

DELIVERY SCHEDULED FOR 12/1/25

For Lease

100 & 200 Kings Court | Coraopolis, PA 15108

jll.com

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 **JLL** SEE A BRIGHTER WAY

Property Information

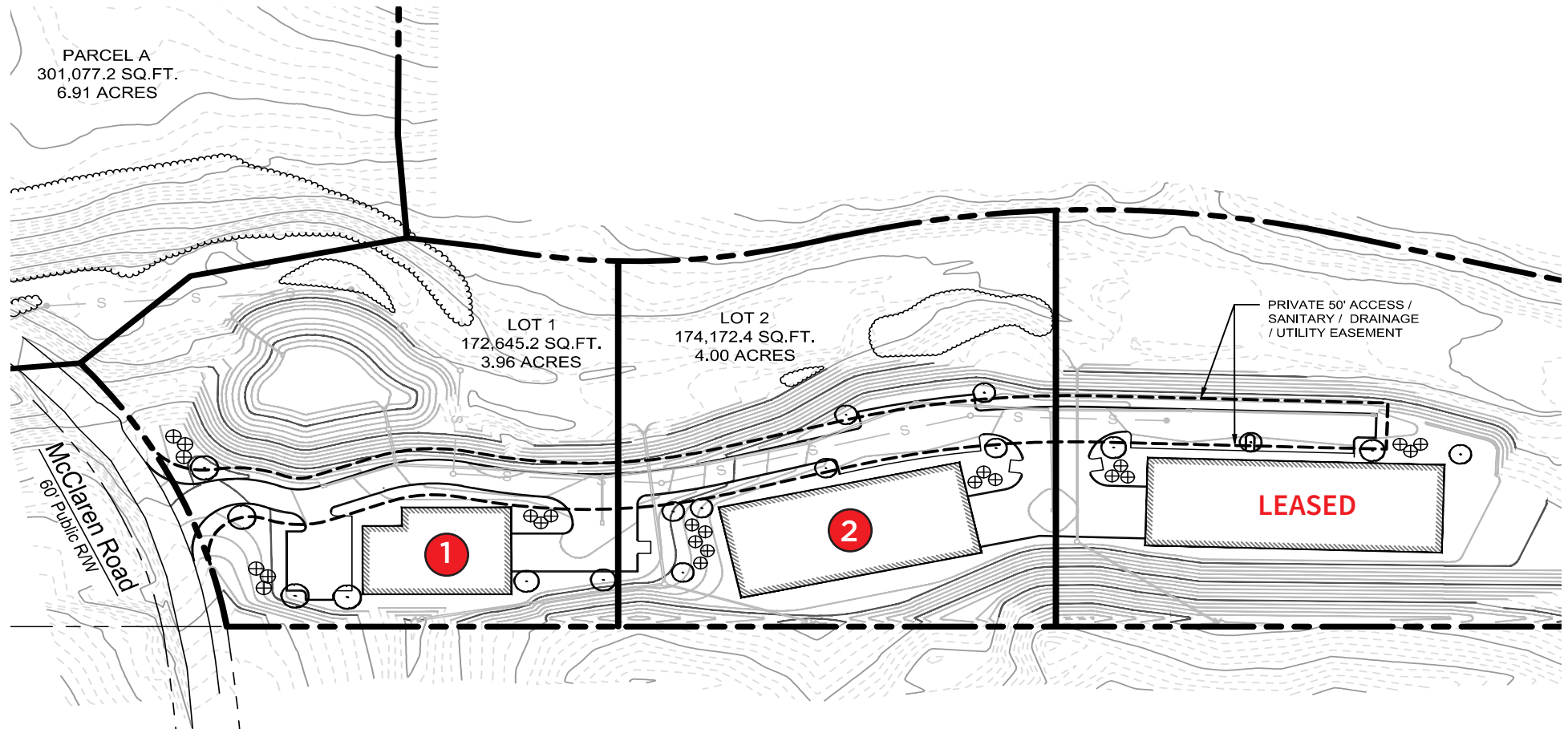
Located in the McClaren Commerce Center in Findlay Township, this development features two industrial warehouse buildings sized at 12,960 and 23,205 square feet. The site offers convenient access to major highways including I-376, I-576, and I-79. Designed for light industrial applications, the project is currently under construction with an expected completion in Q4 2025. The strategic location and flexible space options aim to meet the evolving needs of businesses in the area.



Building 1	± 12,960 SF
Space Features	Built to suit
Site Size	3.98 AC Parking at .6 per 1,000
Clear Height	20'
Loading	2 external dock high door (10' x 10') 1 grade level door (12' x 14')
HVAC	Warehouse: Cambridge heating Office: Unit to suit
Utilities	Cable: Comcast Electric: Duquesne Light Company, 600 AMP Gas: Peoples Gas Telephone/Internet: Verizon Water & Sewer: Findlay Township Municipal Authority
Zoning	Mixed Use (MXU)

Building 2	± 23,205 SF
Space Features	Built to suit
Site Size	4.0 AC Parking at .6 per 1,000
Clear Height	20'
Loading	2 external dock high doors (10' x 10') 1 grade level door (12' x 14')
HVAC	Warehouse: Cambridge heating Office: Unit to suit
Utilities	Cable: Comcast Electric: Duquesne Light Company, 600 AMP Gas: Peoples Gas Telephone/Internet: Verizon Water & Sewer: Findlay Township Municipal Authority
Zoning	Mixed Use (MXU)

