

Bldg 2  
±23,205 SF

Bldg 1  
±12,960 SF

LCG  
Industrial

AMAZON  
Sort Center

**BLDG 1 & 2 - READY FOR TENANT FIT OUT**

# For Lease

100 & 200 Kings Court | Coraopolis, PA 15108

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## Property Information

Located in the McClaren Commerce Center in Findlay Township, this project is completed and ready for tenant fit-out. The strategic location and flexible space options feature two industrial warehouse buildings sized at 12,960 SF and 23,205 SF. The site aims to meet the evolving needs of businesses by offering convenient access to major highways including I-376, I-576, and I-79.



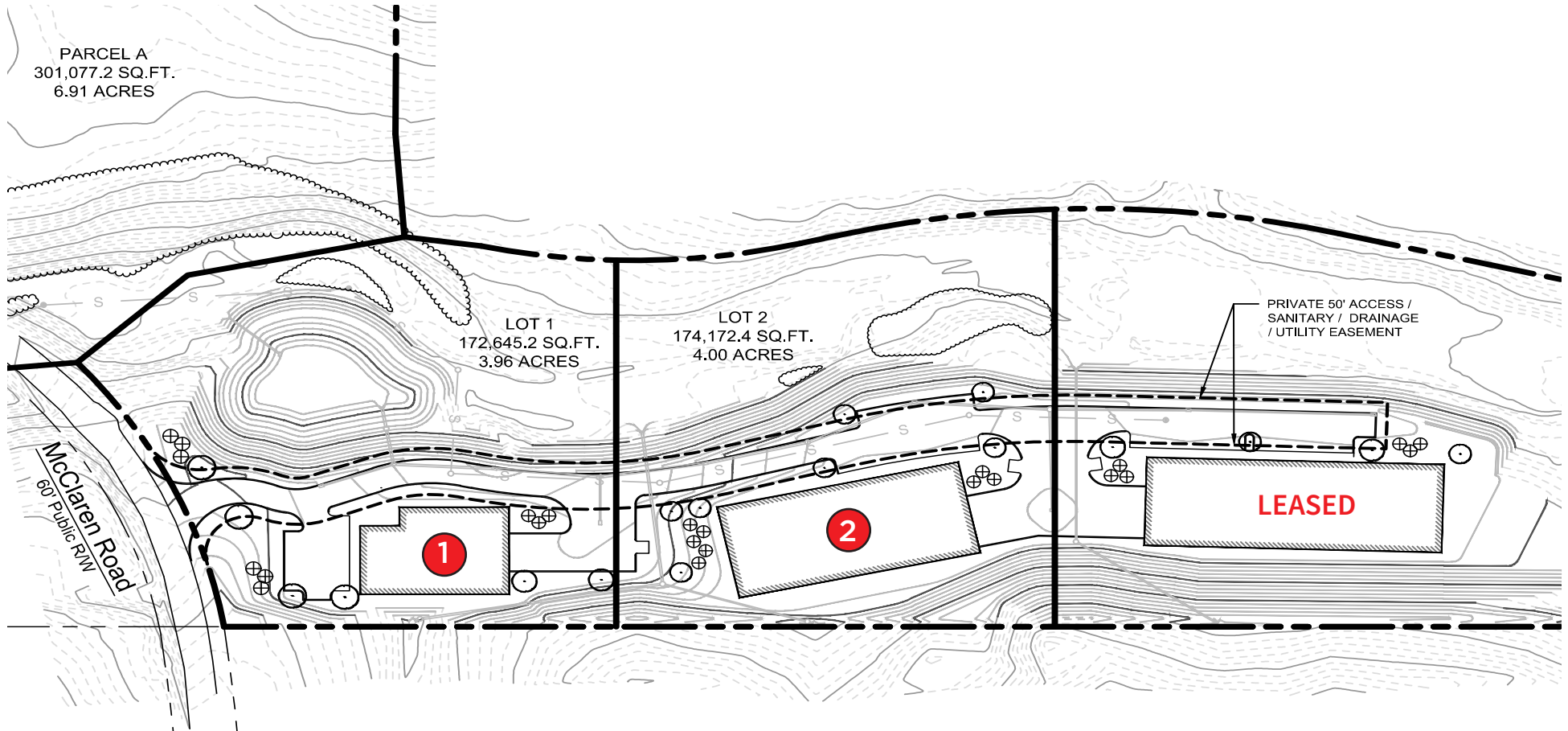
<b>Building 1</b>	± 12,960 SF
<b>Site Size</b>	3.98 AC Parking at 1.16 per 1,000
<b>Column Spacing</b>	75' -100' clear span
<b>Clear Height</b>	20'
<b>Loading</b>	2 external dock high door (10' x 10') 1 grade level door (12' x 14')
<b>HVAC</b>	Warehouse: Cambridge heating Office: Unit to suit
<b>Utilities</b>	<b>Cable:</b> Comcast <b>Electric:</b> Duquesne Light Company, 600 AMP <b>Gas:</b> Peoples Gas <b>Telephone/Internet:</b> Verizon <b>Water &amp; Sewer:</b> Findlay Township Municipal Authority
<b>Zoning</b>	Mixed Use (MXU)

