

Buncher Commerce Park - Leetsdale

Building #24C
140 Ferry Street
Leetsdale, PA 15056
Allegheny County



BUILDING SPECIFICATIONS

LAND AREA: 5.5 Acres

ZONED: C-3 Planned Commercial District

WAREHOUSE: 12,381 ± Square Feet

OFFICE: 1,440 ± Square Feet

CONSTRUCTION: Single-story rigid steel frame with decorative concrete block with a feature strip of a different color on the exterior

ROOF: 20 gauge galvanized deck with insulated single rubber membrane

CLEARANCE

UNDER BEAM: 30' ±

COLUMN

SPACING: 50' x 25'

LIGHTING: WAREHOUSE: 400 watt metal halide every 625 square feet

OFFICE: Fluorescent, lay-in, recessed fixtures to provide a minimum of 75' candle power at desk level

TRUCK DOORS: Four (4) 8' X 8' manually operated overhead dock doors with windows at dock height, equipped with dock seals, dock bumpers and aluminum canopy.

DOCK LEVELERS/DOCK SEALS: Additional dock levelers and dock seals are an extra cost which would be for Tenant's account

FLOOR: 6" reinforced concrete, sealed and hardened

ELECTRICAL: 200 amp, 480/277 volt, 3-phase, 4-wire service, additional power would be an extra cost for Tenant's account

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

H.V.A.C.: Offices are separately heated and 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

REAL ESTATE

TAXES: Estimated at \$.73 per square foot per year

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

CAM CHARGE: N/A

For More Information or to Schedule a Tour:
412.422.9900 • realestategroup@buncher.com