

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

Rick O'Brien, SIOR
Managing Director
+1 412 208 1400
rick.obrien@am.jll.com

STAG
INDUSTRIAL

JLL

PROPERTY FEATURES



Proximity to
I-376 & Pittsburgh
International Airport



Available
108,450 SF



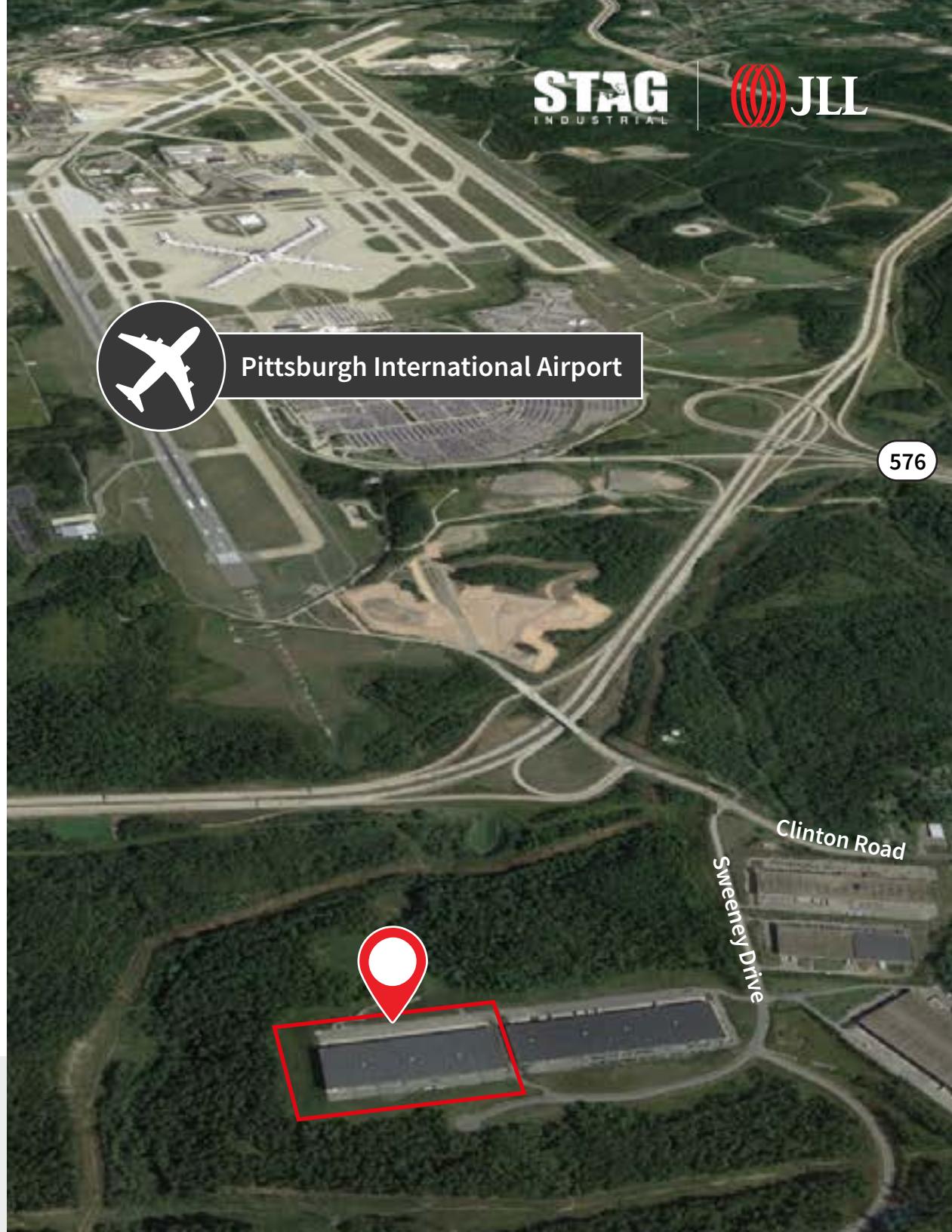
Class A
Distribution Center /
Industrial Platform

