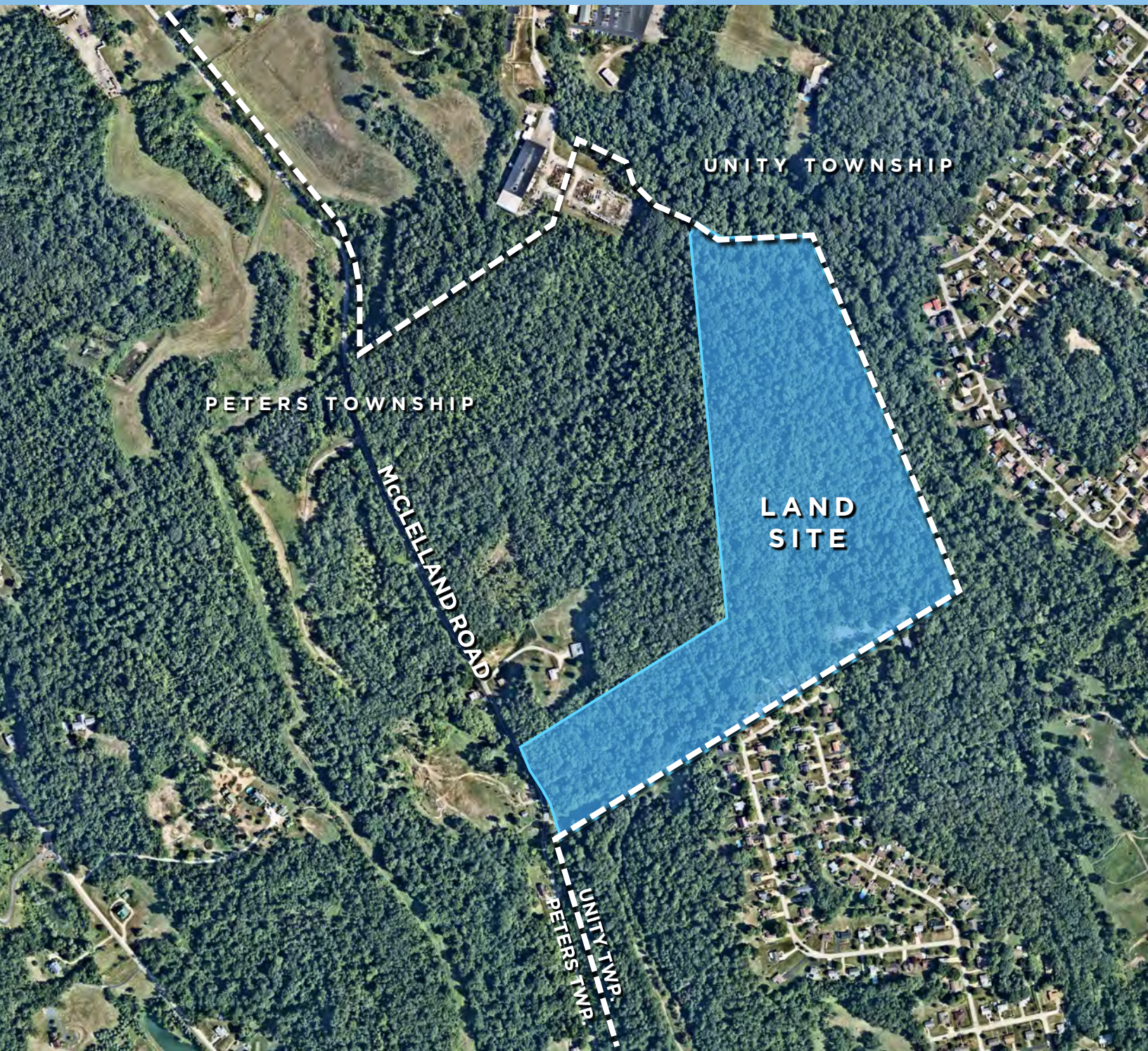


LAND FOR SALE

CBRE

**45.905 Acres<sub>+</sub>**

MCCLELLAND ROAD | FINLEYVILLE, PA 15332 | PETERS TOWNSHIP



**CONTACT US:**

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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)



