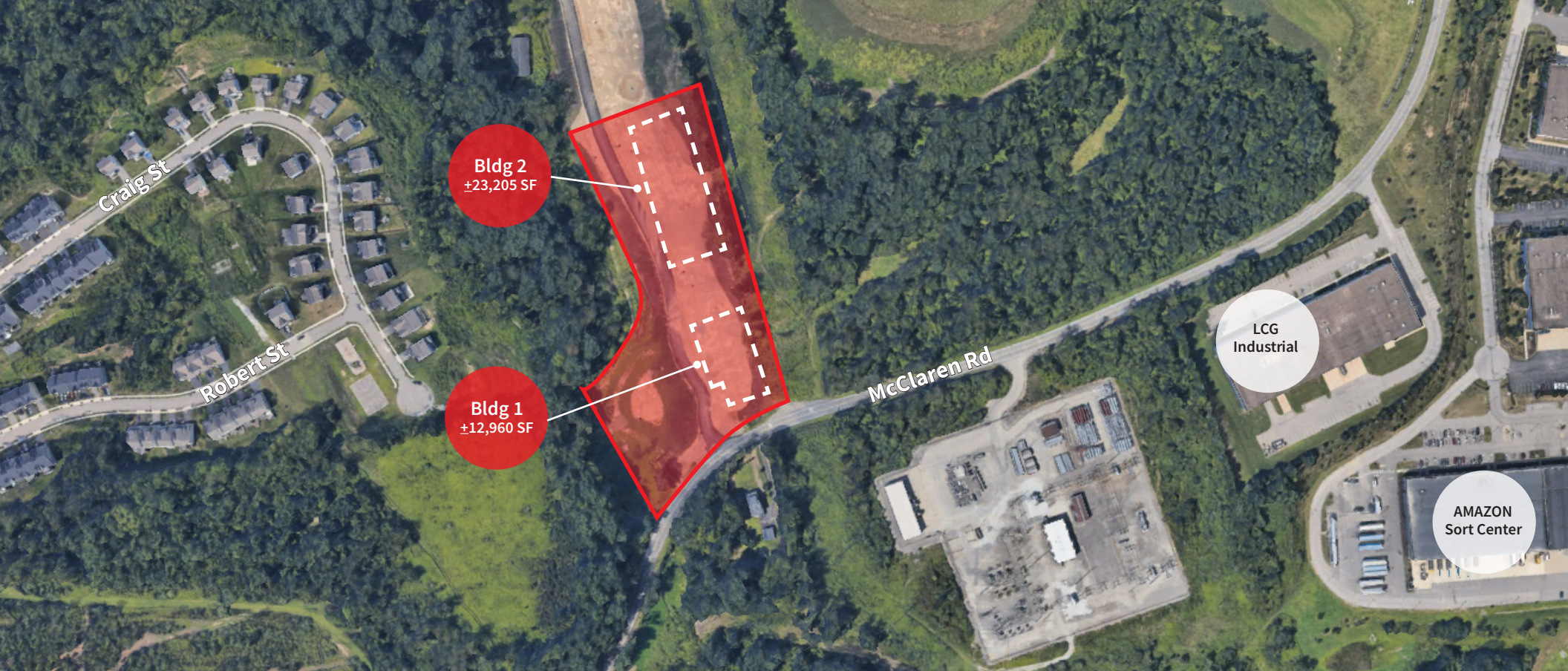




DELIVERY SCHEDULED FOR 12/1/25

For Lease

jll.com

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 **JLL** SEE A BRIGHTER WAY

Property Information

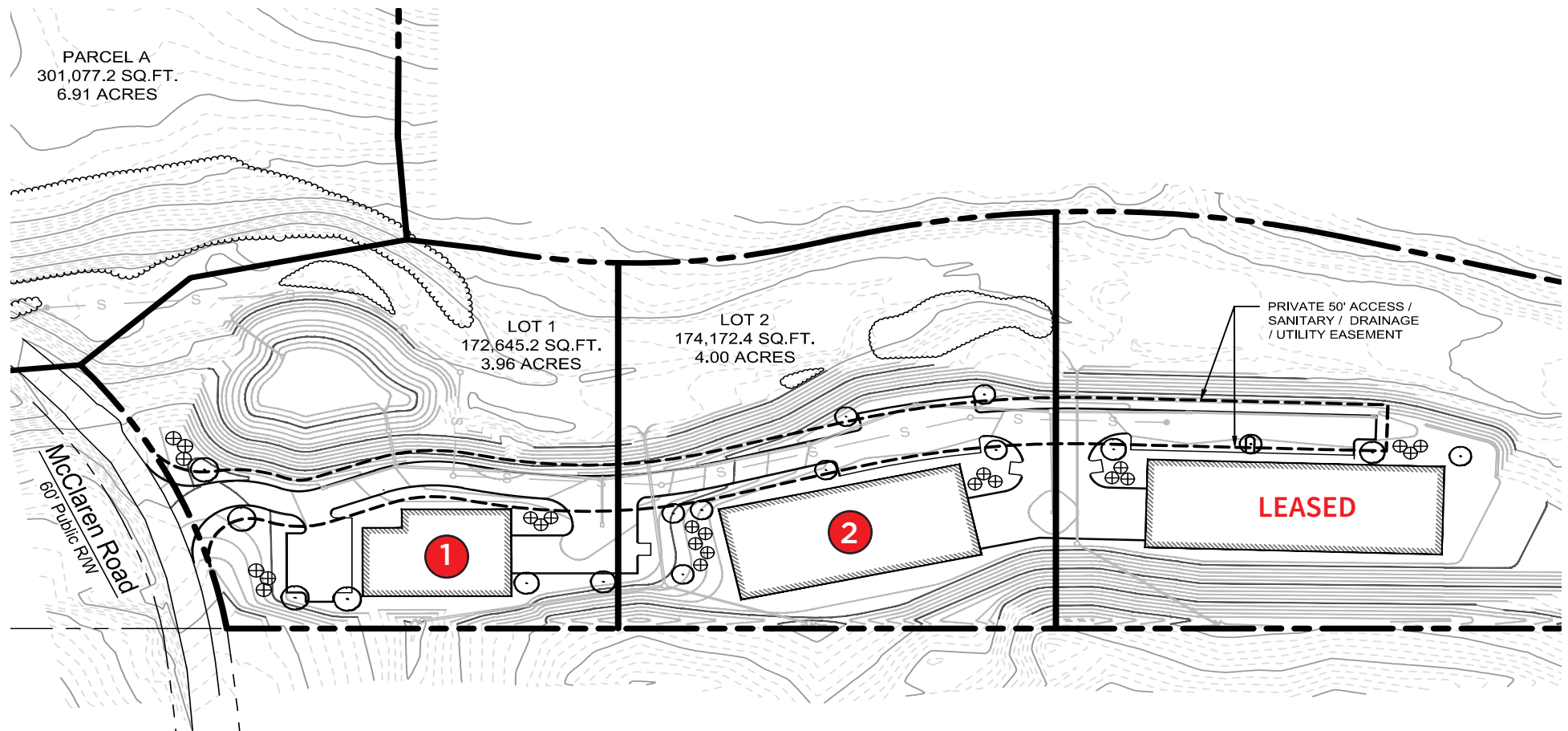
Located in the McClaren Commerce Center in Findlay Township, this development features two industrial warehouse buildings sized at 12,960 and 23,205 square feet. The site offers convenient access to major highways including I-376, I-576, and I-79. Designed for light industrial applications, the project 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
Site Size	3.98 AC Parking at .6 per 1,000
Column Spacing	75' clear span
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
Site Size	4.0 AC Parking at .6 per 1,000
Column Spacing	100' clear span
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

