

## BUNCHER COMMERCE PARK - YOUNGWOOD Vacant Land Available for Lease or Sale and Build-to-Suit Opportunities

7.48 Acres

Youngwood, Westmoreland County, PA 15697



### STRATEGIC LOCATION

Buncher Commerce Park, Youngwood has spacious facilities suitable for warehouse distribution, high technology, and manufacturing. Youngwood is located within a one-day drive of 70% of the population of the United States and has nearby access to airports, railways, and the PA Turnpike.

- ✔ Fully established park
- ✔ Shovel ready
- ✔ Level topography
- ✔ Immediate access to PA-119



[For More Information or to Schedule a Tour](#)

One Waterfront Place, 1251 Waterfront Place, Suite 201, Pittsburgh, PA 15222

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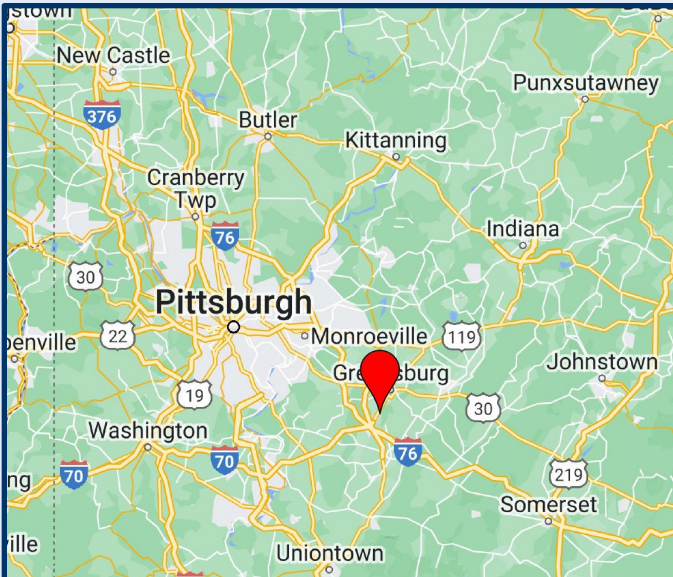
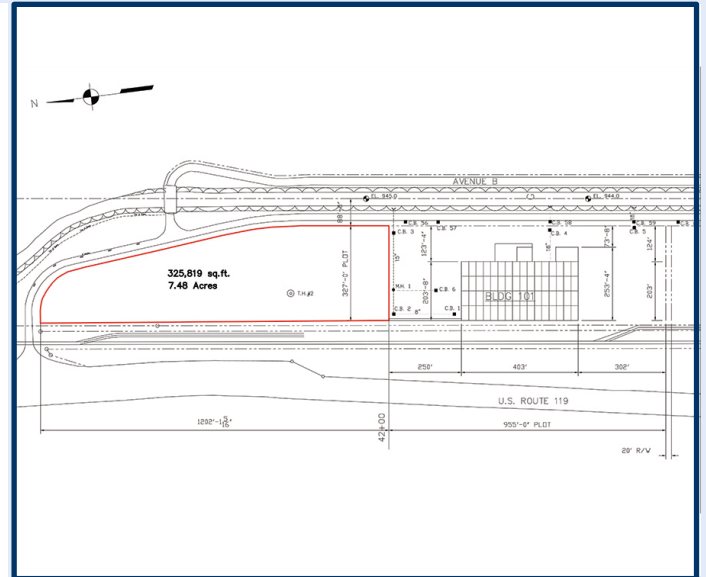
412.422.9900

#### Disclaimer:

No express representation or warranty is made nor is any to be implied as to the accuracy of the information furnished regarding the property thereof, and it is submitted subject to errors, omissions, or other conditions, prior lease, or withdrawal without notice.

## PROPERTY HIGHLIGHTS

- ✔ Fully established park
- ✔ Level topography
- ✔ All utilities to the site
- ✔ Shovel ready
- ✔ Flexible lease terms



## LOCATION HIGHLIGHTS

- ✔ Buncher Youngwood Commerce Park is situated in Westmoreland County approximately 2 miles north of Exit 75 of the Pennsylvania Turnpike.
- ✔ Immediate access to PA-119, leading to the north and I-70 to the south.
- ✔ Nearby access to Arnold Palmer Regional Airport, railways and the Pennsylvania Turnpike.
- ✔ Youngwood Borough is a town of history, heart and home located approximately 45 minutes southeast of Pittsburgh.

**BUNCHER**  
COMPANY

Developing with a Purpose

**NAIOP**

**SIOR**

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