



**Bldg 2**  
±23,205 SF

**Bldg 1**  
±13,150 SF

# For Lease

[jll.com](http://jll.com)

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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 13,150 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.



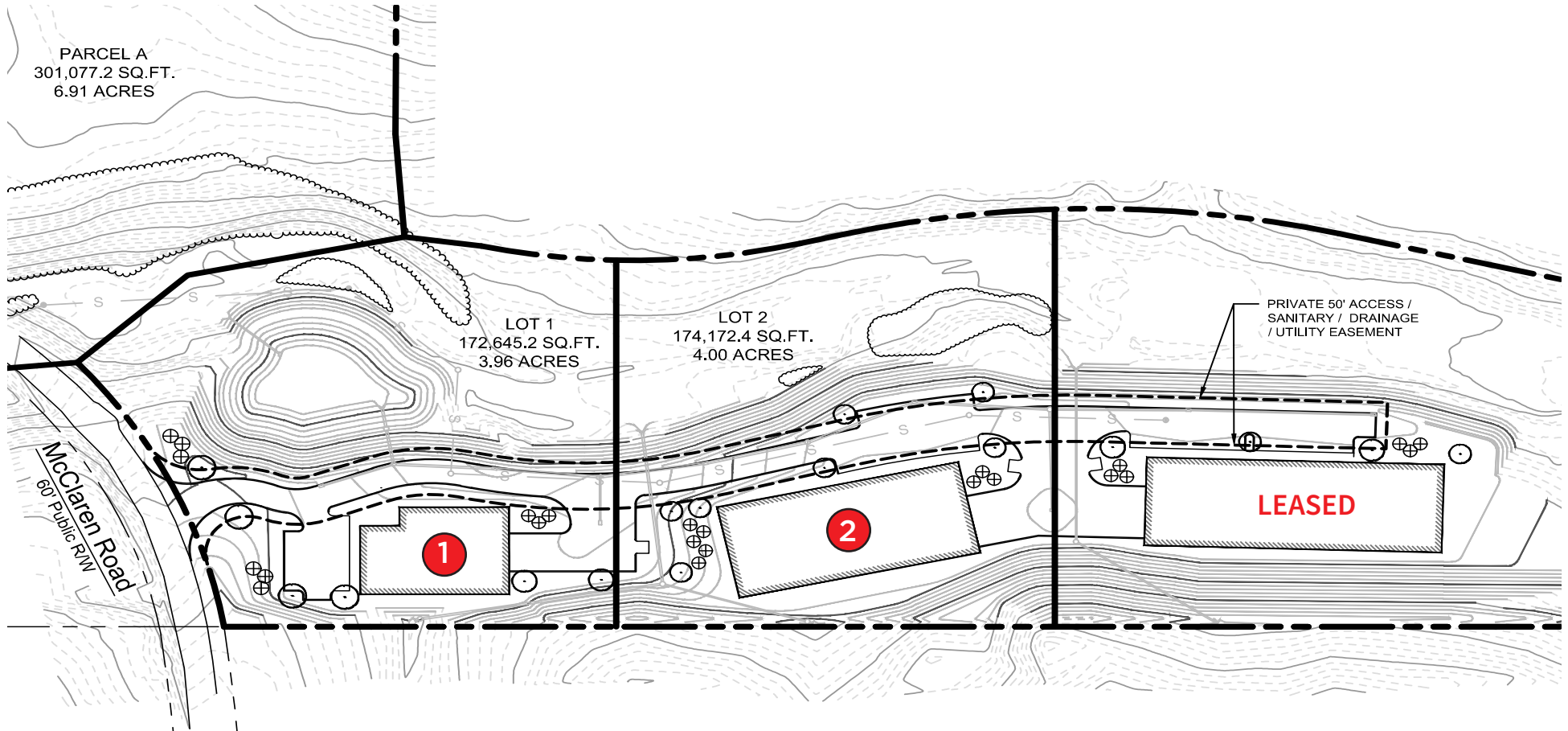
<b>Building 1</b>	± 13,150 SF 15 striped parking spaces
<b>Site Size</b>	3.98 AC
<b>Column Spacing</b>	75' -100' clear span
<b>Clear Height</b>	20'
<b>Loading</b>	2 external dock high door (10' x 10') 1 grade level door (12' x 14')
<b>HVAC</b>	Warehouse: Cambridge heating Office: Unit to suit
<b>Utilities</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 23 striped parking spaces
<b>Site Size</b>	4.0 AC
<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)

