

# Buncher Commerce Park - Leetsdale

Building #8 • 495 Avenue B • Leetsdale, PA 15056 • Allegheny County



## BUILDING SPECIFICATIONS

**TOTAL SPACE:** 61,559 ± Square Feet

**AVAILABLE SPACE:** 61,559 ± Square Feet

**WAREHOUSE SPACE:** 56,799 ± Square Feet

**OFFICE SPACE:** 4,780 ± Square Feet

**LAND AREA:** 3.4 Acres

**ZONED:** C-3 Planned Commercial District

**CONSTRUCTION:** Single-story rigid steel frame with decorative concrete block and insulated metal panels on the exterior

**ROOF:** 20 gauge galvanized deck with insulated single rubber membrane

**CLEARANCE UNDER BEAM:** 24'±

**COLUMN SPACING:** 50' x 25'

**LIGHTING:**

**WAREHOUSE** T-6 Lighting

**OFFICE** – 2' x 4' fluorescent recessed fixtures

**FLOOR:** 6" reinforced concrete, sealed and hardened

**TRUCK DOORS:** **East side of Bldg:** One (1) 8' x 10' manually operated dock door at dock height, with window and exterior dock shelter. Two (2) 10' x 10' manually operated dock doors at dock height with exterior dock shelters. One (1) 12' x 14' automatically operated drive-in dock door with window.

Accessible via drive-up exterior concrete ramp.

**North side of Bldg:** Three (3) 10' x 10' manual lift with windows. All have exterior dock seals. Two (2) have mechanical dock levelers with 50,000 lb. capacity.

**West side of Bldg:** Six (6) 10' x 10' manual lift without windows. Four (4) have 6' x 8' mechanical dock levelers with 25,000 lb. capacity. All have exterior dock shelters.

- 10' x 75' exterior canopy over west side dock area

**South side of Bldg:** One (1) 10' x 10' manual lift with window

- Door accesses rail car capability

**DOCK LEVELERS:** Dock levelers are an extra cost, which would be for Tenant's account

**ELECTRICAL:** 1600 amp, 208/120 volt, 3-phase, 4-wire service and 600 amp, 480/277 volt, 3-phase, 4-wire service

**SPRINKLER:** Grinnell system ordinary hazard wet system with .20 GPM per square foot; most remote 2,000 square feet - 1.2 rule; 100 square foot coverage per head

**H.V.A.C.:** Offices are separately heated & air-conditioned. Warehouse is equipped with gas-fired, thermostatically controlled unit heaters to provide 50°F inside temperature at 0°F outside temperature

**UTILITIES:** Electric - Duquesne Light Company

Gas - Columbia Gas Company

Water - Edgeworth Water Authority

Sewer - Leetsdale Sewer Authority

**TELEPHONE:** Verizon, Consolidated Communications

**AVAILABLE:** First quarter of 2022

**REAL ESTATE**

**TAXES:** Estimated at \$.70 per square foot per year

**INSURANCE:** Estimated \$.05 per square foot per year for ordinary hazard

**CAM CHARGE:** \$.35 per square foot per year

For More Information or to Schedule a Tour:  
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