

INDUSTRIAL PROPERTY FOR LEASE

**780 PINE VALLEY
DRIVE**

780 PINE VALLEY DRIVE

PLUM, PA 15239

INDUSTRIAL PROPERTY FOR LEASE



LOCATION DESCRIPTION

Located in the bustling Plum, PA area, the property offers convenient access to a range of amenities and services. Just moments away, tenants can find an array of dining options, including the popular Plum Pan Asian Kitchen and the local favorite, The Original Pizza Company. For outdoor enthusiasts, nearby facilities such as Plum Creek Park and Boyce Park provide ample opportunities for recreation and relaxation. The property's proximity to retail establishments and essential services makes it an ideal location for industrial and flex space tenants seeking a vibrant and accessible setting for their business operations.

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

PROPERTY DESCRIPTION

5-year rates:
Warehouse rate is \$8.50 per SF
Office rate is \$22.50 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:	\$8.50 - 22.50 SF/yr (MG)
Available SF:	7,370 - 8,710 SF
Building Size:	39,284 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,849	12,973	30,099
Total Population	7,289	32,696	75,119
Average HH Income	\$73,774	\$80,748	\$82,225

CLAYTON MORRIS

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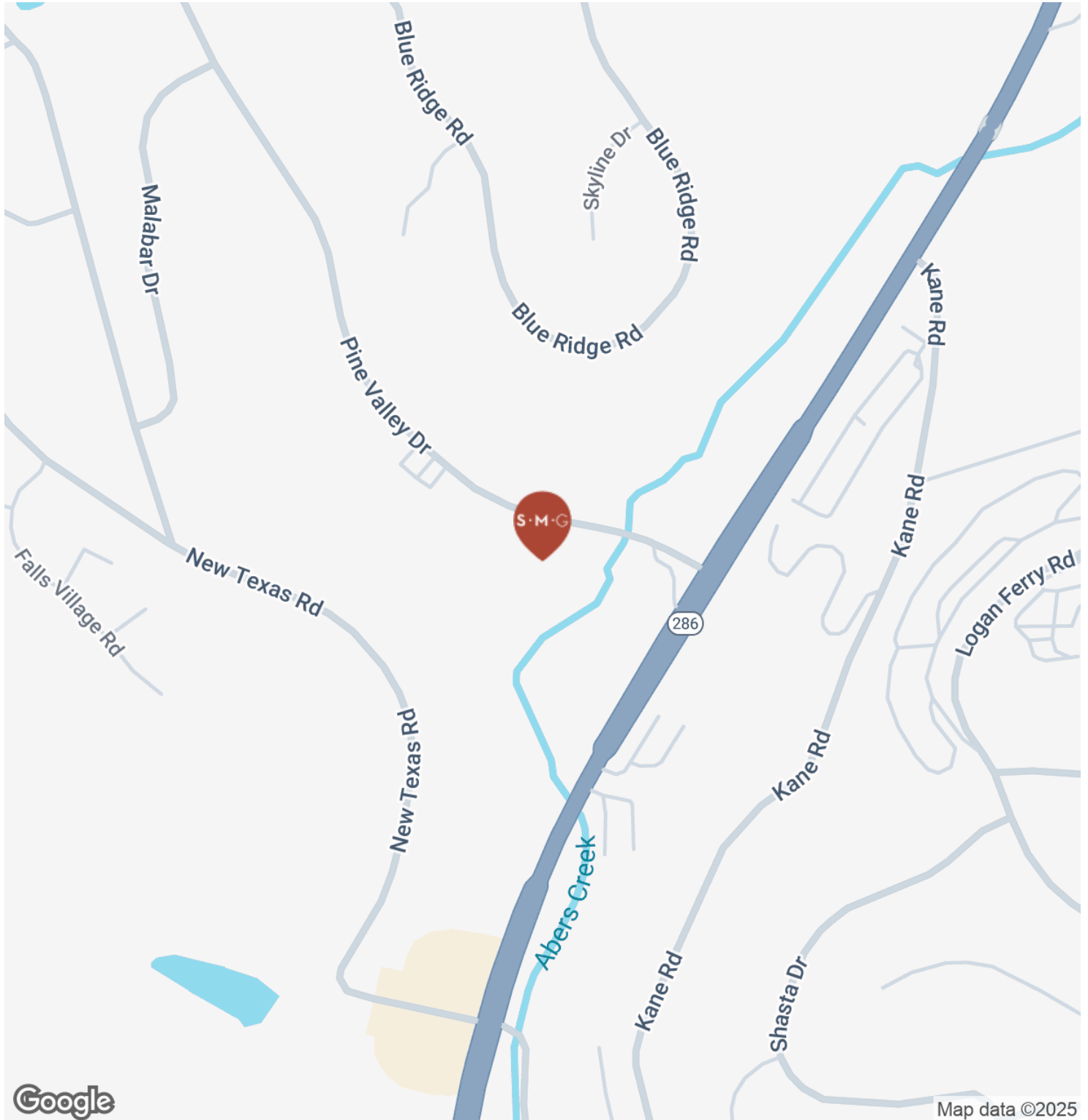
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SAMPSON MORRIS GROUP

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