

BUILDING VI  
AVAILABLE  
70,873 SF<sub>+</sub>

— 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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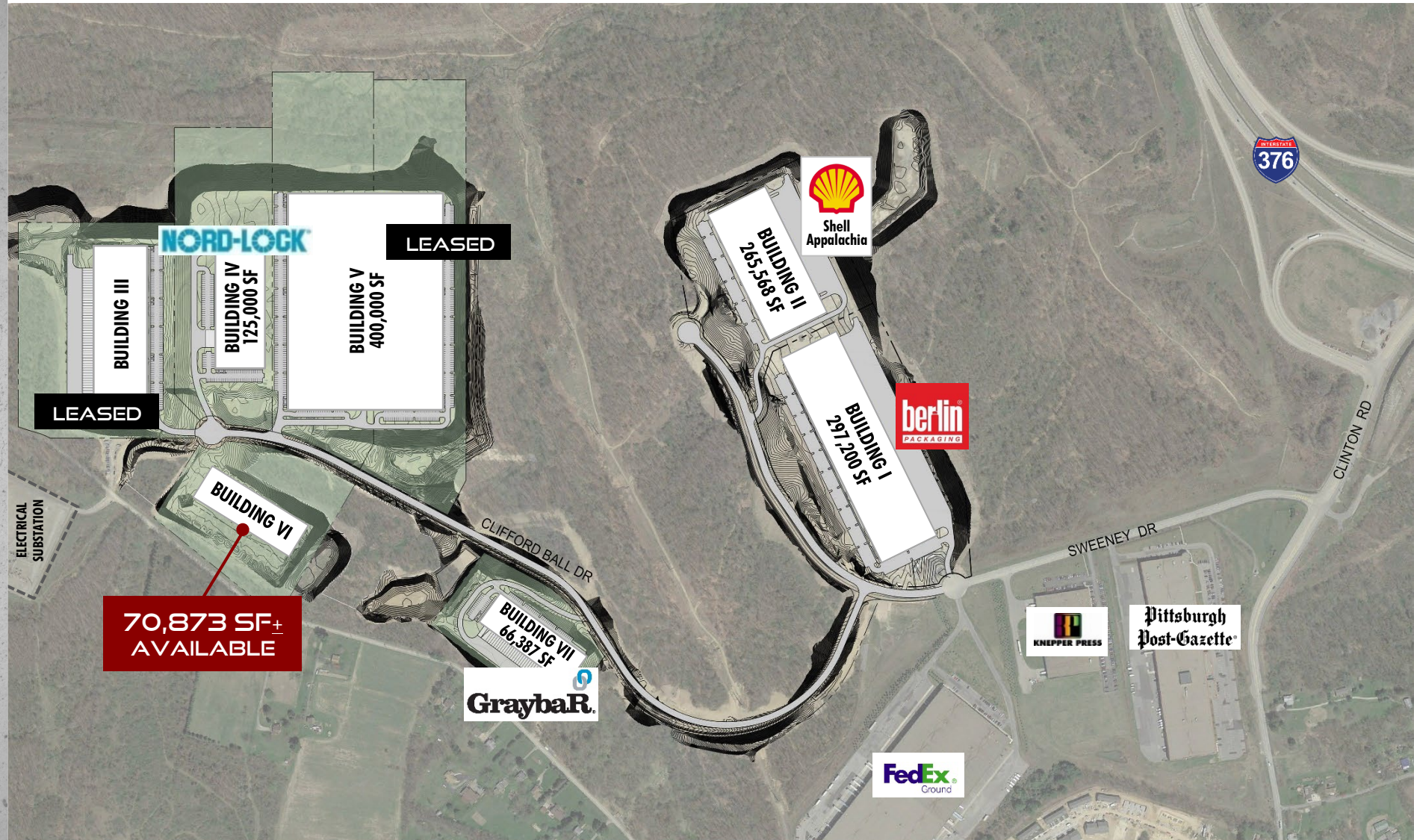
# SITE AERIAL

