

BUILDING VI
AVAILABLE
70,873 SF₊

— FOR LEASE —
CLINTON COMMERCE PARK
CLIFFORD BALL DRIVE

Marketed by:

CBRE

Developed by:

NEYER
AL. NEYER | EST. 1894



CLINTON, PA 15026
ALLEGHENY COUNTY

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SITE AERIAL

70,873 SF₊
AVAILABLE

DECEMBER 2022
COMPLETION



GraybaR.

BUILDING VII – 66,387 SF

LEASED

BUILDING VI

BUILDING III – 202,817 SF

LEASED

BUILDING IV – 125,000 SF NORD-LOGK

LEASED

BUILDING V – 400,000 SF

LEASED

LEASED

Building I – 297,200 SF

berlin
PACKAGING

LEASED

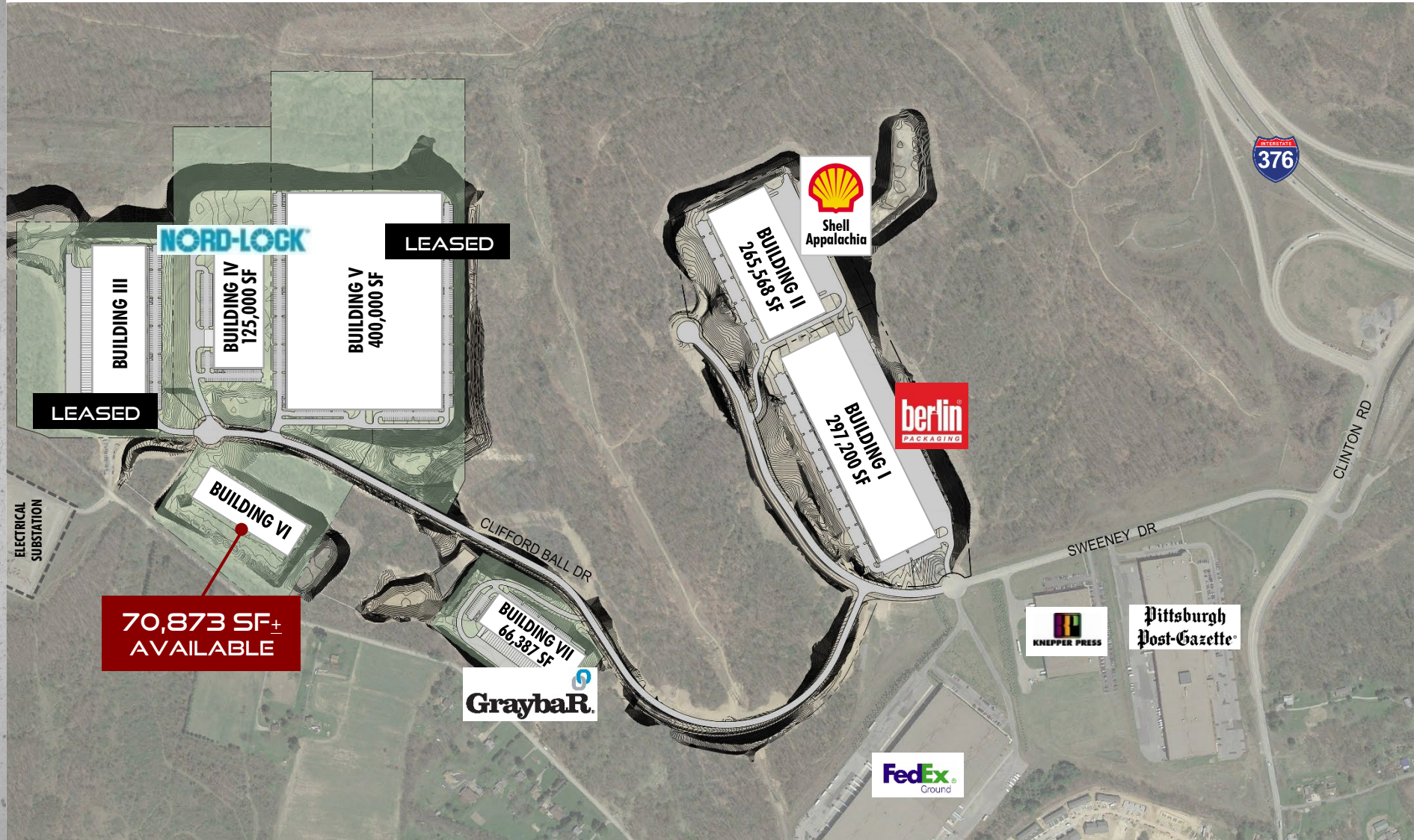
Building II – 265,568 SF

Shell
Appalachia

CLINTON COMMERCE PARK

CLIFFORD BALL DRIVE

OVERALL SITE PLAN



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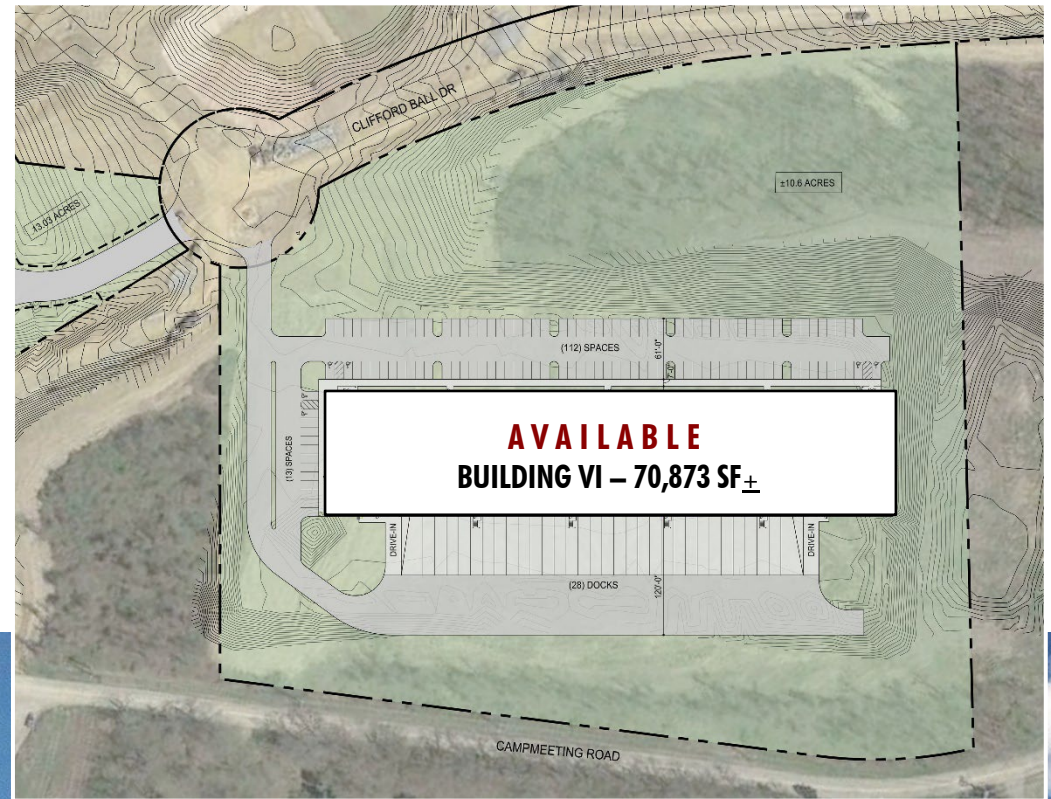
CBRE, Inc.

