

1211 CLIFFORD
BALL DRIVE

BUILDING VI

— FOR LEASE —

CLINTON COMMERCE PARK

CLINTON, PA 15026

Marketed by:

CBRE

Developed by:

NEYER
AL. NEYER | EST. 1894



71,250 SF₊
AVAILABLE

For more information, please contact:

KIM CLACKSON

Executive Vice President
412.471.3018
kim.clackson@cbre.com

MATT CLACKSON

Senior Vice President
412.471.4069
matt.clackson@cbre.com

JOSH SINGER

Associate
412.496.7255
josh.singer@cbre.com

SITE AERIAL

71,250 SF_±
AVAILABLE

CORE & SHELL COMPLETE



AERIAL SITE PLAN



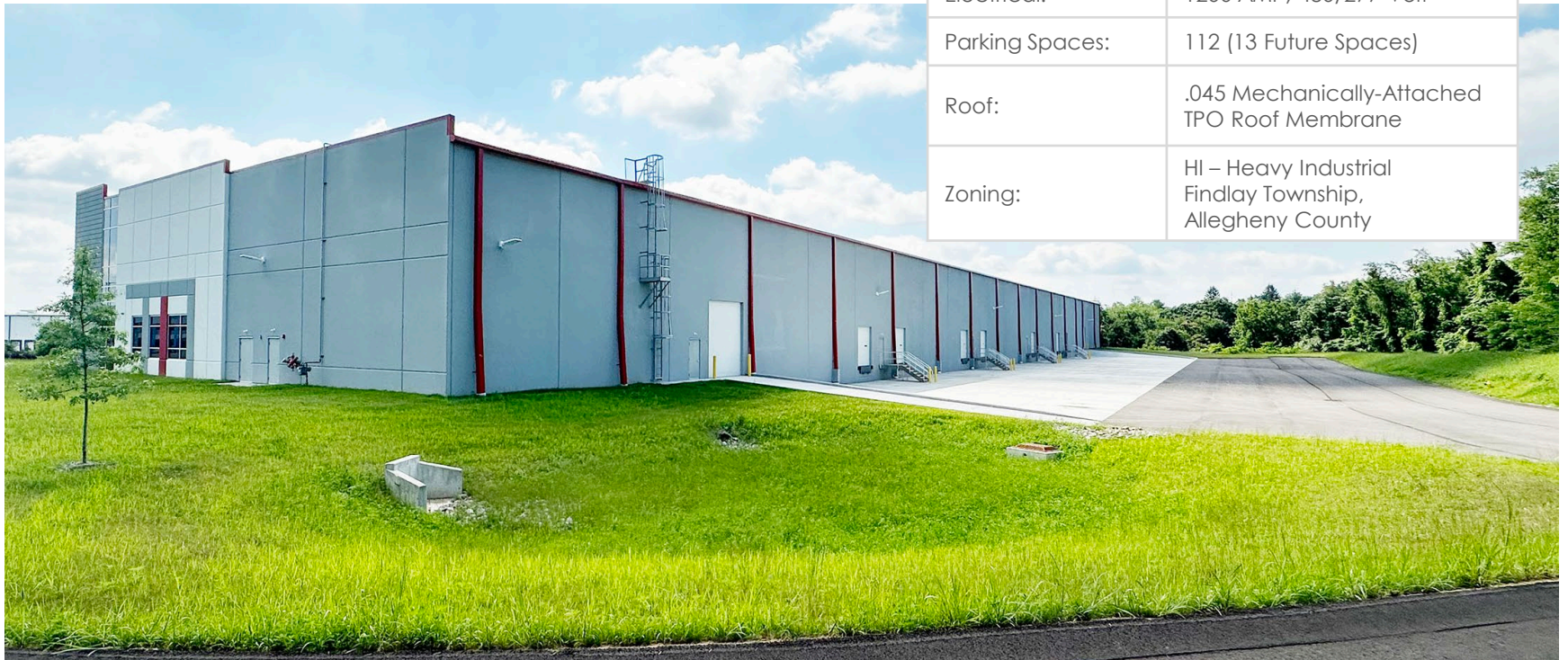
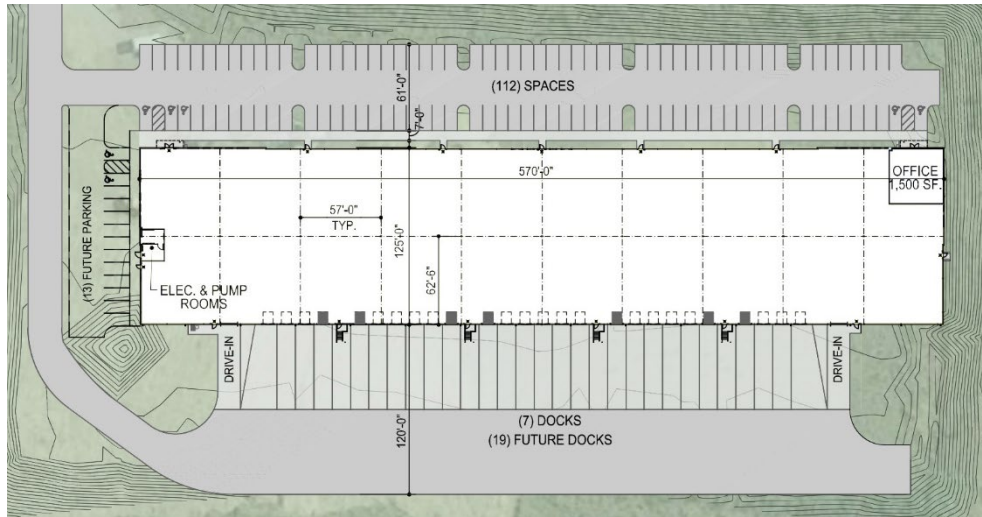
© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.

