

FOR LEASE

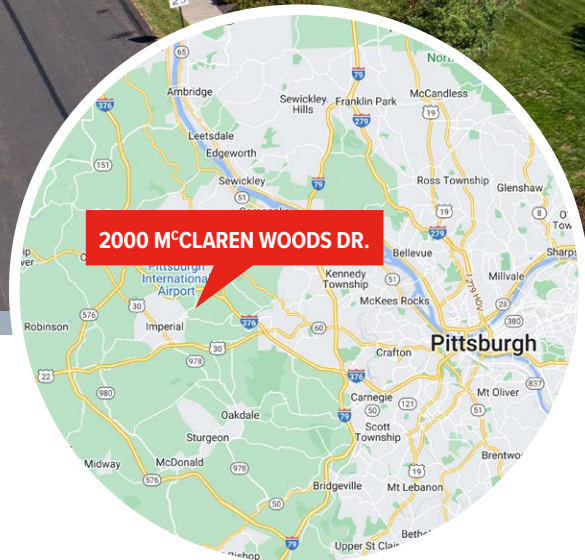
# M<sup>C</sup>CLAREN WOODS BUSINESS PARK

2000 M<sup>C</sup>CLAREN WOODS DRIVE | FINDLAY TOWNSHIP, PA 15108

44,000 SF

CLASS A LIGHT INDUSTRIAL & OFFICE SPACE

QUALITY FREESTANDING BUILDING



#### FOR MORE INFORMATION:

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#### LEASING BY:

**GENFOR**  
REAL ESTATE

#### OWNED & MANAGED BY:

**Elmhurst**  
GROUP

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PROPERTY & BUILDING INFORMATION

QUALITY MANUFACTURING AND R&D SPACE

## PROPERTY INFORMATION

BUILDING SIZE	44,000 SF
AVAILABLE SF	44,000 SF
OFFICE AREA	Approx. 13,000 SF – Office is in excellent condition; Mix of open areas and private offices with abundant windows, break-room, training room, large conference rooms; and a modular office unit in the warehouse area
WAREHOUSE AREA	Approx. 31,000 SF
CLEAR HEIGHT	24'
DRIVE-IN DOORS	One (1) 12' x 14' drive-in door (Ability to add additional drive-in doors)
DOCK DOORS	Two (2) dock high doors (9' x 10') with levelers, shelters, bumpers and lights (Ability to add additional dock high doors)
COLUMN SPACING	40' x 55'
HVAC	Gas-fired heating units in warehouse
LIGHTING	LED Lighting
POWER	600 AMPS, 480v, 3-phase power
SPRINKLER	Normal ordinary hazard wet system
BUILDING DEPTH	160'
PARKING	Approximately 85 parking spaces
CONSTRUCTION	Concrete Tilt Up Panels
ZONING	MXU - Mixed Use (Findlay Township)
USES	Flexible uses include: Light Industrial, R&D, Showroom, Warehouse, Light Manufacturing and Single-Story Office
HIGHWAY ACCESS	1 mile to I-376 via Exit 54 McClaren Road, 4.1 miles to the Pittsburgh Intl. Airport, 7.5 miles to I-79, 15.4 miles to Downtown Pittsburgh



