

7 OPPORTUNITIES. ENDLESS POSSIBILITIES. FLEXIBLE BUILD-TO-SUIT SOLUTIONS.

Discover our built-to-suit opportunities; premium sites ready to be tailored to your exact needs. Bring your vision, and we'll create the perfect space for your business to thrive. Several properties are also available for sale or lease, offering flexibility to match your long-term goals.

Take a look at
our website!



WHAT WE DO?

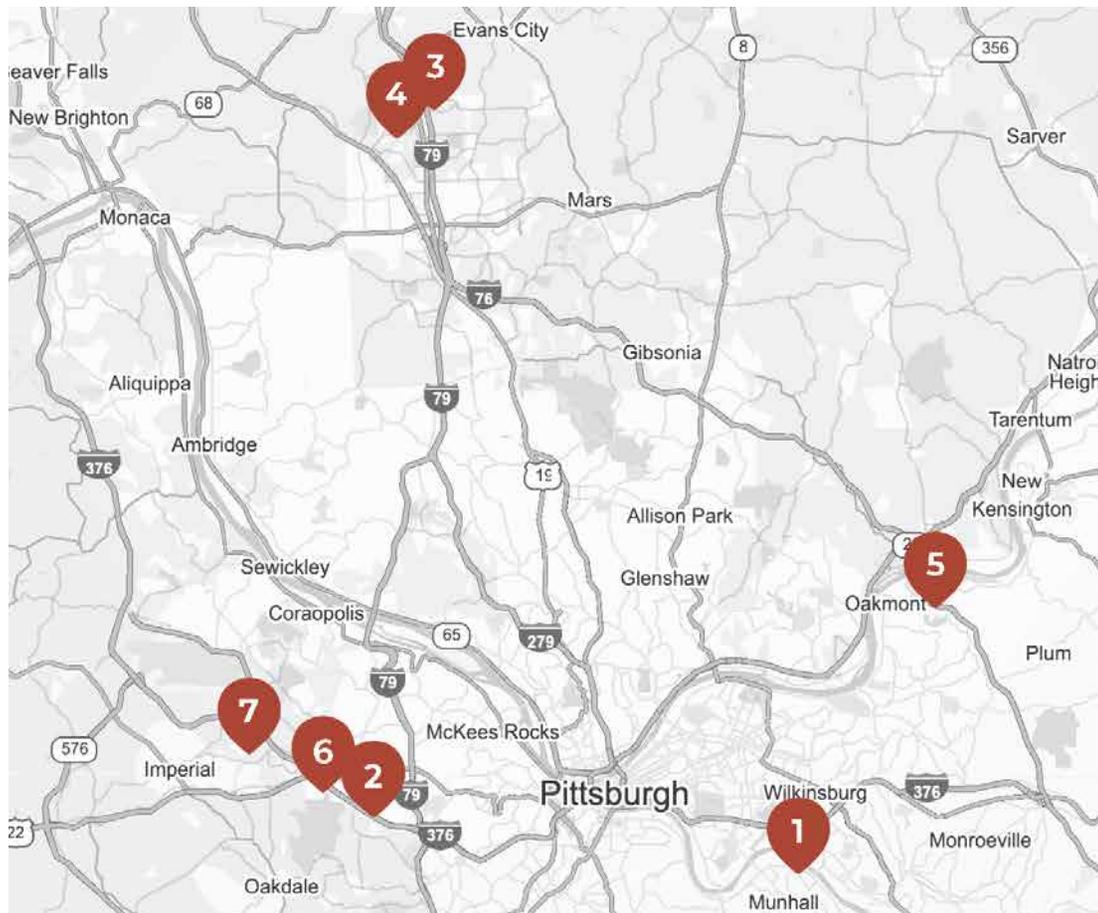
Sampson Morris Group delivers value through ground-up construction, adaptive reuse, turnkey tenant-specific buildouts, and effective property management. We provide affordable, attractive, and functional spaces, allowing our clients to focus on their business while we handle their space needs.

7 PRIME LOCATIONS

Regional Access. Industrial Advantage.

Strategically positioned throughout the Greater Pittsburgh market with immediate access to I-79, I-376, I-279, and the PA Turnpike (I-76). Sites offer efficient connectivity to Downtown Pittsburgh, regional distribution corridors, and Pittsburgh International Airport.

Ideal for manufacturing, logistics, and industrial users seeking strong regional and interstate access.



- 1 The Platemill
- 2 Scenic Ridge
- 3 Century Business Park
- 4 Ehrman Square
- 5 Hulton Road Business Park
- 6 Campbells Run Road Campus
- 7 173 Industry Drive

▶ Click any map location or location name to explore more information.

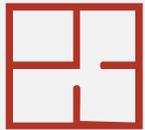
HULTON BUSINESS CENTER

 1967 EASTERN AVE | VERONA, PA 15147

Scale Today. Expand Tomorrow.

Hulton Business Center features a 253,000± SF industrial-flex building on 12.1± acres, with an additional 13± acres available for future expansion, offering built-in scalability within an established campus.

The property provides a flexible layout, multiple dock-high and drive-in doors, ample parking, and strong clear heights, supporting a wide range of industrial and manufacturing users.