## PARCEL ID

## ACCESS

- 4 minutes / 1.6 miles to Rt. 88
- 8 minutes / 2.7 miles to Rt. 43
- 34 min. / 18.6 mi. to Washington, PA & Interstate 79
- 28 min. / 15.3 mi. to Canonsburg
- 48 min. / 17.9 mi. to downtown Pittsburgh
- 52 min. / 28.9 miles to the Pittsburgh International Airport

**UTILITIES:**

**TAXES:**

School: \$51.03

## All Clean & Green

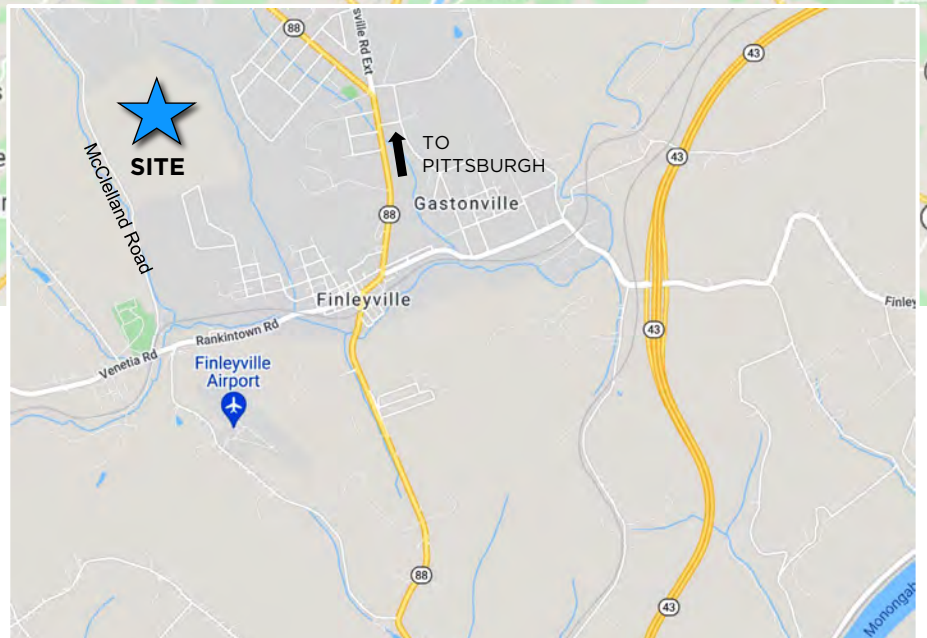
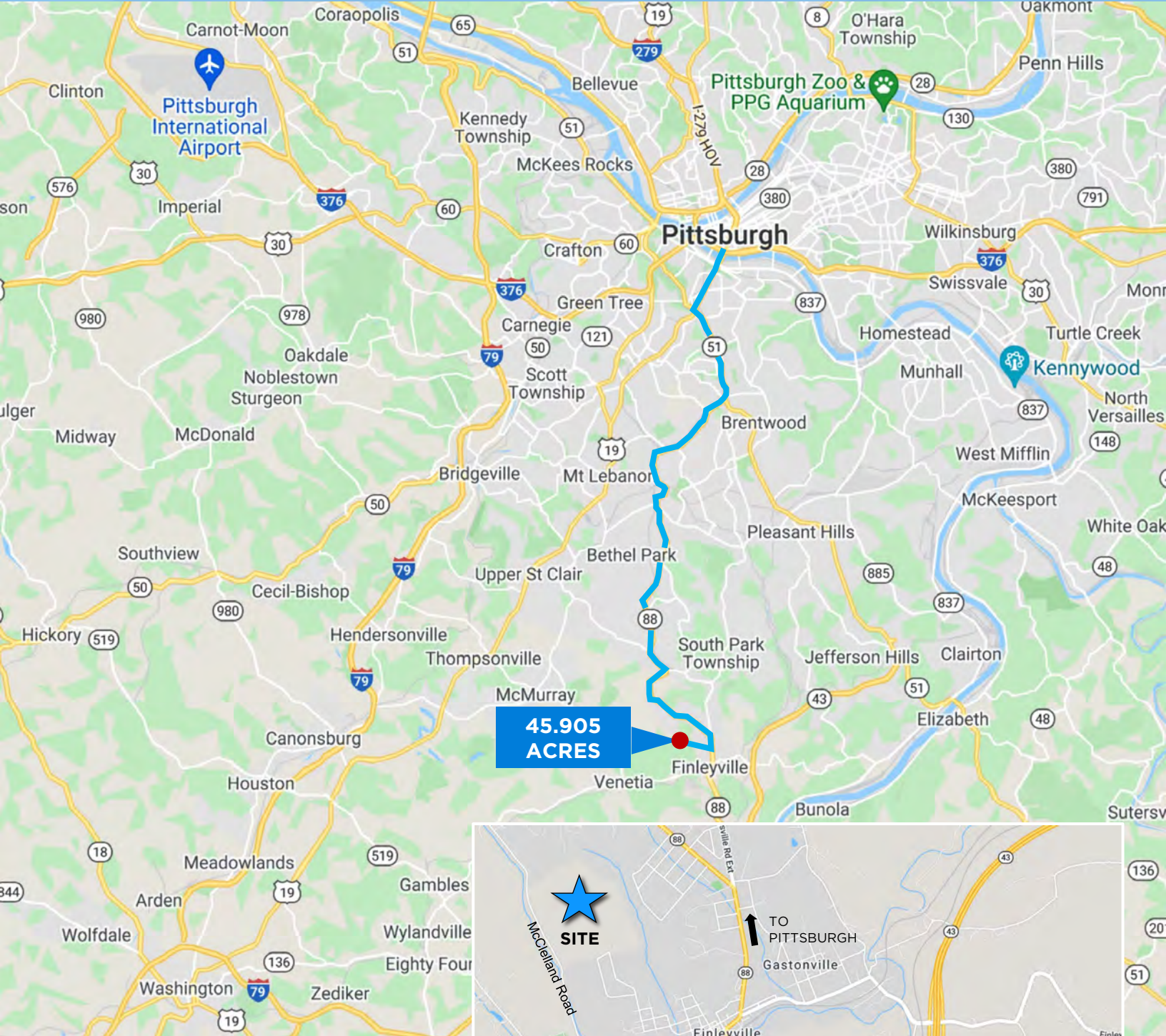
**COUNTY**

