

NEW FULLY ENTITLED CLASS A INDUSTRIAL BUILDING

15 MCCLAREN ROAD

BUILDING SIZE
260,000 SF_±
ACRES
34.24

FOR LEASE

**KIM
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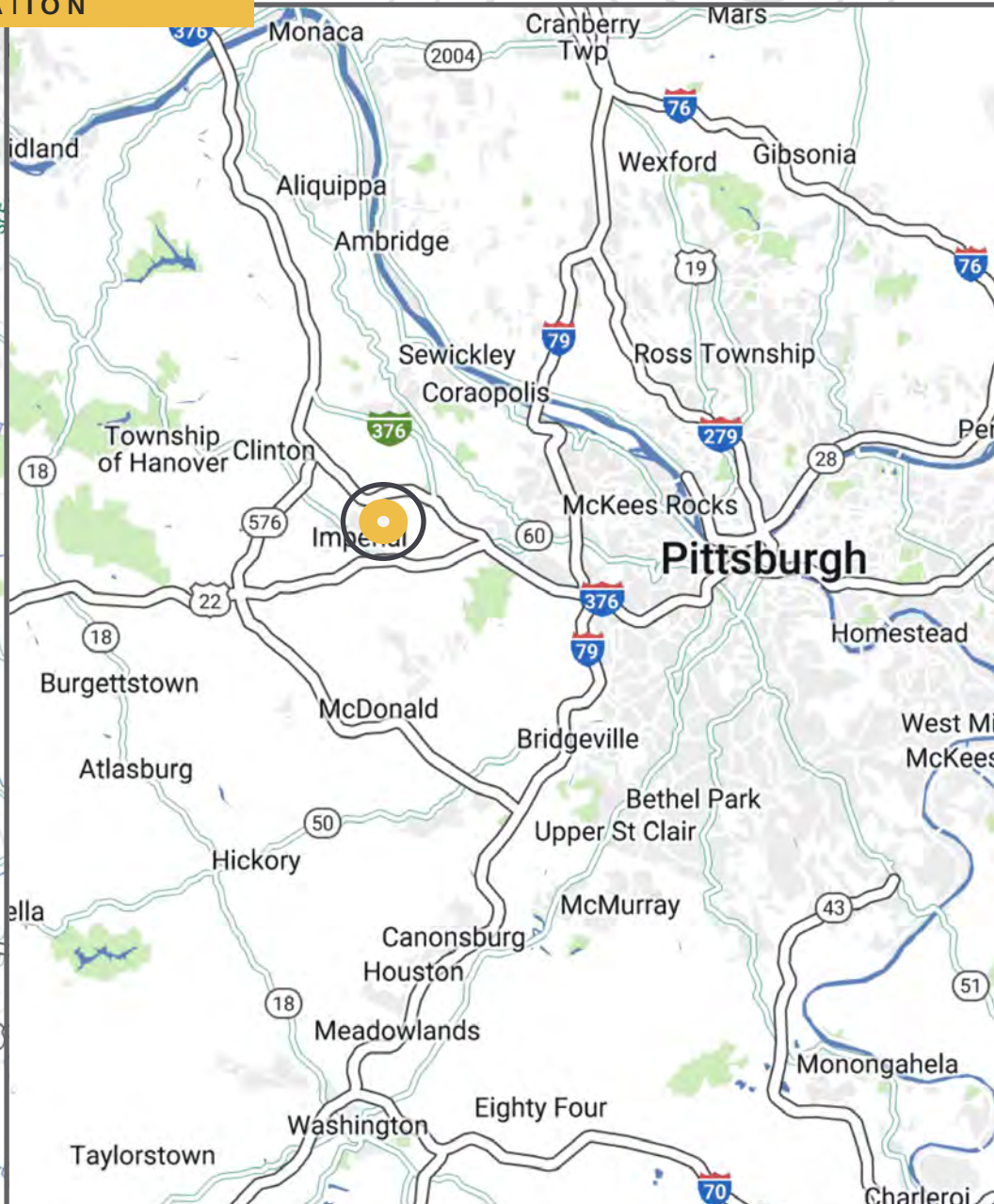
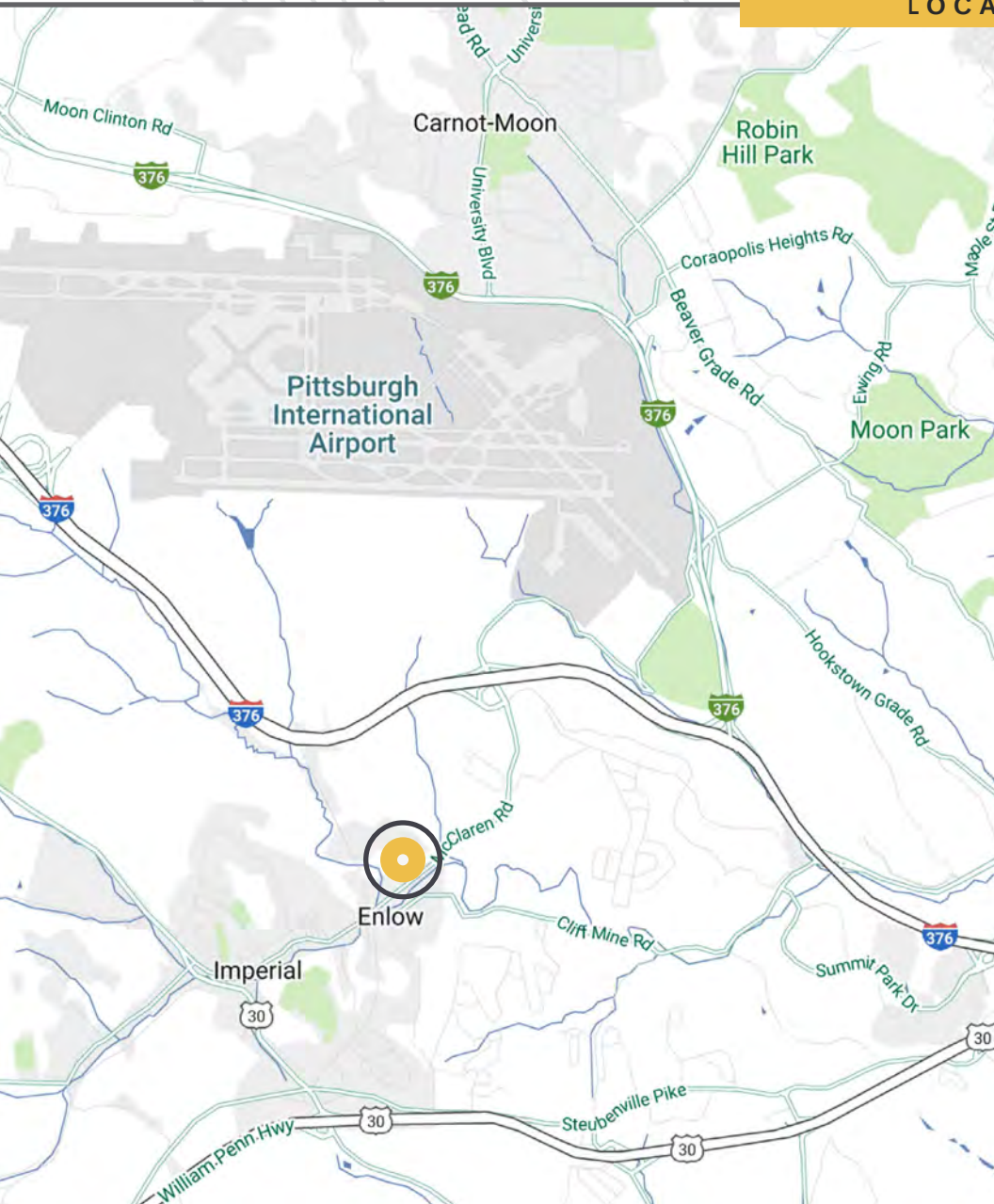
Senior Vice President
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15 MCCLAREN ROAD, CORAOPOLIS, PA 15108



