

SAMPSON·MORRIS GROUP

MONROEVILLE BUSINESS PARK

2350 ELDO RD, MONROEVILLE, PA 15146
INDUSTRIAL SPACE FOR LEASE

Located in Monroeville Business Park, 2350 Eldo Road offers tenants immediate access to major transportation routes, a strong industrial and flex business environment, and nearby amenities including green space for employees.

WHAT WE DO?

Sampson Morris Group delivers value through ground-up construction, adaptive reuse, custom 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.

Take a look at our
website!





PROPERTY DESCRIPTION

Monroeville Business Park is designed for today’s office and flex users, offering a prime location with dock-high and drive-in access throughout the park. Tenants benefit from a multi-tenant environment with abundant parking, easy truck circulation, and direct access to I-376 and the PA Turnpike (I-76).

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

SPACES

2350 Eldo Road Monroeville PA 15146

LEASE RATE

\$9.50 - 23.50 SF/yr

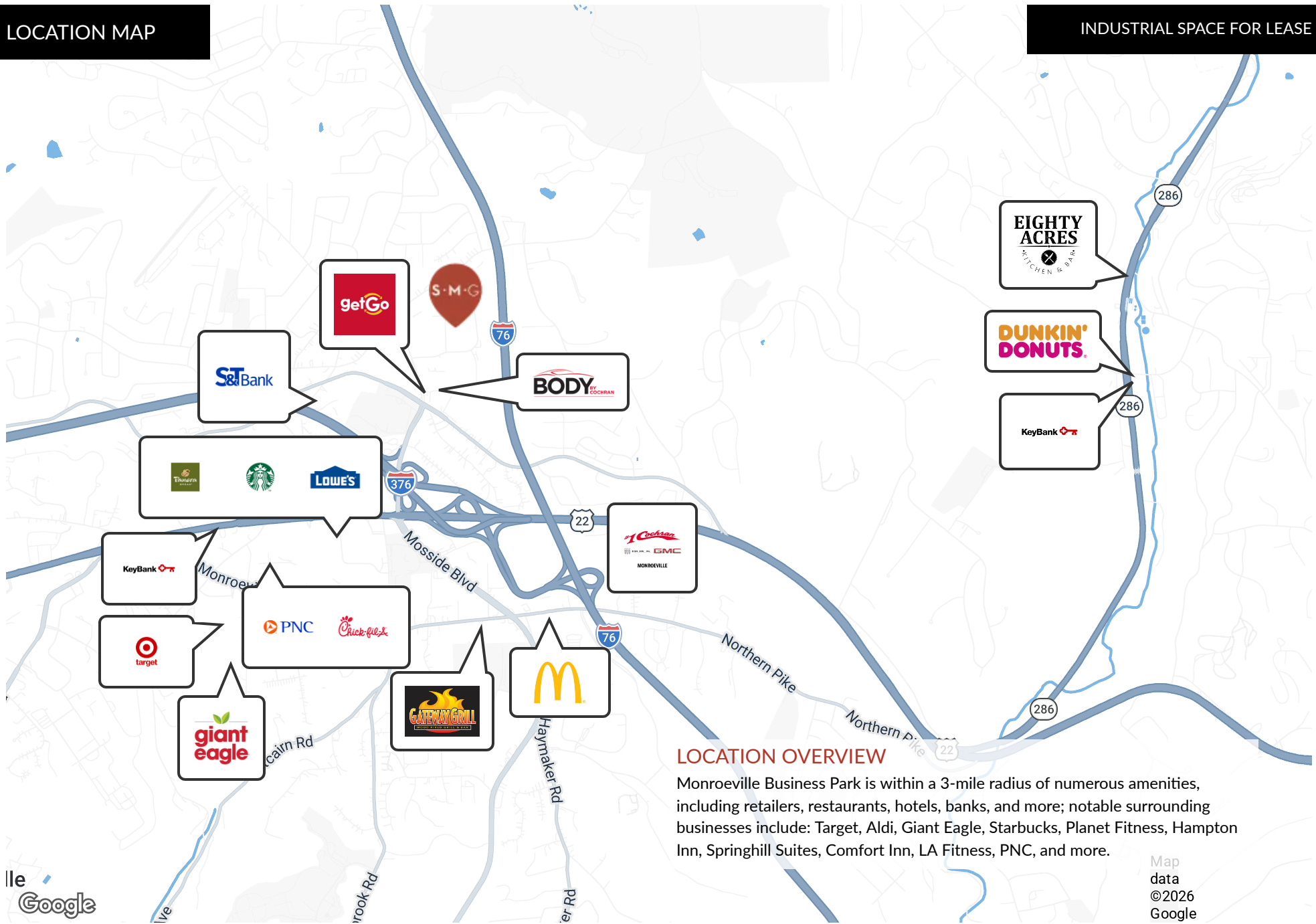
SPACE SIZE

5,000 SF

OUR 5-YEAR RATES:

Warehouse rate is \$9.50 per SF, Office rate is \$23.50 per SF

Shorter-term pricing is available. Included in the 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.