US Steel Tower
600 Grant Street, Suite 4800
Pittsburgh, PA 15219
www.cbre.com

BUILDING VI

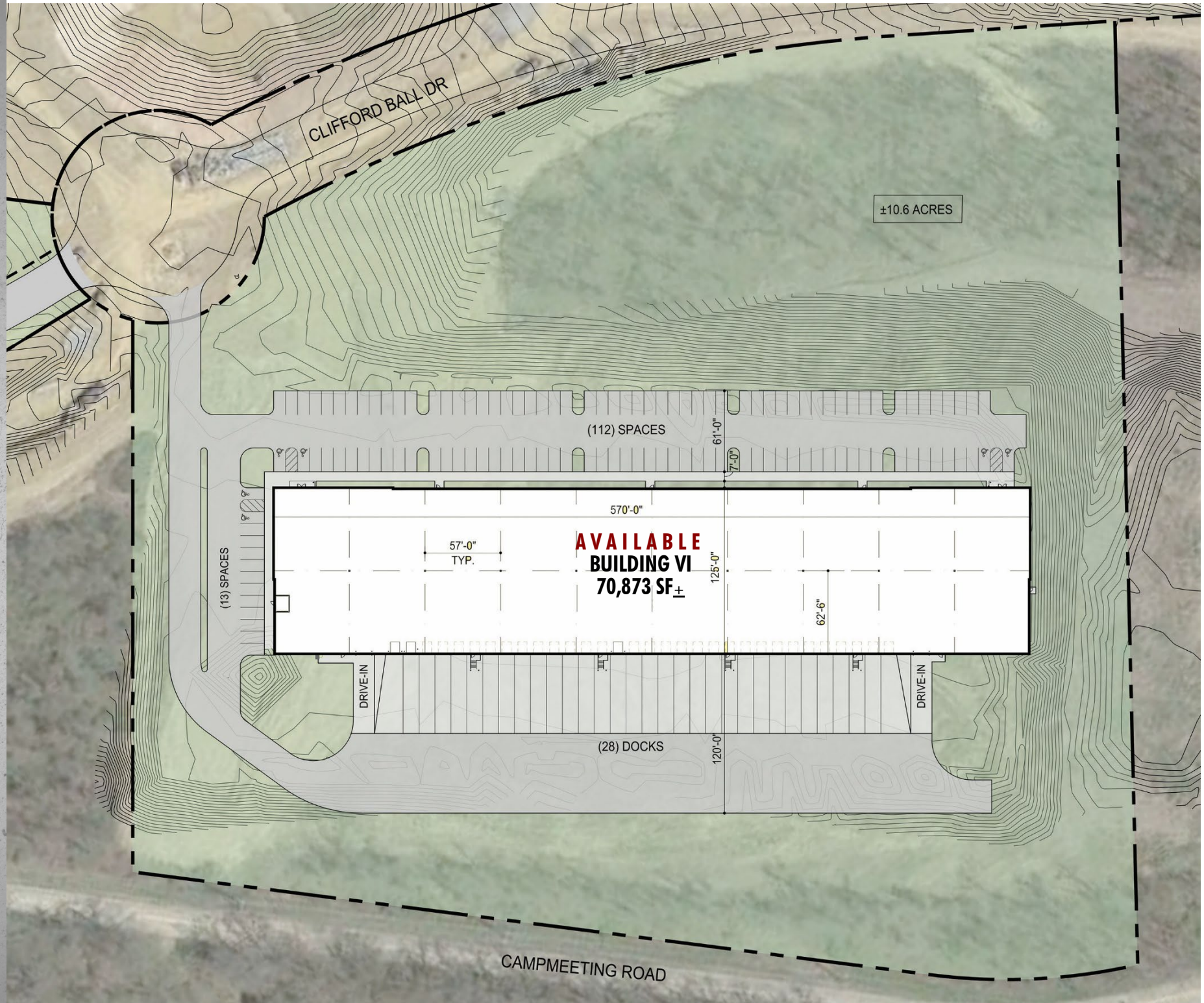
70,873 SF_±

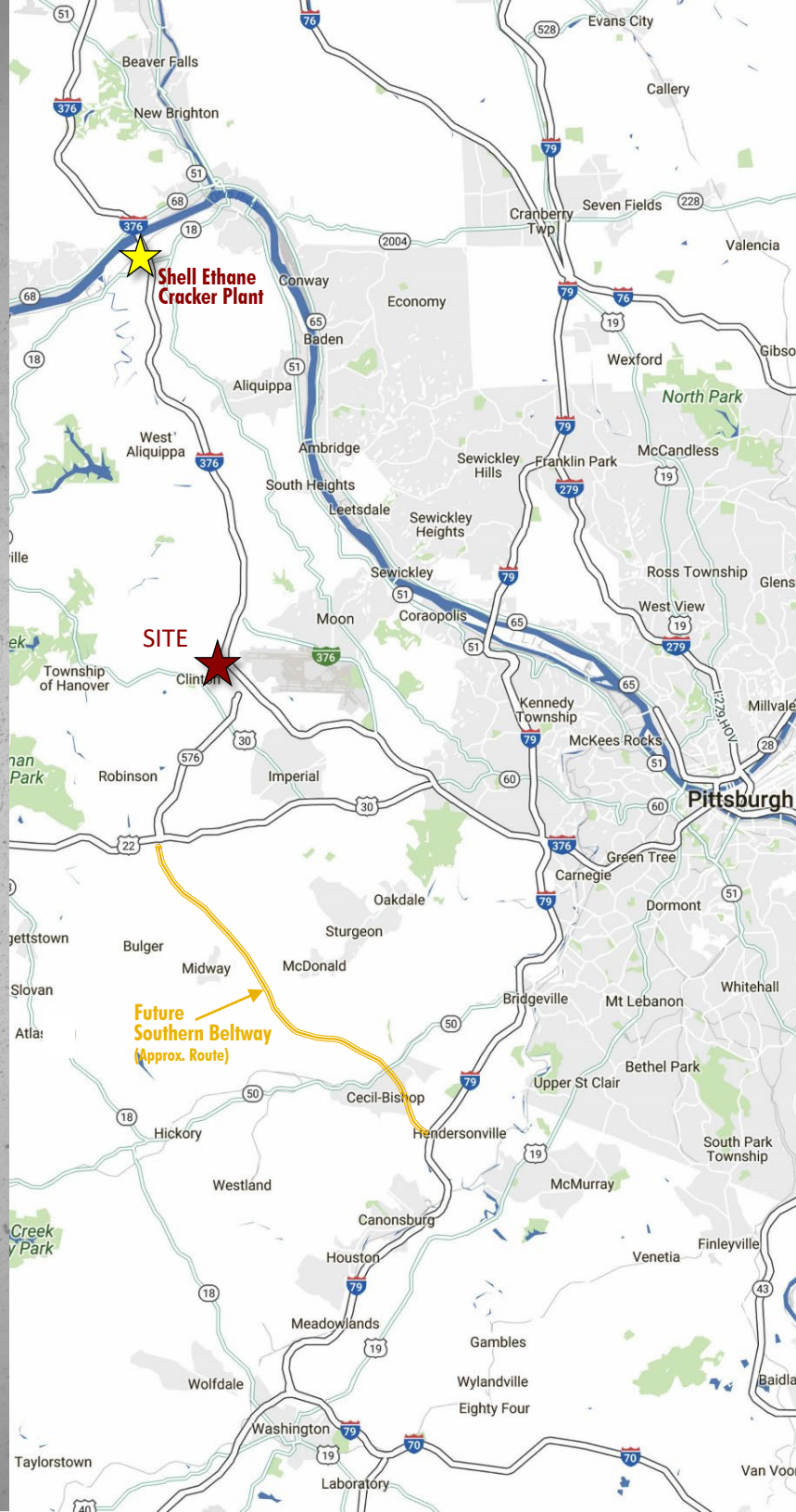
Building Size:	70,873 SF _±
Office:	Build to Suit
Clear Height:	28' after Loading Bay
Column Spacing:	Warehouse Bays: 48' x 62'6"
Truck Court:	120' deep
Fire Protection System:	ESFR K-17 System
Dock Doors:	6 (28 Potential)
Drive-In Doors:	2 (12' x 14')
Walls:	8" Pre-Cast Concrete Wall Panels
Concrete Slab:	6" Fiber Reinforced
Warehouse Lighting:	T-5 High Bay Light Fixtures, 25 FC
Electrical:	800 AMP, 480/277-Volt
Parking Spaces:	125
Roof:	TPO/EPDM Membrane
Zoning:	HI – Heavy Industrial