CBRE

LOCATION



- 1.3 MILES TO INTERSTATE 376
- 4.4 MILES TO THE PITTSBURGH INTERNATIONAL AIRPORT
- 15 MILES TO DOWNTOWN PITTSBURGH

- 8.8 MILES TO INTERSTATE 79
- 22 MILES TO CANONSBURG
- 6 MILES TO RT. 22 @ INTERSTATE 576

AERIAL / BUILDING SITE



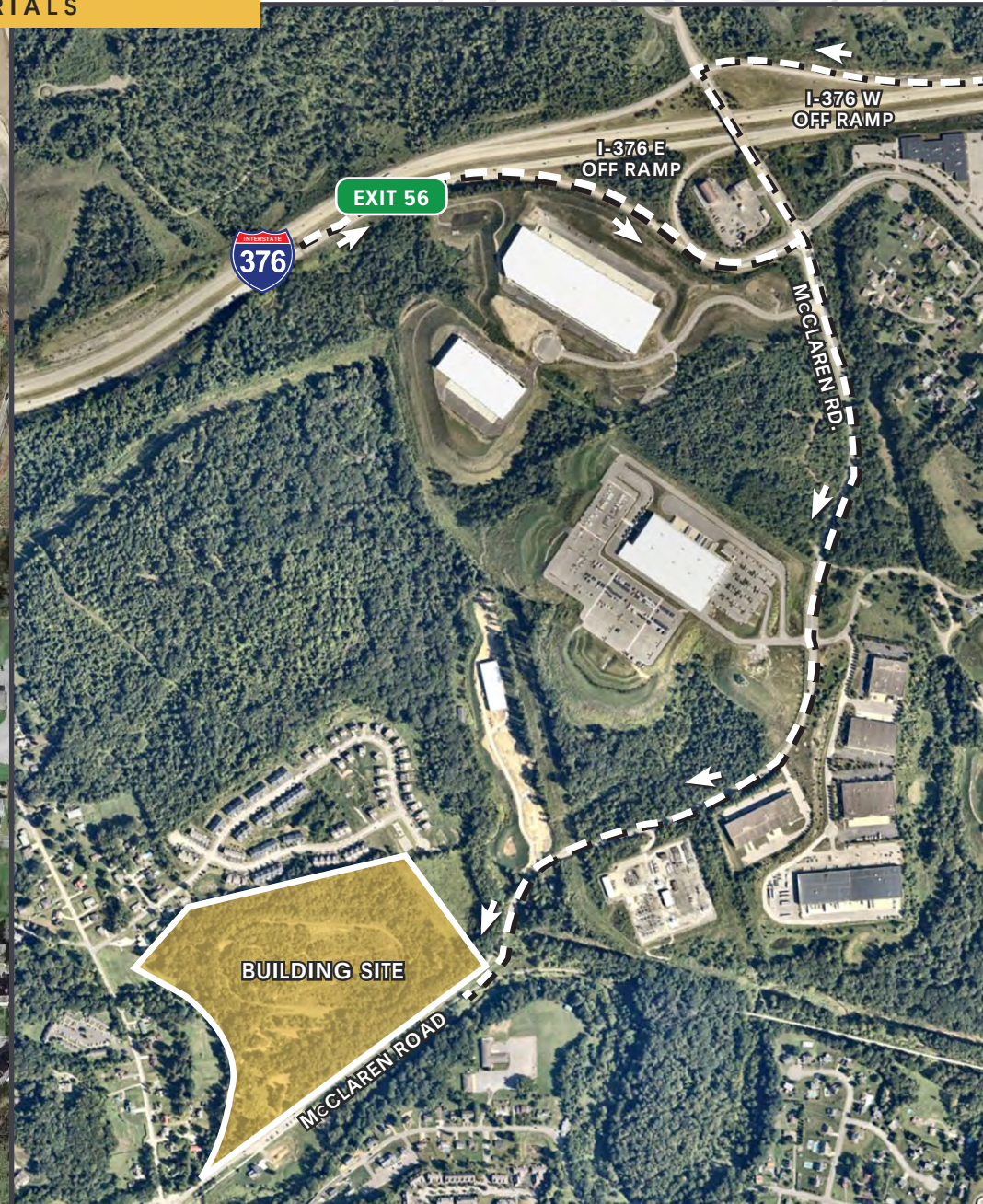
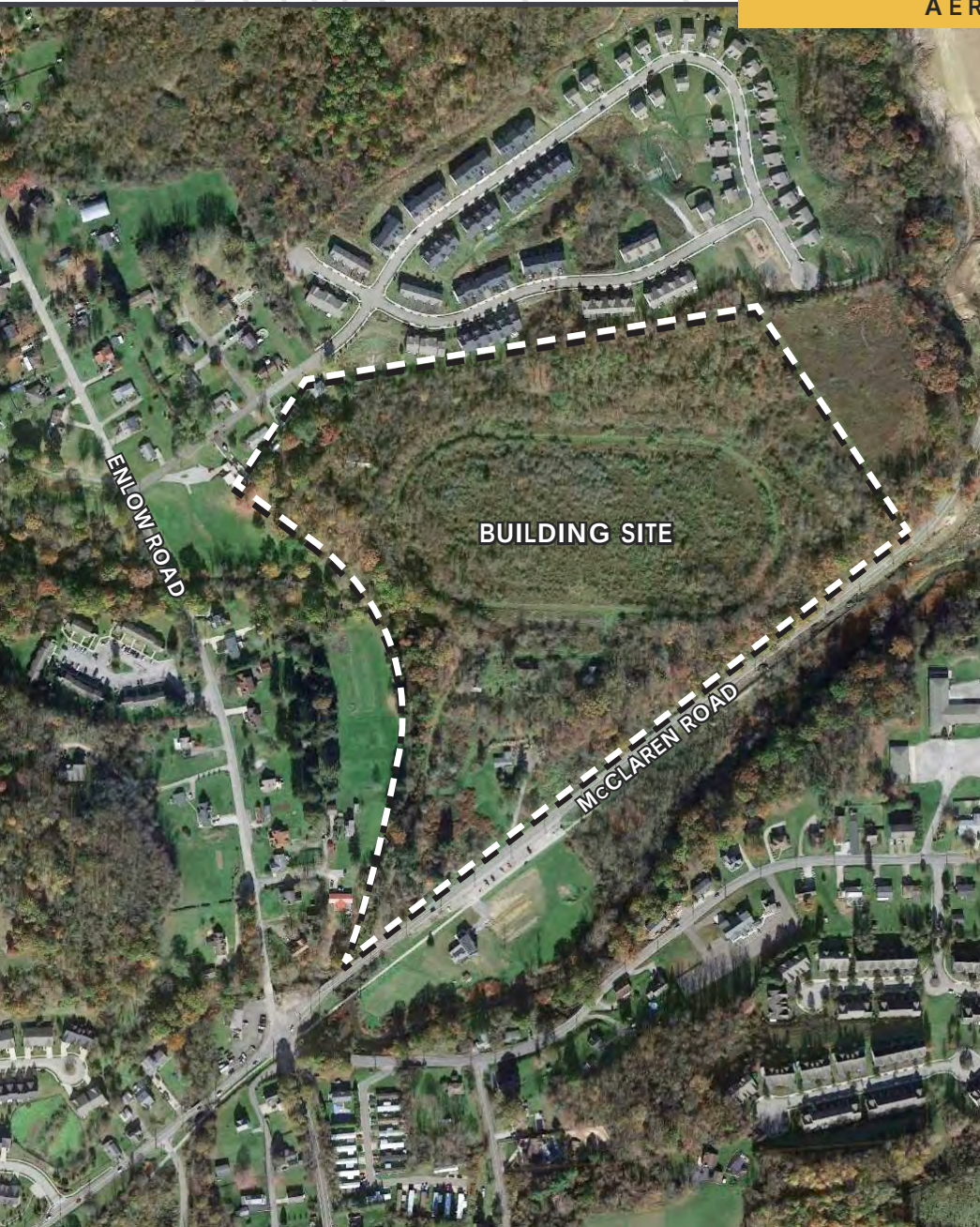
15 McCLAREN
ROAD

