

700

INDUSTRIAL PROPERTY FOR LEASE

**700-730**

**MONROEVILLE  
BUSINESS PARK**

# 700-730 - MONROEVILLE BUSINESS PARK

700-730 SECO RD, MONROEVILLE, PA 15146

## INDUSTRIAL PROPERTY FOR LEASE



### LOCATION DESCRIPTION

Monroeville Business Park was built with the office flex user in mind. Some building highlights include a great location, dock high & drive-ins possible throughout the park, multiple tenants and abundant parking with easy truck access from both I-376 and I-76 PA Turnpike.

### PROPERTY HIGHLIGHTS

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

### OFFERING SUMMARY

Lease Rate:	\$8.00 - 18.00 SF/yr (MG)
Available SF:	4,800 - 8,720 SF
Building Size:	64,300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,937	16,957	49,151
Total Population	4,678	40,709	114,839
Average HH Income	\$70,175	\$67,637	\$65,819

### CLAYTON MORRIS

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

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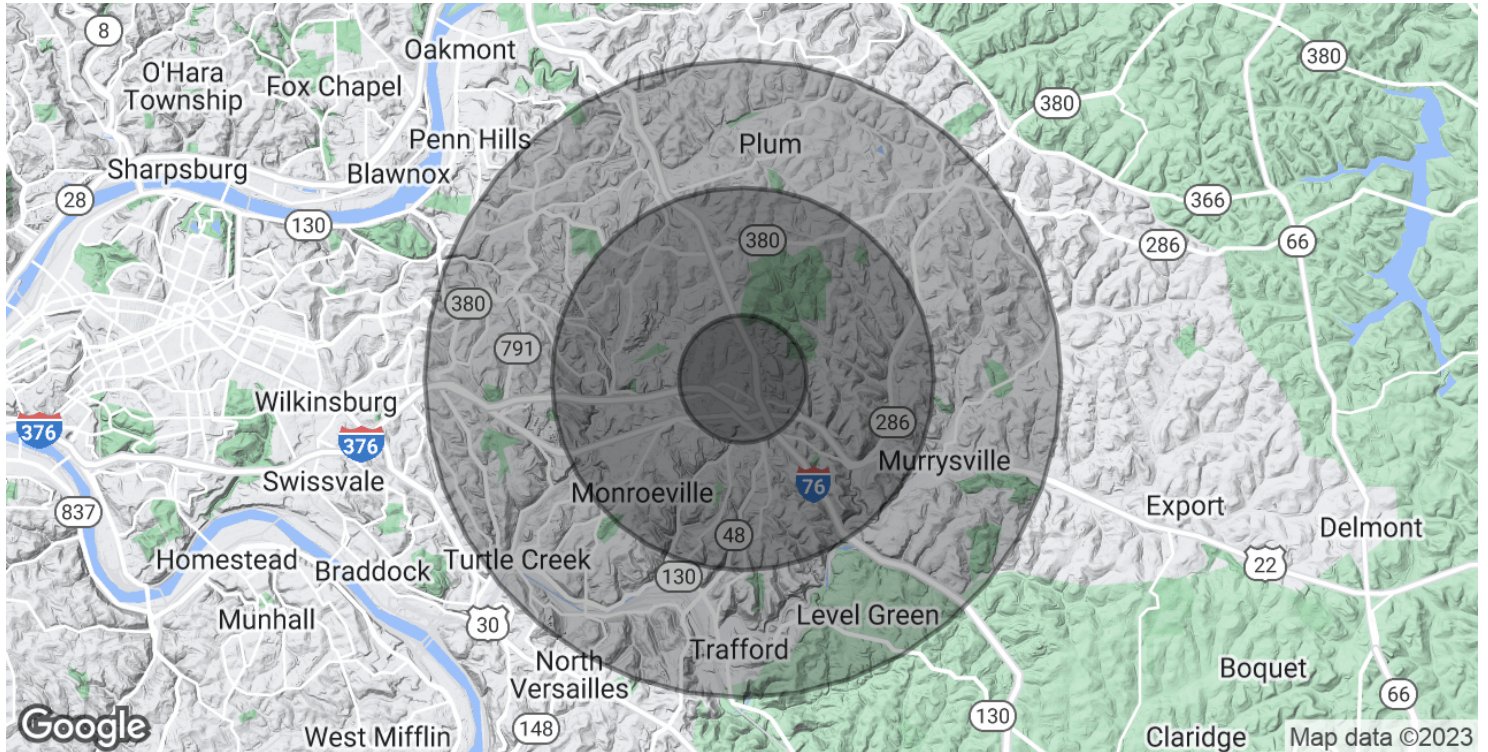
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,678	40,709	114,839
Average Age	45.7	43.8	44.0
Average Age (Male)	42.3	41.6	41.8
Average Age (Female)	48.7	45.7	46.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,937	16,957	49,151
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$70,175	\$67,637	\$65,819
Average House Value	\$136,478	\$144,367	\$134,015

\* Demographic data derived from 2020 ACS - US Census

## CLAYTON MORRIS

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**SAMPSON · MORRIS** GROUP