70,873 SF<sub>+</sub>  
AVAILABLE





# OVERALL SITE PLAN



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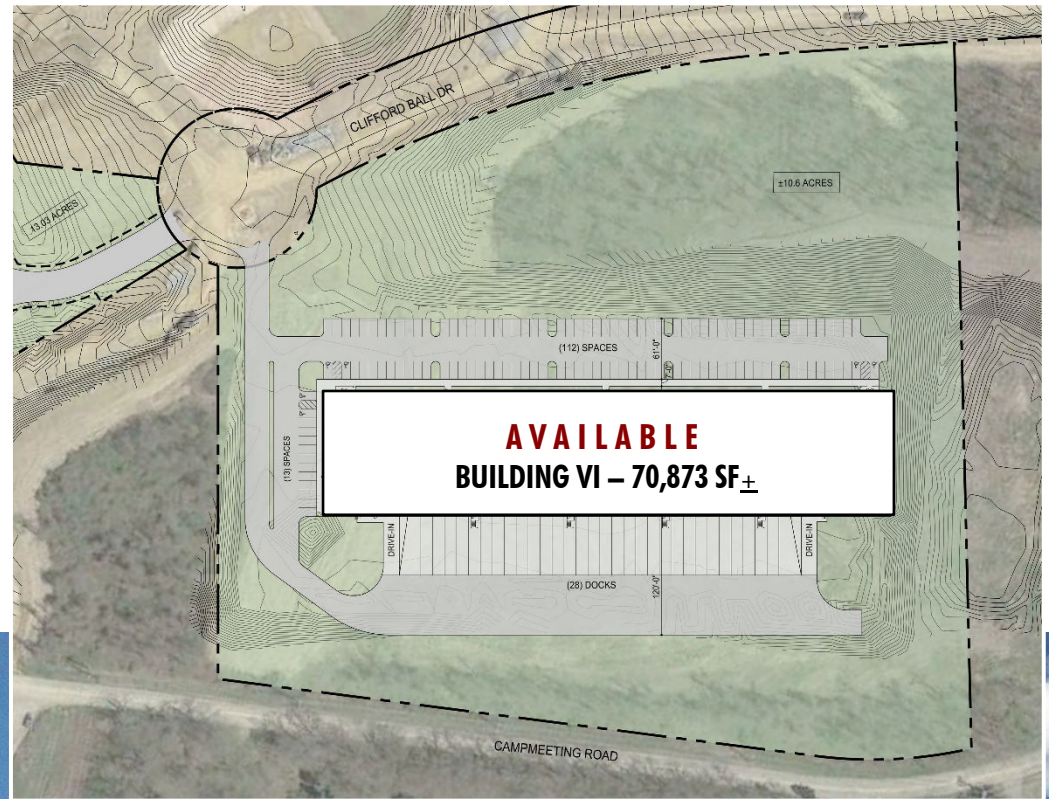
US Steel Tower  
600 Grant Street, Suite 4800  
Pittsburgh, PA 15219  
[www.cbre.com](http://www.cbre.com)



