

FOR LEASE

McCLAREN  
ROAD

CORAOPOLIS, PA 15108

INDUSTRIAL LAND  
BUILD-TO-SUIT

UP TO  
**390,174 SF**

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SKYVIEW

BUSINESS PARK



WAREHOUSE | DISTRIBUTION OPPORTUNITY

FINDLAY TOWNSHIP | ALLEGHENY COUNTY

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# SKYVIEW BUSINESS PARK

## SITE PLAN



### Two-Building Site Plan

<b>BUILDING 1:</b>	280,826 SF
DOCK POSITIONS:	47 Potential
DRIVE-INS:	2
PARKING STALLS:	152

<b>BUILDING 2:</b>	109,348 SF
DOCK POSITIONS:	18 Potential
DRIVE-INS:	2
PARKING STALLS:	117
TRAILER STALLS:	22

ZONING: MXU - MIXED USE | ADJACENT TO I-376 | HIGHWAY EXPOSURE

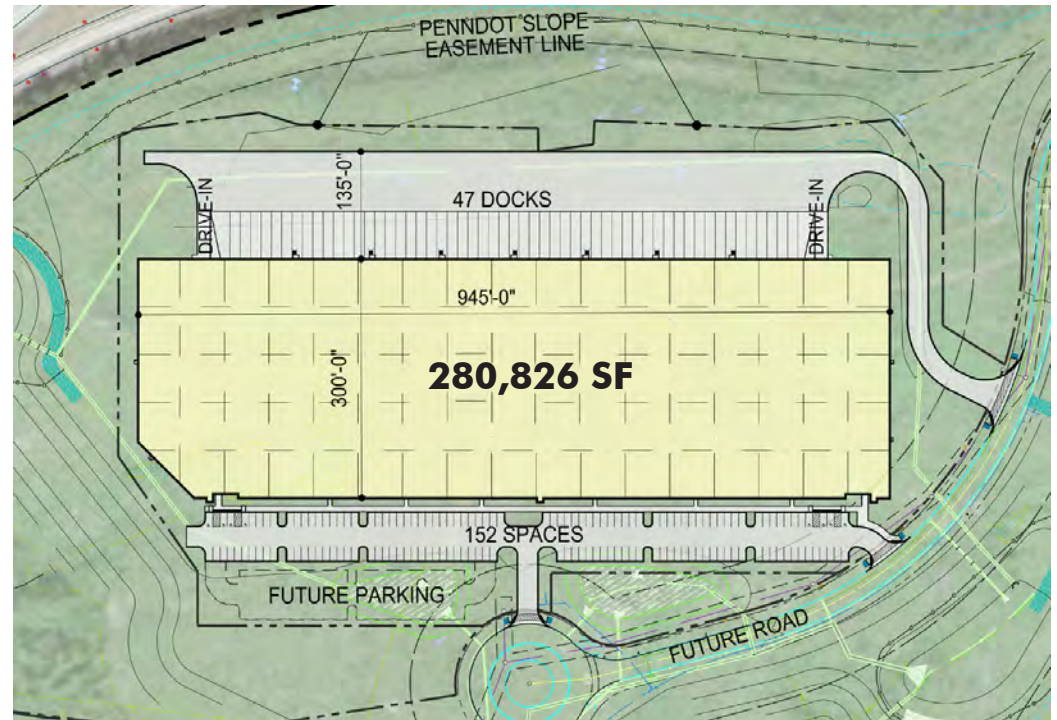
# SKYVIEW BUSINESS PARK

## BUILDING ONE

- 280,826 SF  
UNDER CONSTRUCTION



Total Building Size:	280,826 SF±
Office Space:	Build to Suit
Clear Height:	32' After Loading Bay
Column Spacing:	Warehouse Bays: 60' x 56'
Truck Court:	135' deep
Fire Protection System:	ESFR K-17 System
Dock Positions:	47 Potential
Drive-In Doors:	2
Walls:	8" Pre-Cast Concrete Wall Panels
Concrete Slab:	7" Reinforced
Warehouse Lighting:	LED High Bay Light Fixtures, 25 FC
Electrical:	1200 AMP, 480/277-Volt
Parking Stalls:	152 Autos
Roof:	TPO/EPDM Membrane
Zoning:	MXU - Mixed Use

