

Buncher Commerce Park - Leetsdale

Building #13B • 671 Avenue B • Leetsdale, PA 15056 • Allegheny County



BUILDING SPECIFICATIONS

TOTAL SPACE: 14,927 ± Square Feet

AVAILABLE SPACE: 14,927 ± Square Feet

WAREHOUSE SPACE: 12,886 ± Square Feet

OFFICE SPACE: 2,041 ± Square Feet

LAND AREA: 3.4 Acres

ZONED: C-3 Planned Commercial District

CONSTRUCTION: Single-story rigid steel frame with tinted sealant concrete

ROOF: 20 gauge galvanized deck with insulated single rubber membrane

CLEARANCE UNDER BEAM: 20'±

COLUMN SPACING: 50' x 25'

LIGHTING: WAREHOUSE – New Linear High Bay LED fixtures installed in accordance with applicable code to provide 27,300 lumens **OFFICE** – Fluorescent, lay-in, recessed fixtures to provide lighting in accordance with applicable code

TRUCK DOORS:

- One (1) 10' x 10' dock door at dock height with dock seals and edge of dock leveler
- One (1) 12' x 14' automatic door with 10' x 40' precast concrete drive-up ramp
- One (1) 8' x 10' dock door at dock height with edge of dock leveler

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: 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

REAL ESTATE TAXES: Estimated at \$0.72 per square foot per year

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

CAM CHARGE: Estimated at \$0.50 per square foot per year

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