Marketed by:

CBRE

301 Grant Street
Suite 4000
Pittsburgh, PA 15219
cbre.com

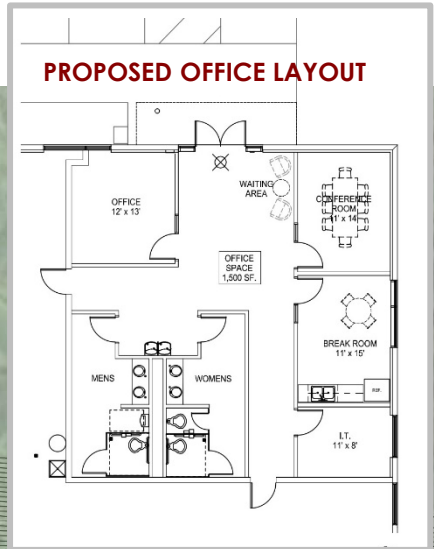
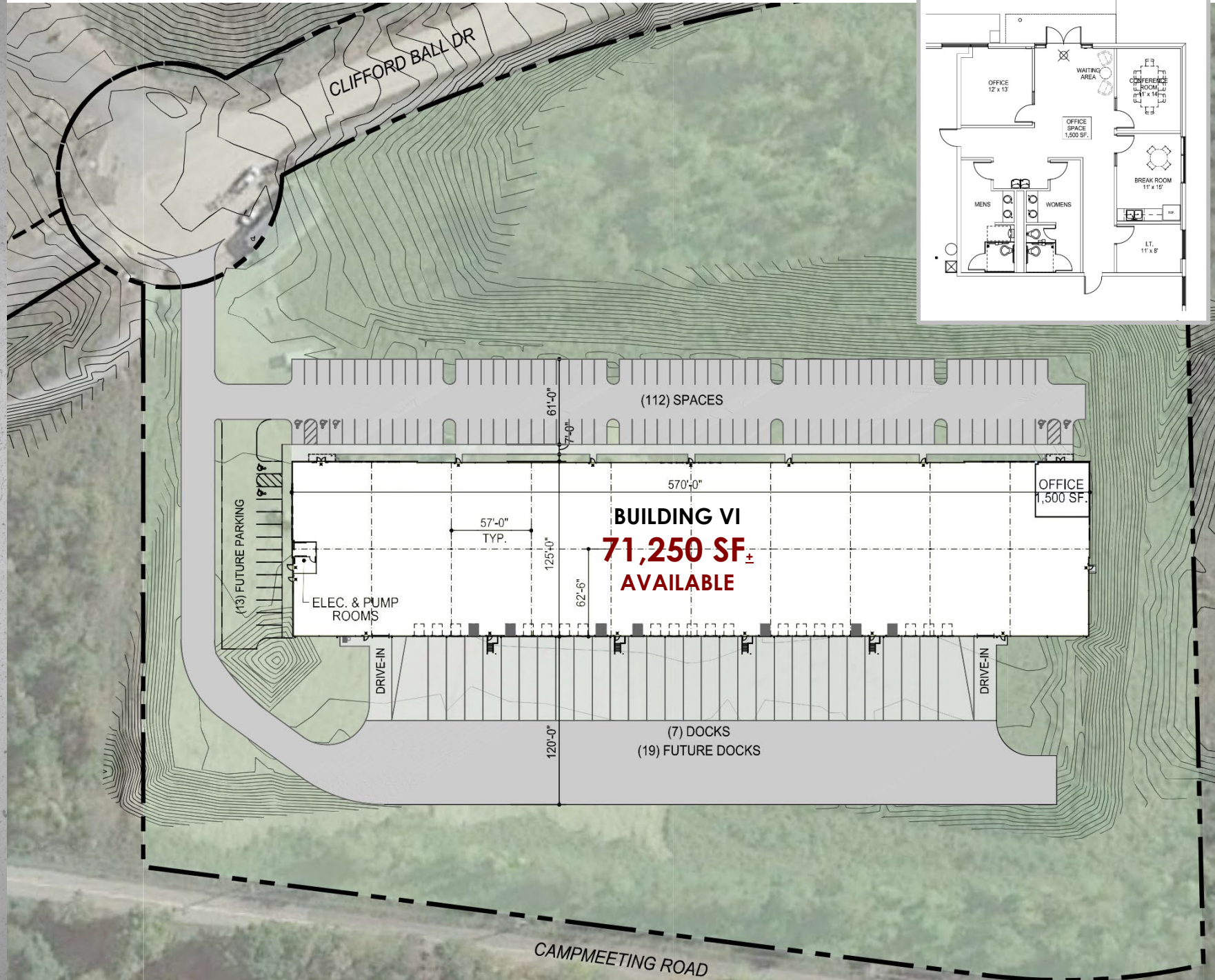
BUILDING VI