Specifications

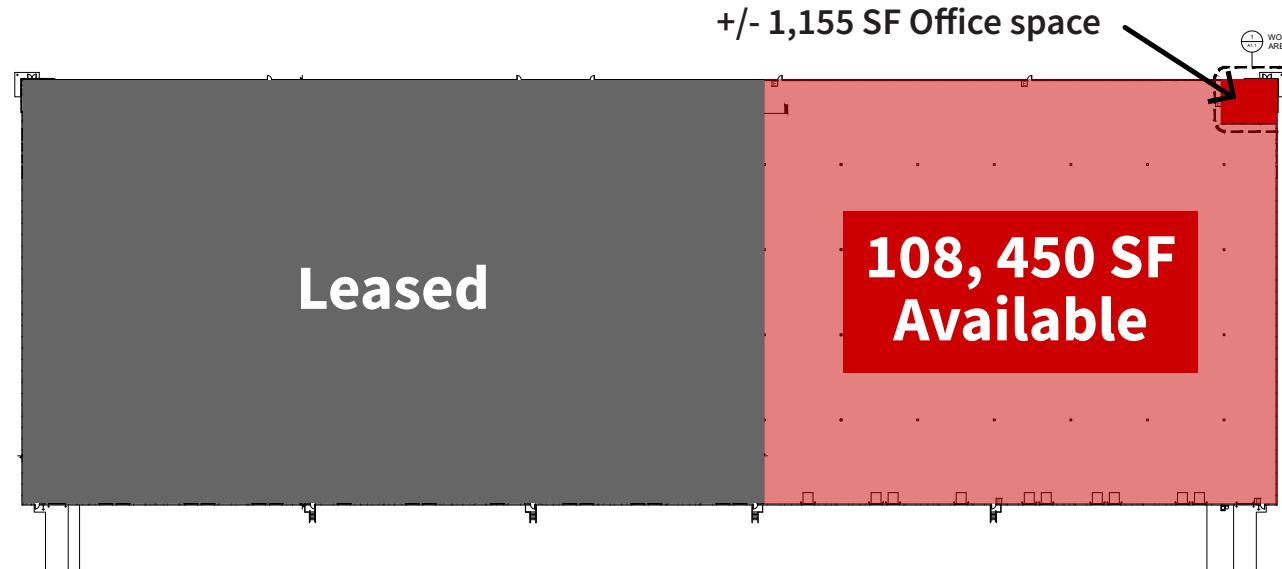
BUILDING SIZE	265,568 SF
AVAILABLE	108,450 SF
SITE SIZE	16.39 acres
OFFICE	+/- 1,155 SF
CLEAR HEIGHT	32' after loading bays
COLUMN SPACING	60' x 54'
EXTERIOR DOORS	10 9' x 10' with vision panels (Expandable to 25) 30,000 lbs levelers and dock seals
DRIVE-IN DOORS	1 (12' x 14')
SPRINKLERS	ESFR
TRUCK COURT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

