

# Buncher Commerce Park - Leetsdale

Building #18 • 595 Avenue C • Leetsdale, PA 15056 • Allegheny County



## BUILDING SPECIFICATIONS

**TOTAL SPACE:** 84,030 ± Square Feet

**AVAILABLE SPACE:** 84,030 ± Square Feet

**WAREHOUSE SPACE:** 75,451 ± Square Feet

**OFFICE SPACE:** 1<sup>st</sup> Floor: 6,459 ± Square Feet  
2<sup>nd</sup> Floor: 2,420 ± Square Feet

**LAND AREA:** 3.4 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:** 24'±

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

### LIGHTING:

**WAREHOUSE** LED Lighting

**OFFICE** – 2' x 4' fluorescent recessed fixtures

**FLOOR:** 6" reinforced concrete, sealed and hardened

**LIGHTING:** WAREHOUSE - New Linear High Bay LED fixtures installed in accordance with applicable code

OFFICES - 2' x 4' fluorescent recessed fixtures

**TRUCK DOORS:** Three (3) 8' x 8' manual overhead doors with view window, dock leveler, dock seal & bumpers and aluminum awning

One (1) 8' x 8' overhead door with view window, dock leveler, dock seal & bumpers, aluminum awning, and exterior hydraulic scissor lift

One (1) 8' x 8' manual overhead door with view window and metal awning

Four (4) 22' x 14' automatic overhead doors at grade with view windows leading into the 47'5" x 54'0" interior truck well providing for eight (8) 8' x 9' manual dock door positions at dock height, each equipped with a mechanical dock leveler, dock bumpers, and fresh air screens.

**DOCK LEVELERS/DOCK SEALS:** Additional dock levelers, dock seals, dock lights, etc. would be an extra cost, which would be for Tenant's account

**FLOOR:** 6" reinforced concrete, sealed and hardened

**ELECTRICAL:** 1600 amp, 208/120 volt, 3-phase, 4-wire service and 600 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 .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 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 - Duquesne Light Company

Gas - Columbia Gas Company

Water - Edgeworth Water Authority

Sewer - Leetsdale Sewer Authority

**TELEPHONE:** Verizon, Consolidated Communications, Comcast

**AVAILABLE:** Summer of 2022

**REAL ESTATE TAXES:** Estimated at \$0.68 per square foot per year

**INSURANCE:** Estimated \$0.05 per square foot per year for ordinary hazard

**CAM CHARGE:** Estimated at \$0.35 per square foot per year

For More Information or to Schedule a Tour:  
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