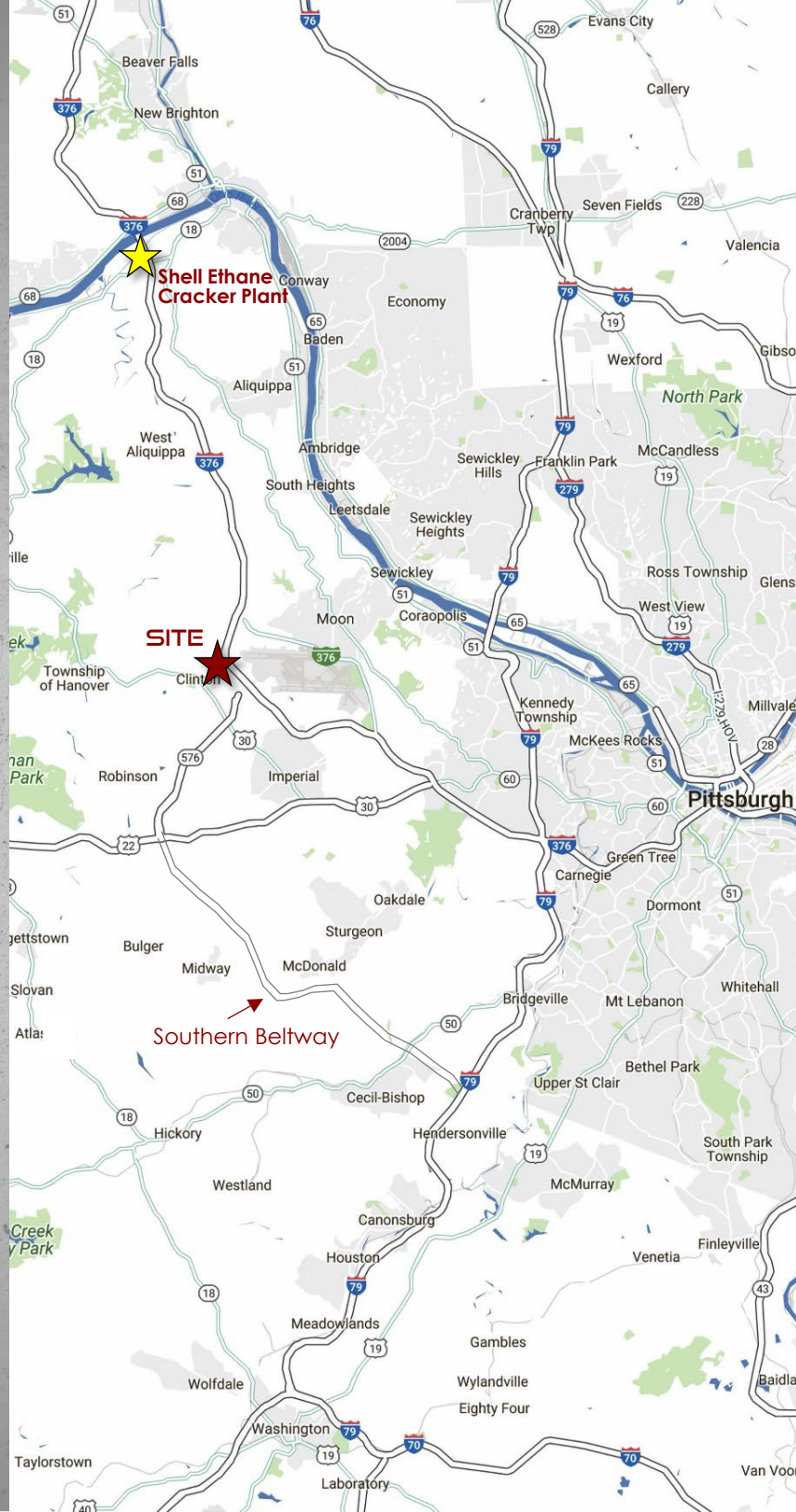
71,250 SF₊

Building Size:	71,250 SF _±
Office:	Build to Suit
Clear Height:	28' after Loading Bay
Column Spacing:	Warehouse Bays: 57'x 62' 6"
Truck Court:	120' deep
Fire Protection System:	ESFR K-17 System
Dock Doors:	7 Existing with 30,000-lb. mechanical leveler. (19 additional knock-outs)
Drive-In Doors:	2 (12' x 14')
Walls:	7-1/4" Concrete Tilt-Wall Panels
Concrete Slab:	6", 3500 PSI
Warehouse Lighting:	LED High Bay Fixtures, 25 FC
Electrical:	1200 AMP, 480/277-Volt
Parking Spaces:	112 (13 Future Spaces)
Roof:	.045 Mechanically-Attached TPO Roof Membrane
Zoning:	HI – Heavy Industrial Findlay Township, Allegheny County