# 45.905 ACRES

**CBRE**

# LOCATION MAPS

MCCLELLAND ROAD | FINLEYVILLE, PA 15332 | PETERS TOWNSHIP



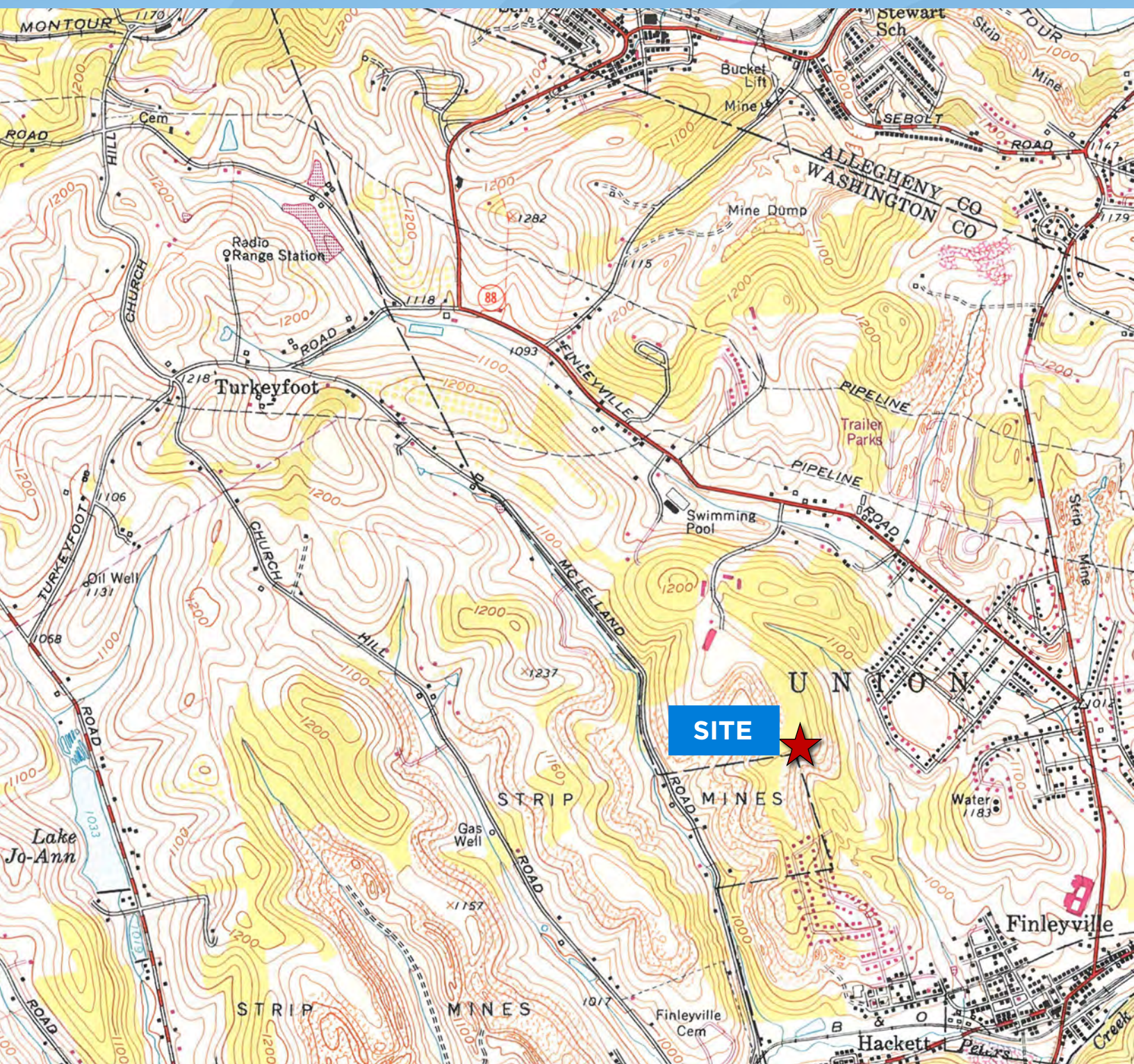
## CBRE

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



# TOPOGRAPHIC MAP

McCLELLAND ROAD | FINLEYVILLE, PA 15332 | PETERS TOWNSHIP

