

INDUSTRIAL PROPERTY

# 650 SECO ROAD - MONROEVILLE BUSINESS PARK



# 650 SECO ROAD - MONROEVILLE BUSINESS PARK

650 SECO ROAD, MONROEVILLE, PA 15146

## INDUSTRIAL PROPERTY



### PROPERTY 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.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,858	16,922	48,050
Total Population	4,476	40,796	112,458
Average HH Income	\$70,284	\$68,208	\$66,449

### 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

### CLAYTON MORRIS

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



# 650 SECO ROAD - MONROEVILLE BUSINESS PARK

650 SECO ROAD, MONROEVILLE, PA 15146

**INDUSTRIAL PROPERTY**

---



**CLAYTON MORRIS**

Vice President of Development and Leasing

412.374.1060

[cmorris@sampsonmorrisgroup.com](mailto:cmorris@sampsonmorrisgroup.com)

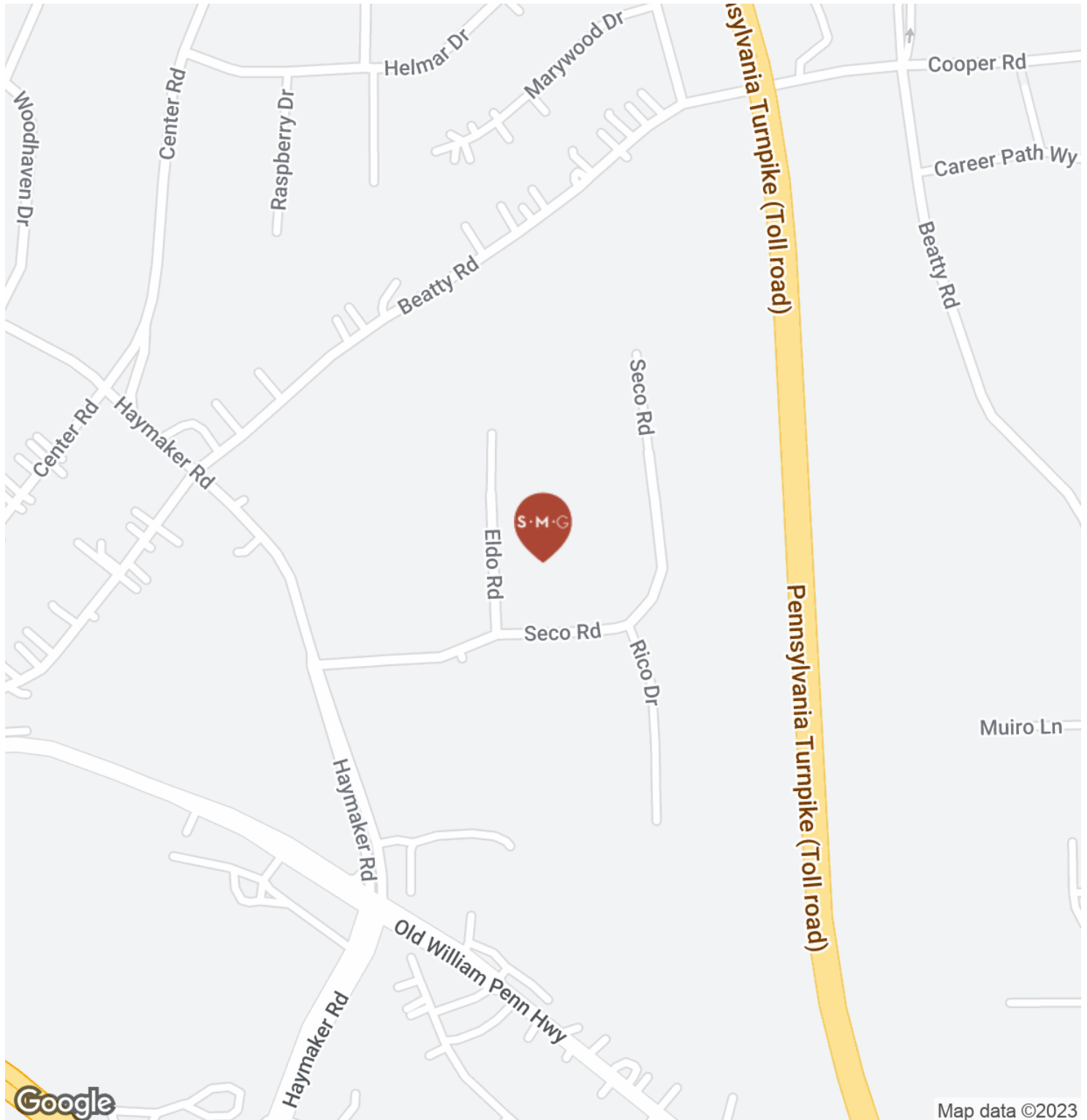
---

**SAMPSON MORRIS** GROUP

# 650 SECO ROAD - MONROEVILLE BUSINESS PARK

650 SECO ROAD, MONROEVILLE, PA 15146

