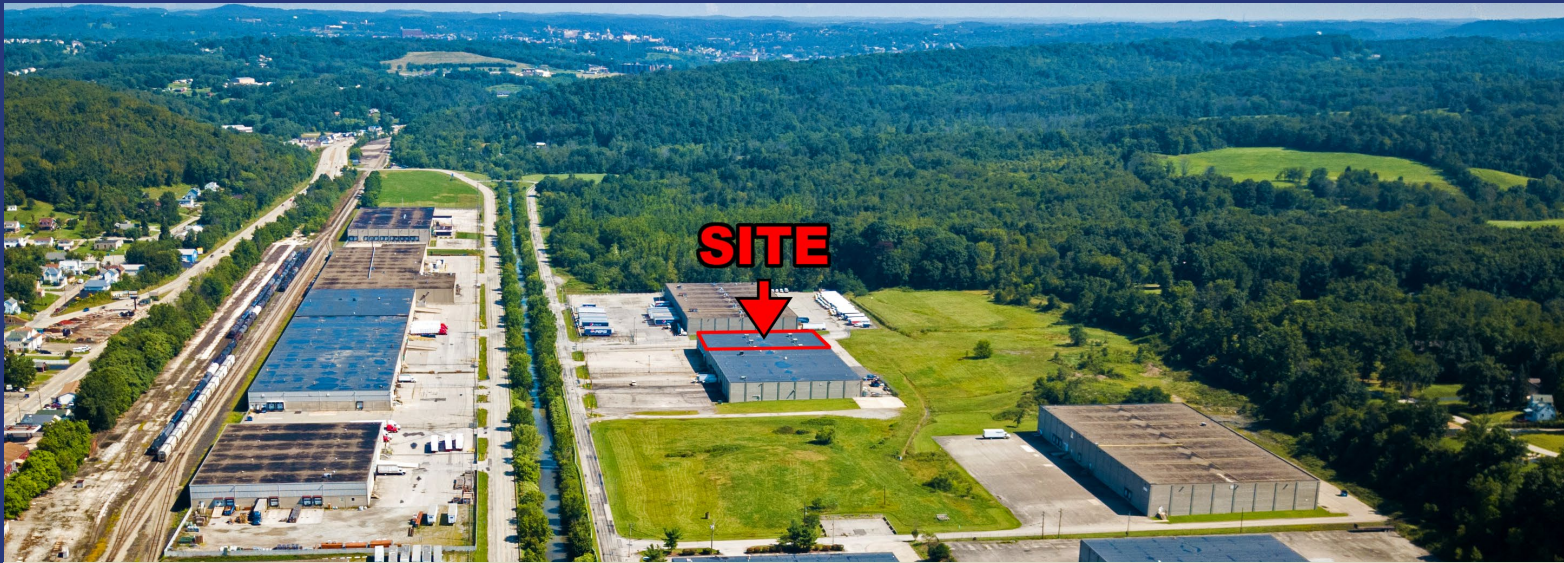


Buncher Commerce Park - Youngwood

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: 31,655 ± square feet

OFFICE: 4,177 ± 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

OFFICE – Fluorescent

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.
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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

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 – Allegheny Power

Gas – Peoples Gas Company

Water – Westmoreland Water Authority

Sewer – Youngwood Sewer Authority

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