

FOR LEASE

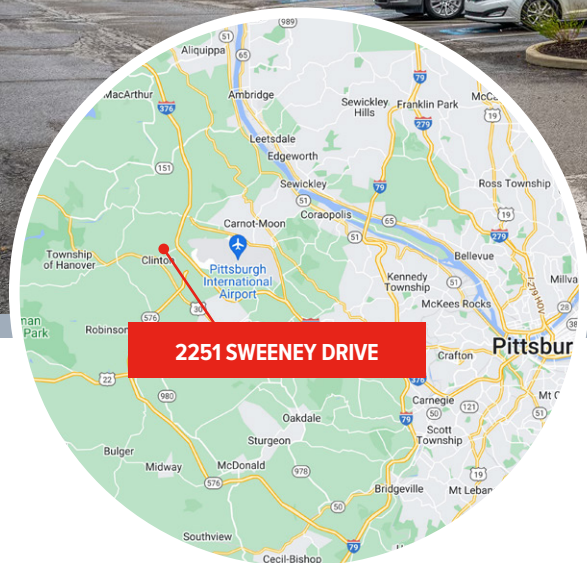
2251 SWEENEY DRIVE

CLINTON, PA 15026

75,000 – 175,000 SF

MODERN MANUFACTURING & DISTRIBUTION SPACE

HVAC & POWER INFRASTRUCTURE IN PLACE



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CLINTON, PA 15026

BUILDING INFORMATION

PROPERTY INFORMATION

BUILDING SIZE	175,000 SF
AVAILABLE SF	75,000 – 175,000 SF
OFFICE AREA	16,762 SF and 2,576 office areas
WAREHOUSE AND PRODUCTION AREA	155,662
CLEAR HEIGHT	24' – 28'
COLUMN SPACING	50' x 50'
DOCK DOORS	Nine (9) 9' x 10' dock doors with hydraulic levelers, bumpers, shelters and lights (ability to add additional dock positions)
DRIVE-IN DOORS	Two (2) drive-in doors (14' x 16' and 12' x 14')
LIGHTING	LED and T-5
HVAC	Fully conditioned warehouse and production space with rooftop units
POWER	2,000 KvA 480/277v Pad Mount Transformer
SPRINKLER	ESFR Sprinkler System
BUILDING DEPTH	250'
TRUCK COURT	130'
PARKING	181 spaces
CONSTRUCTION	Pre-cast concrete panels
ZONING	HI- Heavy Industrial
UTILITY PROVIDERS	Water & Sewer: Findlay Township Municipal Authority Gas: Columbia Gas Electric: Duquesne Light Company
HIGHWAY ACCESS	0.5 miles to I-376 2 miles from Pittsburgh International Airport

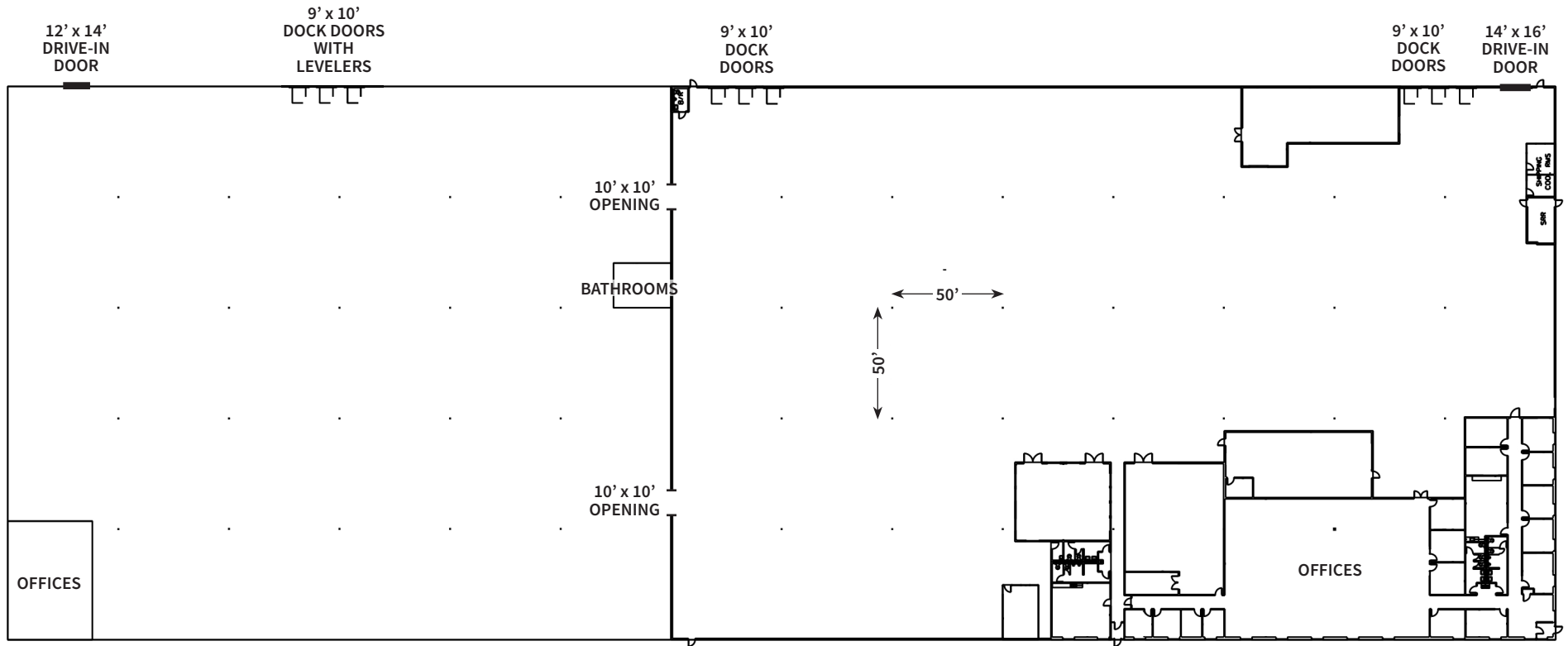


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FLOOR PLAN



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