

— FOR LEASE —

1211 CLIFFORD
BALL DRIVE

BUILDING VI

CLINTON COMMERCE PARK

CLINTON, PA 15026

Marketed by:

CBRE

Developed by:

NEYER
AL. NEYER | EST. 1894



70,842 SF₊
AVAILABLE

For more information, please contact:

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SITE AERIAL

70,842 SF₊
AVAILABLE

CORE & SHELL COMPLETE



AERIAL SITE PLAN

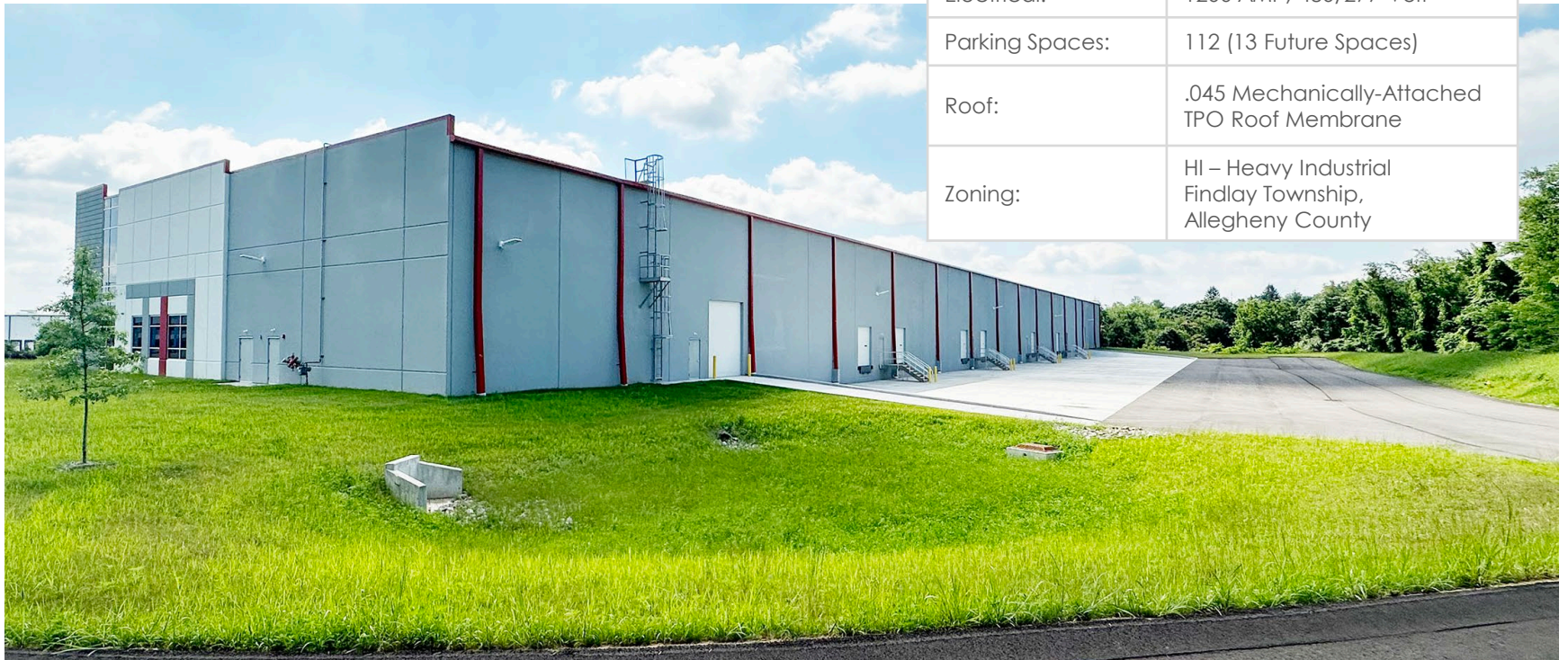
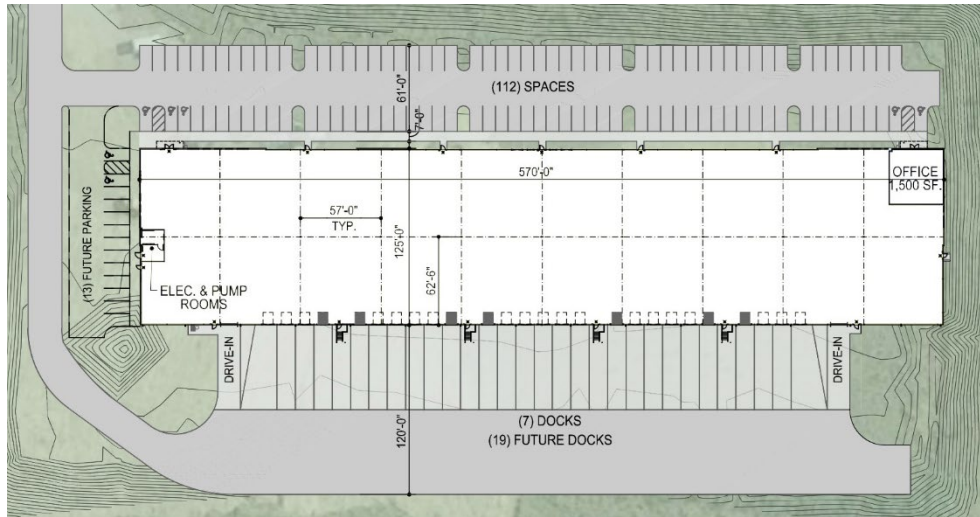