CLINTON COMMERCE PARK

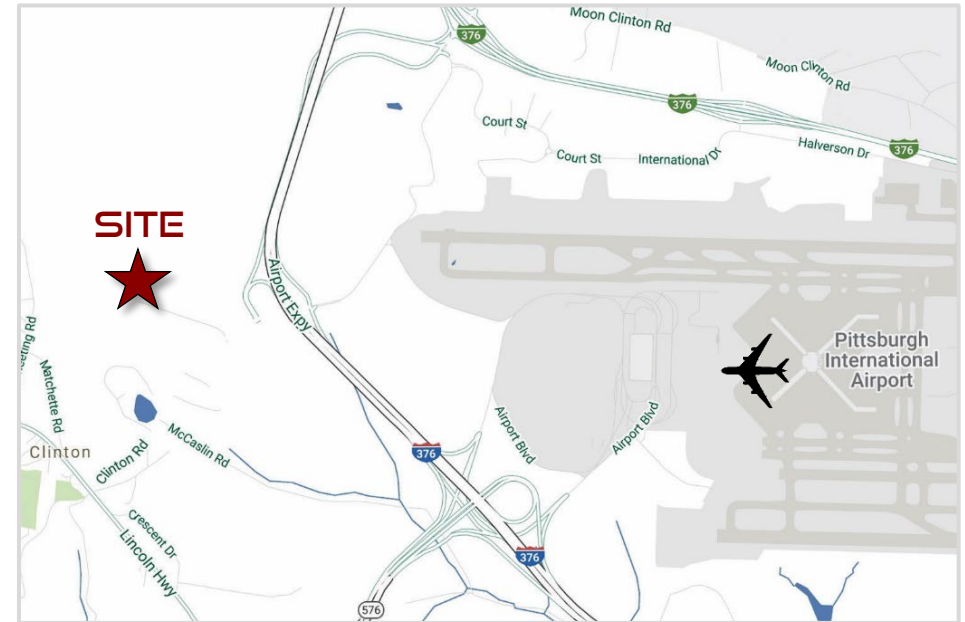
CLIFFORD BALL DRIVE



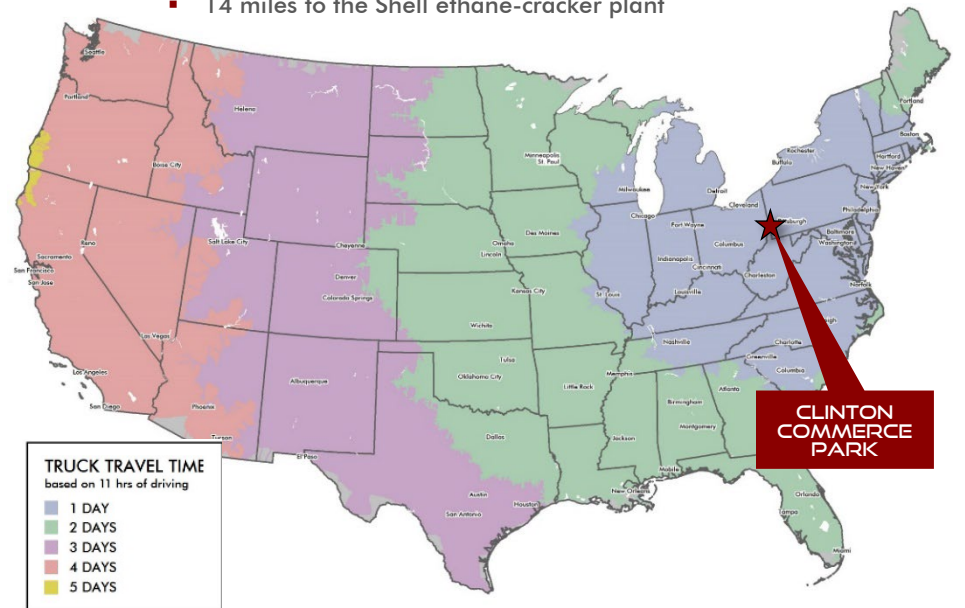


LOCATION

Located in the immediate vicinity of the Pittsburgh International Airport and Interstate 376

