

BUILDING VI  
AVAILABLE  
70,842 SF<sub>+</sub>

— FOR LEASE —  
**CLINTON COMMERCE PARK**  
CLIFFORD BALL DRIVE



**CBRE**

CLINTON, PA 15026  
ALLEGHENY COUNTY

For more information, please contact:

**KIM CLACKSON**  
Executive Vice President  
412.471.3018  
[kim.clackson@cbre.com](mailto:kim.clackson@cbre.com)

**MATT CLACKSON**  
Senior Vice President  
412.471.4069  
[matt.clackson@cbre.com](mailto:matt.clackson@cbre.com)



# SITE AERIAL

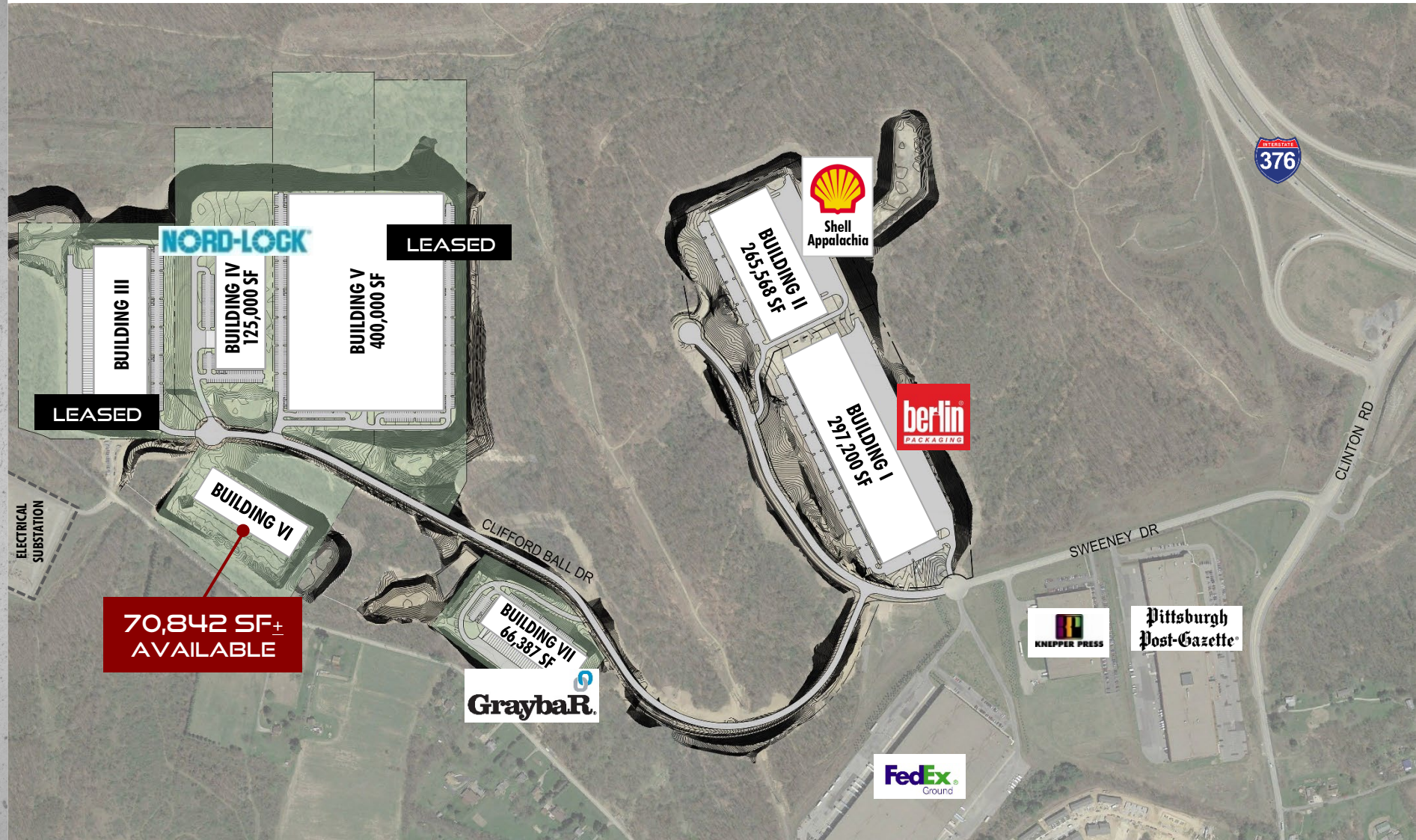
70,842 SF<sub>±</sub>  
AVAILABLE

CORE & SHELL COMPLETE





# OVERALL SITE PLAN



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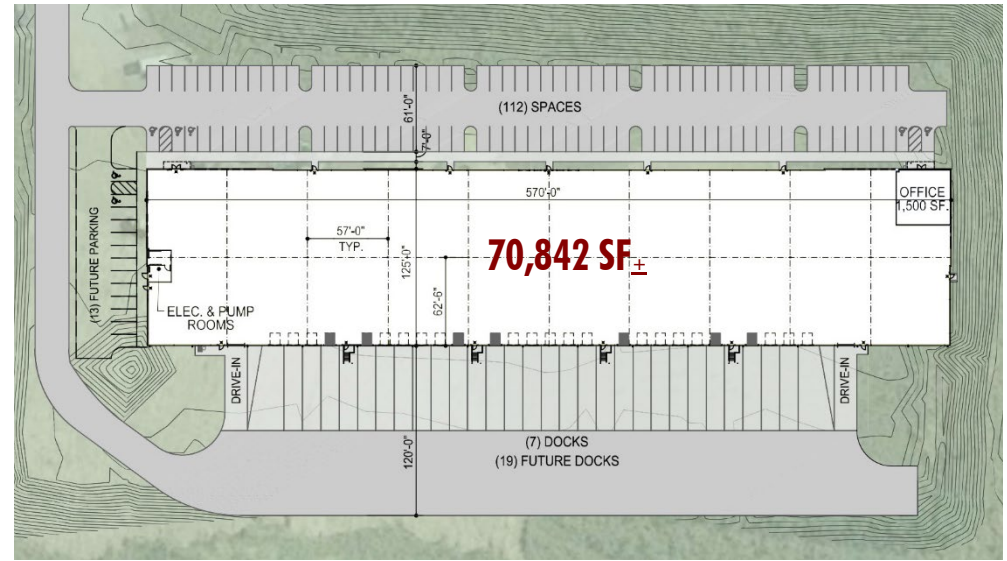
301 Grant Street  
Suite 4000  
Pittsburgh, PA 15219  
cbre.com