Greg Hopkins
Vice President
+1 412 208 1400
greg.hopkins@am.jll.com

Rick O'Brien, SIOR
Managing Director
+1 412 208 1400
rick.obrien@am.jll.com



BUILDING PLANS



Greg Hopkins
Vice President
+1 412 208 1400
greg.hopkins@am.jll.com

Rick O'Brien, SIOR
Managing Director
+1 412 208 1400
rick.obrien@am.jll.com

STAG
INDUSTRIAL

JLL



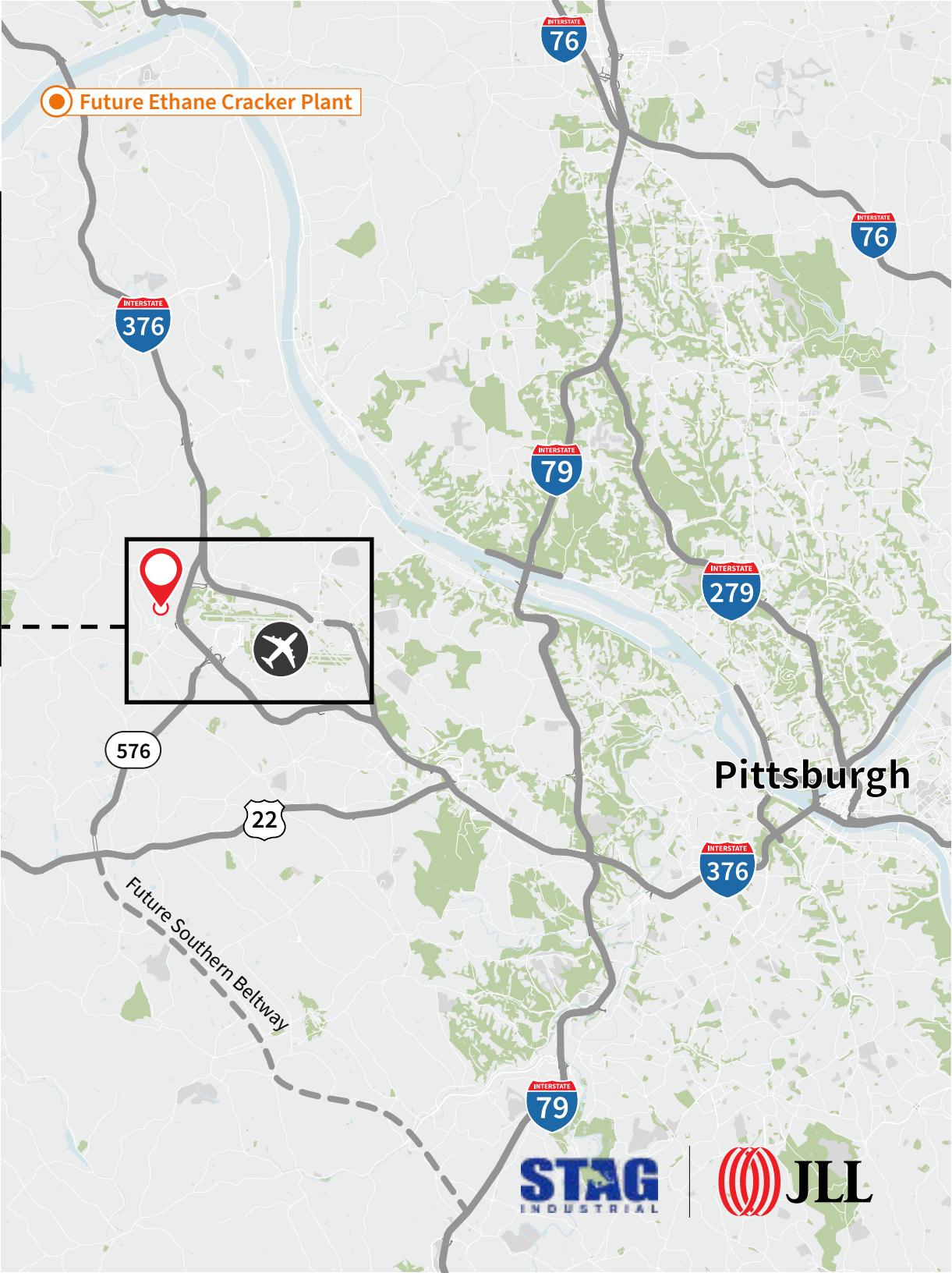
Greg Hopkins
Vice President
+1 412 208 1400
greg.hopkins@am.jll.com

Rick O'Brien, SIOR
Managing Director
+1 412 208 1400
rick.obrien@am.jll.com

STAG
INDUSTRIAL

JLL

LOCATION FEATURES



Site Access

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

Greg Hopkins
Vice President
+1 412 208 1400
greg.hopkins@am.jll.com

Rick O'Brien, SIOR
Managing Director
+1 412 208 1400
rick.obrien@am.jll.com

STAG
INDUSTRIAL

JLL

2400

SWEENEY DRIVE EXTENSION
CLINTON, PA 15026

UNRIVALED ACCESS TO I-376 AND PITTSBURGH INTERNATIONAL AIRPORT



Greg Hopkins
Vice President
+1 412 208 1400
greg.hopkins@am.jll.com

Rick O'Brien, SIOR
Managing Director
+1 412 208 1400
rick.obrien@am.jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2020 Jones Lang LaSalle IP, Inc. All rights reserved.

STAG
INDUSTRIAL

JLL