<b>Building 2</b>	± 23,205 SF
<b>Site Size</b>	4.0 AC Parking at 1.08 per 1,000
<b>Column Spacing</b>	100' clear span
<b>Clear Height</b>	20'
<b>Loading</b>	2 external dock high doors (10' x 10') 1 grade level door (12' x 14')
<b>HVAC</b>	Warehouse: Cambridge heating Office: Unit to suit
<b>Utilities</b>	<b>Cable:</b> Comcast <b>Electric:</b> Duquesne Light Company, 600 AMP <b>Gas:</b> Peoples Gas <b>Telephone/Internet:</b> Verizon <b>Water &amp; Sewer:</b> Findlay Township Municipal Authority
<b>Zoning</b>	Mixed Use (MXU)

**Both  
buildings**  
are ready for  
tenant fit out



# Site Plan



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

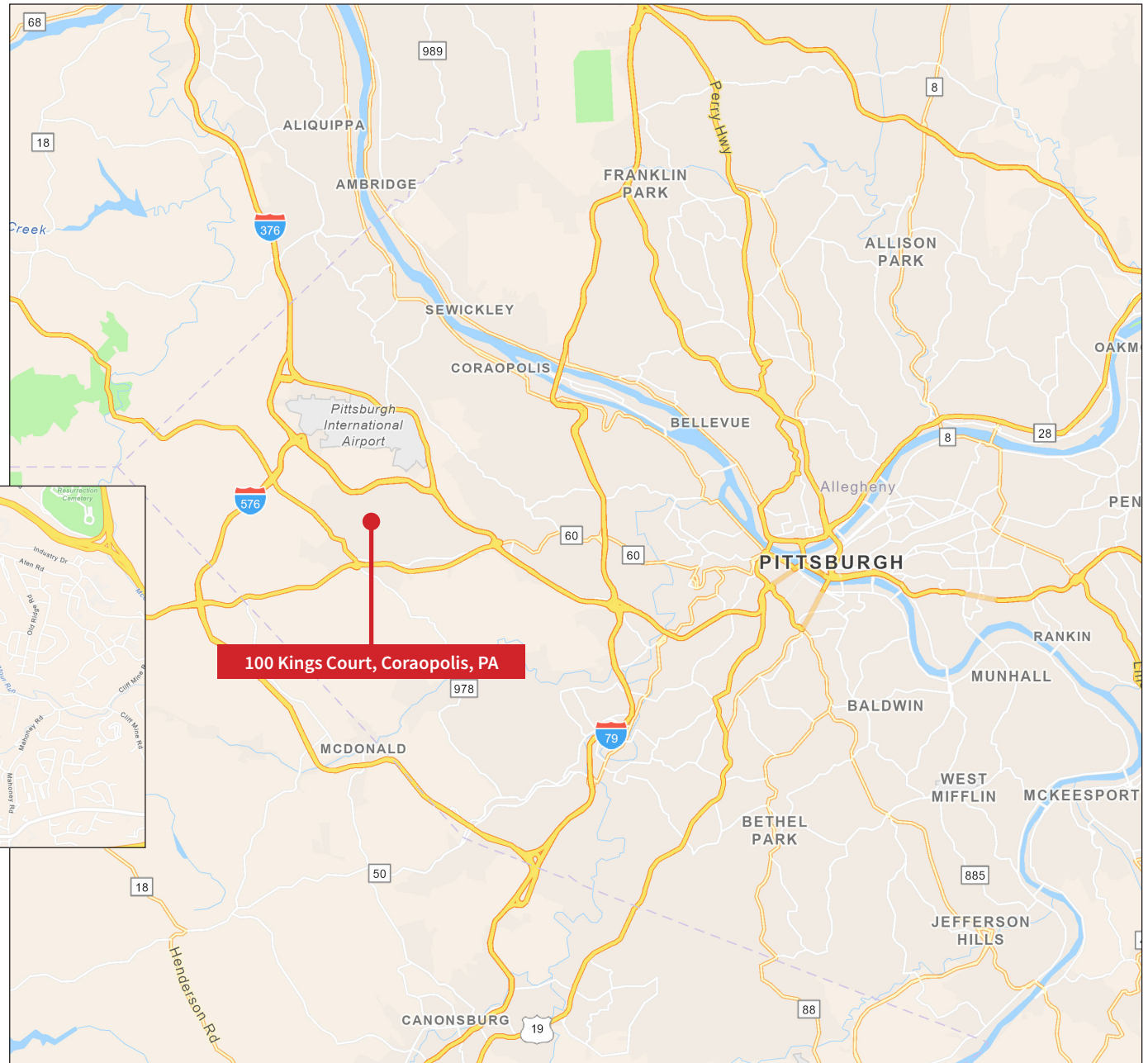
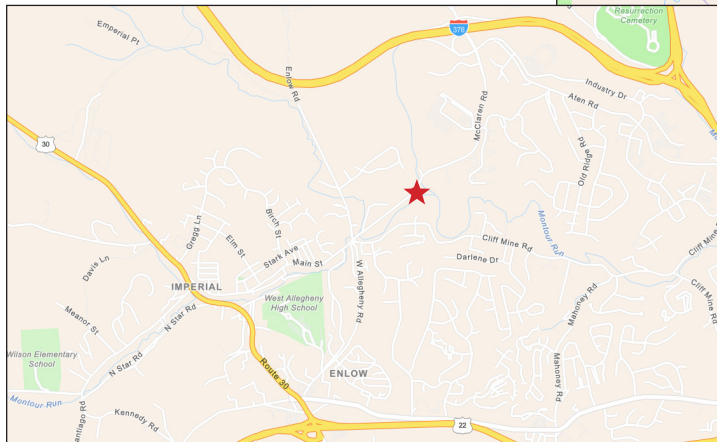
**Building 2:** ± 23,205 SF  
Office: ± 2,320 SF  
Warehouse: ± 22,885 SF