CLINTON COMMERCE PARK

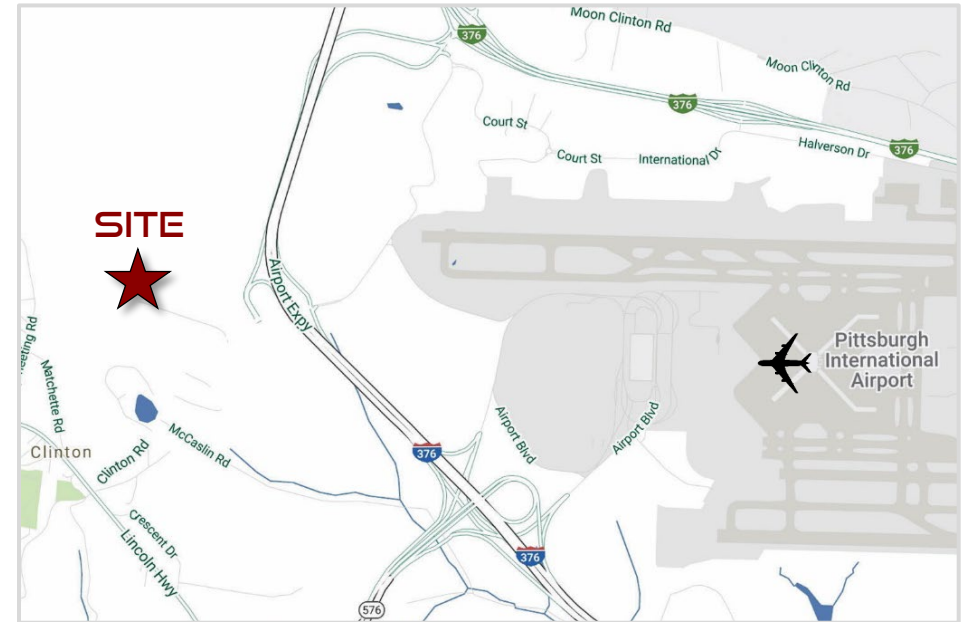
CLIFFORD BALL DRIVE



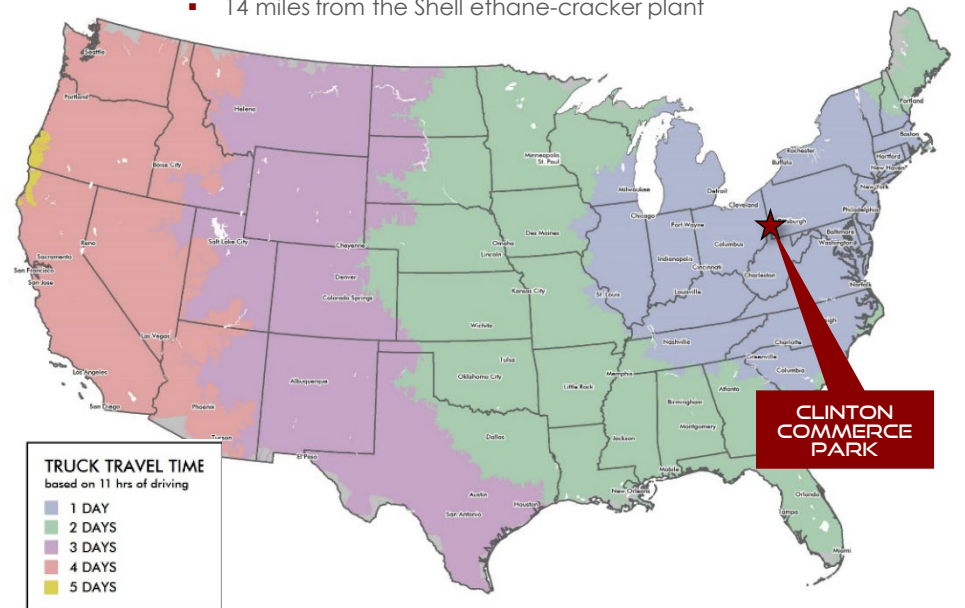


LOCATION

Located in the immediate vicinity of the Pittsburgh International Airport and Interstate 376



