

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 - T-5 high output, 6 lamp fixtures based on an allowance of one (1) fixture in each 625 square feet of space

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:
412.422.9900 • realestategroup@buncher.com