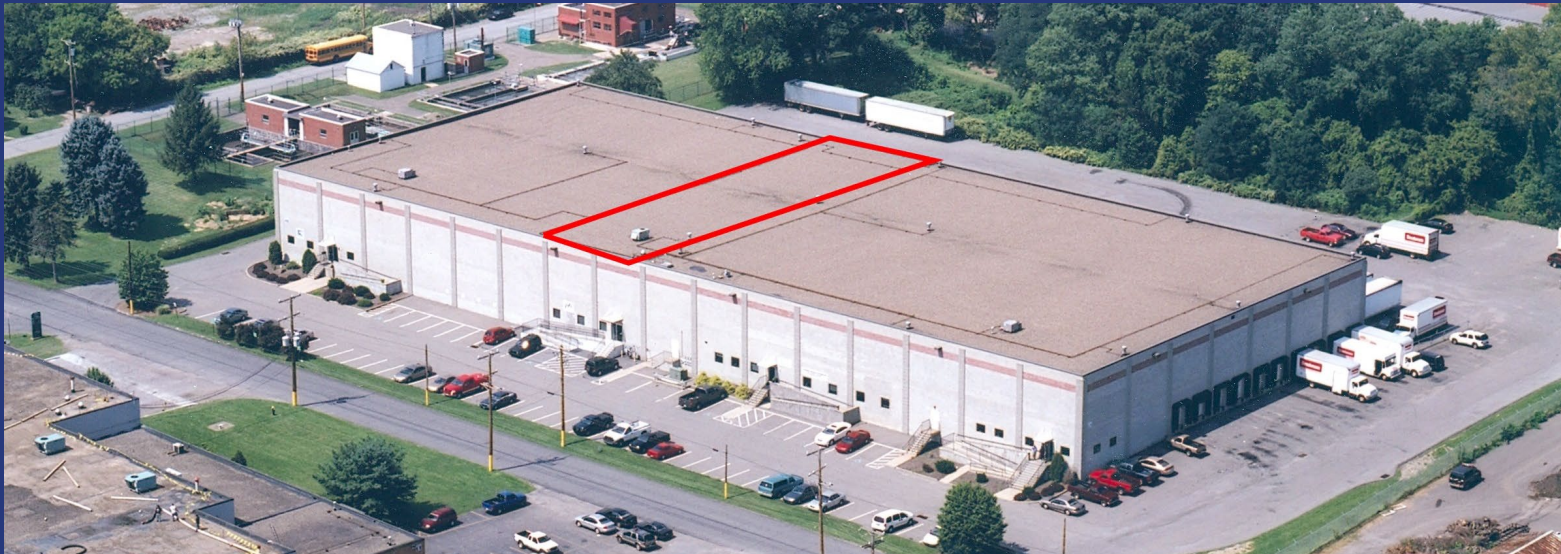


Buncher Commerce Park - Leetsdale

Building #24, 144 Ferry Street, Leetsdale, PA 15056, Allegheny County



BUILDING SPECIFICATIONS

TOTAL SPACE: 71,926 ± Square Feet

AVAILABLE SPACE: 13,405 ± Square Feet

LAND AREA: 5.5 Acres

ZONED: C-3 Planned Commercial District

WAREHOUSE: 12,036 ± Square Feet

OFFICE: 1,369 Square feet plus restroom

CONSTRUCTION: Single-story rigid steel frame with decorative concrete block with a feature strip of a different color on the exterior

ROOF: 20-gauge galvanized deck with insulated single rubber membrane

CLEARANCE UNDER BEAM: 30' ±

COLUMN SPACING: 50' x 25'

LIGHTING:

WAREHOUSE 400-watt metal halide every 625 square feet

OFFICE Fluorescent, lay-in, recessed fixtures to provide lighting in accordance with applicable code

TRUCK DOORS:

- One (1) 8' X 10' manually operated overhead dock door with view lite, serviced by one (1) 10' x 38' 10 ton rated precast concrete drive-up ramp
- One (1) 8' X 10' manually operated overhead dock door with view lite, dock leveler, dock bumpers and concrete filled steel bollards
- One (1) 8' x 10' manually operated overhead dock door with edge of dock plate

DOCK LEVELERS/

DOCK SEALS: Additional dock levelers and dock seals are an extra cost which would be for Tenant's account

FLOOR: 6" reinforced concrete, sealed and hardened

ELECTRICAL: 200-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

REAL ESTATE

TAXES: Estimated at \$.73 per square foot per year

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

CAM CHARGE: Estimated at \$.75 per square foot per year

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