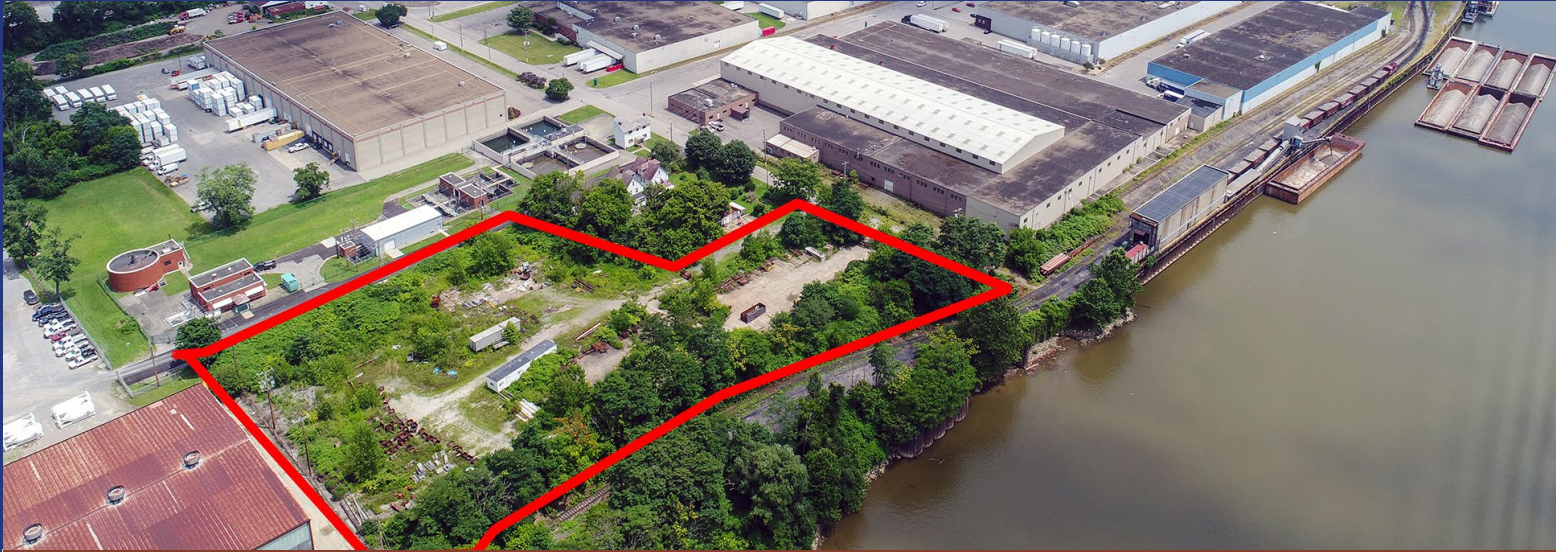


# Strategic Warehousing Solutions

## Buncher Commerce Park, Leetsdale, PA



### BUILDING SPECIFICATIONS

#### AVAILABLE – LAYDOWN AREA

**LOCATION:** Buncher Leetsdale Commerce Park  
Leetsdale, PA 15056  
**TOTAL SPACE:** 150,000 ± Square Feet of Laydown Area  
**LAND AREA:** 1.75 Acres  
**ZONED:** I - Industrial  
**UTILITIES:** **Electric** - Duquesne Light Company  
**Gas** - Columbia Gas Company  
**Water** - Edgeworth Water Authority  
**Sewer** - Leetsdale Sewer Authority  
**TELEPHONE:** Verizon  
**AVAILABLE:** Immediate  
**REAL ESTATE**  
**TAXES:** Estimated at \$.48 per square foot per year  
**INSURANCE:** Estimated \$.05 per square foot per year  
for ordinary hazard  
**CAM CHARGE:** N/A

#### AVAILABLE – STRATEGIC WAREHOUSING

**LOCATION:** Buncher Leetsdale Commerce Park, Building #5  
Leetsdale, PA 15056  
**TOTAL SPACE:** 15,000 ± Square Feet of Laydown Area  
**BAY SPACING:** 60' x 20'  
**SERVICES:** Bridge crane and fork truck lifting and loading  
capabilities

For More Information or to Schedule a Tour:  
412.422.9900 • [realestategroup@buncher.com](mailto:realestategroup@buncher.com)