

SHEFFIELD BUSINESS CENTER

175 SHEFFIELD DRIVE , DELMONT, PA 15626
INDUSTRIAL FLEX SPACE FOR LEASE

Versatile 24,583 SF industrial facility currently configured as a **gymnastics studio**, offering office, lab, light manufacturing, and warehouse space. Features dock-high loading, three drive-in doors, ample parking, truck staging, and a flexible layout ideal for a variety of commercial and industrial users.

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

Introducing 175 Sheffield Drive, Delmont, PA, 15626 – an exceptional leasing opportunity for your business. This prime property offers a spacious and modern commercial space, perfectly suited for a wide range of uses. Featuring ample parking, high ceilings, and plenty of natural light, this well-maintained building provides a welcoming and functional environment for your business. With its convenient location and versatile layout, this property presents an ideal canvas for creating the perfect workspace tailored to your needs. Take advantage of this exceptional leasing opportunity and unlock the potential of 175 Sheffield Drive for your business.

PROPERTY HIGHLIGHTS

- Former Gymnastics Facility Adaptable to Various Uses
- Steel Beam Construction
- Abundant On-Site Parking and Truck Staging
- Dock-High Loading Door(s)
- 16' Clear Height
- Three (3) Drive-In Doors for Efficient Loading and Operations

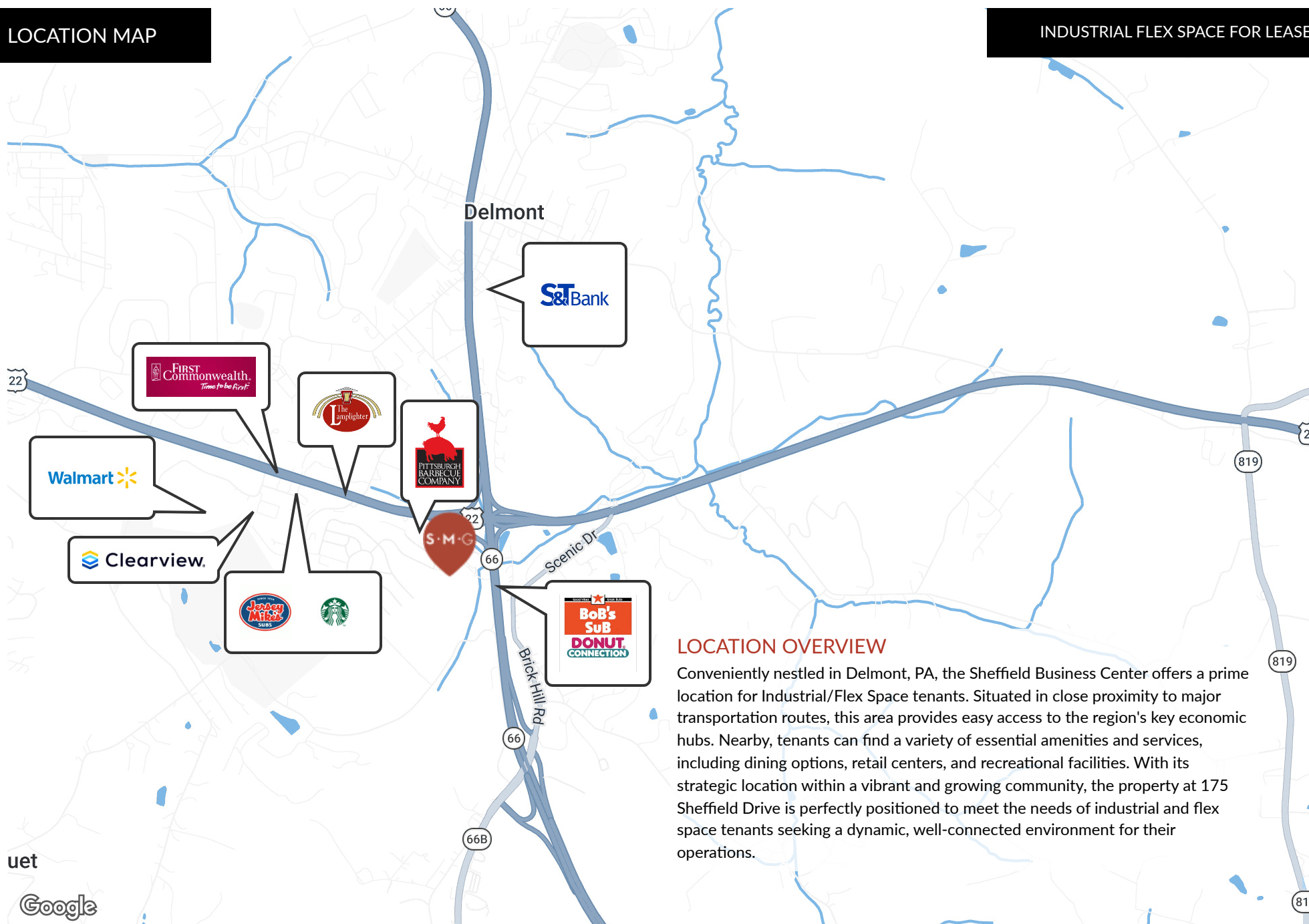
OFFERING SUMMARY

Lease Rate:	\$6.95 - 20.95 SF/yr (NNN)
Available SF:	24,583 SF
Building Size:	59,900 SF

OUR 5-YEAR RATES:

Office \$20.95 per SF/NNN
Warehouse \$6.95 per SF/NNN

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

Conveniently nestled in Delmont, PA, the Sheffield Business Center offers a prime location for Industrial/Flex Space tenants. Situated in close proximity to major transportation routes, this area provides easy access to the region's key economic hubs. Nearby, tenants can find a variety of essential amenities and services, including dining options, retail centers, and recreational facilities. With its strategic location within a vibrant and growing community, the property at 175 Sheffield Drive is perfectly positioned to meet the needs of industrial and flex space tenants seeking a dynamic, well-connected environment for their operations.