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Marketed by:
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301 Grant Street
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 Pittsburgh, PA 15219
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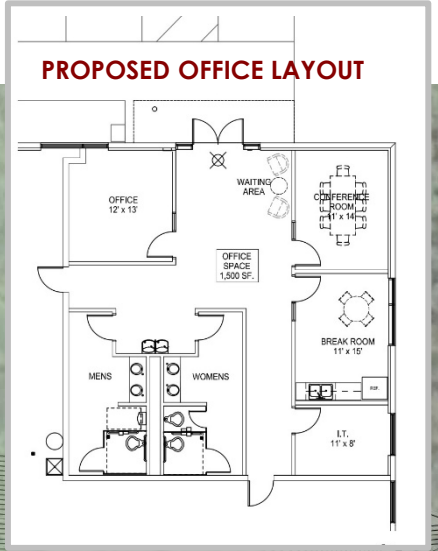
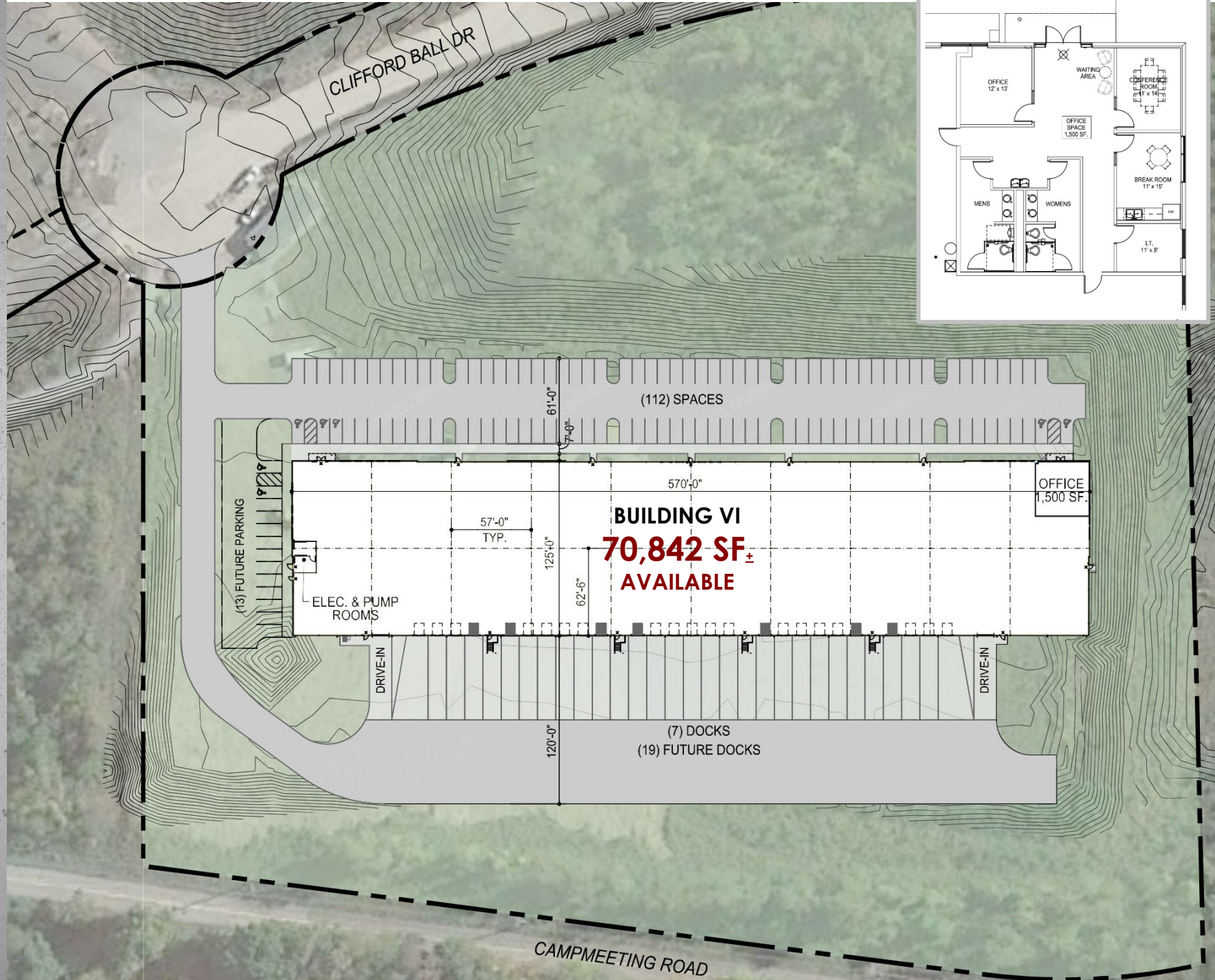
BUILDING VI

