

# Buncher Commerce Park - Leetsdale

Building #25  
 866 Avenue A  
 Leetsdale, PA 15056  
 Allegheny County



## BUILDING SPECIFICATIONS

**TOTAL SPACE:** 89,409 ± Square Feet

**AVAILABLE SPACE:** 38,273 ± Square Feet | Building is expandable for larger user

**LAND AREA:** 5.5 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:** 30'±

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

**LIGHTING:**

**WAREHOUSE** - New LED Linear High Bay lighting to provide 27,300 lumens

**OFFICE** – To be determined by Tenant

**TRUCK DOORS:** As exists, two (2) 8' X 10' vertical lift manually operated dock doors with dock seals at dock height. Additional dock doors would be for Tenant's account.

**DOCK LEVELERS:** Dock levelers are an extra cost, which  
**FLOOR:** 6" reinforced concrete, sealed and hardened over compacted fill at dock height

**ELECTRICAL:** 1200 amp, 480/277 volt, 3-phase, 4-wire service, additional power would be an extra cost for Tenant's account

**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 will be 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

**AVAILABLE:** Immediately

**REAL ESTATE**

**TAXES:** Estimated at \$.75 per square foot per year

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

**CAM CHARGE:** \$.30 per square foot per year

For More Information or to Schedule a Tour:  
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