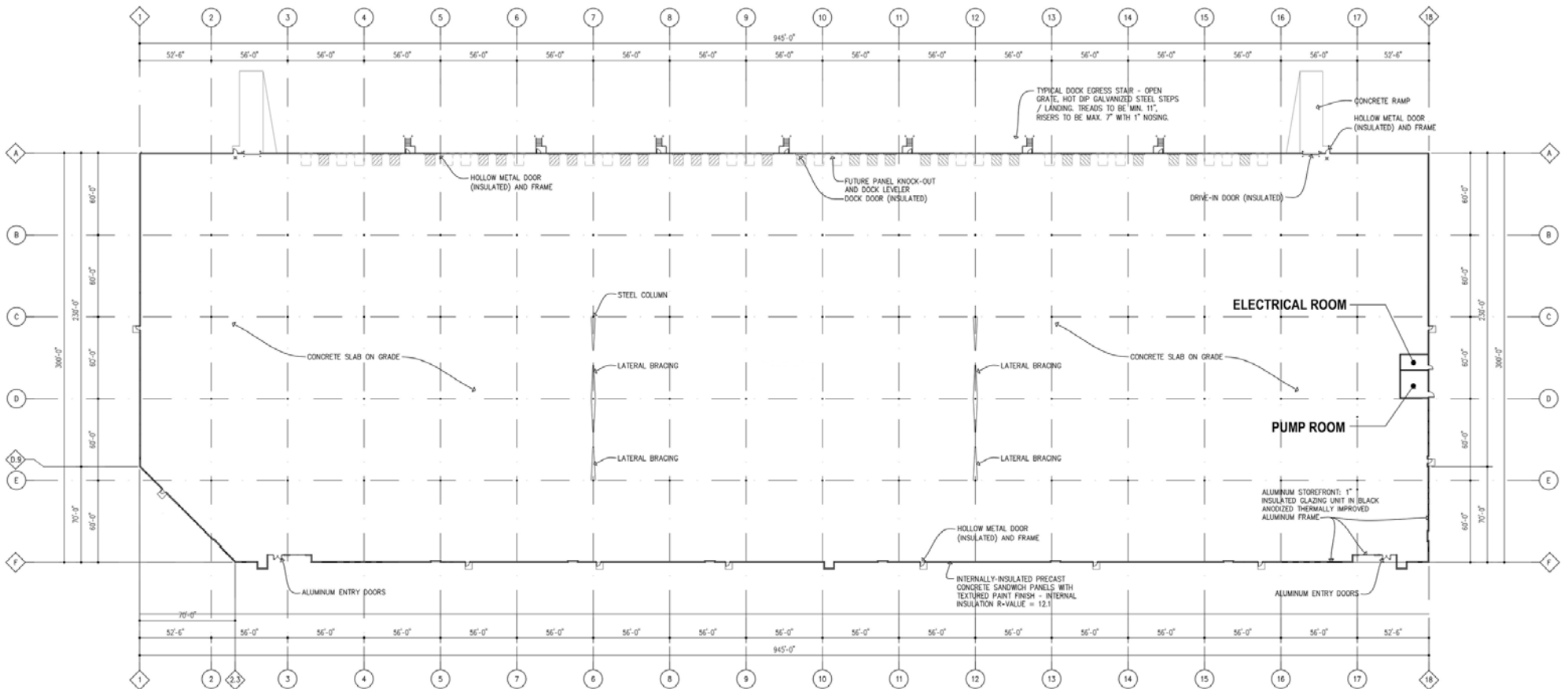


# SKYVIEW BUSINESS PARK

## FLOOR PLAN

280,826 SF • BUILDING 1

UNDER CONSTRUCTION

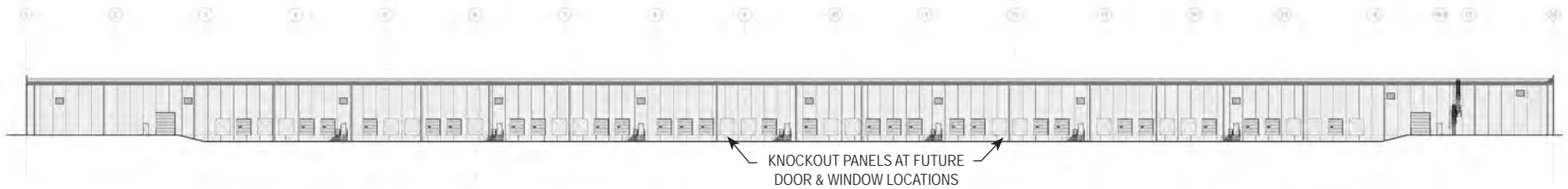


# SKYVIEW BUSINESS PARK

## BUILDING ELEVATIONS

280,826 SF • BUILDING 1

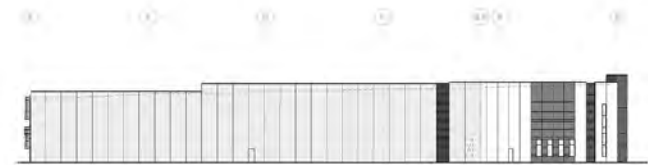
UNDER CONSTRUCTION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