## BUILDING VI

# 70,873 SF<sub>±</sub>

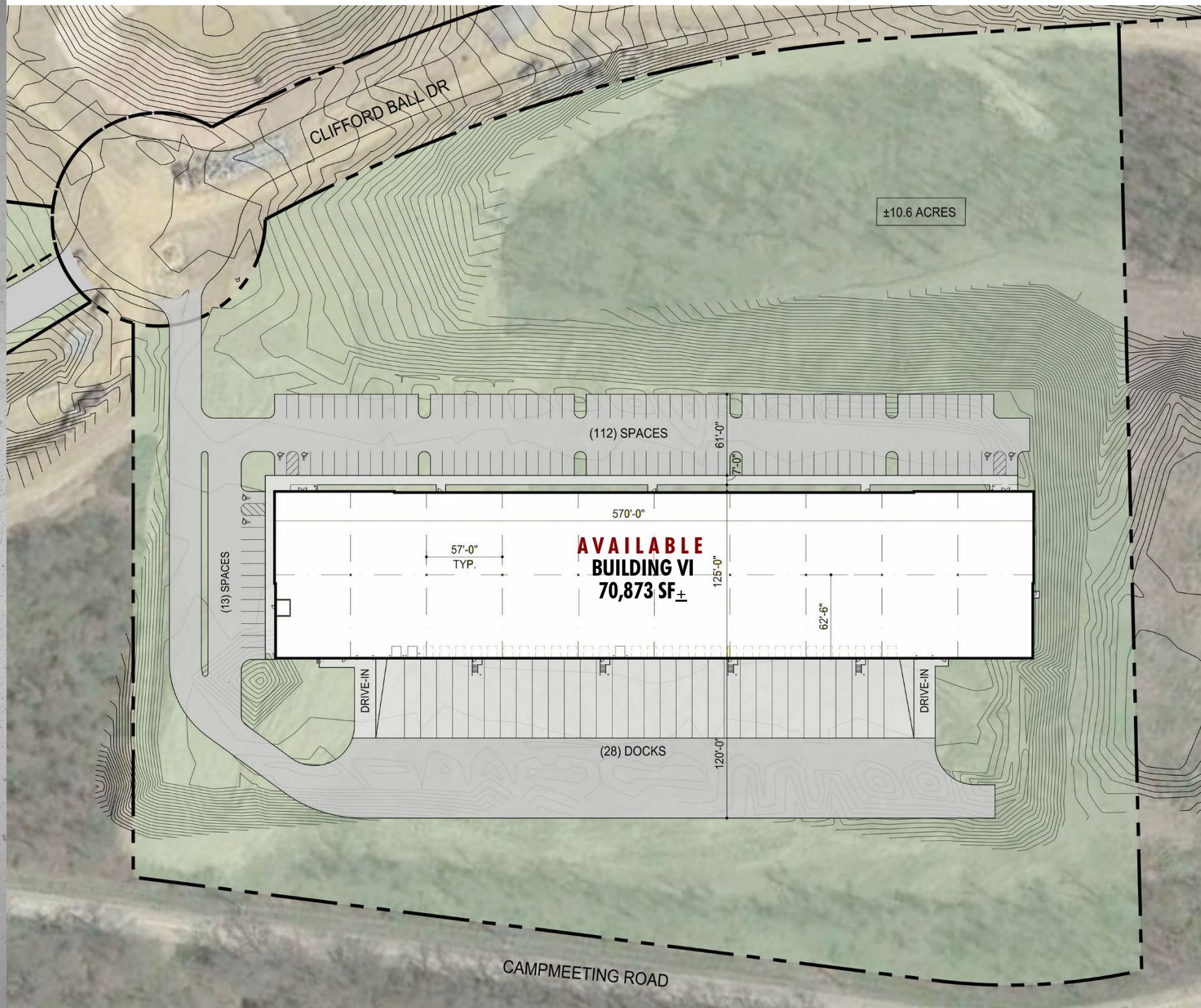
Building Size:	70,873 SF <sub>±</sub>
Office:	Build to Suit
Clear Height:	28' after Loading Bay
Column Spacing:	Warehouse Bays: 48'x 62'6"
Truck Court:	120' deep
Fire Protection System:	ESFR K-17 System
Dock Doors:	6 (28 Potential)
Drive-In Doors:	2 (12' x 14')
Walls:	8" Pre-Cast Concrete Wall Panels
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



