

CLAIRTON INDUSTRIAL CENTER

206 STATE ST. CLAIRTON, PA 15025

AVAILABLE DECEMBER 2025



FOR MORE INFORMATION CONTACT:



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW & BUILDING SPECS

BUILDING 1 OFFERING SUMMARY

PRICE	\$10/ SF + NNN <i>(No property taxes for 5 years and abatement schedule for second 5 years included on next page)</i>
BUILDING SIZE	25,120 total SF
AVAILABLE SF	25,120 SF
CONSTRUCTION	Pre-Engineered Metal Building
SITE SIZE	8 Acres
ZONING	Industrial
BUILDING DIMENSIONS	249' (W) x 122' (D)
OFFICE SPACE	Built to Suit
CLEAR HEIGHT	24'-8"
DOCK DOORS	(3) 10' x 10' Dock Doors
DOCK EQUIPMENT	30,000 lb Mechanical Levelers, Shelters, and Bumpers
DRIVE-IN DOORS	(6) 12' x 14' Grade Level Doors
SPRINKLERED	Fully Sprinklered
WAREHOUSE HVAC	Gas-Fired Unit Heaters
LIGHTING	LED
FLOOR SLAB	8" Concrete Floor 4,500PSI
ROOF	24 Gauge Metal Roof
ELECTRICAL	1,200 AMP

BUILDING 2 OFFERING SUMMARY

PRICE	\$10/ SF + NNN <i>(No property taxes for 5 years and abatement schedule for second 5 years included on next page)</i>
BUILDING SIZE	37,500 total SF
AVAILABLE SF	37,500 SF
CONSTRUCTION	Pre-Engineered Metal Building
SITE SIZE	8 Acres
ZONING	Industrial
BUILDING DIMENSIONS	300' (W) x 125' (D)
OFFICE SPACE	Built to Suit
CLEAR HEIGHT	28'
DOCK DOORS	(4) 10' x 10' Dock Doors
DOCK EQUIPMENT	30,000 lb Mechanical Levelers, Shelters, and Bumpers
DRIVE-IN DOORS	(6) 12' x 14' Grade Level Doors
SPRINKLERED	Fully Sprinklered
WAREHOUSE HVAC	Gas-Fired Unit Heaters
LIGHTING	LED
FLOOR SLAB	8" Concrete Floor 4,500PSI
ROOF	24 Gauge Metal Roof
ELECTRICAL	1,500 AMP

GENERAL INFORMATION

UTILITY PROVIDERS	American Water, Peoples Gas, Duquense Light
RAILROAD ACCESS	Potentially
ENVIRONMENTAL ISSUES	Act 22 Site, All Act 22 DEP Requirements for the clean up have taken place

TAX INFORMATION

TAX EXEMPTION SCHEDULE

TAX EXEMPTION SCHEDULE	
EXEMPTION YEAR	PERCENTAGE OF ASSESSED VALUATION OF IMPROVEMENT EXEMPTED FROM TAXATION
1st	100%
2nd	100%
3rd	100%
4th	100%
5th	100%
6th	75%
7th	75%
8th	50%
9th	50%
10th	25%