Site Plan



Building 1: ± 12,960 SF
Office: ± 1,296 SF
Warehouse: ± 11,664 SF

Building 2: ± 23,205 SF
Office: ± 2,320 SF
Warehouse: ± 22,855 SF

Property Aerial



KEY DISTANCES

2 miles (3 min) to I-376

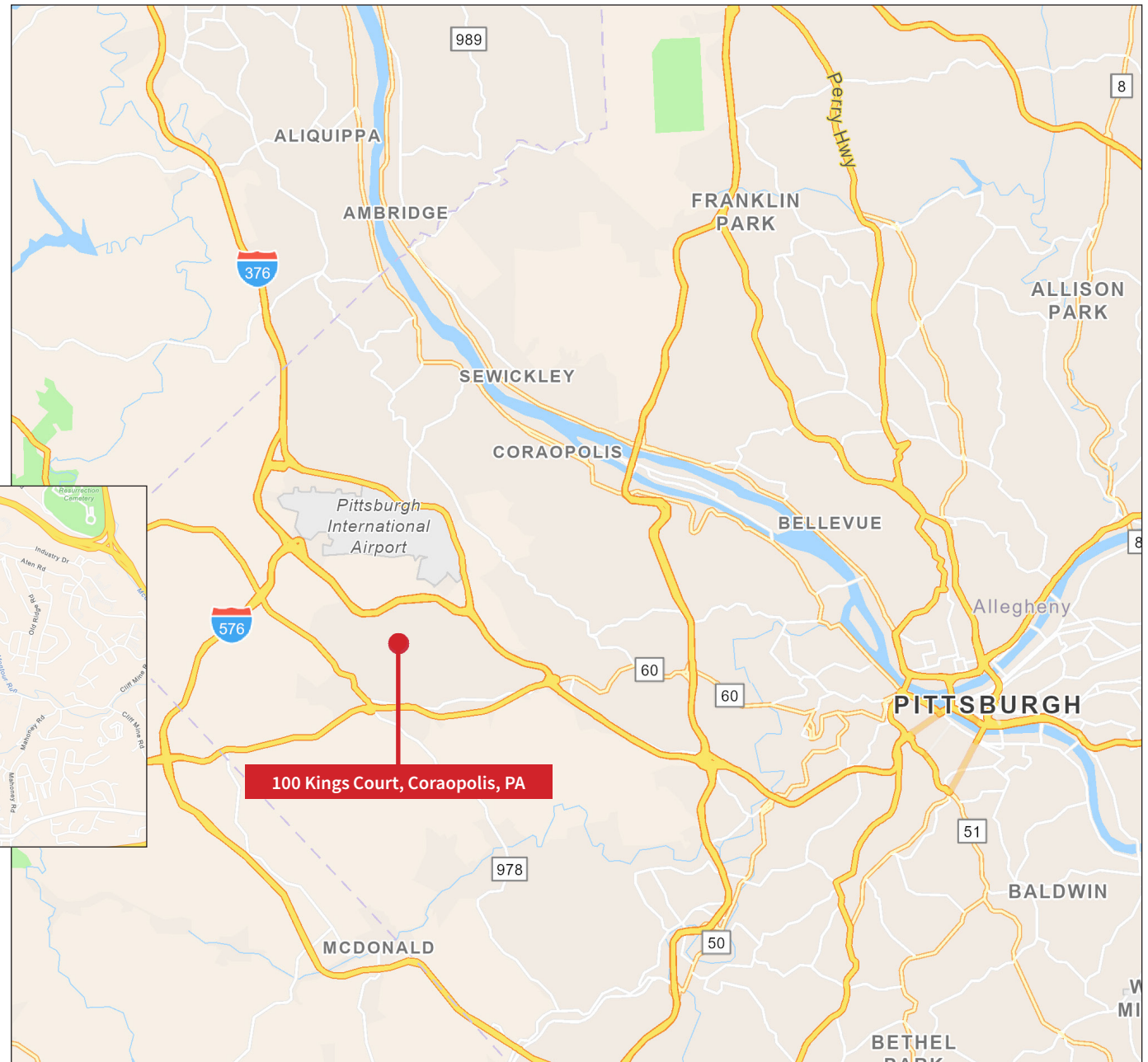
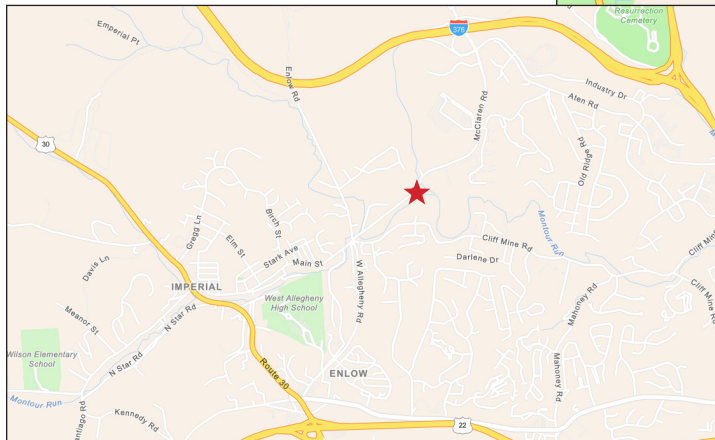
4.5 miles (6 min) to PIT Airpor

9.4 miles (17 min) to I-79

16 miles (28 min) to Pittsburgh, PA

30 miles (35 min) to I-70

32 miles (38 min) to Cranberry, PA





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