

1211 CLIFFORD
BALL DRIVE

BUILDING VI

— FOR LEASE —

CLINTON COMMERCE PARK

CLINTON, PA 15026

Marketed by:

CBRE

Developed by:

MERUS



49,946 SF₊
AVAILABLE

For more information, please contact:

KIM CLACKSON
Executive Vice President
412.471.3018
kim.clackson@cbre.com

MATT CLACKSON
Senior Vice President
412.471.4069
matt.clackson@cbre.com

JOSH SINGER
Associate
412.496.7255
josh.singer@cbre.com

INDUSTRIAL PARK AERIAL



AREA SITE PLAN

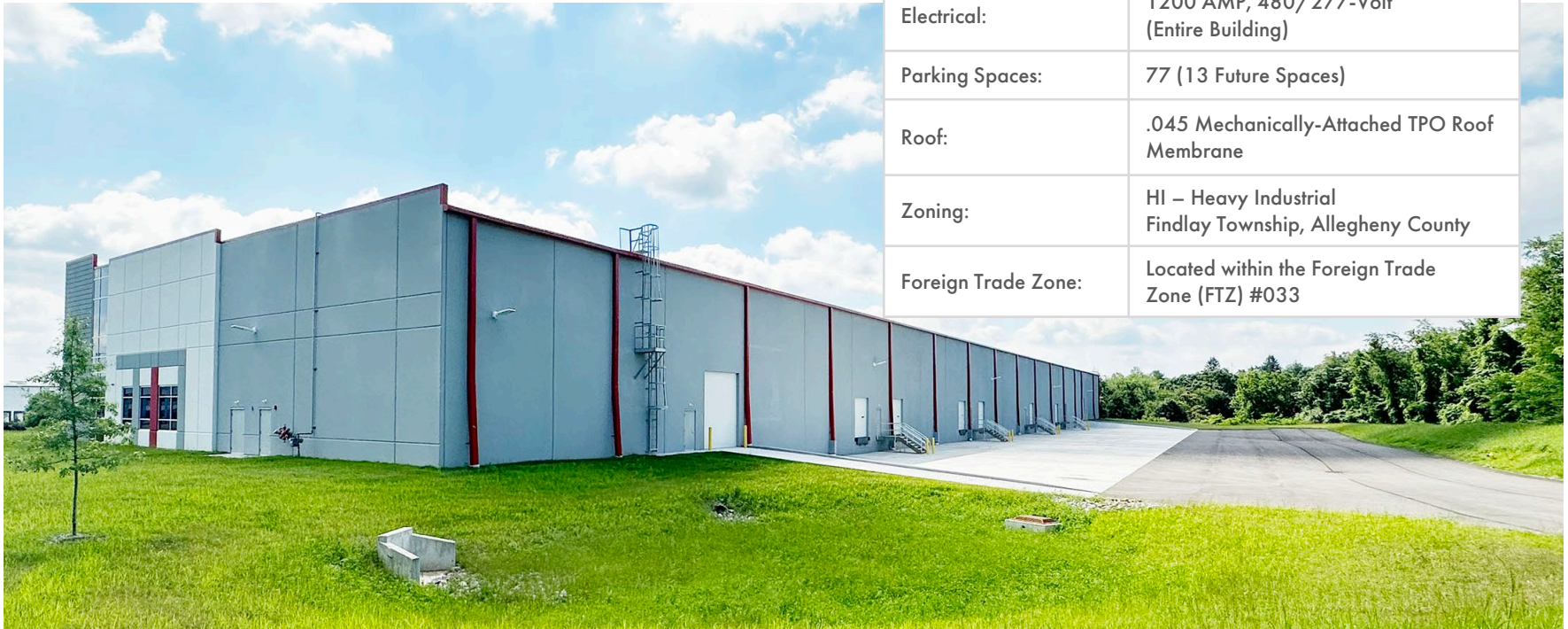
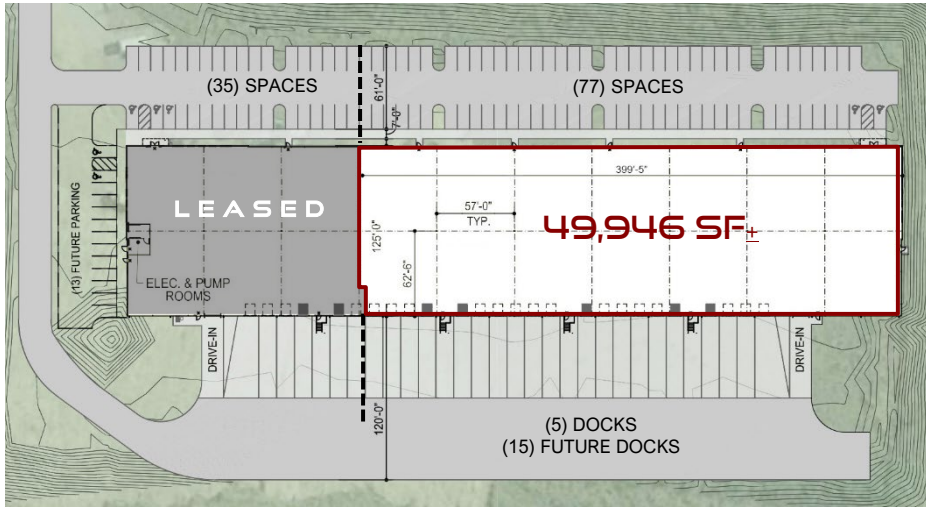


© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.

Marketed by:
CBRE

301 Grant Street
 Suite 4000
 Pittsburgh, PA 15219
 cbre.com

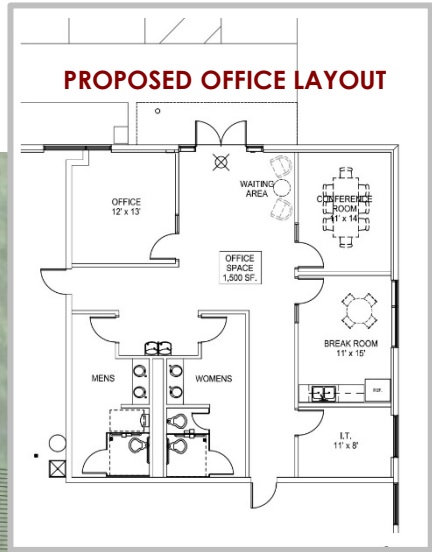
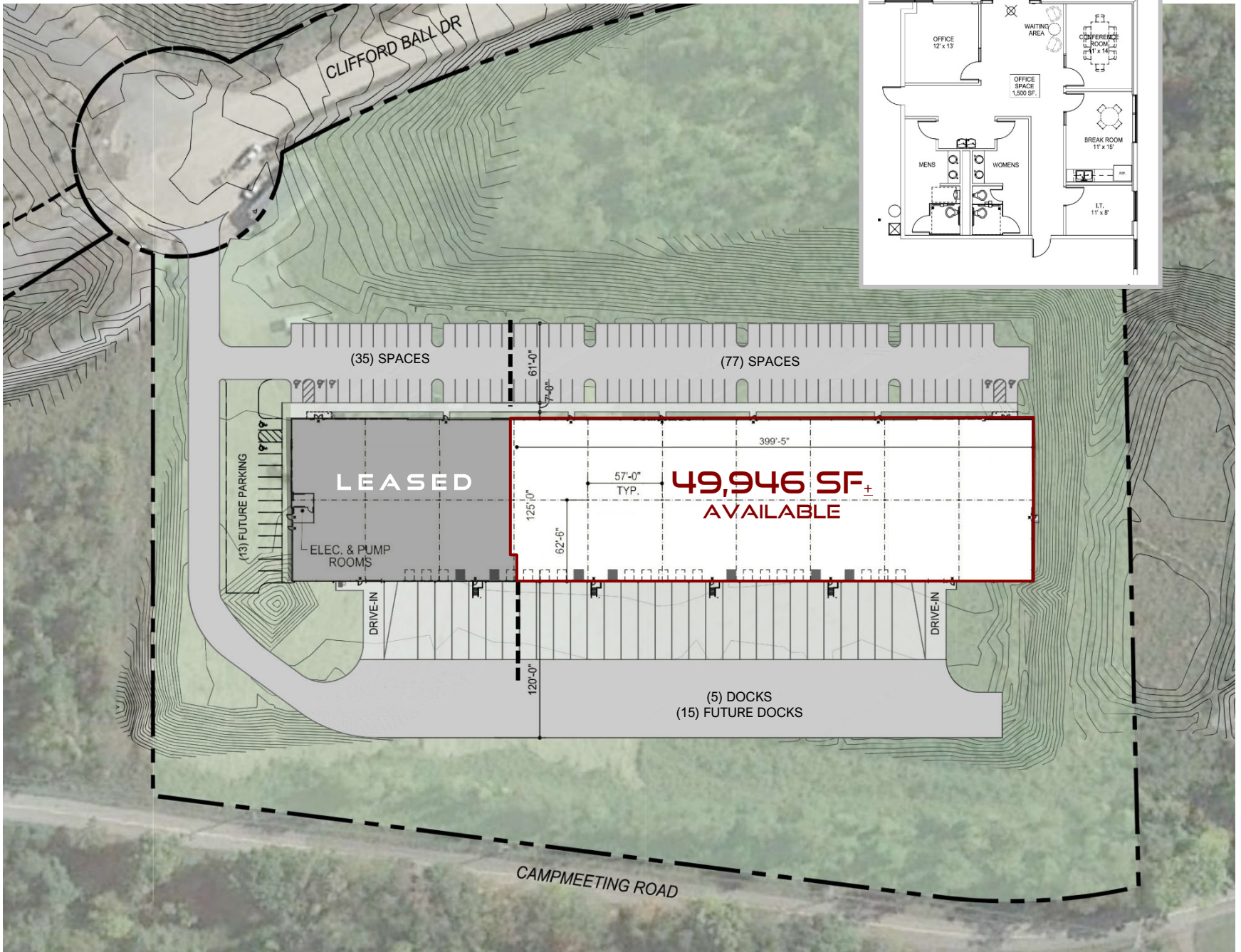
BUILDING VI
49,946 SF_± AVAILABLE



