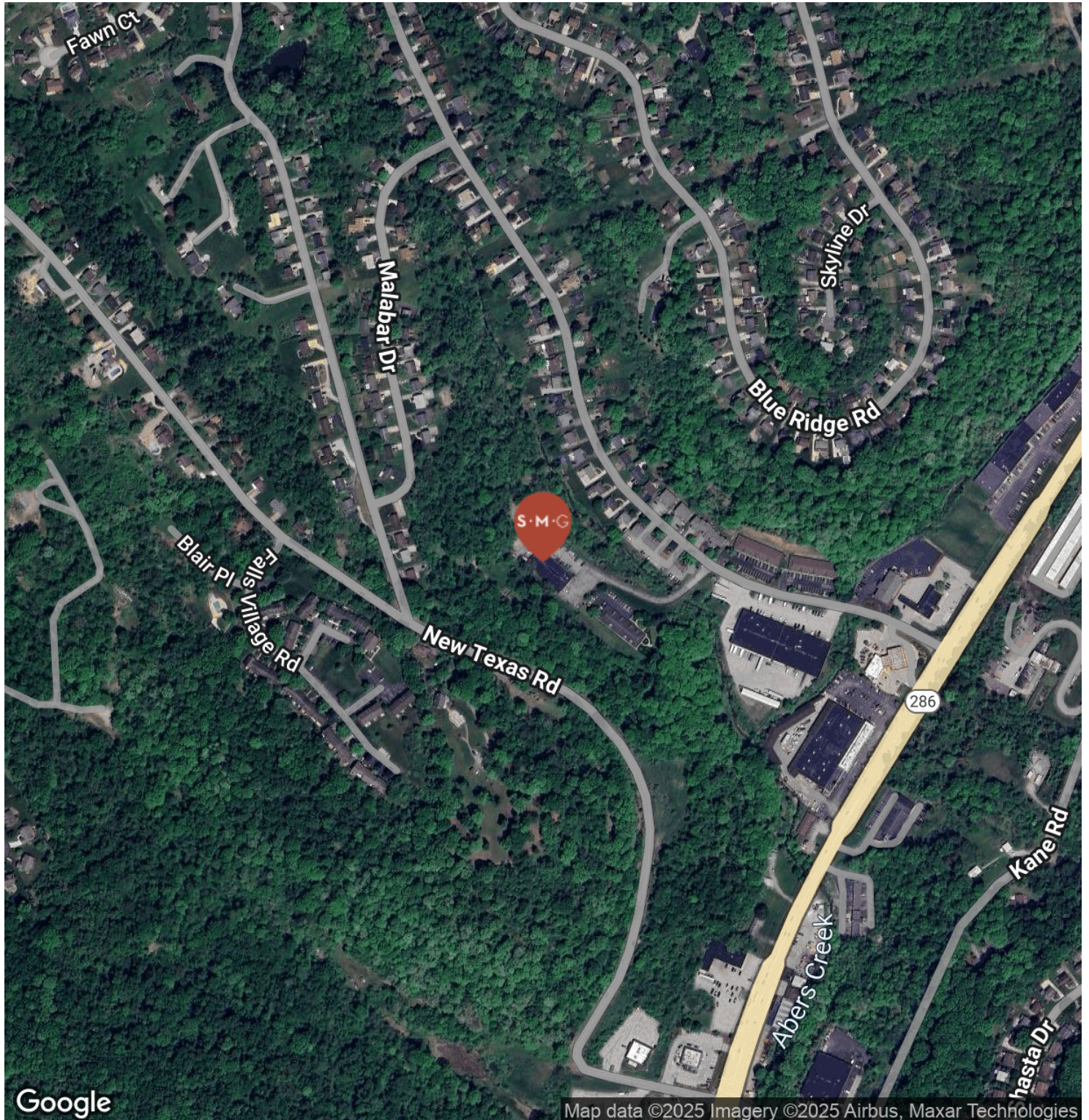
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