

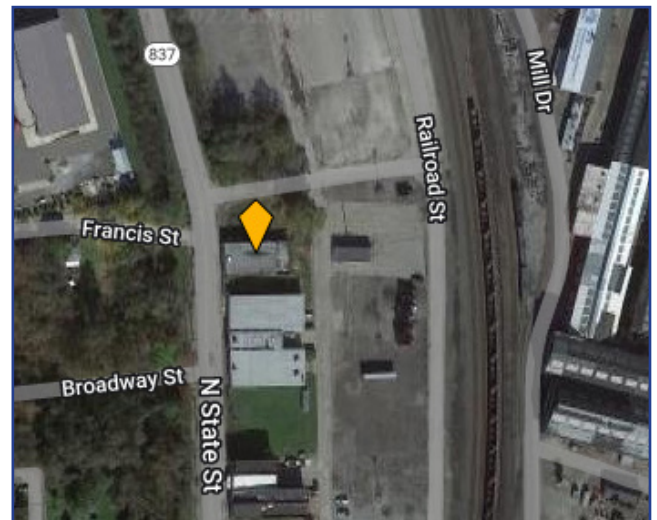
GROUND LEASE BUILD-TO-SUIT

296 State Street
Allegheny County
Clairton PA 15025



Property Highlights:

- Ground Lease or Build-to-Suit opportunity in the heart of Clairton PA, situated on a busy main road
- Adjacent to US Steel Mill
- Property has potential for a variety of uses
- Traffic Count: 12,026 vehicles per day
- Zoning: C-1 (Commercial/Industrial District)
- Lot Size: 0.45 +/- acres
- Lease Rate: Negotiable



PRC
COMMERCIAL

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