

CLINTON COMMERCE PARK  
**INDUSTRIAL SPACE AVAILABLE**  
1211 CLIFFORD BALL DRIVE, CLINTON, PA 15026



## PROPERTY FEATURES:

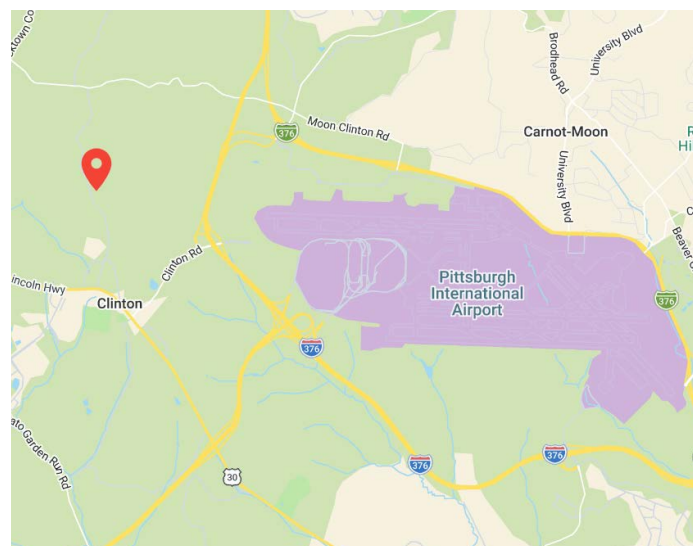
- 49,946 SF for Sublease
- Term Thru February 2034
- Generous Tenant Improvement Allowance
- Clear Height: 28' after loading bay
- Fire Protection: ESFR K-17 System
- Five (5) Dock Doors (Ability to add an additional 15)
- One (1) Drive-In Door
- Zoned HI: Heavy Industrial
- 800 Amp 480/277 Volt

**CONTACT:**

**AJ PANTONI**

[ajpantoni@hannacre.com](mailto:ajpantoni@hannacre.com)