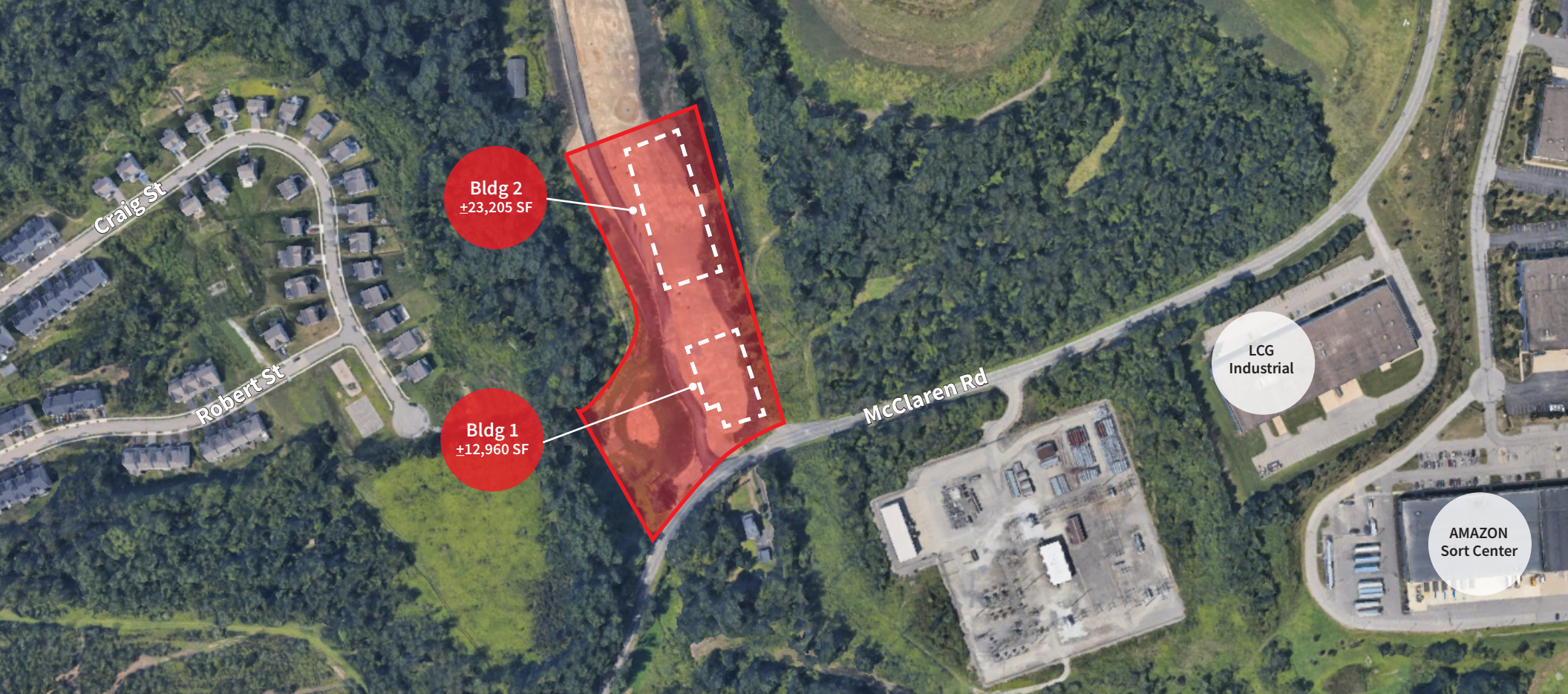
# Property Aerial



**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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