

# Buncher Commerce Park - Leetsdale

Building #14B • 699 Avenue B • Leetsdale, PA 15056 • Allegheny County



## BUILDING SPECIFICATIONS

**TOTAL SPACE:** 25,054± Square Feet

**AVAILABLE SPACE:** 25,054 ± Square Feet

**WAREHOUSE SPACE:** 21,258 ± Square Feet

**OFFICE SPACE:** 3,796 ± 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:

- Two (2) 10' x 12' automatic dock doors at dock height equipped with dock seals, dock shelters, dock bumpers and edge of dock levelers
- One (1) 10' x 12' automatic dock door at dock height with dock bumper
- One (1) 10' x 12' manual lift door with fork lift concrete drive-up ramp

**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 \$0.44 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](mailto:realestategroup@buncher.com)