

# 2400 SWEENEY DRIVE EXTENSION CLINTON, PA 15026

## CLASS A WAREHOUSE SPACE AVAILABLE

UNRIVALED ACCESS TO I-376 AND PITTSBURGH INTERNATIONAL AIRPORT



### Greg Hopkins

Vice President

+1 412 208 1400

[greg.hopkins@am.jll.com](mailto:greg.hopkins@am.jll.com)

### Rick O'Brien, SIOR

Managing Director

+1 412 208 1400

[rick.obrien@am.jll.com](mailto:rick.obrien@am.jll.com)



# PROPERTY FEATURES



**Proximity to**  
I-376 & Pittsburgh  
International Airport



**Available**  
108,450 SF



**Class A**  
Distribution Center /  
Industrial Platform

## Specifications

<b>BUILDING SIZE</b>	265,568 SF
<b>AVAILABLE</b>	<b>108,450 SF</b>
<b>SITE SIZE</b>	16.39 acres
<b>OFFICE</b>	+/- 1,155 SF
<b>CLEAR HEIGHT</b>	32' after loading bays
<b>COLUMN SPACING</b>	60' x 54'
<b>EXTERIOR DOORS</b>	10 9' x 10' with vision panels (Expandable to 25) 30,000 lbs levelers and dock seals
<b>DRIVE-IN DOORS</b>	1 (12' x 14')
<b>SPRINKLERS</b>	ESFR
<b>TRUCK COURT</b>	135' Deep
<b>CAR PARKING</b>	73
<b>WALLS</b>	8" Pre-cast concrete wall panels
<b>FLOOR</b>	7" fiber reinforced concrete slab
<b>ROOF</b>	TPO/EPDM Membrane
<b>LIGHTING</b>	T-5 high bay fixtures (25 FC)
<b>POWER</b>	1,600 amp, 480/277 volts to building
<b>ZONING</b>	HI (Heavy Industrial)

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**STAG**  
INDUSTRIAL



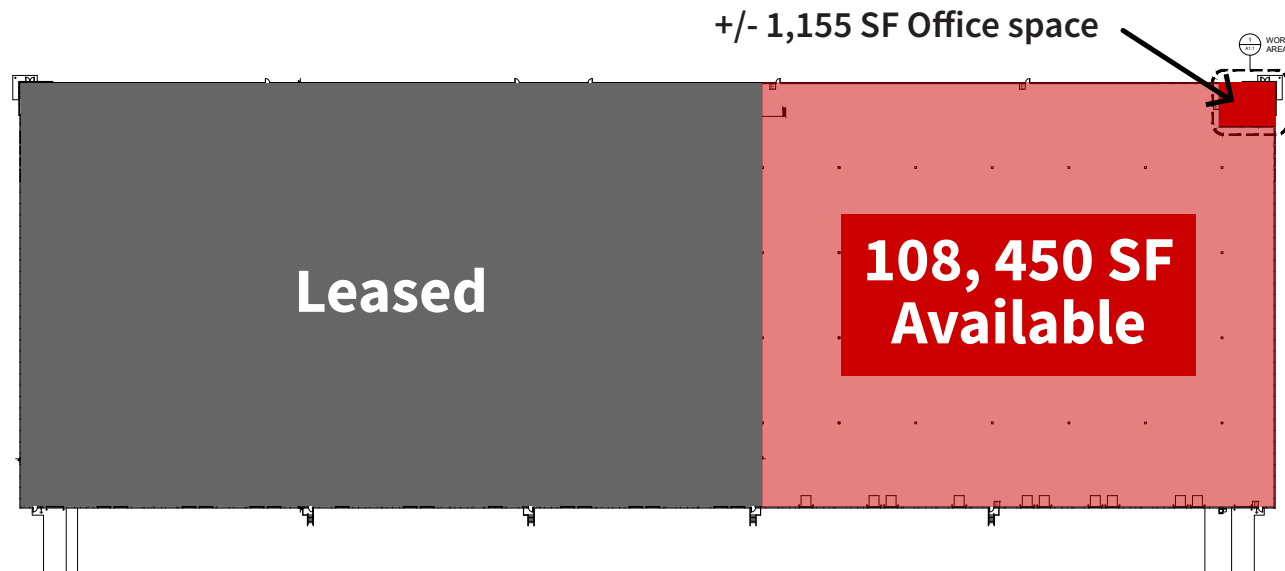
Pittsburgh International Airport

576

Clinton Road

Sweeney Drive

# BUILDING PLANS



**Greg Hopkins**  
Vice President  
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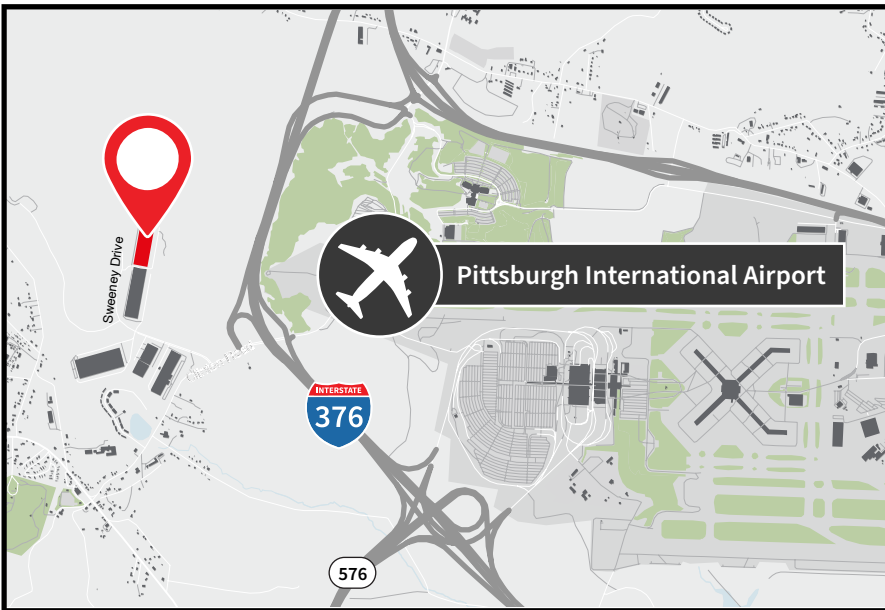
Managing Director  
+1 412 208 1400