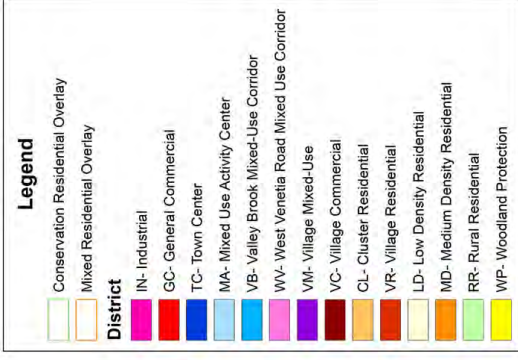


Source: Geological Survey  
Reston, VA

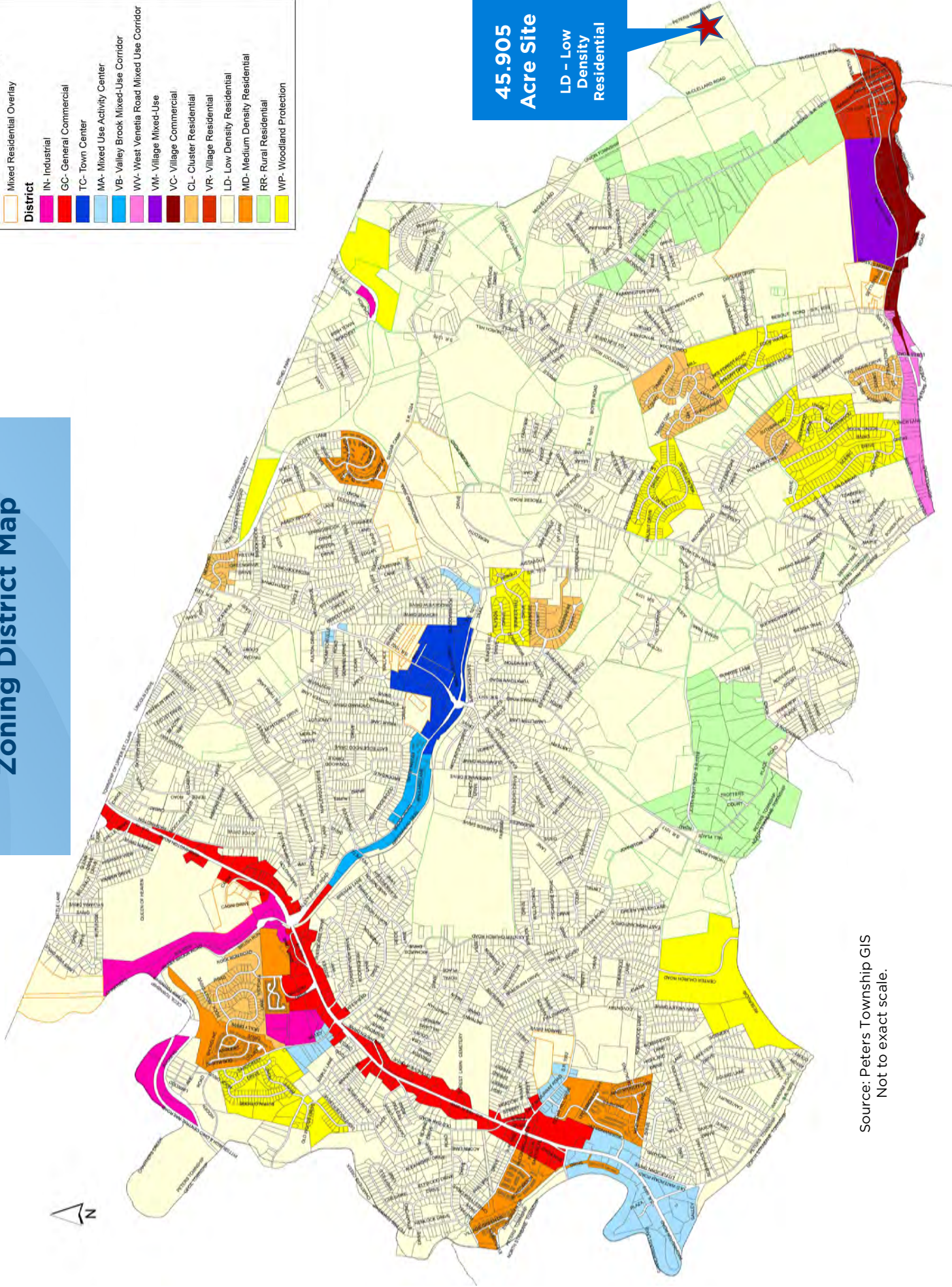
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# Peters Township Zoning District Map