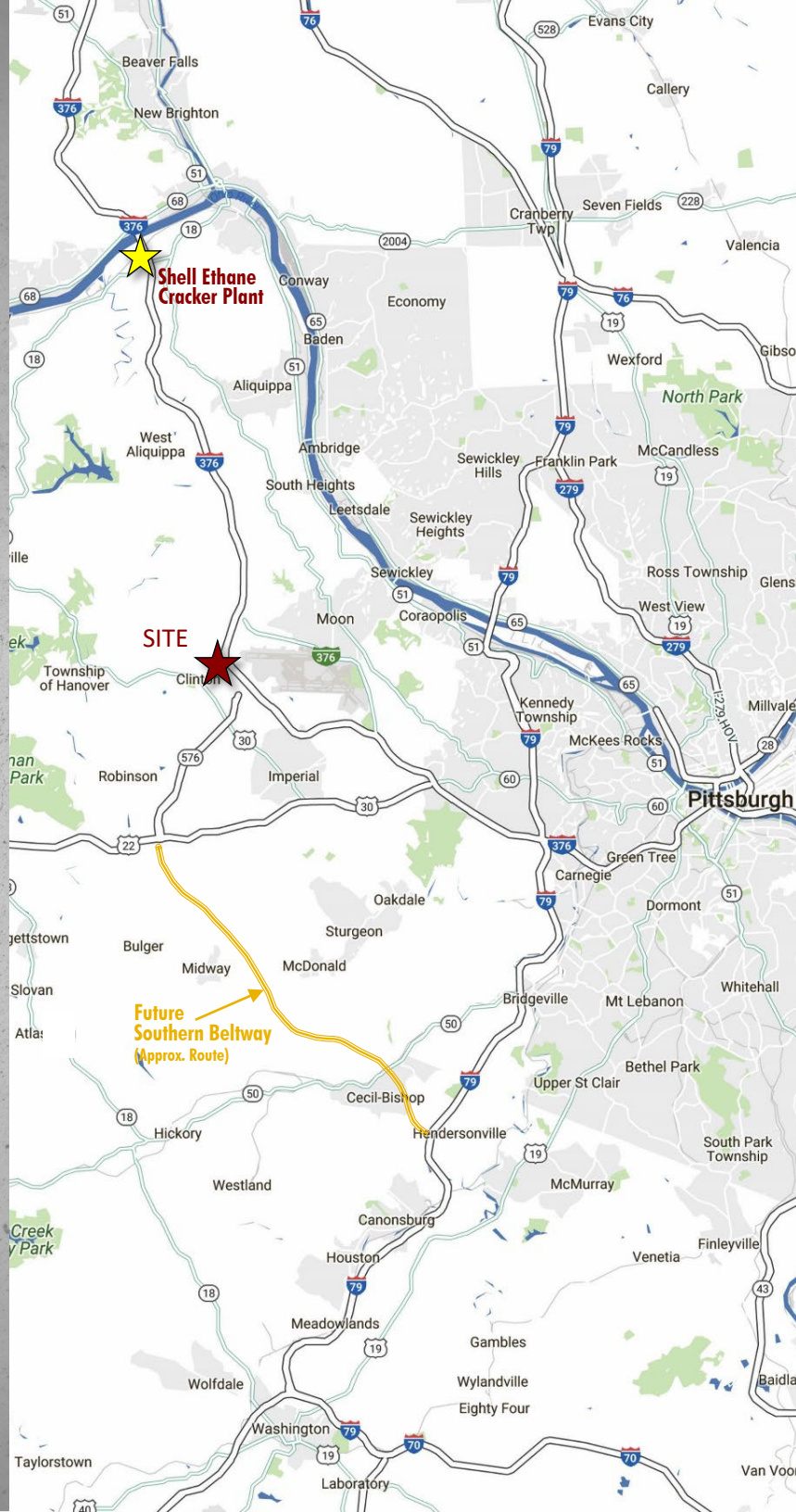


# CLINTON COMMERCE PARK

## CLIFFORD BALL DRIVE

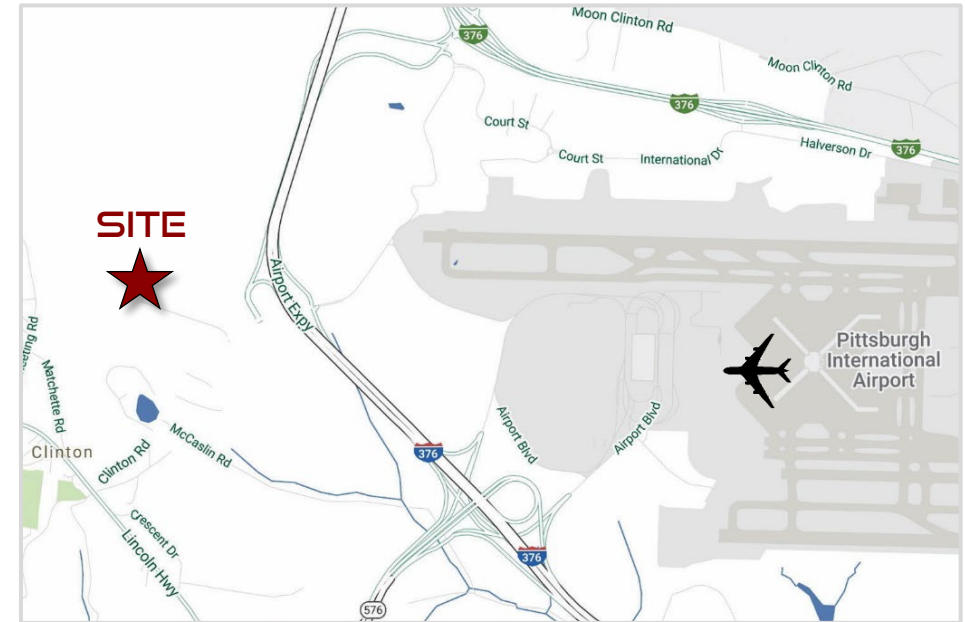




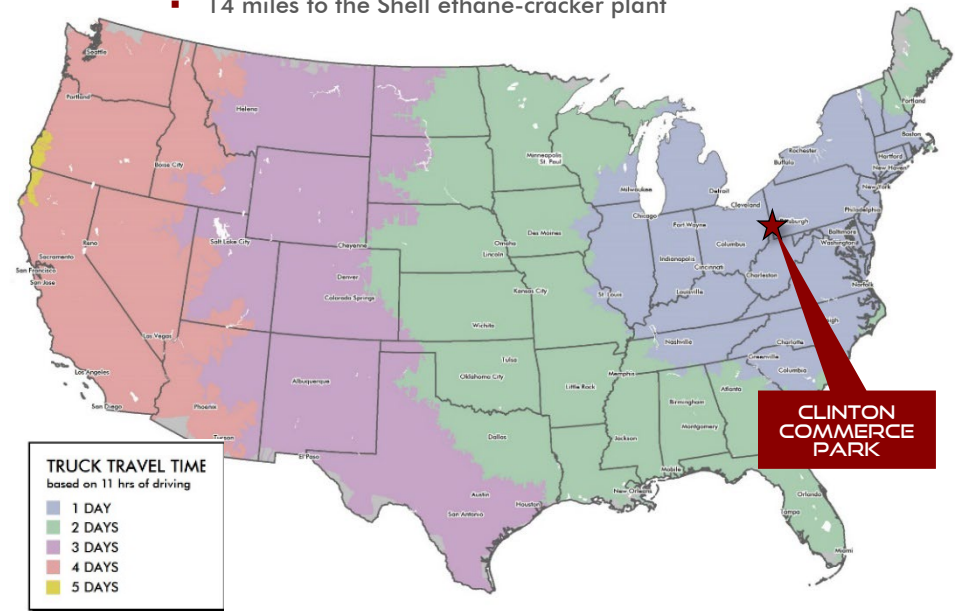


