

Site Features



GLASSWORKS
BUSINESS PARK



Miles Brothers, LLC.

Business Demographics

- Warehousing
- Industrial
- Machining
- Tool & Die
- Distribution
- Electric Generation Facilities
- Liquid Propane Compressor Stations
- Office/Professional

Project Location & Size

Grand Avenue, Clarion Borough
Clarion, Pennsylvania 16214.

- 28 acres of Land
- 24 Acres available for Building
- 7 Building Parcels
- Average Lot Size 3.4 acres

Building Pads

- 1% Graded Slope Across Building Pad
- Full Utilities at Every Building Pad
- Permitted E & S Plan for Each Building Pad
- Storm Water Management Pre-designed

Ingress and Egress

- Direct Access to State Route 66
- Direct Access to State Route 322
- 2 Miles from Interstate 80

Road Design

- Industrial Specification Material Thickness
- No Weight Restrictions
- 75 Foot Radius Turns
- Designed for freight.

Utility Specifications & Providers

- Electric 27,000 Volts - West Penn Power
 - 120/240V
 - 120/208V
 - 277/480V
- Natural Gas - Excel Resources/Hanley & Bird
 - High Pressure Line
 - Medium Pressure Line
 - 4 million MCF per day
- Public Water - Pennsylvania American Water
 - 12 Inch Main Line
 - 120 PSI
- Public Sewage - Pennsylvania American Water
 - 12 Inch Main Line

