



**FOR LEASE – 59,850 SF**

## **2450 Sweeney Drive**

**Clinton Commerce Park, Findlay Township,  
Allegheny County, Clinton PA 15026**

A single story, 265,568 SF Class A warehouse/distribution facility situated on 16 acres. The Clinton Commerce Park is accessed via the Clinton Road Exit #52 of I-376 one mile past the entrance to the Pittsburgh International Airport and RT 576. The Clinton Commerce Park is fully developed with over 2,250,000 SF occupied for warehouse/distribution, light industrial, and value add manufacturing.

**Size:** Available rentable area of 59,850 SF end unit.

**Dimensions:** Approx. 200' wide by 300' deep

**Parking:** 40 Spaces

**Trailer Parking:** Along rear dock elevation truck court.

**Office Area:** Includes existing front office area of 3,850 SF and a sperate driver's room/warehouse office at rear dock elevation of 550 SF.

**Availability:** Immediate

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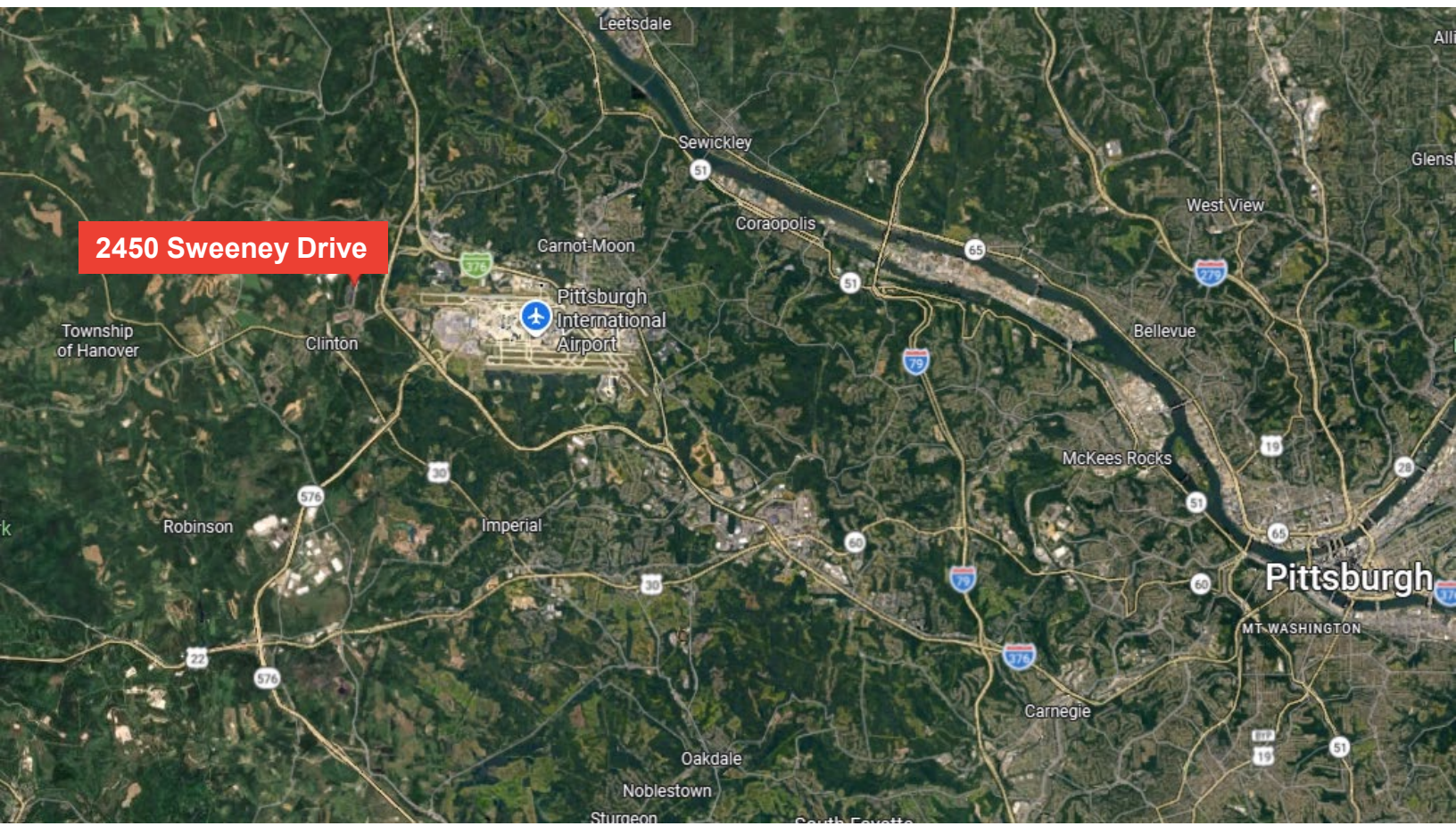
210 Sixth Avenue, Suite 3400  
Pittsburgh, PA 15222



# **NEWMARK**

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## Property Highlights

- Age: Original construction in 2017
- Design: Structural steel frame with 32' clear height and 54' x 60' column spacing
- Exterior: 8" precast concrete insulated wall panels
- Floor: 7" Fiber reinforced concrete slab with 4,000 psi
- TPO/EPDM Membrane roof
- Air rotation heating units with ventilation
- ESFR Sprinkler system K-17 heads
- Nine 9'x10' dock high doors with 30,000 lb. pit levelers and seals
- One 12'x14' drive-in door with concrete ramp
- High bay lighting fixtures with sensors to 30 FC AFF
- 135' Truck court including 60' concrete apron
- 400 AMP three phase 480/277 V power with 208/120 V panels
- Zoned: HI (Heavy Industrial)
- Highway Access: 0.5 to I-376 and 2 miles to Pittsburgh International Airport and RT 576.

## Utility Providers

- **Electric:** Duquesne Light
- **Gas:** Columbia Gas
- **Water:** Findlay Township Municipal Authority
- **Sewer:** Findlay Township Municipal Authority
- **Voice/Data:** Comcast/Verizon

**NNN Lease Rate:** \$8.95/SF

## Operating Expense Budget (2026)

- Real Estate Taxes: \$1.31/SF
- Insurance: \$0.10/SF
- Cam: \$0.84/SF
- Total: \$2.25/SF**

**Management Fee:** 3% of NNN Rent



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