INDUSTRIAL PROPERTY



## CLAYTON MORRIS

Vice President of Development and Leasing

412.374.1060

cmorris@sampsonmorrisgroup.com

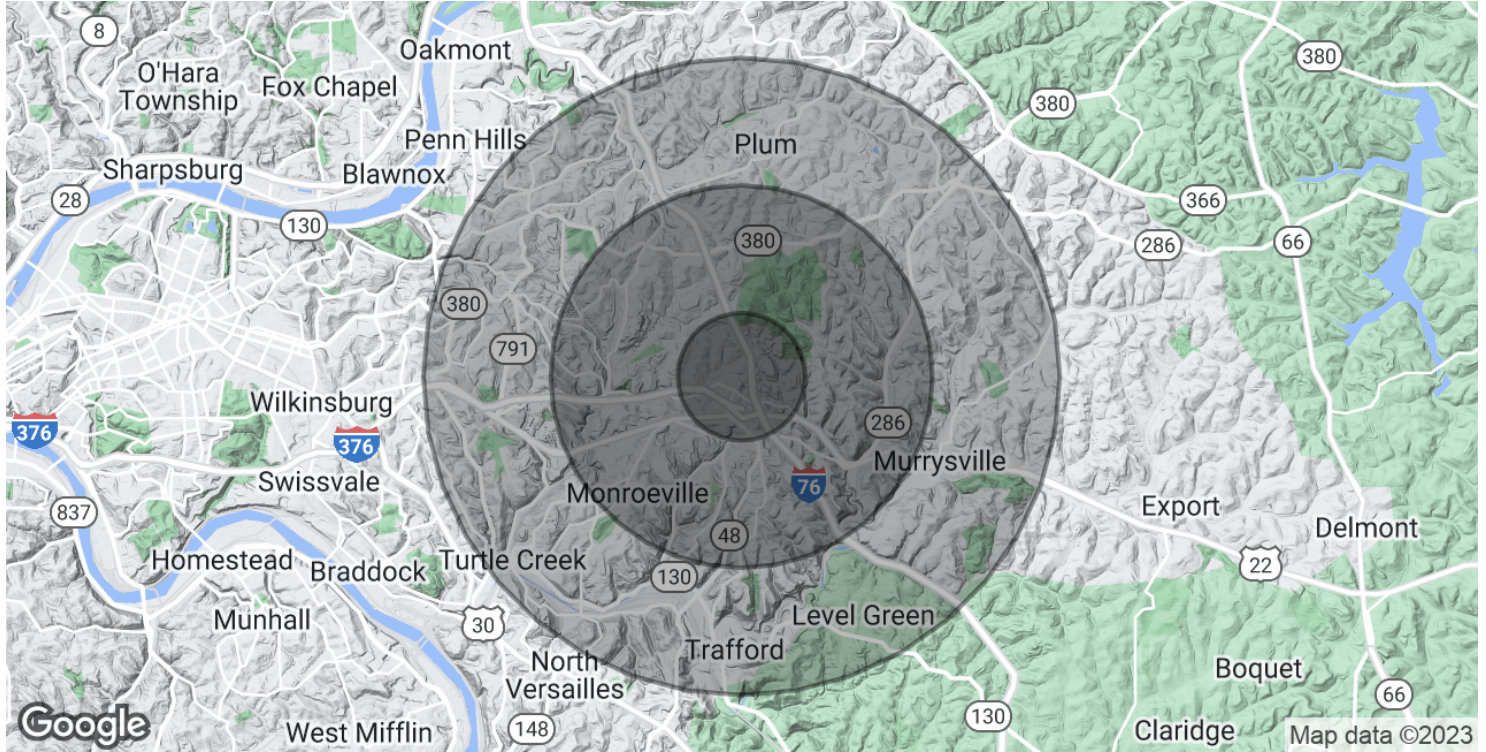
SAMPSON · MORRIS GROUP



# 650 SECO ROAD - MONROEVILLE BUSINESS PARK

650 SECO ROAD, MONROEVILLE, PA 15146

## INDUSTRIAL PROPERTY



### POPULATION

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total Population	4,476	40,796	112,458
Average Age	45.9	43.8	44.0
Average Age (Male)	42.5	41.6	41.9
Average Age (Female)	48.9	45.6	46.1

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total Households	1,858	16,922	48,050
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$70,284	\$68,208	\$66,449
Average House Value	\$137,211	\$144,330	\$135,504

\* Demographic data derived from 2020 ACS - US Census

### CLAYTON MORRIS

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

SAMPSON · MORRIS GROUP