253,000± SF facility with
13± acres reserved for
future growth



Up to 25 MW
of scalable power
potential available



Flat, flexible site
supporting multiple high
energy users



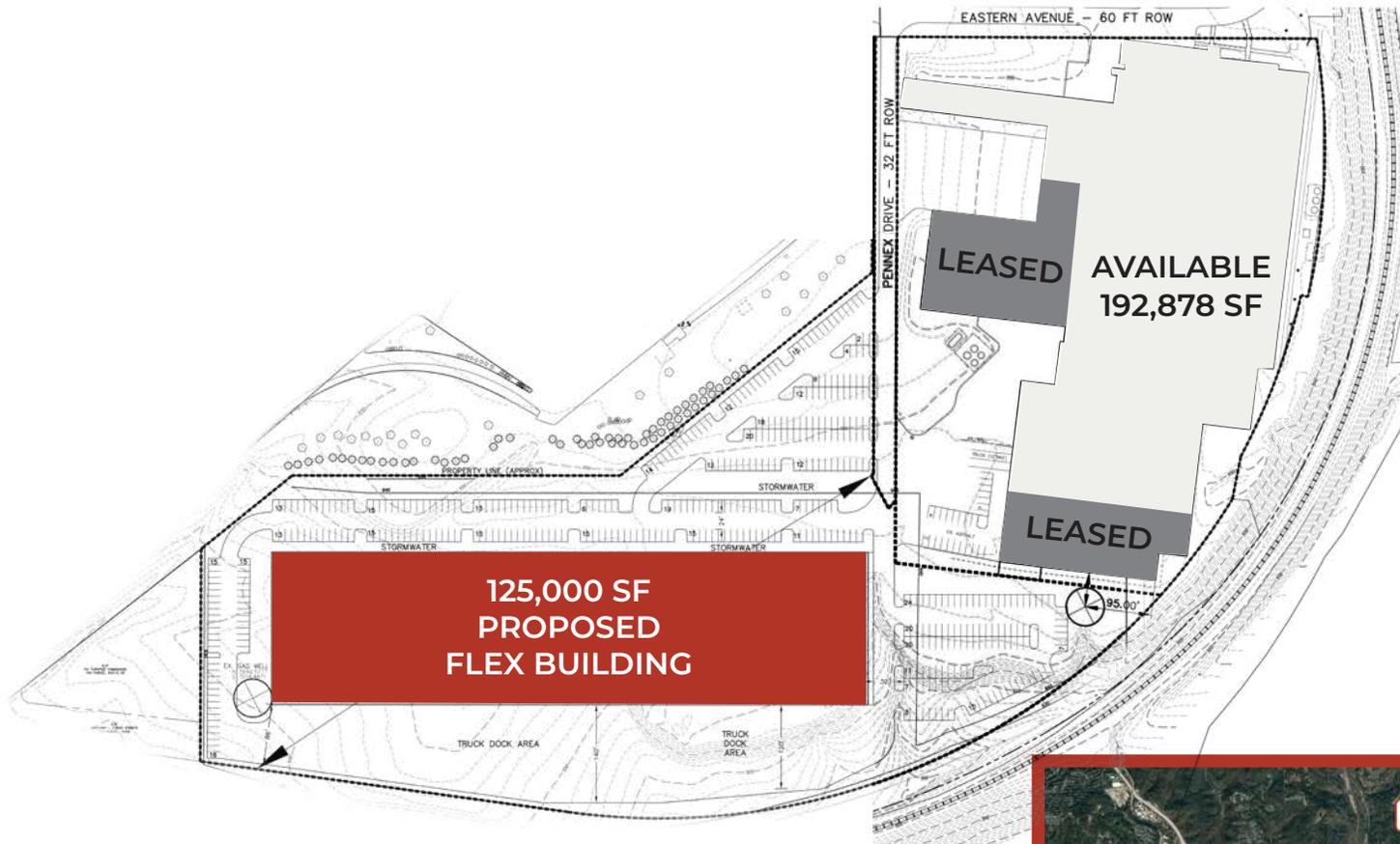
Ample, Efficient
Parking & Access



BUILD-TO-SUIT FOR LEASE OR SALE

Built to Flex

– This build-to-suit site offers up to 125,000 SF of customizable space tailored to your business



An Industrial Campus Built for Flexibility

A scalable industrial-flex opportunity offering flexible space, expansion land, and strategic regional access

- Minutes to the PA Turnpike and 25 minutes to Downtown Pittsburgh
- M1 (Manufacturing) zoning supporting a wide range of industrial and flex uses
- Established industrial campus with ample parking, truck access, and room to grow



SAMPSON·MORRIS GROUP



CLAYTON MORRIS
VICE PRESIDENT OF DEVELOPMENT AND LEASING

PA LICENSE RS336536
PA BROKERAGE RB065210

**Stop Compromising.
Build What You Want.**



Call Us Now!

412-374-1060

cmorris@sampsonmorrisgroup.com

2500 Eldo Road, Monroeville PA, 15146



*Looking for something
different? View our Portfolio!*

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without notice.*