## BUILDING VI

# 70,842 SF<sub>±</sub>

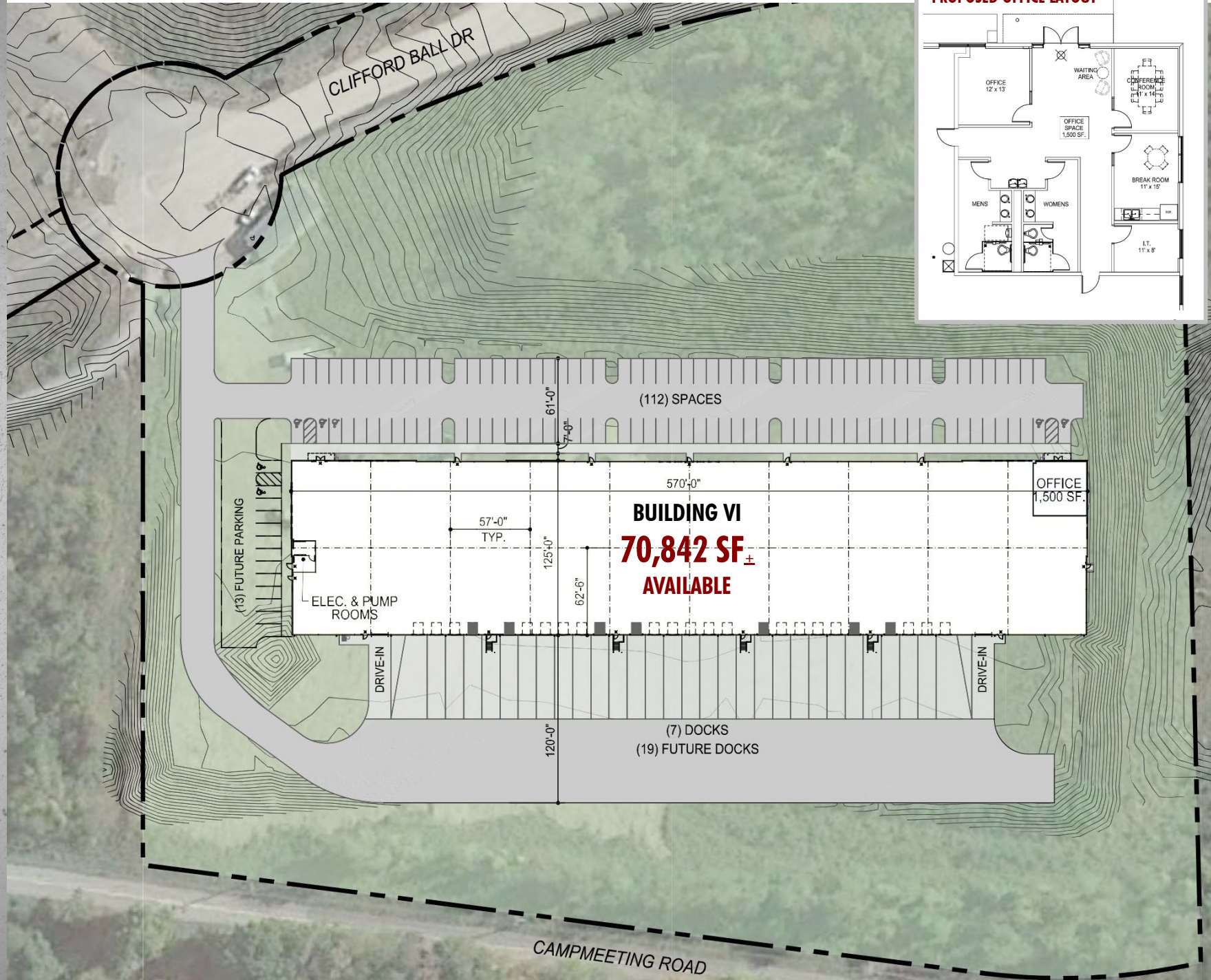
Building Size:	70,842 SF <sub>±</sub>
Office:	Build to Suit
Clear Height:	28' after Loading Bay
Column Spacing:	Warehouse Bays: 48'x 62'6"
Truck Court:	120' deep
Fire Protection System:	ESFR K-17 System
Dock Doors:	7 (19 Future Docks)
Drive-In Doors:	2 (12' x 14')
Walls:	8" Pre-Cast Concrete Wall Panels
Concrete Slab:	6" Fiber Reinforced
Warehouse Lighting:	T-5 High Bay Light Fixtures, 25 FC
Electrical:	800 AMP, 480/277-Volt
Parking Spaces:	112 (13 Future Spaces)
Roof:	TPO/EPDM Membrane
Zoning:	HI — Heavy Industrial



