

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 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.



Building 1	± 13,150 SF 15 striped parking spaces
Site Size	3.98 AC
Column Spacing	75’ -100’ 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 23 striped parking spaces
Site Size	4.0 AC
Column Spacing	100’ clear span
Clear Height	24’
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)

Office construction

occupancy in 30 days





Available, powered

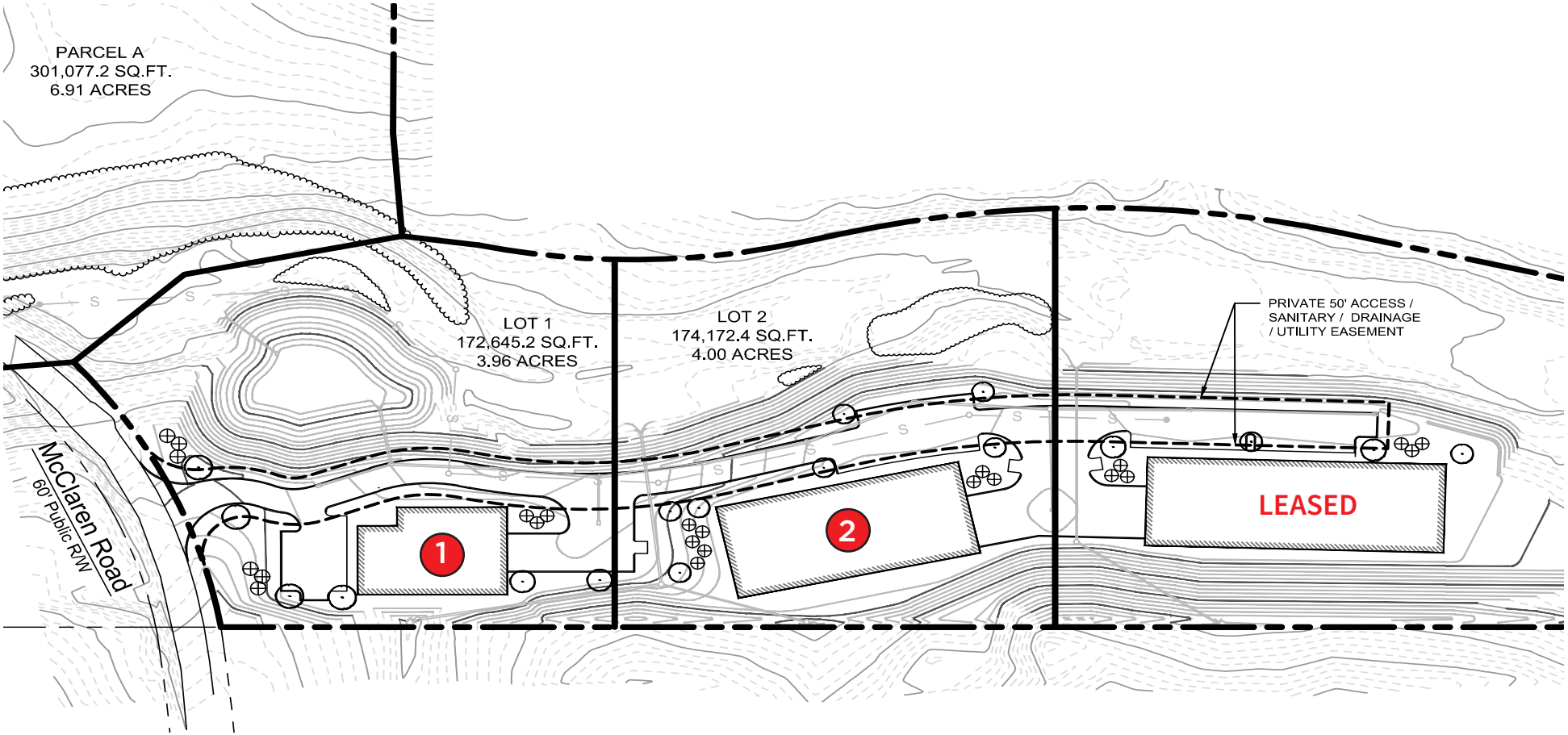
and ready for tenant fit out







Site Plan



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

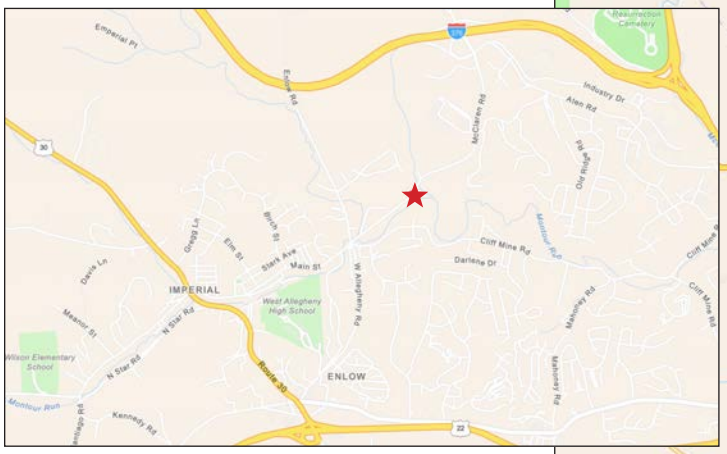
Building 2: ± 23,205 SF
Office: To Suit
Warehouse: ± 23,205 SF

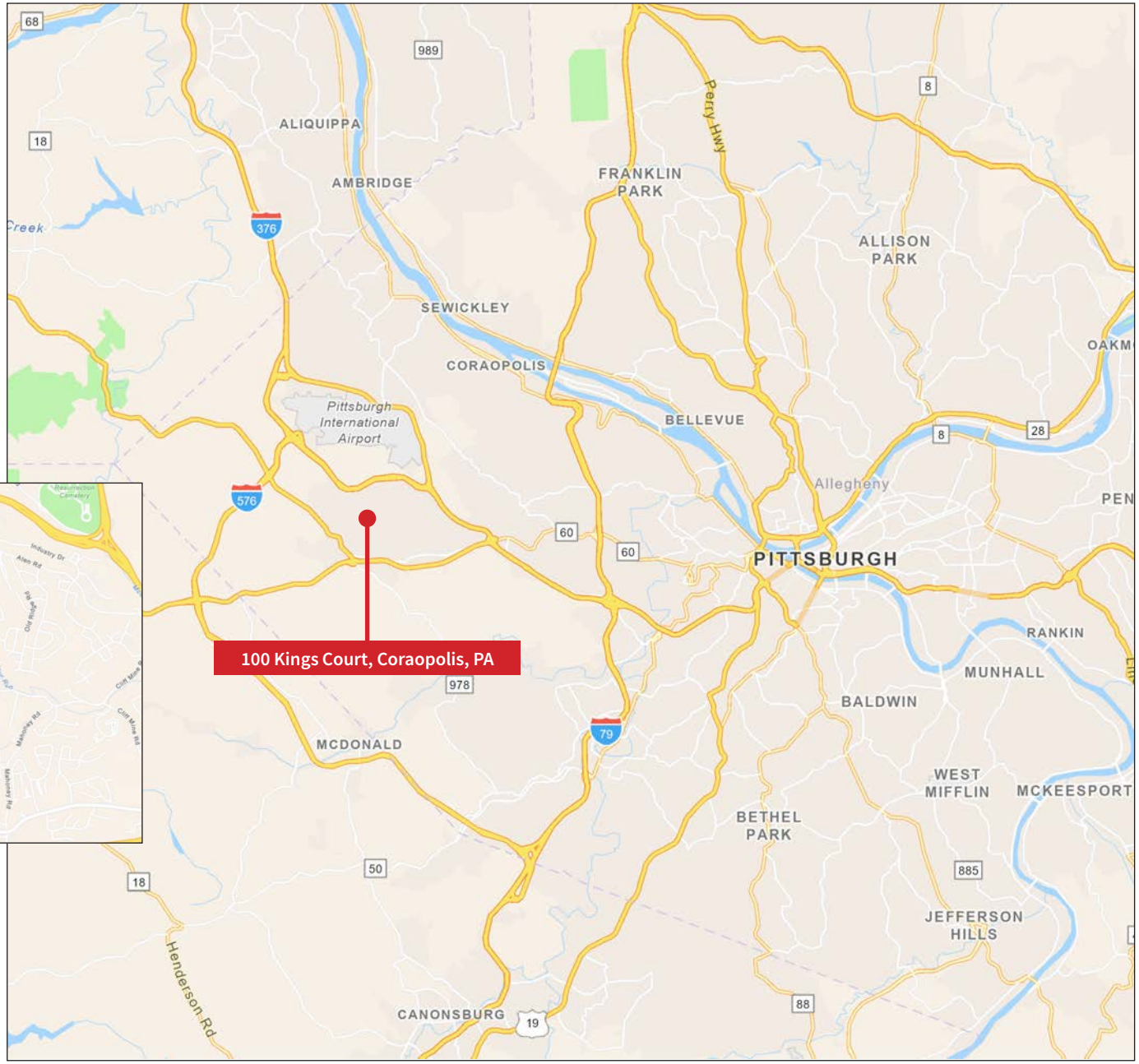
Property Aerial



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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