SOUTHWEST ELEVATION



EAST ELEVATION

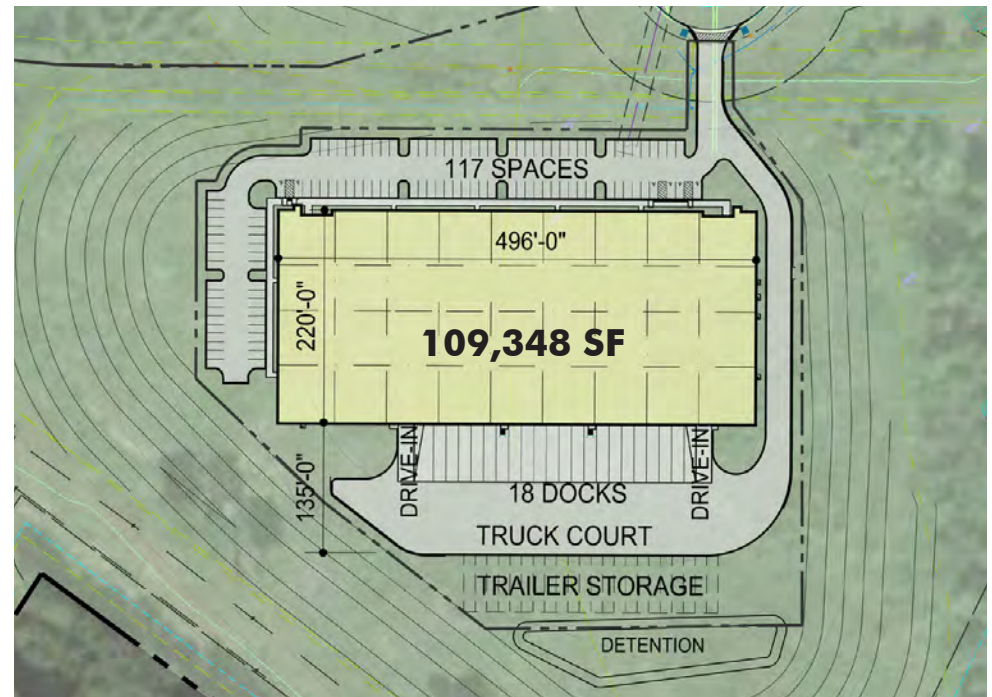
# SKYVIEW BUSINESS PARK

## BUILDING TWO



• 109,348 SF  
PROPOSED

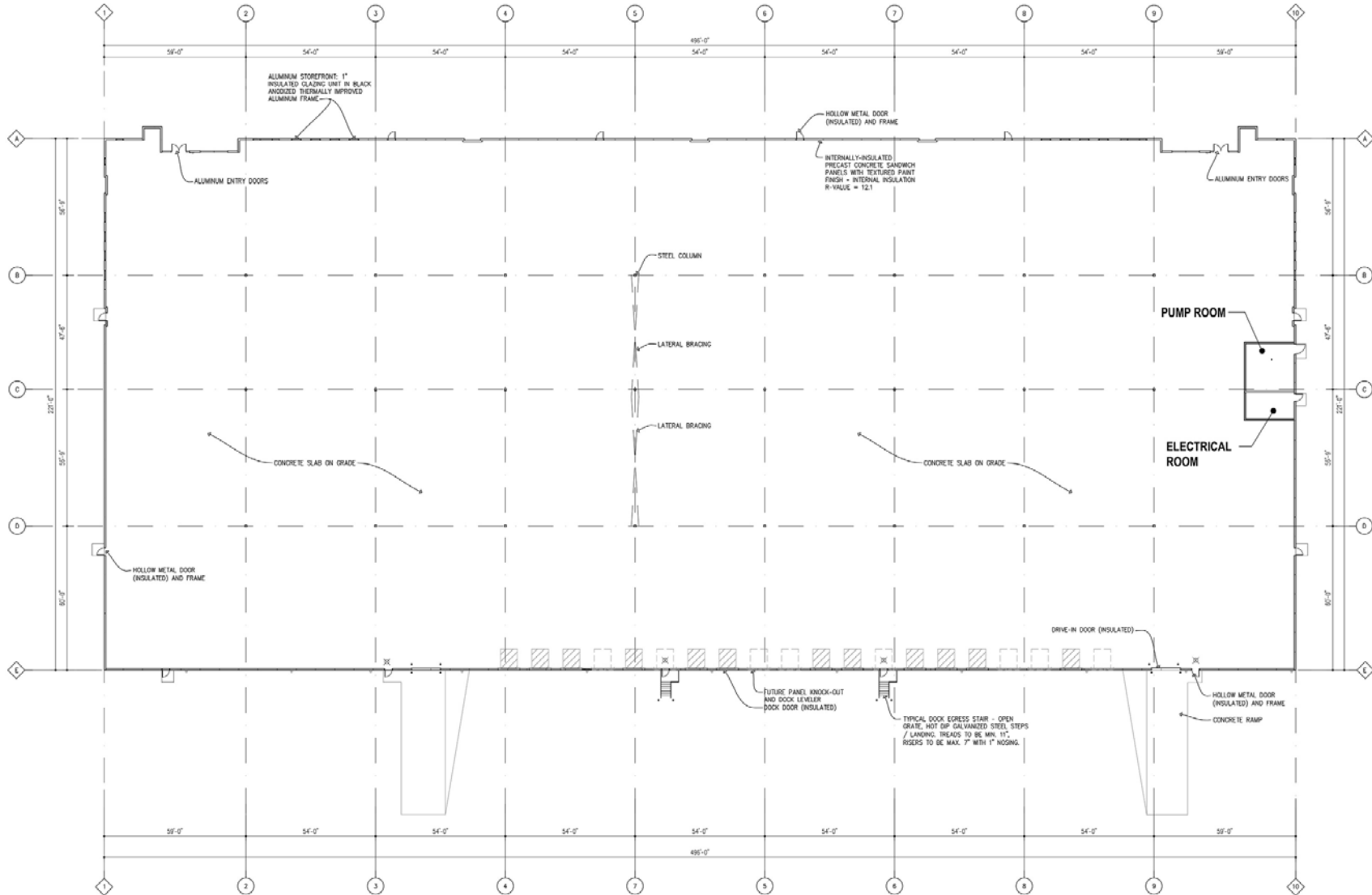
Total Building Size:	109,348 SF±
Office Space:	Build to Suit
Clear Height:	28' After Loading Bay
Column Spacing:	Warehouse Bays: 53'4" x 56'
Truck Court:	130' deep
Fire Protection System:	ESFR K-17 System
Dock Positions:	18 Potential
Drive-In Doors:	2
Walls:	8" Pre-Cast Concrete Panes
Concrete Slab:	6" Reinforced
Warehouse Lighting:	LED High Bay Light Fixtures, 25 FC
Electrical:	800 AMP, 480/277-Volt
Parking Stalls:	117 Autos, 22 Trailers
Roof:	TPO/EPDM Membrane
Zoning:	MXU - Mixed Use