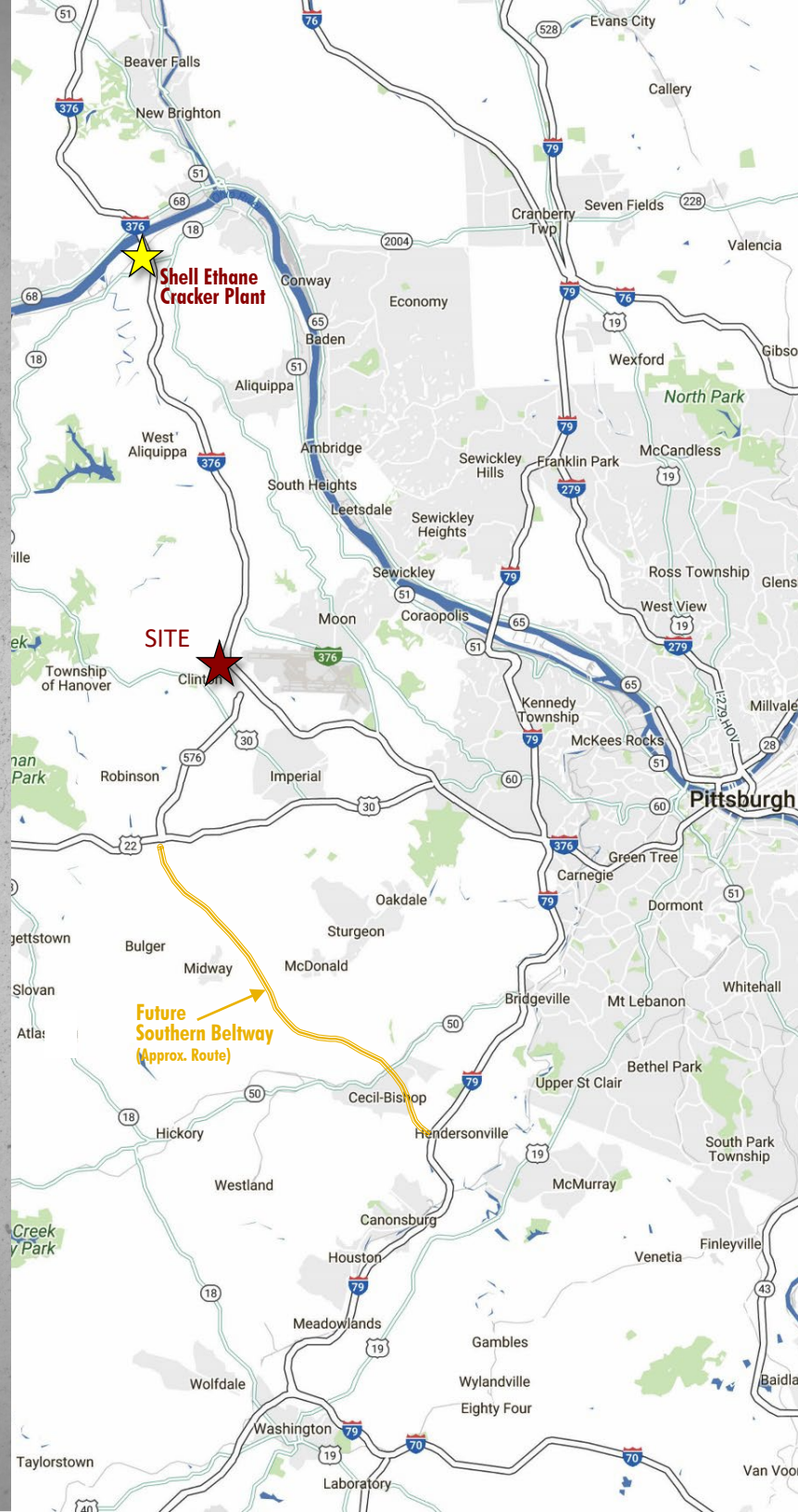


CLINTON COMMERCE PARK

CLIFFORD BALL DRIVE

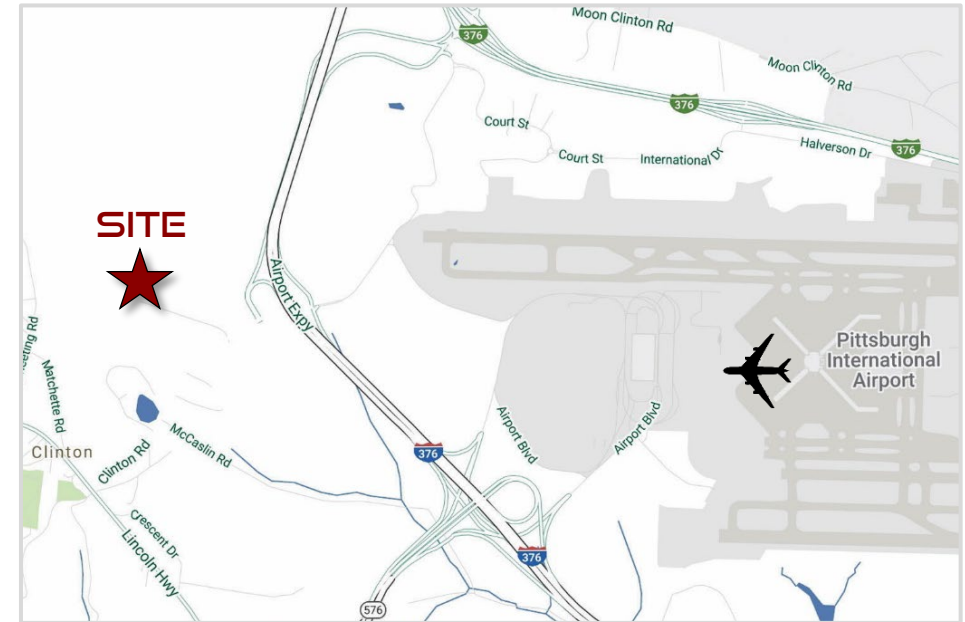




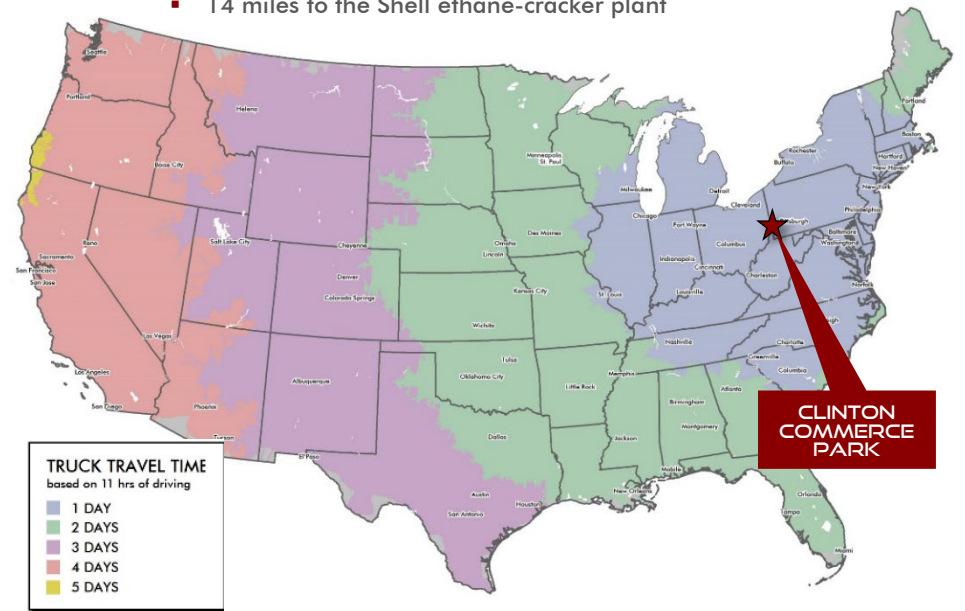


