

AVAILABLE FOR SALE/LEASE

Colliers

942

MCCLELLANTOWN RD
McClellandtown, PA 15458

German Township
Industrial Park

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PROPERTY OVERVIEW

- Build-to-suit opportunities available: *industrial and retail*
- **Industrial:** 19.5 AC available | \$80,000 per AC
- **Retail:** 3.15 AC available | \$80,000 per AC
- Flexible lot divisibility: 3+ acres

INDUSTRIAL BUILD-TO-SUIT OPPORTUNITY

- Potential for (3) 33,600 SF industrial buildings
- Dock-high / drive-in access available
- Ample exterior storage available
- Abundant onsite parking

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PARK OVERVIEW

Proposed Subdivision Plan



(Sold) Lot #1 Steel City Storage

(Sold) Lot #2A Dollar General

Lot #2B 3.15 AC
(Retail/Office)

Lot #3 4.5 AC
(Industrial)

Lot #4 4.1 AC
(Industrial)

Lot #5 5.0 AC
(Industrial)

Lot #6 5.9 AC
(Industrial)

SITE PLAN

ARCO
PITTSBURGH