Total Building Size:	71,250 SF _±
Available Space:	49,946 SF _±
Office:	Build to Suit
Clear Height:	28' after Loading Bay
Column Spacing:	Warehouse Bays: 57'x 62'6"
Truck Court:	120' deep
Fire Protection System:	ESFR K-17 System
Dock Doors:	5 Existing with 30,000-lb. mechanical lever. (15 future docks)
Drive-In Doors:	1 (12' x 14')
Walls:	7-1/4" Concrete Tilt-Wall Panels
Concrete Slab:	6", 3500 PSI
Warehouse Lighting:	LED High Bay Fixtures, 25 FC
Electrical:	1200 AMP, 480/277-Volt (Entire Building)
Parking Spaces:	77 (13 Future Spaces)
Roof:	.045 Mechanically-Attached TPO Roof Membrane
Zoning:	HI – Heavy Industrial Findlay Township, Allegheny County
Foreign Trade Zone:	Located within the Foreign Trade Zone (FTZ) #033

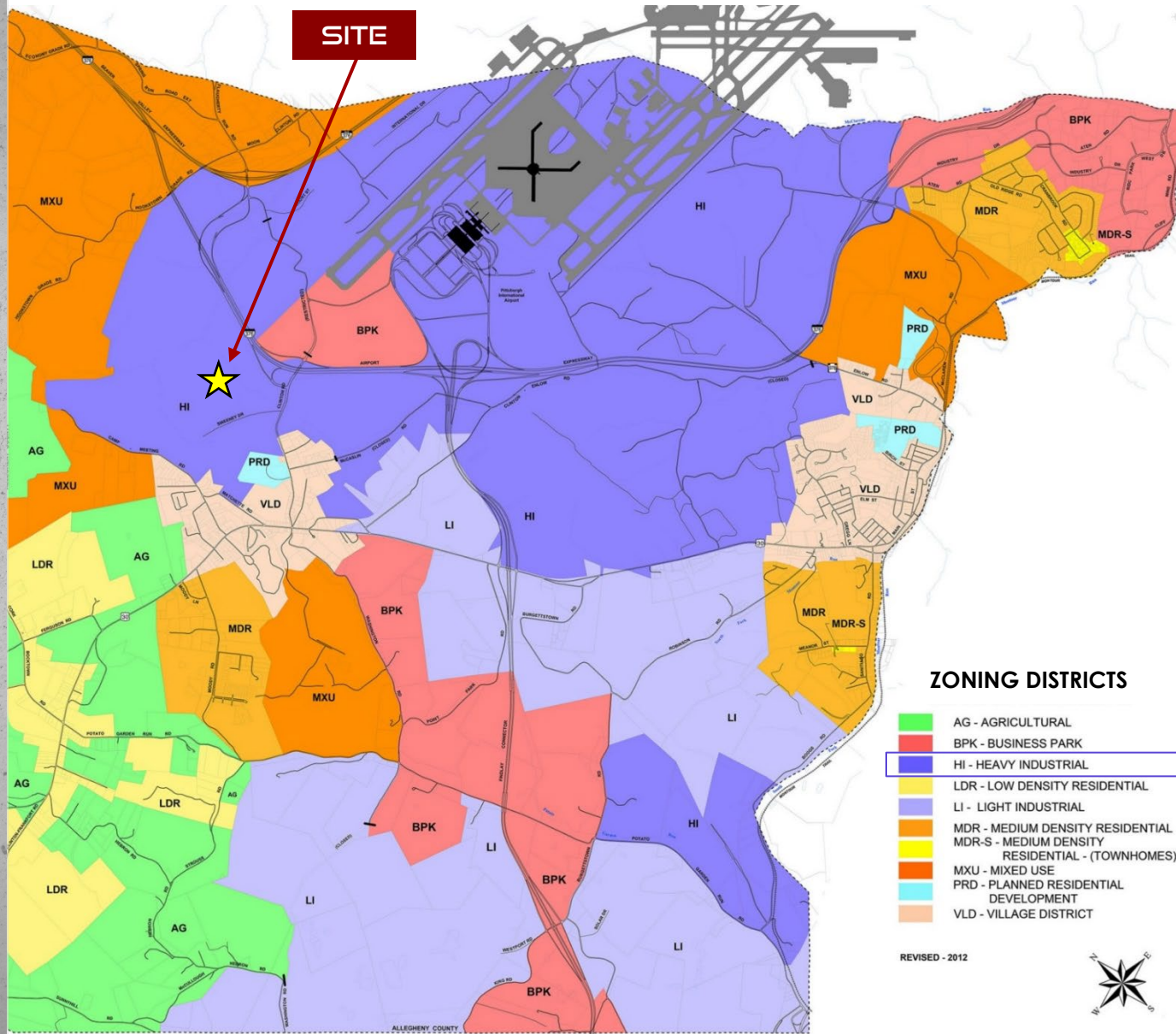
CLINTON COMMERCE PARK

CLIFFORD BALL DRIVE



ZONING

HEAVY INDUSTRIAL FINDLAY TOWNSHIP



CLINTON COMMERCE PARK

FINDLAY CODE

117.410.1

INTENT:

This zoning district is intended to accommodate industrial and manufacturing uses which are characterized by high volume of vehicular traffic, odors, vibrations or glare. It is also the purpose of this district to ensure the appropriate use and development of each site and to minimize or eliminate the impact of the undesirable aspects of industrial operations on current and future land uses of adjacent parcels upon residents of the township.

USES:

- Outdoor storage, sales or display areas
- Truck terminal
- Warehouse
- Wholesale business and storage
- Food processing and packing plant
- Large mechanical repair
- Light manufacturing

A complete list of permitted uses is available.

ZONING DISTRICTS

- AG - AGRICULTURAL
- BPK - BUSINESS PARK
- HI - HEAVY INDUSTRIAL
- LDR - LOW DENSITY RESIDENTIAL
- LI - LIGHT INDUSTRIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- MDR-S - MEDIUM DENSITY RESIDENTIAL - (TOWNHOMES)
- MXU - MIXED USE
- PRD - PLANNED RESIDENTIAL DEVELOPMENT
- VLD - VILLAGE DISTRICT

REVISED - 2012