## LOCATION

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



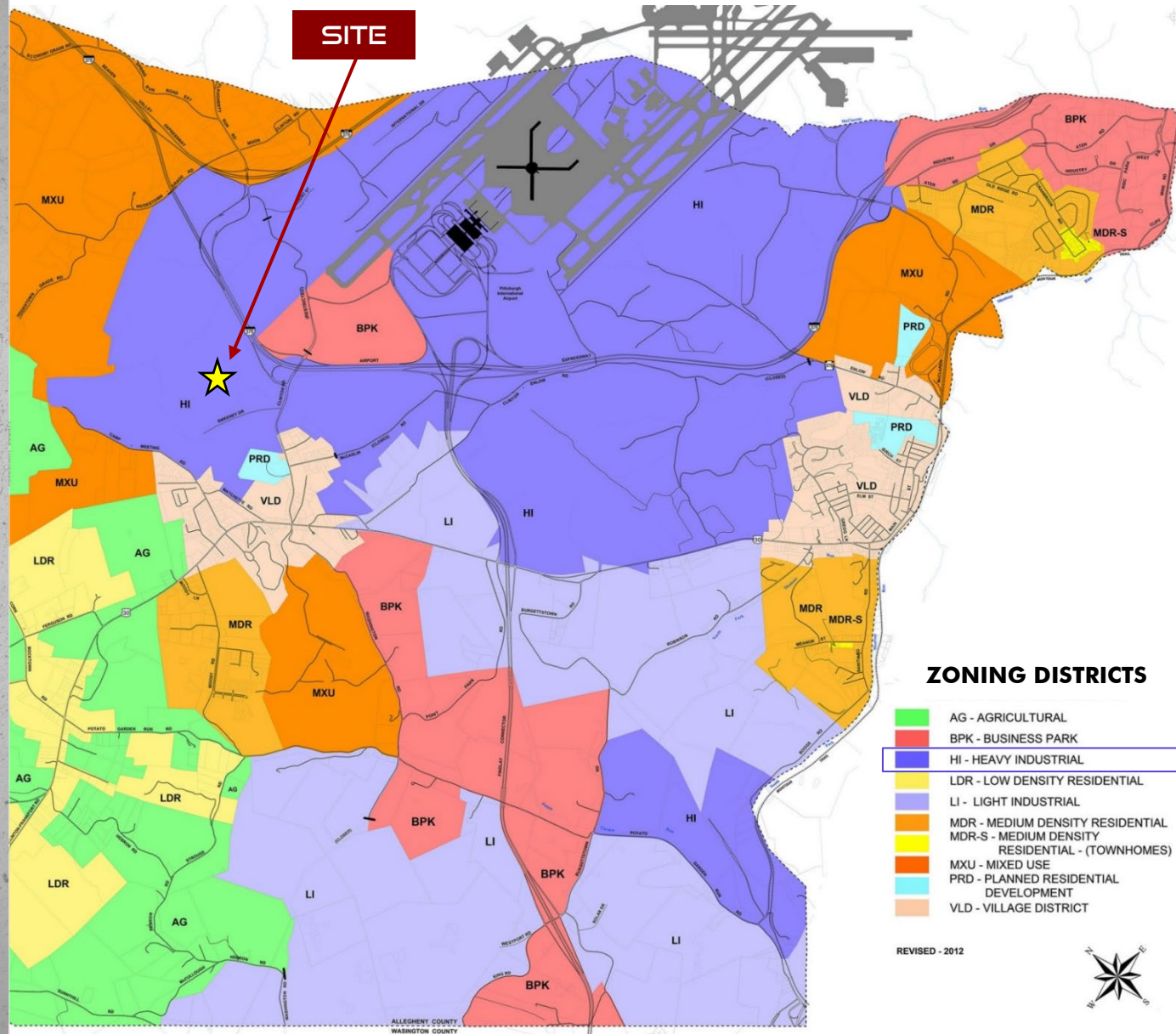
- 3 minutes away from the Pittsburgh International Airport
- Less than 20 miles from downtown Pittsburgh
- 220 miles to Harrisburg, PA; 320 miles to Philadelphia
- 14 miles to the Shell ethane-cracker plant





# 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.