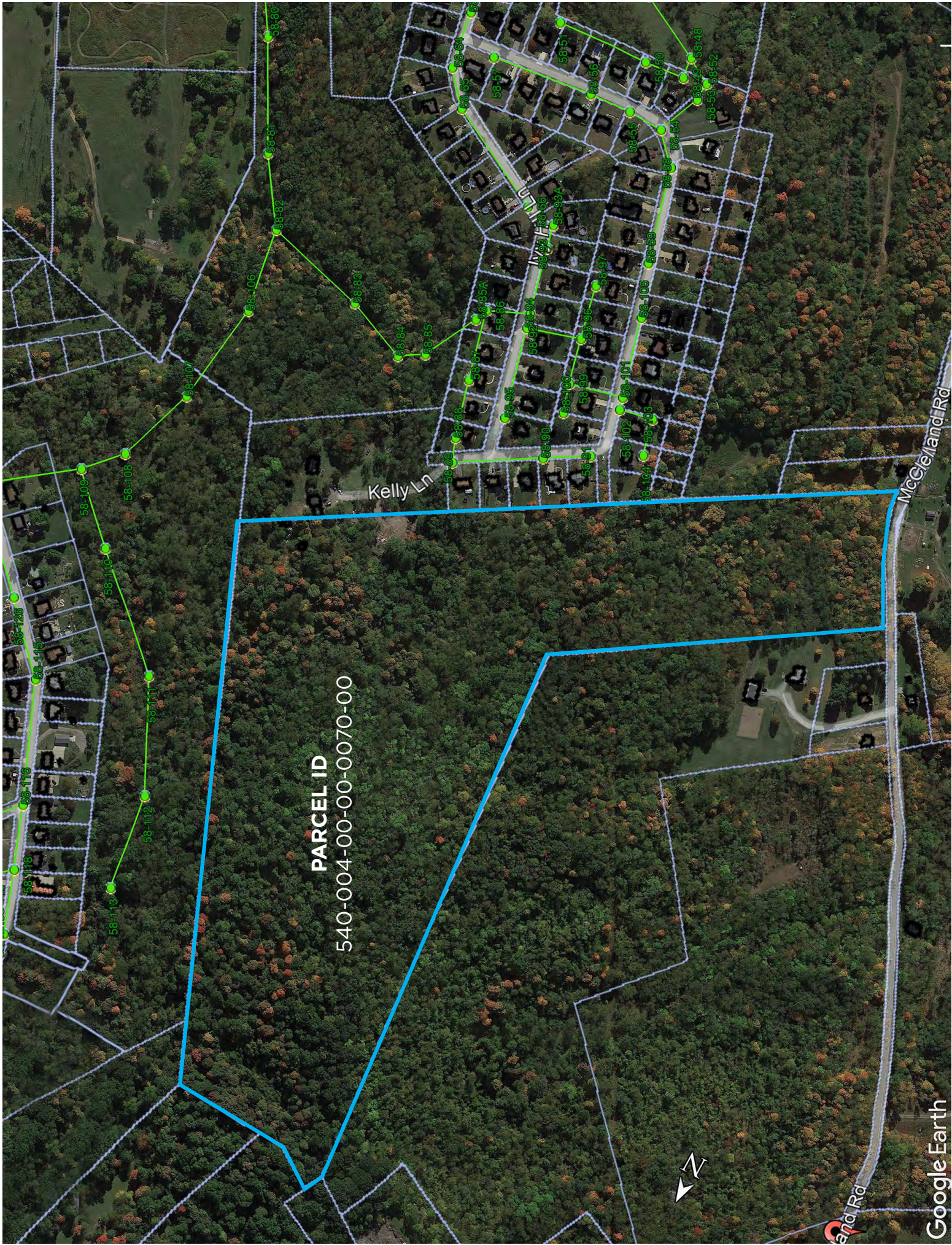


**45.905  
Acre Site**  
LD - Low  
Density  
Residential



Source: Peters Township GIS  
Not to exact scale.





PARCEL ID  
540-004-00-00-0070-00



**PARCEL ID**  
540-004-00-00-0070-00

