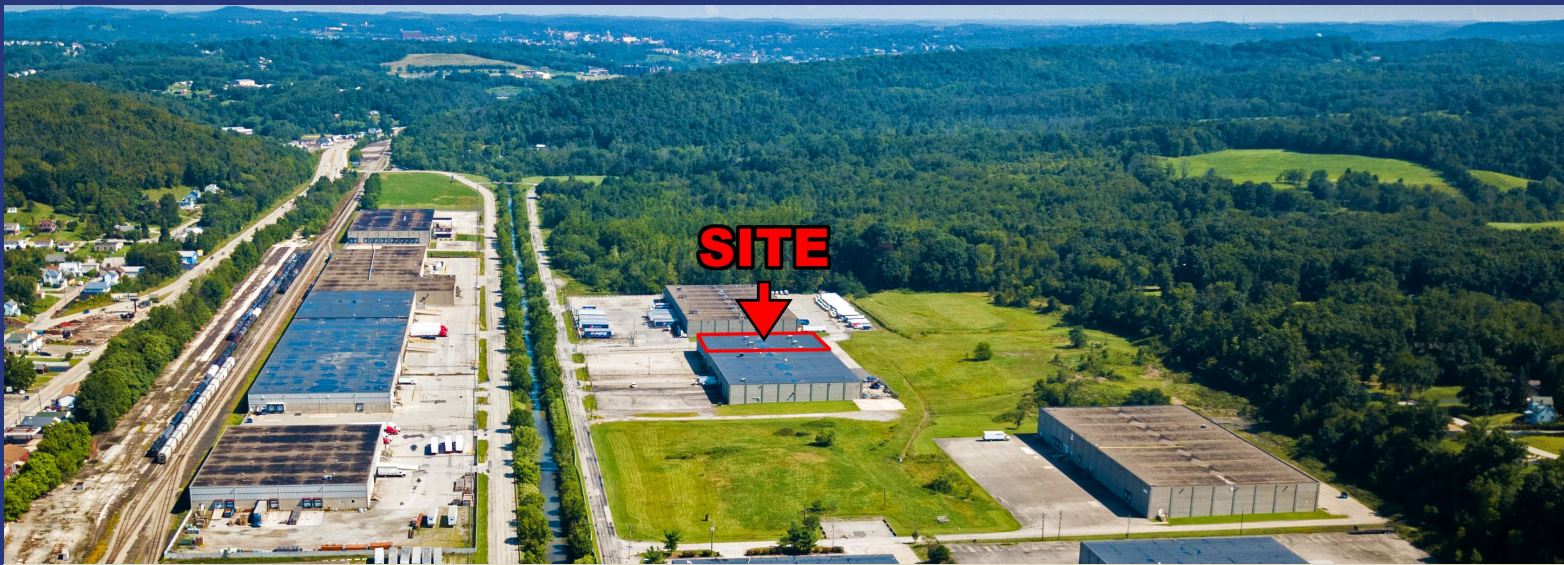


Buncher Commerce Park - Youngwood

Building #201
 Youngwood, PA 15697
 Westmoreland County



BUILDING SPECIFICATIONS

TOTAL SPACE: 82,417 ± square feet

AVAILABLE SPACE: 35,832 square feet

LAND AREA: 1.89 acres

ZONED: N/A

WAREHOUSE: 30,396 ± square feet

OFFICE: 5,436 ± square feet

CONSTRUCTION: Single-story rigid steel frame with concrete block

ROOF: Galvanized deck with insulated single rubber membrane

CLEARANCE UNDER BEAM: 24'

COLUMN SPACING: 50' x 25'

LIGHTING: WAREHOUSE – 400 watt metal halide bulb and fixture every 625 square feet

TRUCK DOORS:

- Seven (7) 8'x10' overhead dock doors with view window each equipped with a Rite Hite automatic dock leveler and exterior dock canopies/interior dock lights. One (1) 10'x10' manual, overhead door with mechanical dock leveler, dock seal and dock bumpers. One (1) 10'x10' manual, overhead door at grade.

FLOOR: 6" reinforced concrete, sealed and hardened

ELECTRICAL: 725 amp, 480/277 volt, 3 phase, 4 -wire service.

Additional power would be at the expense of the Tenant

SPRINKLER: Grinnell system ordinary hazard wet system .20 GPM per square foot; most remote 2,000 square feet – 100 square foot coverage per head

OFFICE H.V.A.C.: Offices are separately heated and air-conditioned. Heat to provide 72°F inside temperature at 0°F outside temperature; air conditioning to provide 16° differential in summer. Buncher standard specifications are one (1) ton of air conditioning for each 400 square feet of space.

WAREHOUSE H.V.A.C.: Landlord standard warehouse heating in the warehouse is by gas-fired, thermostatically controlled ceiling suspended unit heaters to provide 50°F inside temperature at 0°F outside temperature in the warehouse portion of the Leased Premises. As exists, the warehouse provides for eight (8) existing independent roof mounted HVAC units to provide both heating and cooling, six (6) units to provide fifteen (15) tons of cooling and two (2) units to provide for two and a half (2.5) tons of cooling.

TELEPHONE: Verizon, Comcast

REAL ESTATE TAXES: Estimated at \$.51 per square foot per year

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

CAM CHARGE: Estimated at \$.30 per square foot per year

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