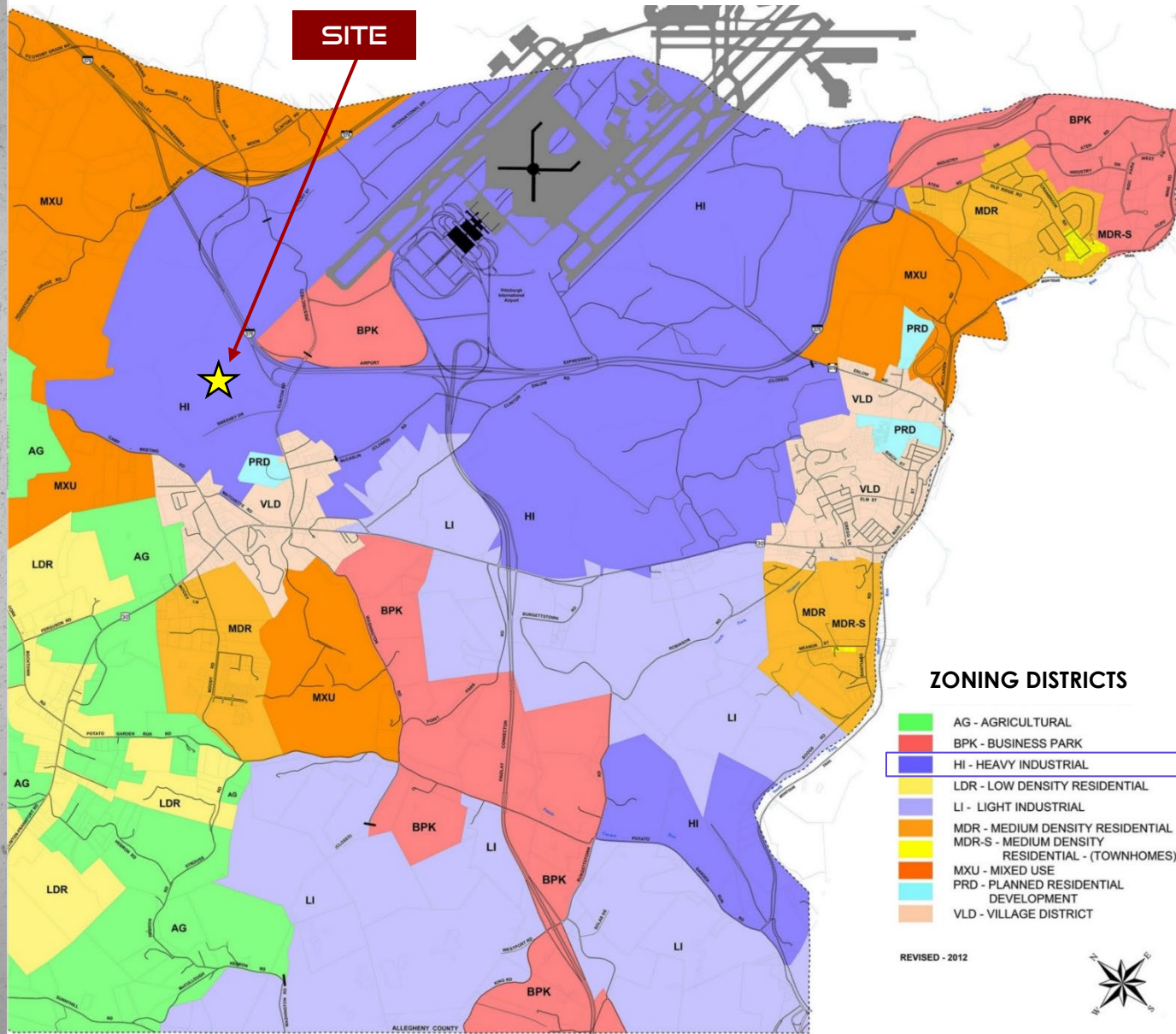
- 3 minutes from the Pittsburgh International Airport
- Less than 20 miles from downtown Pittsburgh
- 220 miles from Harrisburg, PA; 320 miles to Philadelphia
- 14 miles from the Shell ethane-cracker plant



CLINTON COMMERCE PARK

ZONING

HEAVY INDUSTRIAL FINDLAY TOWNSHIP



CLINTON COMMERCE PARK

FINDLAY CODE

117.410.1

INTENT:

This zoning district is intended to accommodate industrial and manufacturing uses which are characterized by high volume of vehicular traffic, odors, vibrations or glare. It is also the purpose of this district to ensure the appropriate use and development of each site and to minimize or eliminate the impact of the undesirable aspects of industrial operations on current and future land uses of adjacent parcels upon residents of the township.

USES:

- Outdoor storage, sales or display areas
- Truck terminal
- Warehouse
- Wholesale business and storage
- Food processing and packing plant
- Large mechanical repair
- Light manufacturing

A complete list of permitted uses is available.