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Google

LEGEND

Available



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	24,583 SF	Lease Rate:	\$6.95 - \$20.95 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
175 Sheffield Drive	Available	24,583 SF	NNN	\$6.95 - 20.95 SF/yr	-

DEMOGRAPHICS MAP & REPORT

POPULATION

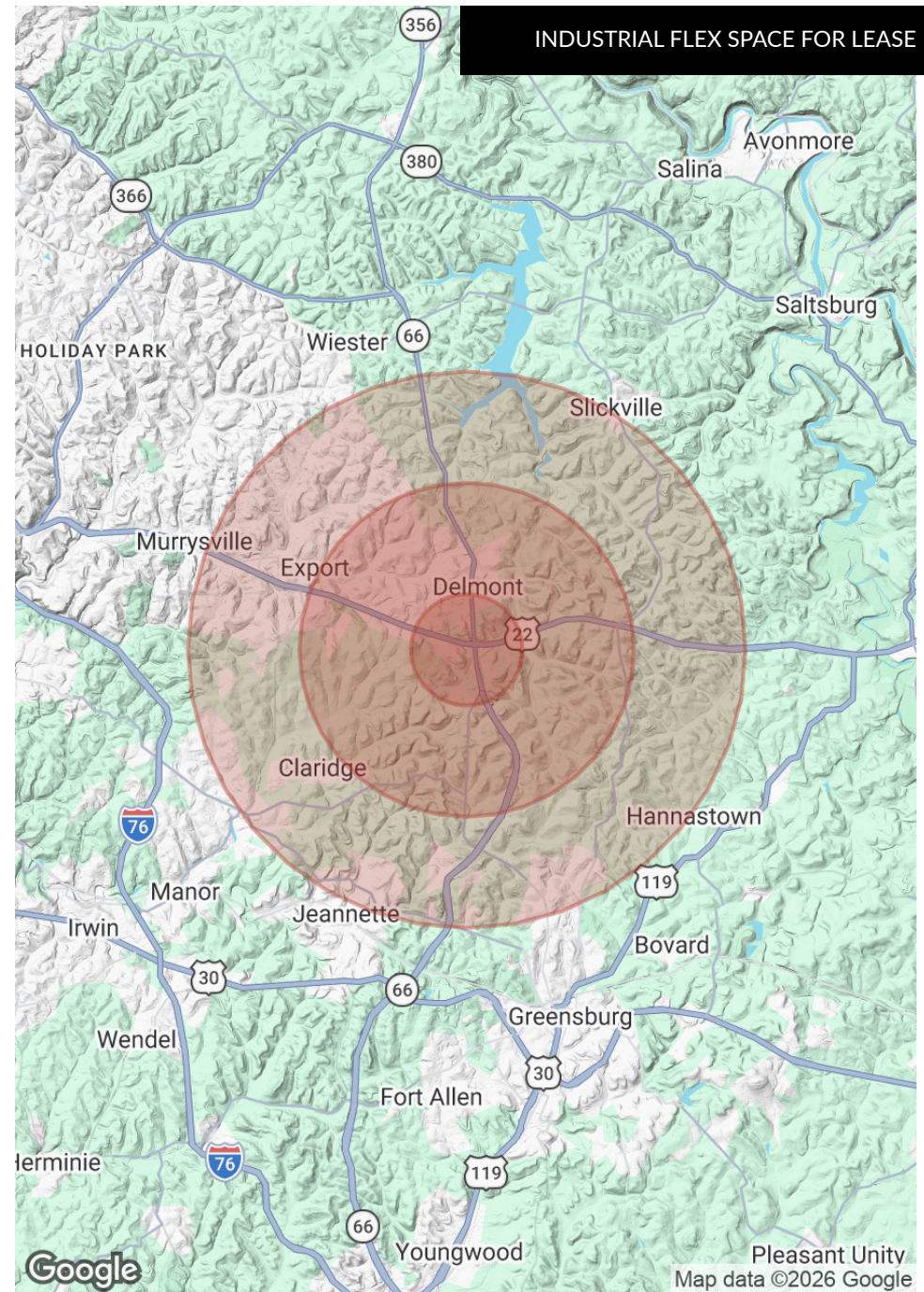
	1 MILE	3 MILES	5 MILES
Total Population	1,578	11,723	34,246
Average Age	57.7	48.1	48.0
Average Age (Male)	59.1	48.7	46.9
Average Age (Female)	57.2	48.6	48.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	960	5,905	16,204
# of Persons per HH	1.6	2.0	2.1
Average HH Income	\$67,394	\$79,424	\$85,778
Average House Value	\$126,590	\$183,114	\$198,411

2020 American Community Survey (ACS)

INDUSTRIAL FLEX SPACE FOR LEASE





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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.