# SKYVIEW BUSINESS PARK

## FLOOR PLAN

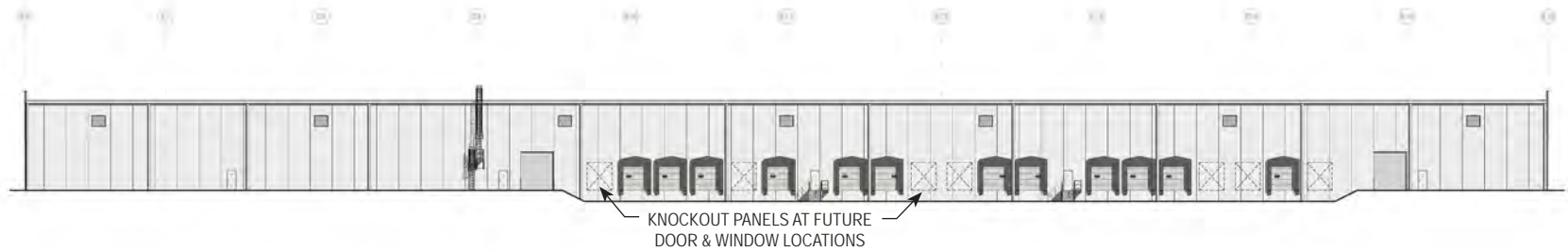
109,348 SF • BUILDING 2



# SKYVIEW BUSINESS PARK

## BUILDING ELEVATIONS

109,348 SF • BUILDING 2



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



# SKYVIEW BUSINESS PARK

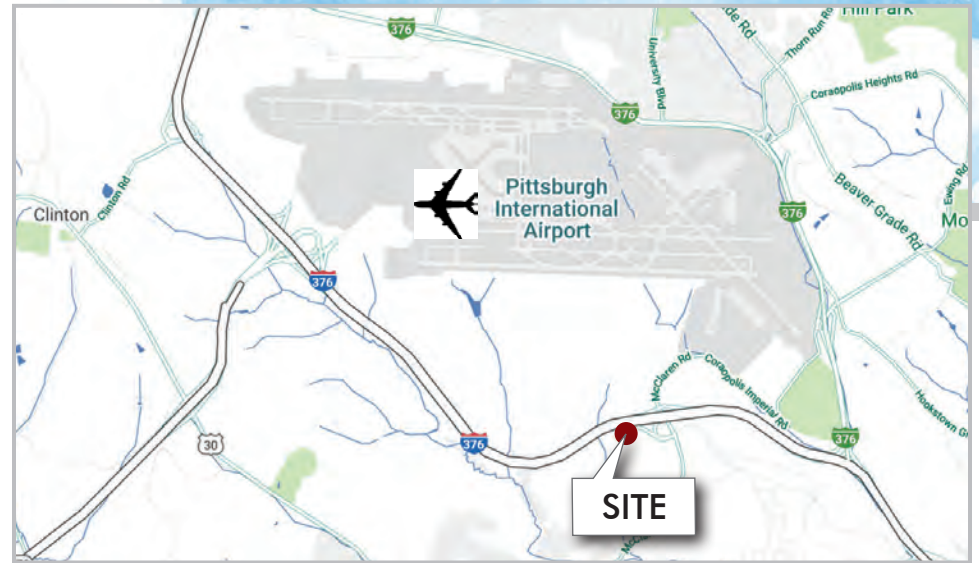
## PRIME LOCATION



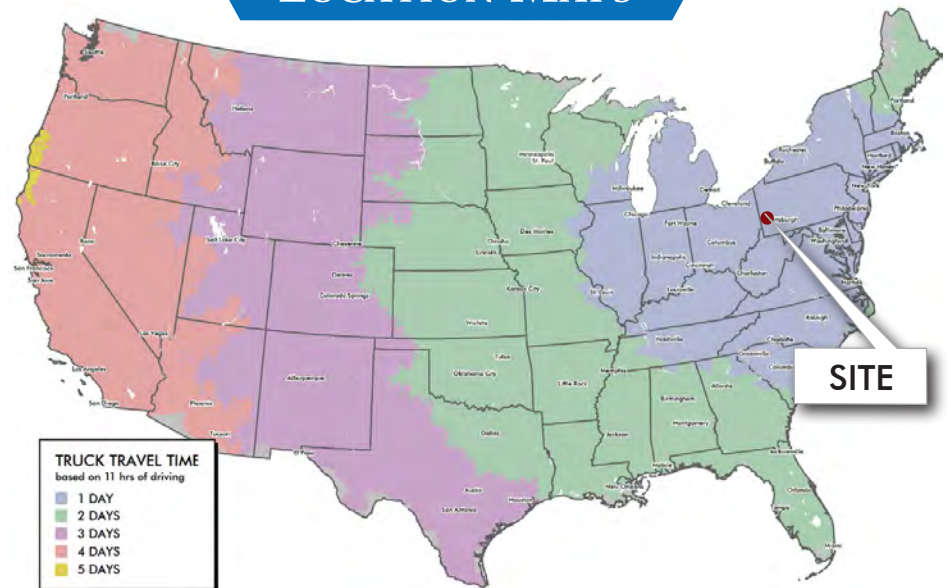
- Easy access and within close proximity to Interstate 376
- 2.5 miles / 5 minutes from Rt. 30
- 6 miles / 10 minutes from the Pittsburgh International Airport
- 7 miles / 11 minutes from Interstate 79

- 14 miles / 24 minutes from downtown Pittsburgh
- 20 miles from the Shell Ethylene Cracker Plant in Monaca
- 218 miles from Harrisburg / 319 miles from Philadelphia

# SKYVIEW BUSINESS PARK



## LOCATION MAPS



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