LOCATION OVERVIEW

Monroeville Business Park is within a 3-mile radius of numerous amenities, including retailers, restaurants, hotels, banks, and more; notable surrounding businesses include: Target, Aldi, Giant Eagle, Starbucks, Planet Fitness, Hampton Inn, Springhill Suites, Comfort Inn, LA Fitness, PNC, and more.

Map data ©2026 Google





DEMOGRAPHICS MAP & REPORT

POPULATION

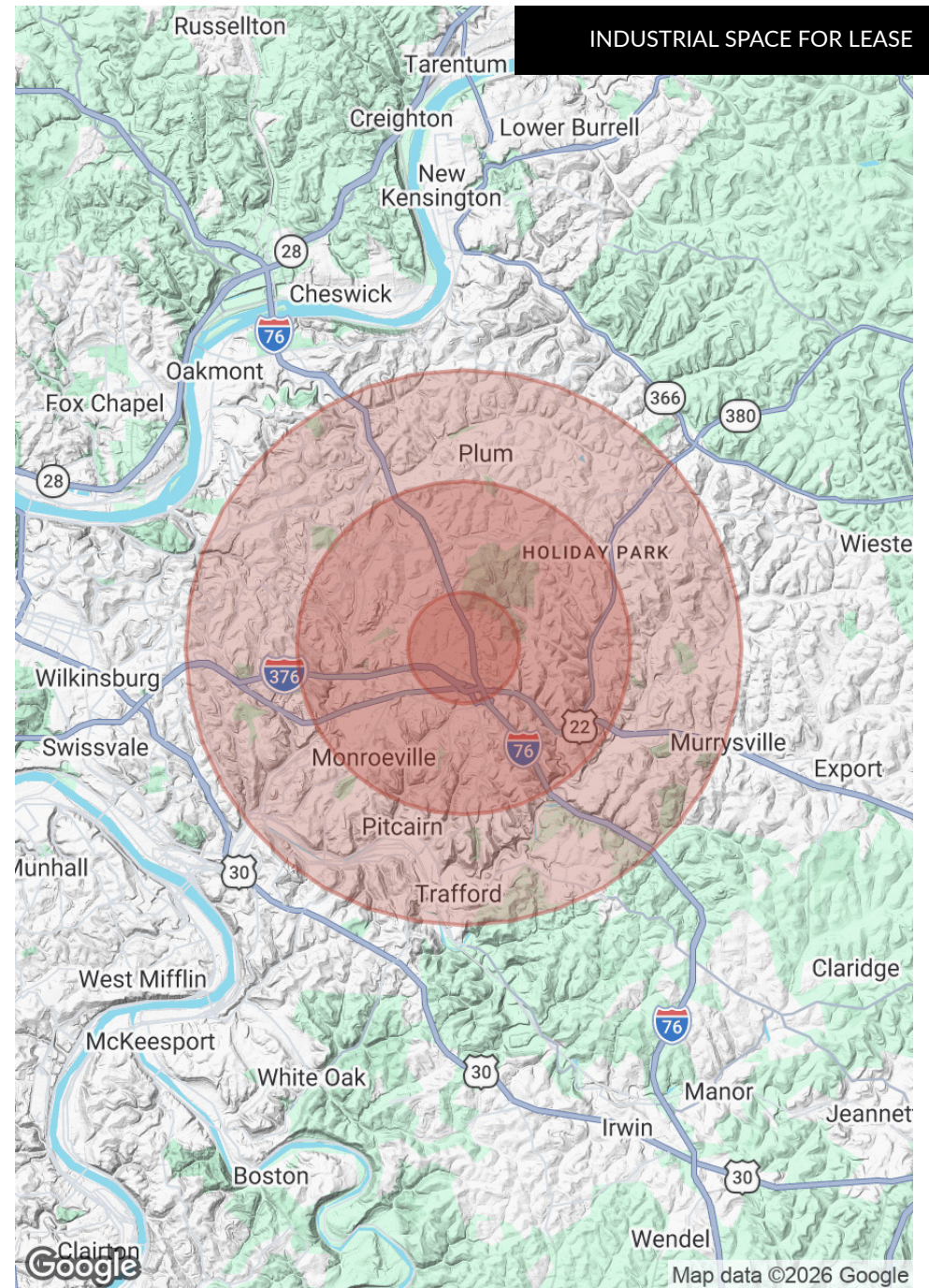
	1 MILE	3 MILES	5 MILES
Total Population	4,513	40,286	111,202
Average Age	45.6	43.7	44.0
Average Age (Male)	42.4	41.6	41.9
Average Age (Female)	48.0	45.5	46.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,836	16,618	47,420
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$71,272	\$68,712	\$66,750
Average House Value	\$135,207	\$143,418	\$136,555

2020 American Community Survey (ACS)

INDUSTRIAL SPACE FOR LEASE





CLAYTON MORRIS

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TERMS AND CONDITIONS

All information is subject to errors, omissions, prior lease, change of price/rental terms, or withdrawal without notice.