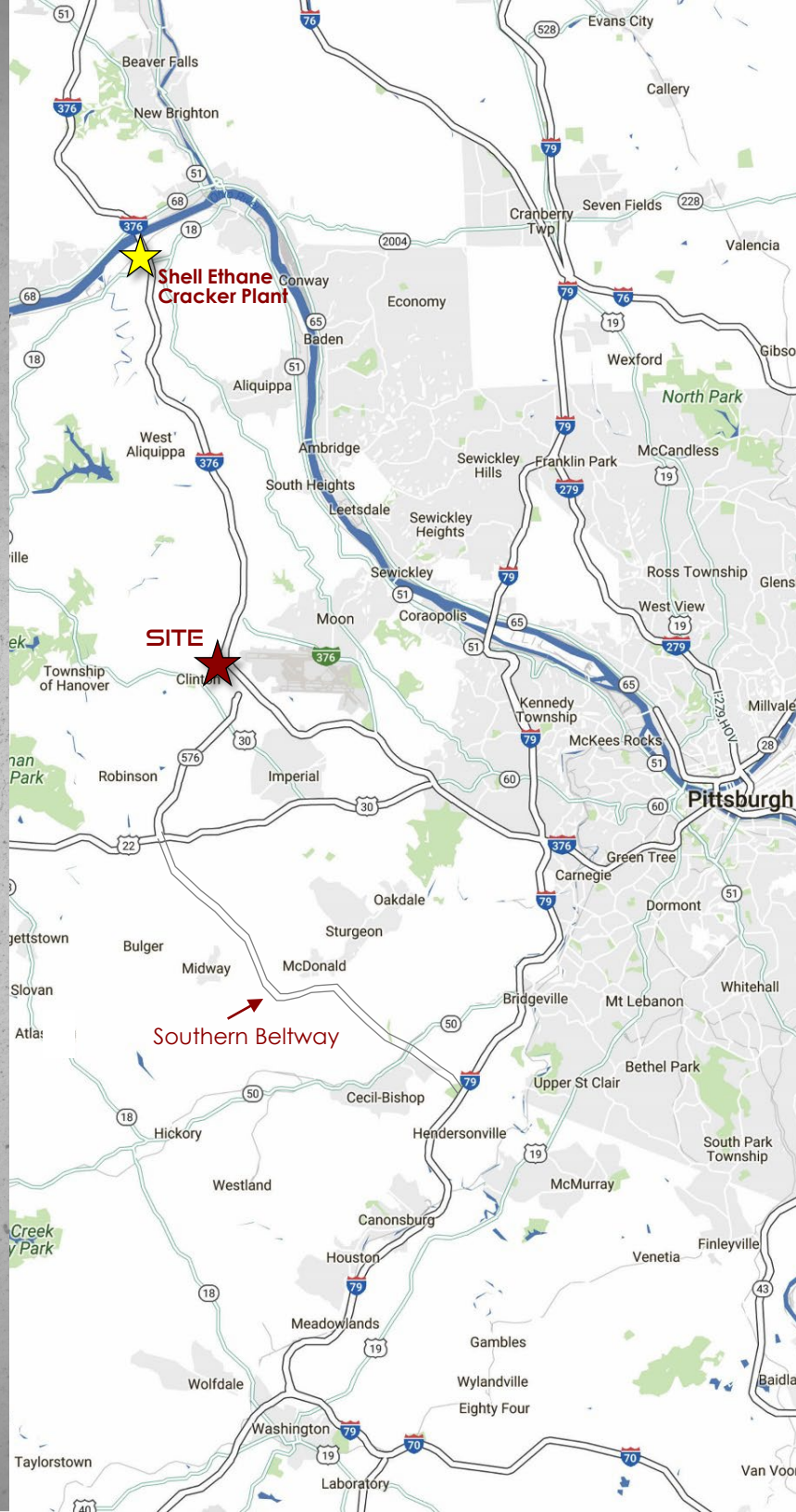
70,842 SF_±

Building Size:	70,842 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:	7 Existing with 30,000-lb. mechanical leveler. (19 additional knock-outs)
Drive-In Doors:	2 (12' x 14')
Walls:	7-1/4" Concrete Tilt-Wall Panels
Concrete Slab:	6", 3500 PSI
Warehouse Lighting:	LED High Bay Fixtures, 25 FC
Electrical:	1200 AMP, 480/277-Volt
Parking Spaces:	112 (13 Future Spaces)
Roof:	.045 Mechanically-Attached TPO Roof Membrane
Zoning:	HI – Heavy Industrial Findlay Township, Allegheny County