412-261-7134



**HANNA COMMERCIAL REAL ESTATE**

11 STANWIX ST., SUITE 1024

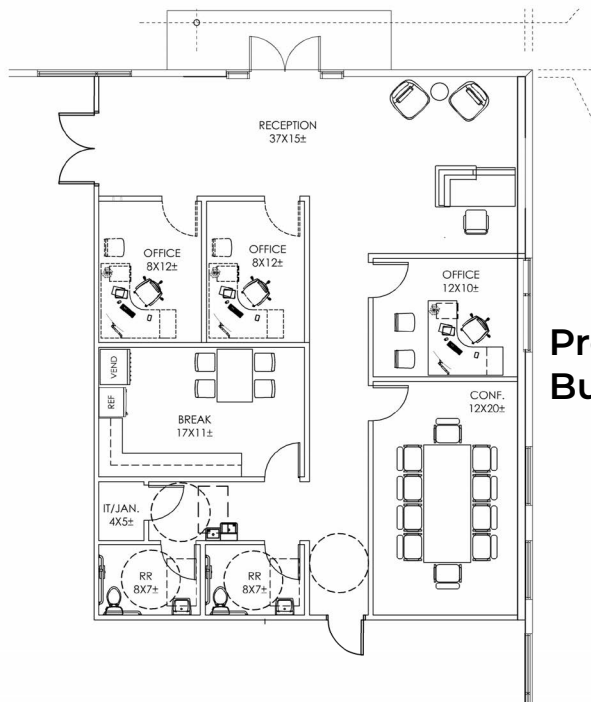
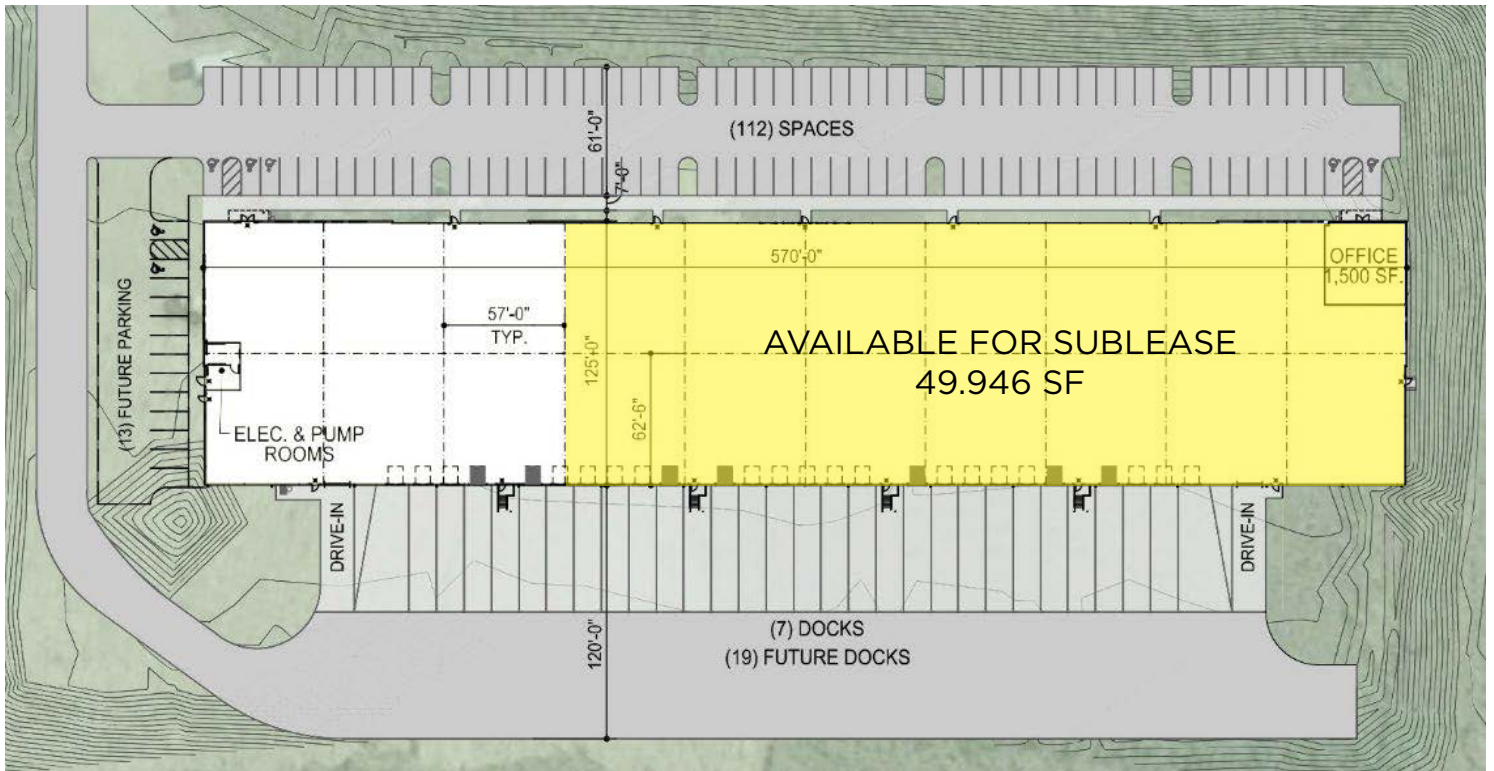
PITTSBURGH, PA 15222

[HANNACRE.COM](http://HANNACRE.COM)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

# 1211 CLIFFORD BALL DR.

CLINTON COMMERCE PARK, CLINTON, PA 15026



**Proposed Office Layout  
Build-To-Suit**

**CONTACT:**  
**AJ PANTONI**  
ajpantoni@hannacre.com  
412-261-7134

**HANNA COMMERCIAL REAL ESTATE**  
11 STANWIX ST., SUITE 1024  
PITTSBURGH, PA 15222  
[HANNACRE.COM](http://HANNACRE.COM)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.