PROPERTY RENDERINGS

CLAIRTON INDUSTRIAL PARK



PROPERTY RENDERINGS

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PROPERTY RENDERINGS

CLAIRTON INDUSTRIAL PARK



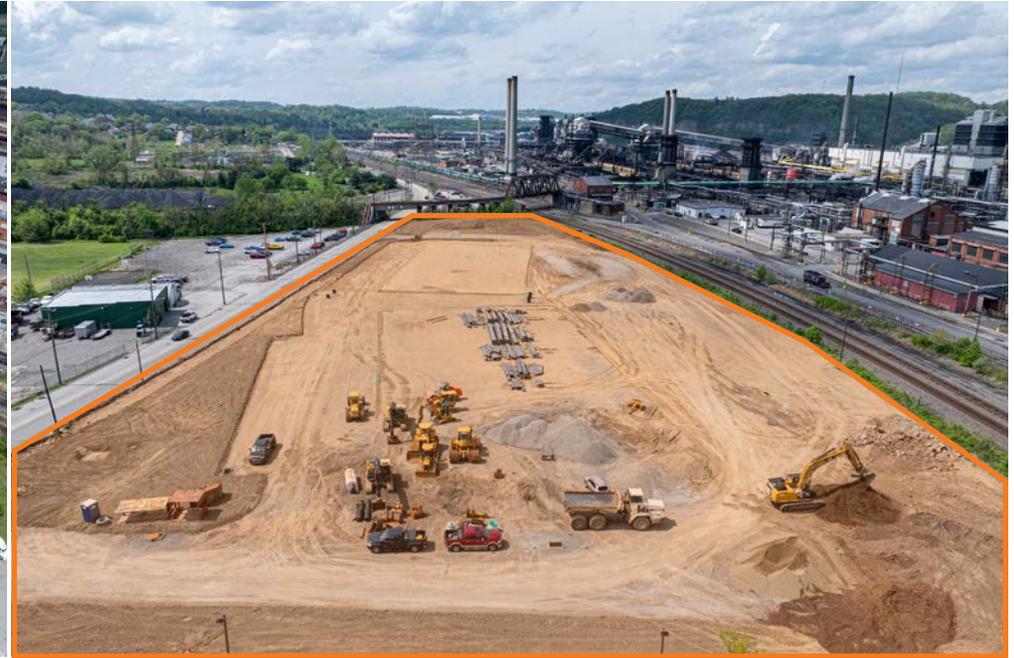
PROPERTY RENDERINGS

CLAIRTON INDUSTRIAL PARK



PHOTOS

PROPERTY SITE



PHOTOS

PROPERTY SITE



PHOTOS

PROPERTY SITE



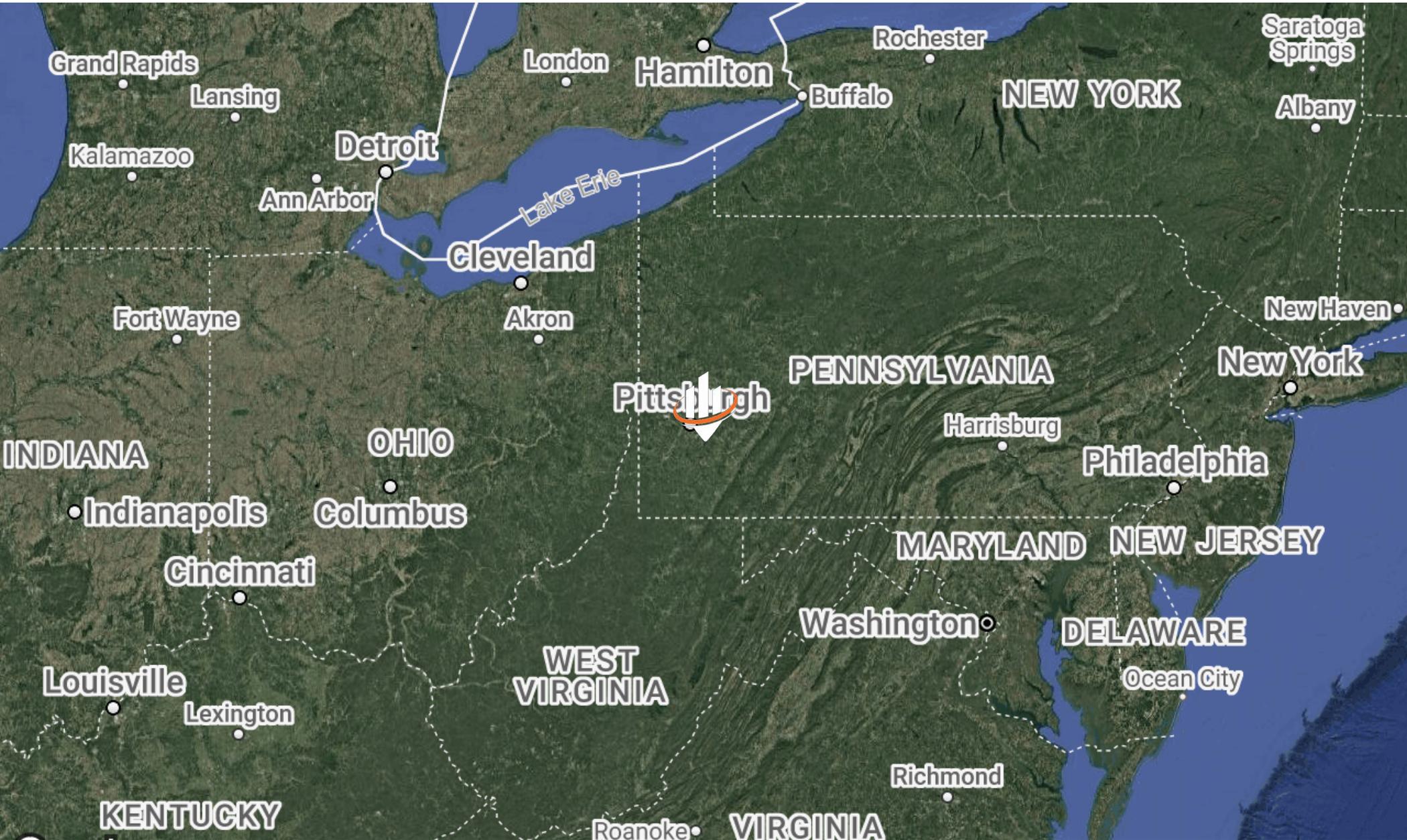
LOCATION MAP

NEIGHBORING MAJOR DESTINATIONS



LOCATION MAP

REGION MAP





FOR INQUIRIES,
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