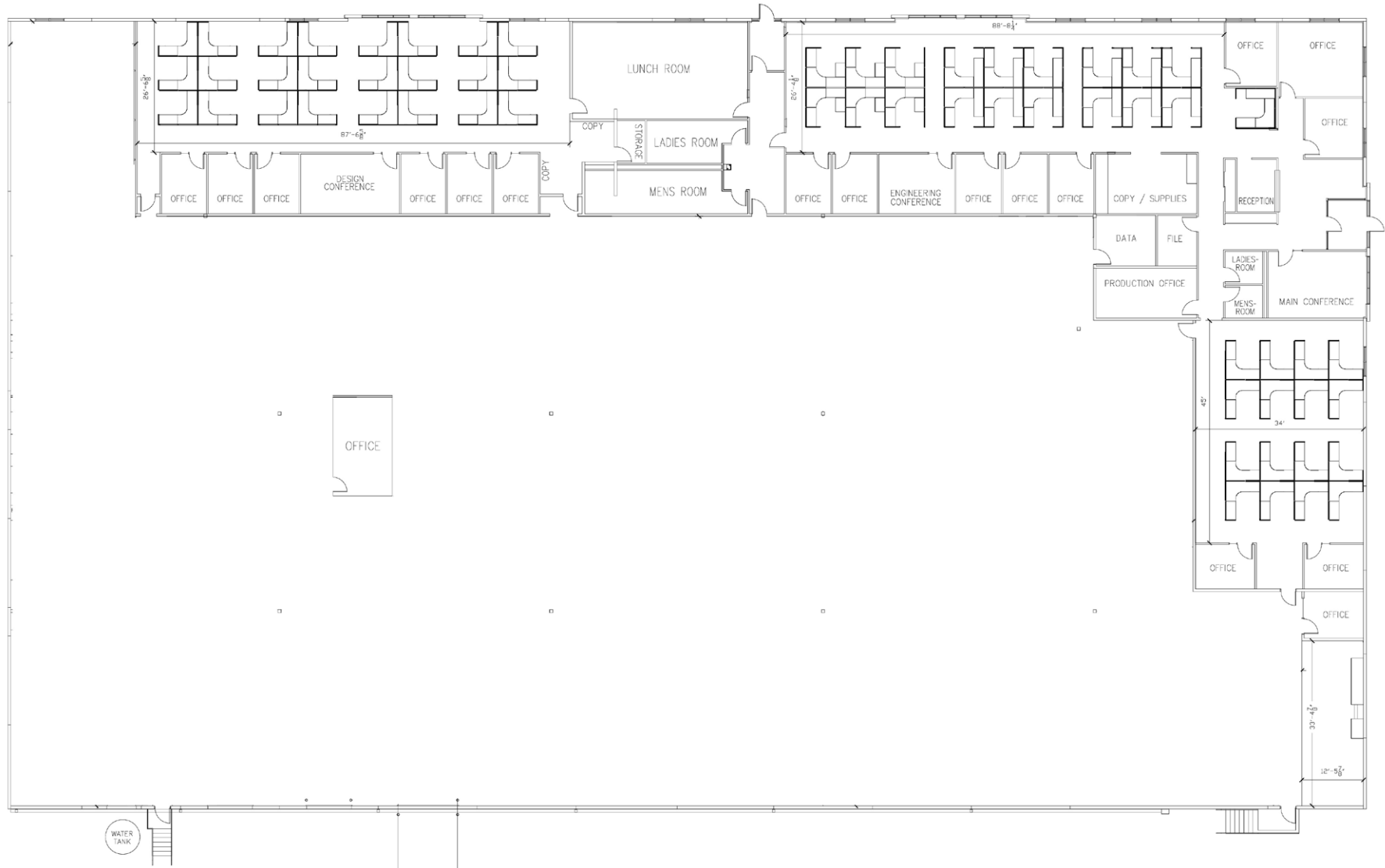
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FLOOR PLAN

44,000 SF AVAILABLE



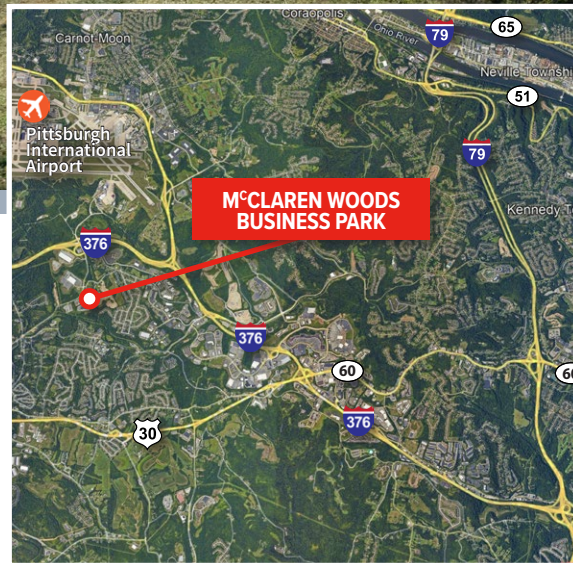
# M<sup>c</sup>CLAREN WOODS BUSINESS PARK

Downtown  
Pittsburgh

**FOR LEASE 44,000 SF**  
2000 McClaren Woods Drive

I-376 Access (1mi)

McCLAREN ROAD



Please contact the leasing team for more information:

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LEASING BY:

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REAL ESTATE

OWNED & MANAGED BY:

**Elmhurst**  
GROUP

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