

Industrial/Warehouse/Distribution

FOR LEASE: Building 3 | 28,000 SF | Will Subdivide

AVAILABLE 2nd QUARTER 2024

McClaren Commerce Center

104 King Court | Findlay Township, PA 15108

Located off of McClaren Road

West of I-376

For more information visit tarquincore.com



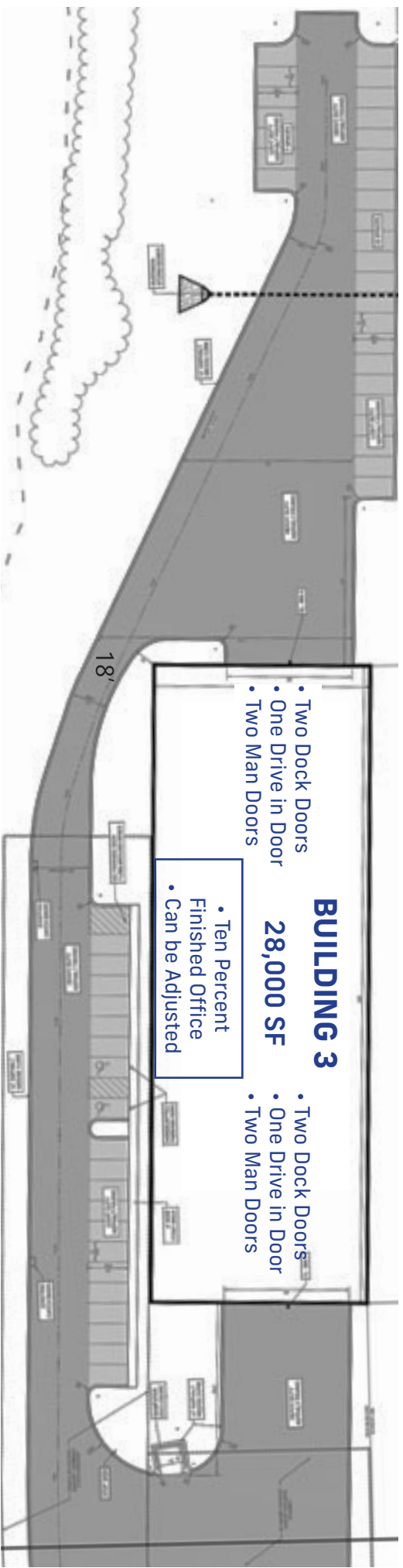
Rendering



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The information contained in this statement is given with the understanding that all negotiations relating to the purchase, renting, or leasing the property described above shall be through the offices of TARQUINCORE, LLC. The information, while not guaranteed, has been secured from sources we believe reliable. It is submitted subject to change or withdrawal without notice.