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**JLL**

# LOCATION FEATURES



## Site Access

<b>I-376 AND CLINTON ROAD</b>	0.7 miles
<b>I-376 AND PA 576 INTERCHANGE</b>	1.8 miles
<b>PITTSBURGH INTERNATIONAL AIRPORT</b>	3.4 miles
<b>I-79 VIA I-376</b>	12.3 miles
<b>FUTURE ETHANE CRACKER PLANT</b>	15.2 miles
<b>DOWNTOWN PITTSBURGH</b>	18.5 miles

**Greg Hopkins**

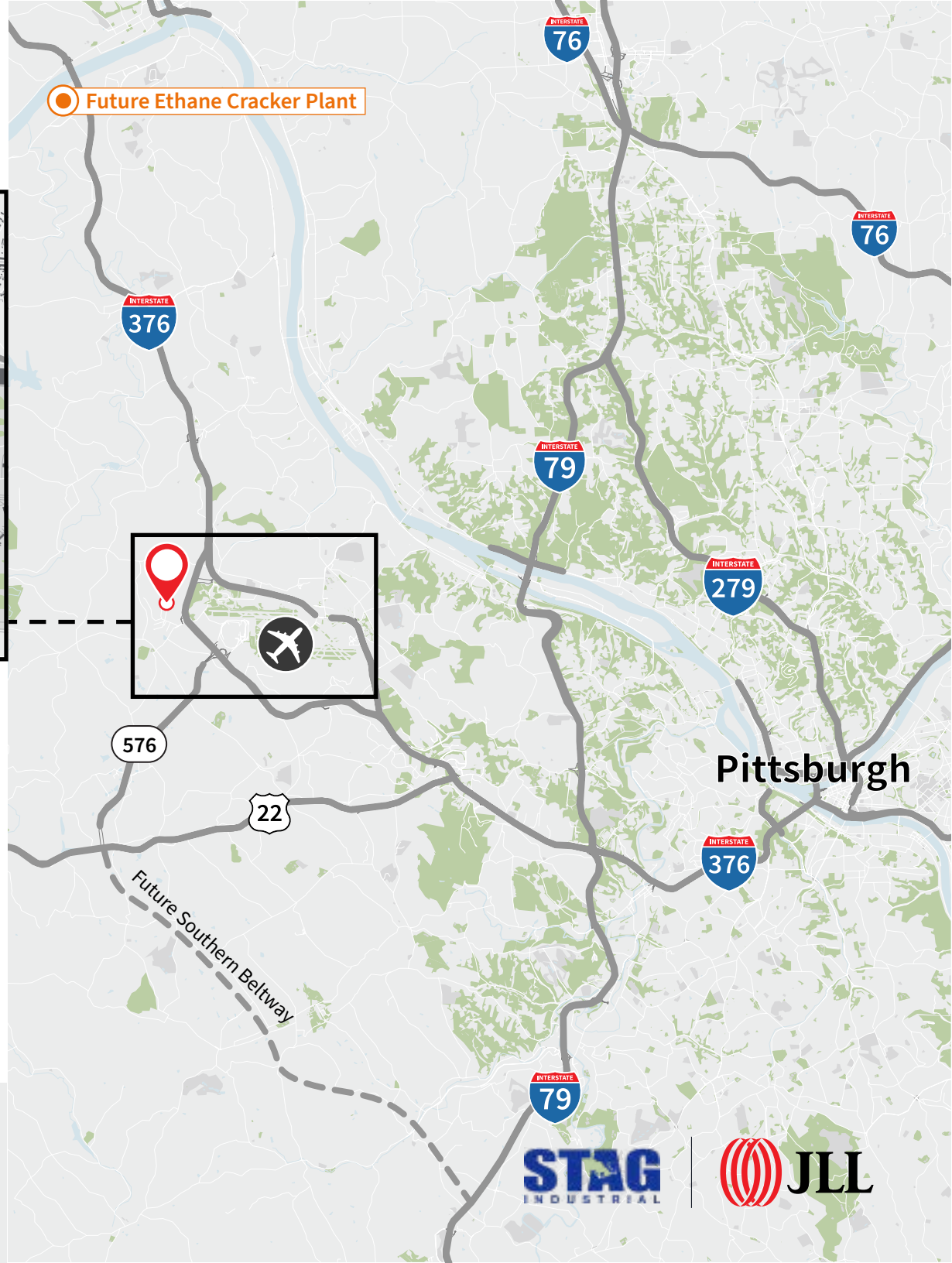
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