CLINTON COMMERCE PARK

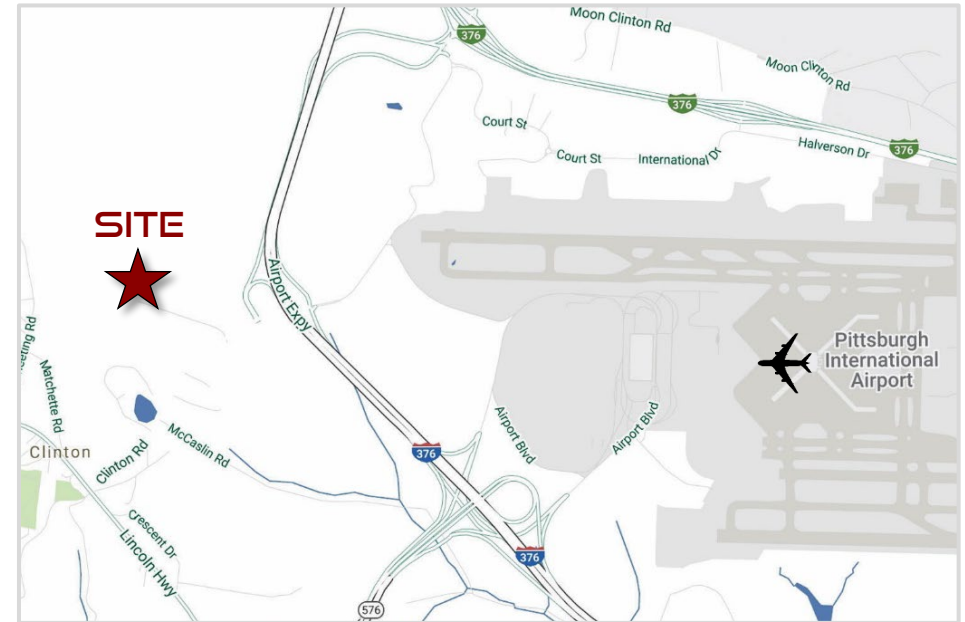
CLIFFORD BALL DRIVE



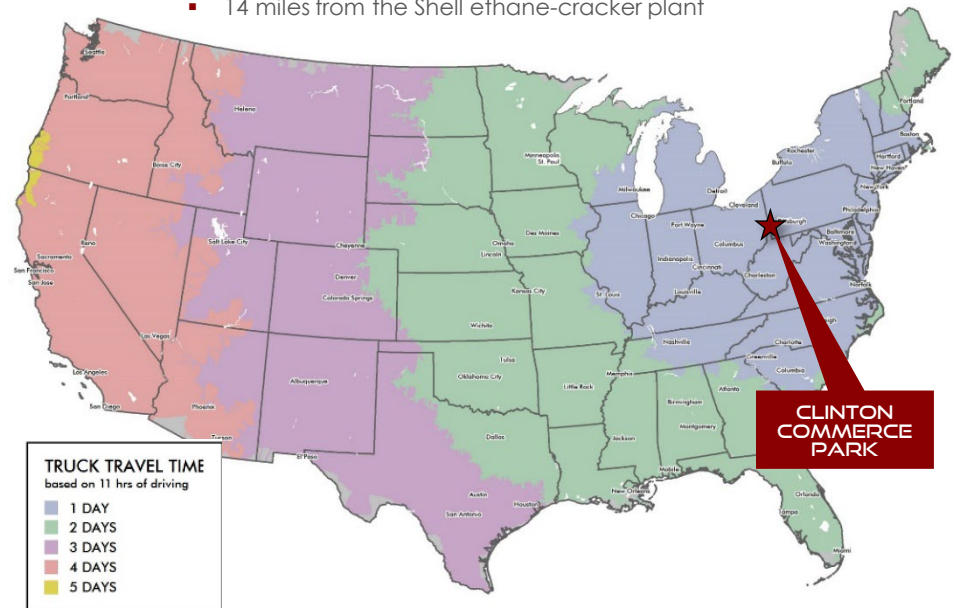


LOCATION

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



- 3 minutes from the Pittsburgh International Airport
- Less than 20 miles from downtown Pittsburgh
- 220 miles from Harrisburg, PA; 320 miles to Philadelphia
- 14 miles from 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 ensure 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.