AERIALS

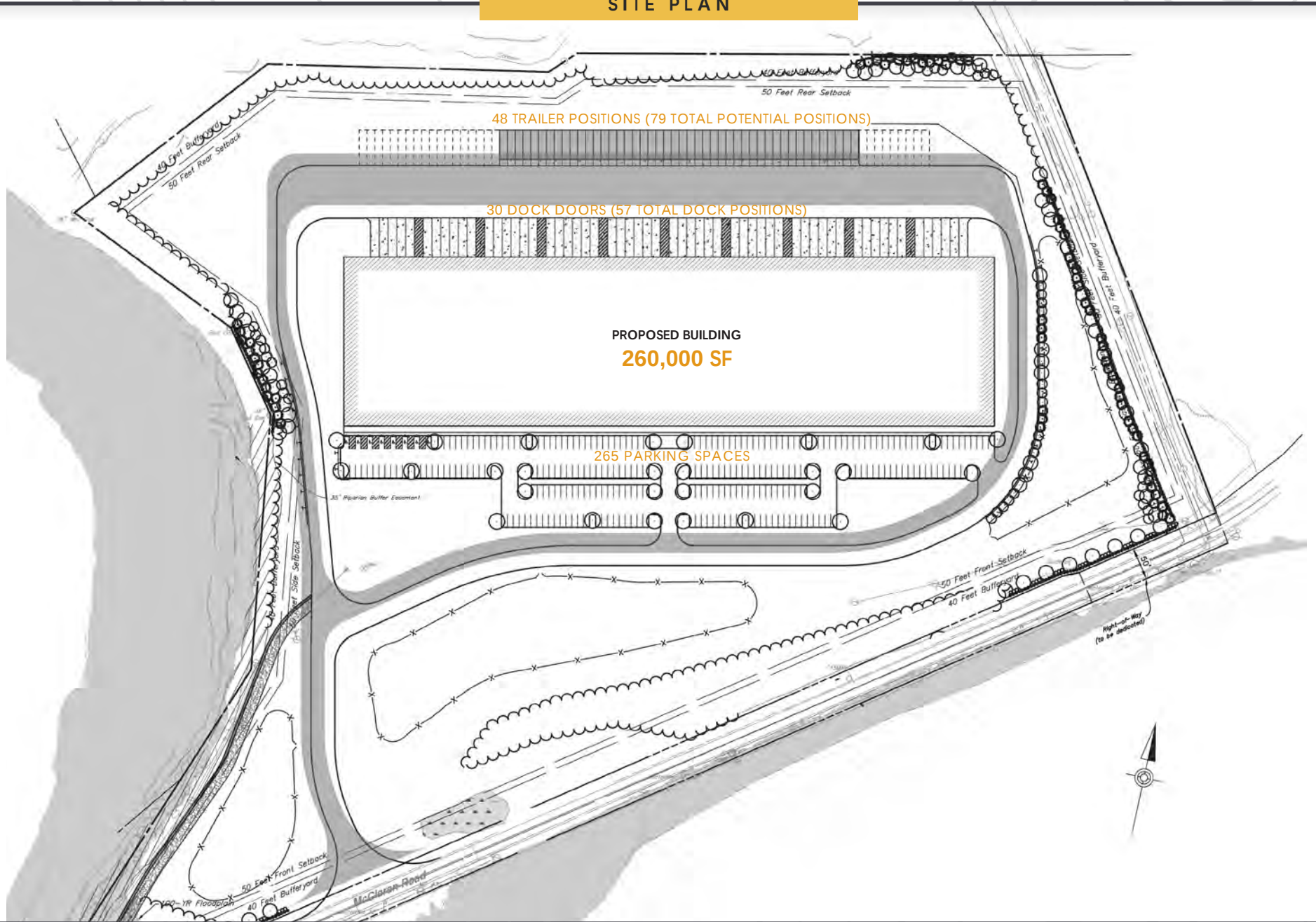


15 MCCLAREN
ROAD

AERIALS



SITE PLAN



15 MCCLAREN
ROAD

BUILDING SPECS

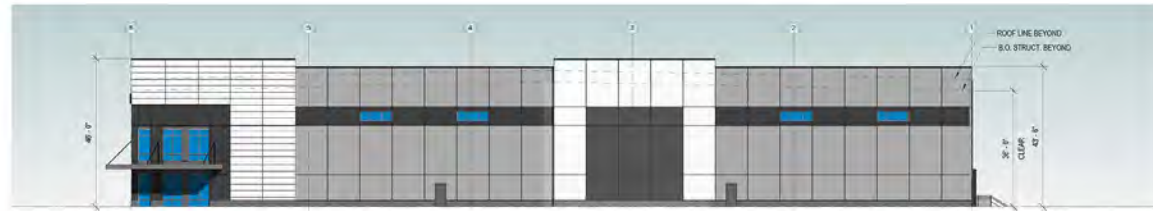
 TOTAL BUILDING SIZE	260,000 SF±	 DRIVE-IN DOORS	2 (12' x 14')
 OFFICE	Build to Suit	 CONCRETE SLAB	6" Macro Fiber Reinforced
 CLEAR HEIGHT	36'	 WAREHOUSE LIGHTING	LED, 25 FC
 COLUMN SPACING	50' x 50'	 ELECTRICAL	2000 AMP, 480/277-Volt
 TRUCK COURT	140' deep	 PARKING SPACES	265
 FIRE PROTECTION SYSTEM	ESFR	 TRAILER PARKING/LOADING	48 Trailer Spaces; (79 Total Potential Positions)
 DOCK DOORS	30 Dock Doors (57 Total Dock Positions)	 ZONING	MXU - Mixed Use Findlay Township, Allegheny County

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ELEVATIONS



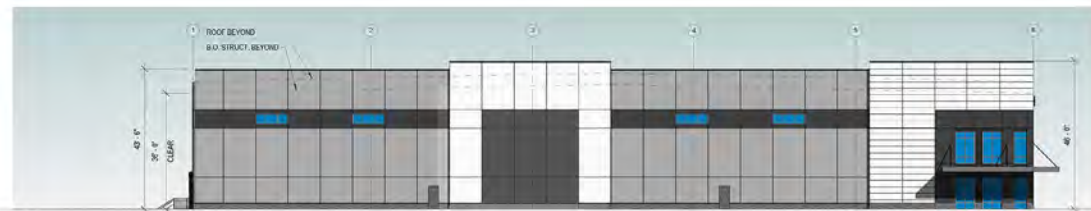
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



15 MCCLAREN ROAD

FOR
INQUIRIES,
PLEASE
CONTACT

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