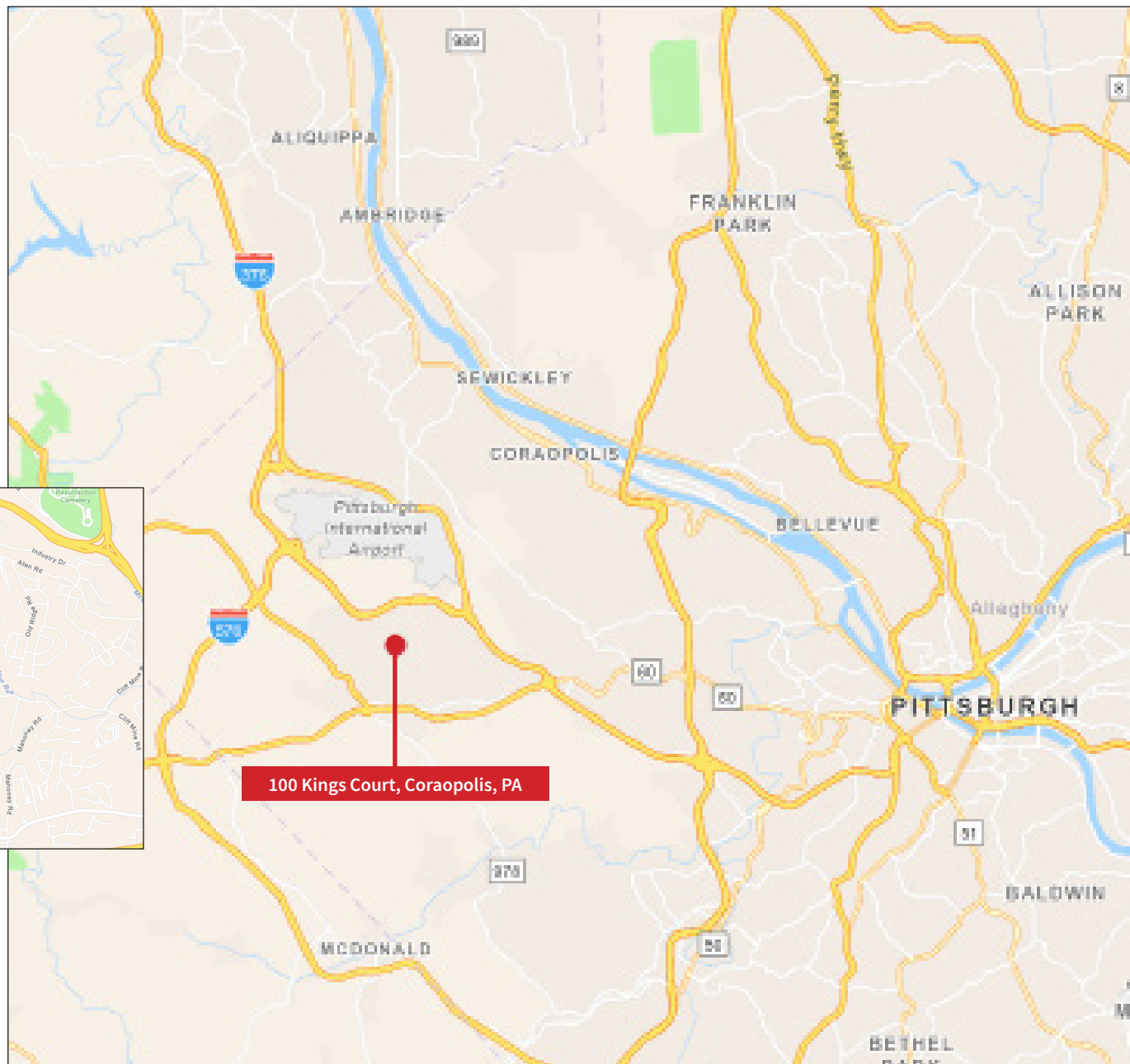
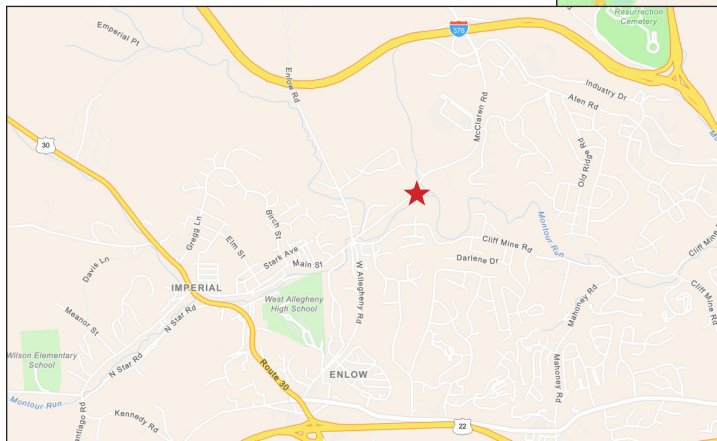
4.5 miles (6 min) to PIT Airport

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





DISCLAIMER: Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle. All rights reserved.

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