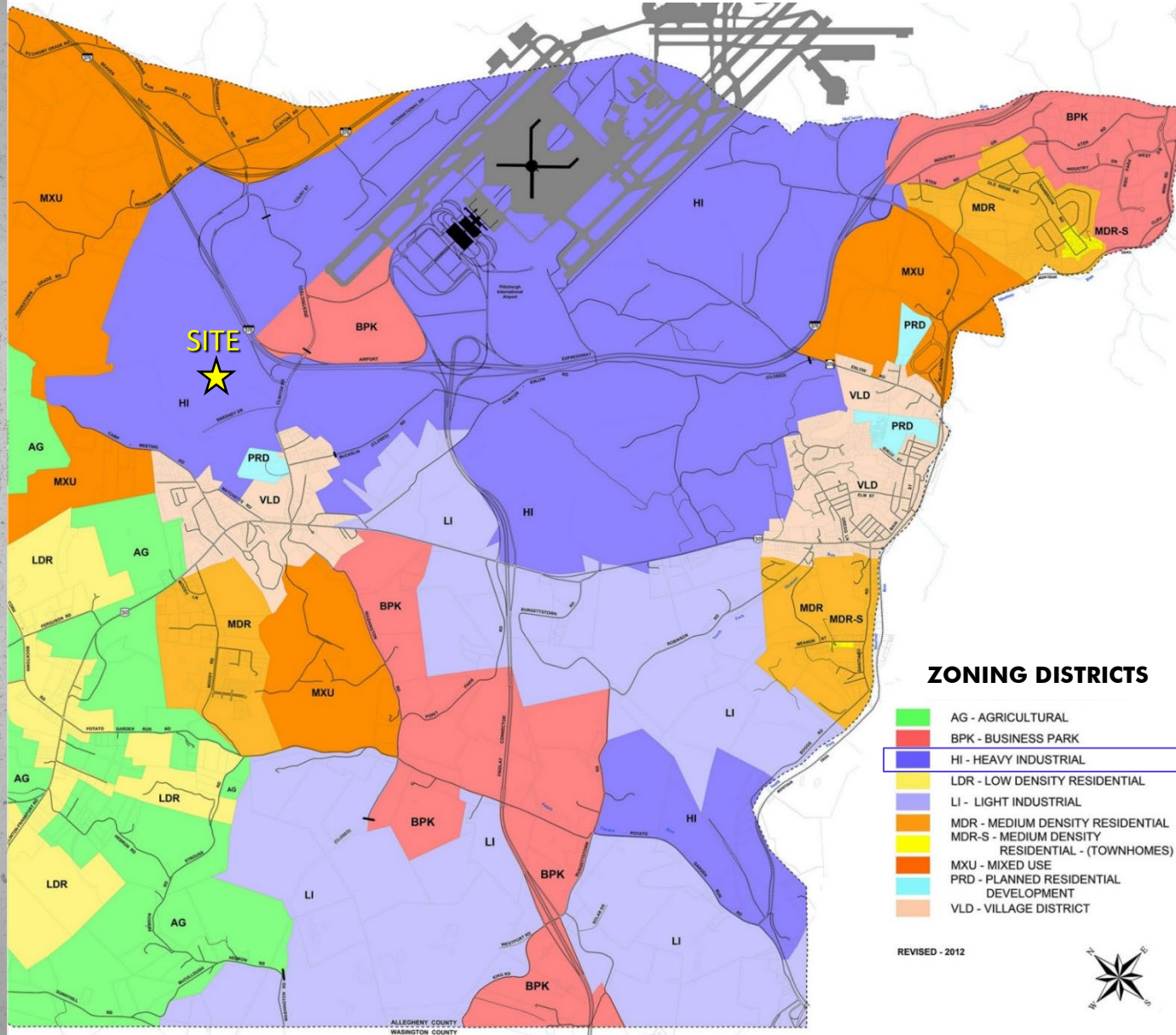


- 3 minutes away from the Pittsburgh International Airport
- Less than 20 miles from downtown Pittsburgh
- 220 miles to Harrisburg, PA; 320 miles to Philadelphia
- 14 miles to the Shell ethane-cracker plant



ZONING

HEAVY INDUSTRIAL FINDLAY TOWNSHIP



CLINTON COMMERCE PARK

FINDLAY CODE
117.410.1
INTENT:

This zoning district is intended to accommodate industrial and manufacturing uses which are characterized by high volume of vehicular traffic, odors, vibrations or glare. It is also the purpose of this district to insure the appropriate use and development of each site and to minimize or eliminate the impact of the undesirable aspects of industrial operations on current and future land uses of adjacent parcels upon residents of the township.

USES:

- Outdoor storage, sales or display areas
- Truck terminal
- Warehouse
- Wholesale business and storage
- Food processing and packing plant
- Large mechanical repair
- Light manufacturing

A complete list of permitted uses is available.