

Buncher Commerce Park - Youngwood

Youngwood, PA 15697
Westmoreland County



LAND AVAILABLE FOR BUILD-TO-SUIT OPPORTUNITIES

TOTAL LAND AREA: 7.48 acres

TURN-KEY PACKAGE INCLUDES:

- Site and building engineering and design services
- Structural Steel Frame fabrication
- Complete construction services
- Structural guarantees
- Built-in expansion capabilities
- Governmental permits and approvals
- Flexible lease terms and generous allowances
- Property Management
- Competitive guaranteed price
- All utilities available to site

SITE LOCATION: Maximum transportation flexibility

- Rail – Served by the Southwest Pennsylvania Railroad
- Truck Access – Immediate access to Interstate 70 and Interstate 76 (PA Turnpike)
- Air Transportation – 50 miles from Pittsburgh International Airport and 13 miles to Latrobe Airport

PROPOSED BUILDING: Based on Tenant's requirements

WAREHOUSE: Based on Tenant's requirements

OFFICE: Based on Tenant's requirements

CONSTRUCTION: Single story rigid steel frame construction with decorative concrete block.

ROOF: 20 gauge steel decking insulated, single membrane rubber roof system

UTILITIES:

- Electric – Allegheny Power
- Gas – Peoples Gas Company
- Water – Westmoreland Water Authority
- Sewer – Youngwood Sewer Authority

For More Information or to Schedule a Tour:
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