

FOR LEASE

BUNCHER COMMERCE PARK - LEETSDALE

144 FERRY STREET



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PROPERTY OVERVIEW: LEETSDALE BUILDING #24

Total Building Size	71,926 <u>+</u> SF
Available Space	13,405 <u>+</u> SF
Land Area	5.5 Acres
Roof	20-gauge galvanized deck with insulated single rubber membrane
Clearance Under Beam	30′ <u>+</u>
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, manual dock leveler, dock bumpers and concrete filled steel bollards One (1) 8' x 10' manually operated overhead dock door with edge of dock plate
Electrical	200-amp, 480/277 volt, 3-phase, 4-wire service
Sprinkler	Grinnell system ordinary hazard wet system

Buncher Commerce Park - Leetsdale is a fully mature park featuring quality construction and acreage available for build-to-suit construction. The Park has readily available space for distribution, flex, technology and light manufacturing applications.

LOCATED ALONG THE OHIO RIVER WITH ACCESS TO RAIL
AND BARGE FACILITIES







STRATEGIC LOCATION



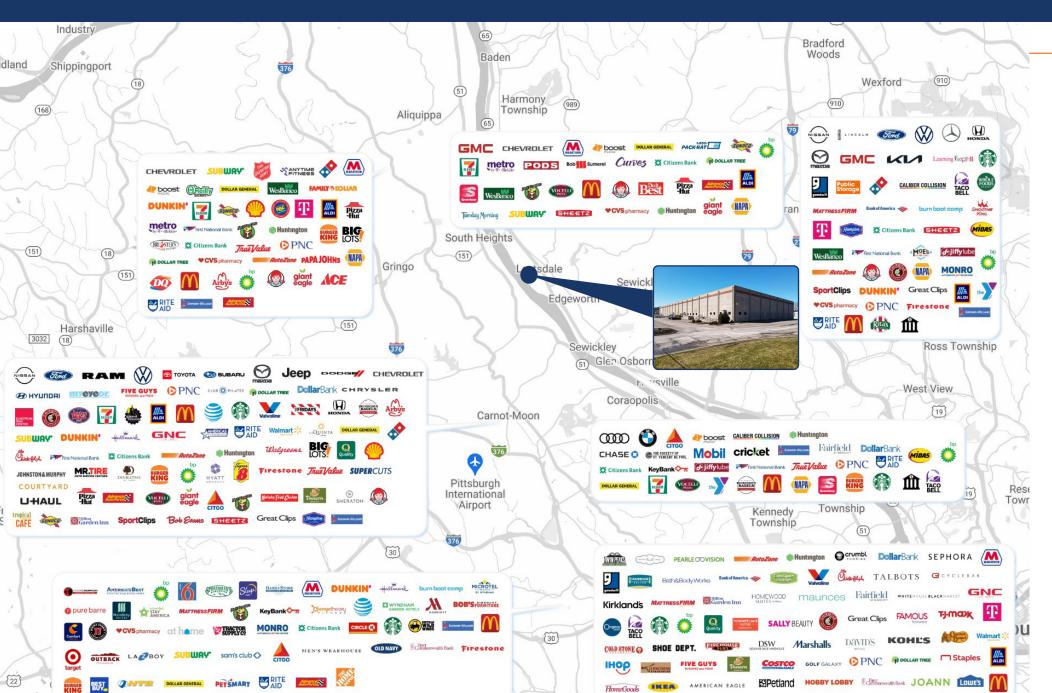
Located on Route 65 (Ohio Boulevard)
10 minutes from I-79



12 miles to Pittsburgh International Airport



15 miles to
Downtown Pittsburgh



20 MINUTE DRIVE-TIME DEMOGRAPHICS



Estimated Population:



Households:

41,434



Household Income:

\$113,682



Employees:

3,708