**Available,  
powered  
and ready for  
tenant fit out**



# Site Plan



**Building 1:** ± 13,150 SF  
Office: ± 1,315 SF Min.  
Warehouse: ± 11,854SF

**Building 2:** ± 23,205 SF  
Office: To Suit  
Warehouse: ± 23,205 SF

# Property Aerial



**Bldg. 2**  
**±23,205 SF**

**Bldg. 1**  
**±13,150 SF**

### KEY DISTANCES

2 miles (3 min) to I-376

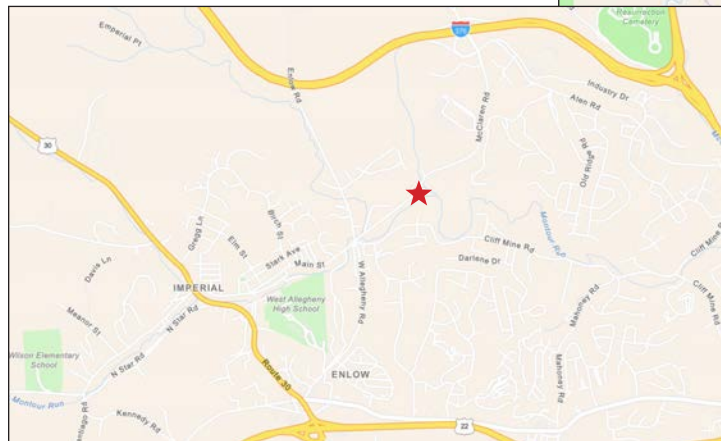
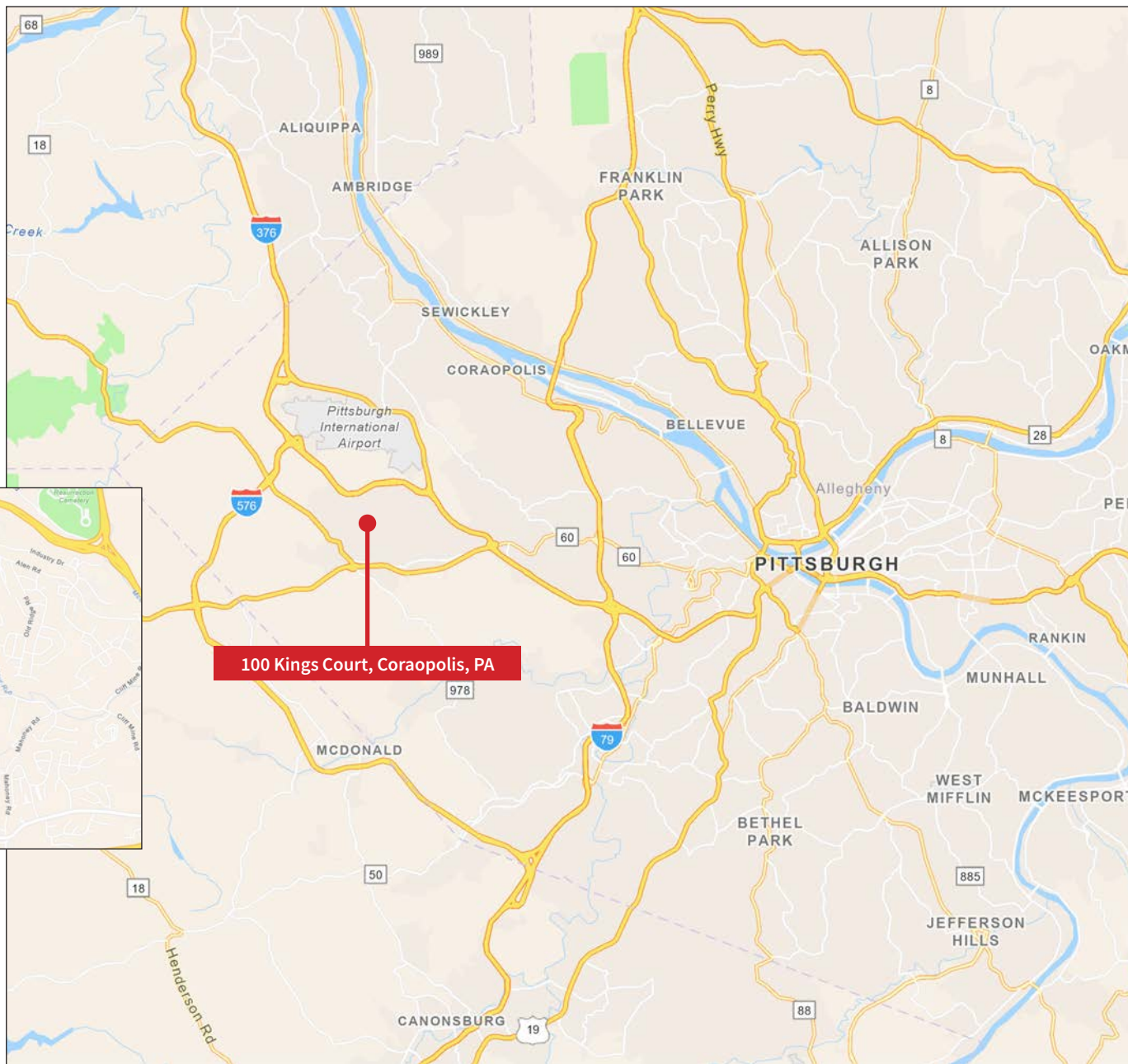
4.5 miles (6 min) to PIT Airpor

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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