Site Plan Specs | 104 King Court | Bldg. 3

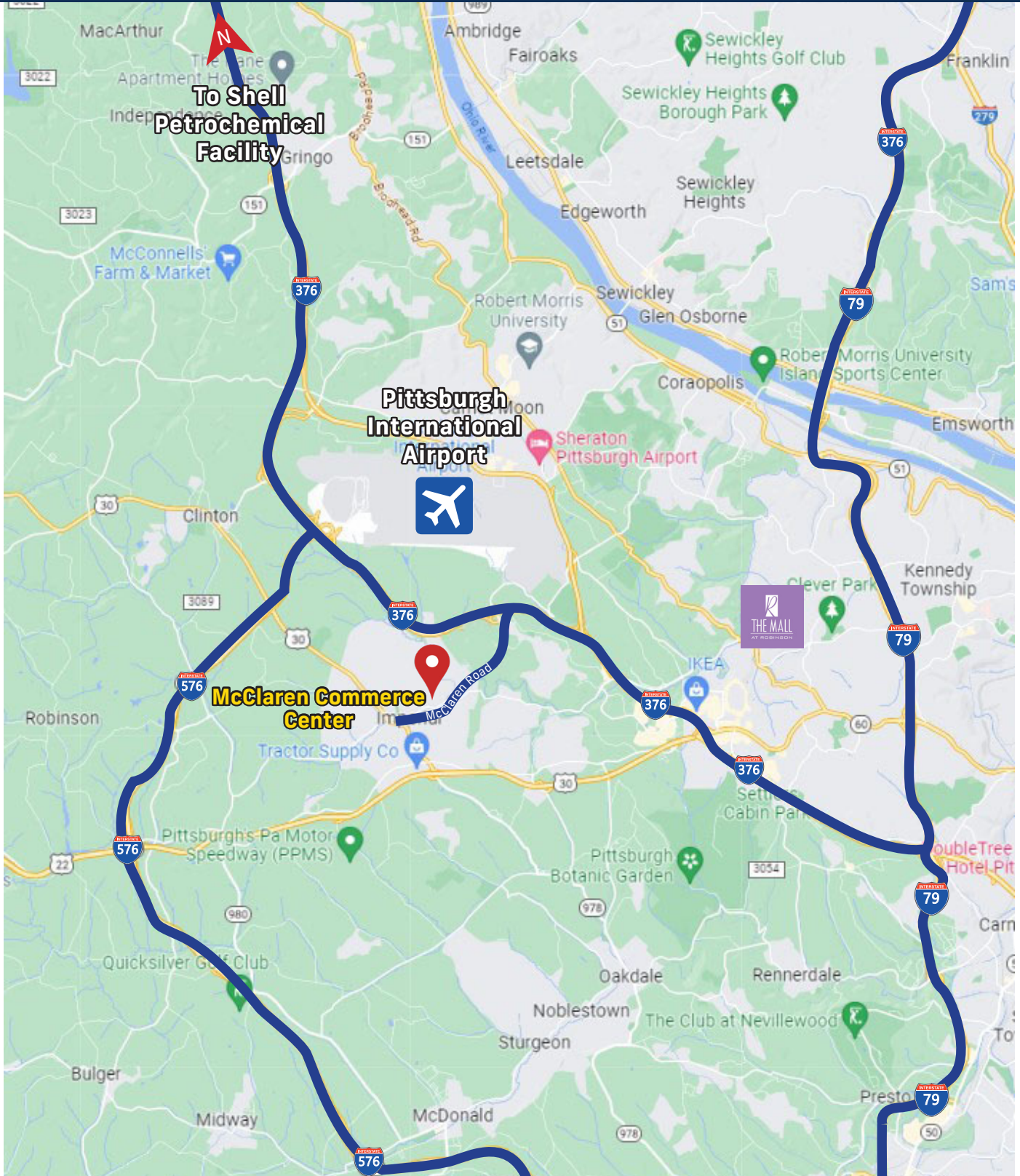


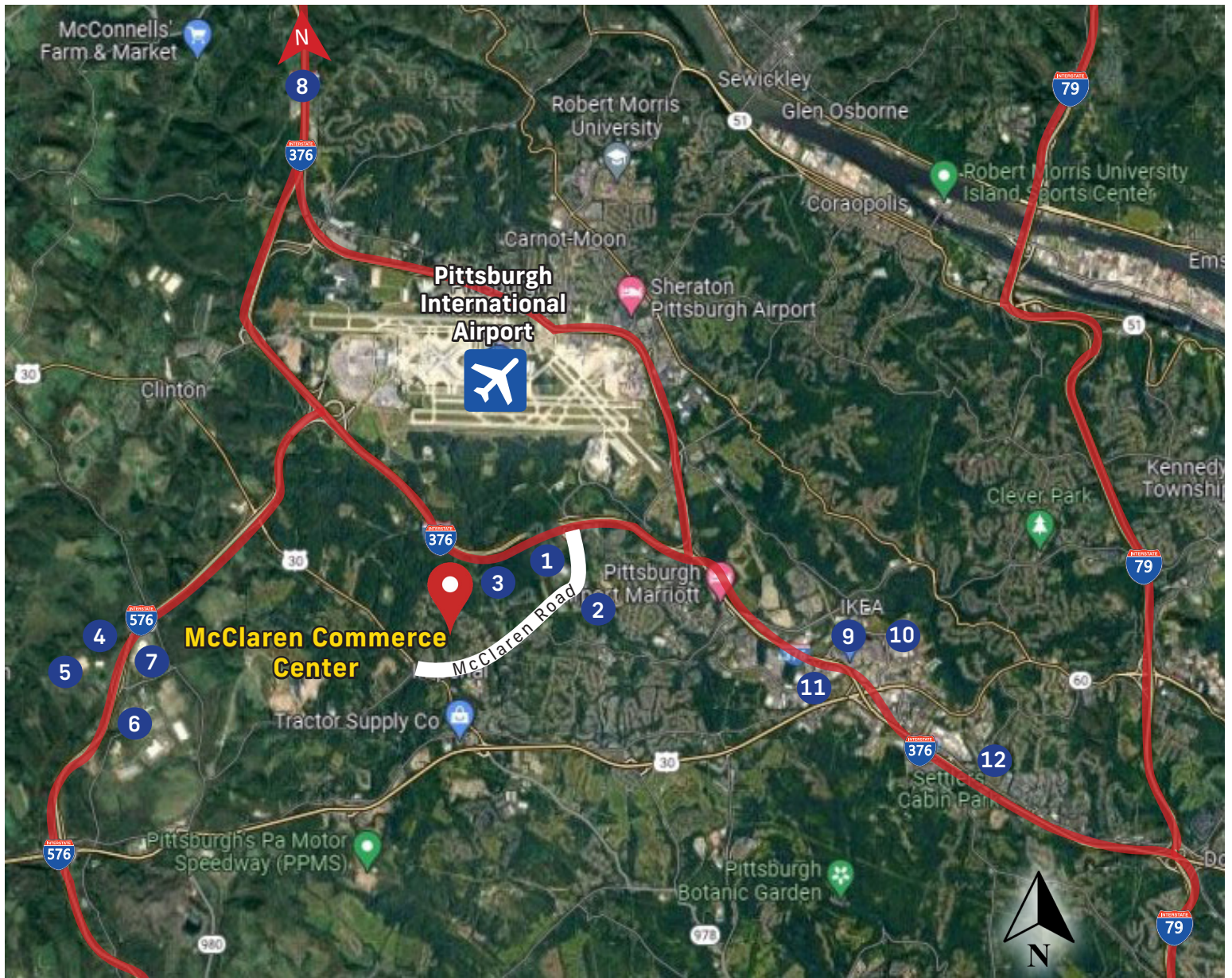
BUILDING SPECS

Site:	6.88 Acres	Loading:	
Size:	28,000 SF - Will Subdivide	Full Building:	Four Loading Docks, 10' x 10' Two 12' x 14' Grade Level Doors
Occupancy:	3/4 QTR	Half Building:	Two Loading Docks, 10' x 10' One 12' x 14' Grade Level Door
Office:	10% Finish	Column Spacing:	Clear Span
Ceiling Height:	24' Clear	Parking:	49 Paved Parking Spaces
Construction:	Engineered I Beam	Power:	3 Phase Power, 400 Amp

LOCATION, LOCATION, LOCATION!

- Premier “West” Location
- Unprecedented ease of access to:
 - Pittsburgh International Airport
 - I-576 Southern Beltway
 - I-376
 - I-79
 - PA Turnpike
- McClaren Commerce Center provides easy access to a key transportation network accessing north, south, east, and west.
- In addition, a McClaren Commerce Center location is convenient to major retail centers, hotels and restaurants.





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|-----------------------------------|----------------------------------|
| 1. Skyview Business Park | 7. Amazon |
| 2. McClaren Woods Business Park | 8. Shell Petrochemical Facility |
| 3. Amazon | 9. Robinson Town Centre |
| 4. Chapman Westport Business Park | 10. The Mall at Robinson |
| 5. Amazon | 11. The Pointe at North Fayette |
| 6. Findlay Industrial Park | 12. Parkway View Industrial Park |



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