## LOCATION

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



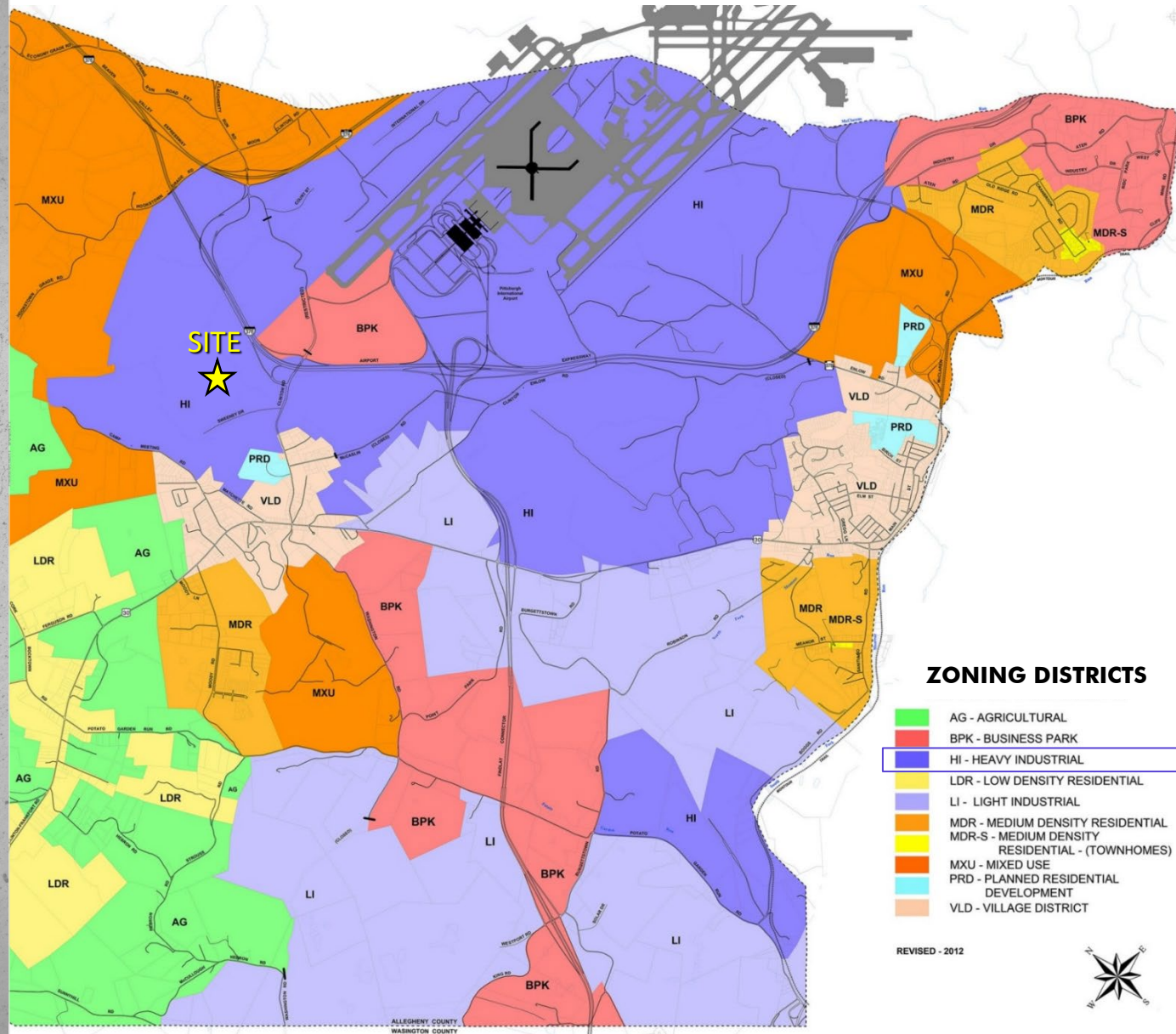
- 3 minutes away from the Pittsburgh International Airport
- Less than 20 miles from downtown Pittsburgh
- 220 miles to Harrisburg, PA; 320 miles to Philadelphia
- 14 miles to the Shell ethane-cracker plant





# 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.*