

For Sale or Lease
7.48 ACRES

BUNCHER YOUNGWOOD COMMERCE PARK

201 Jacks Run Avenue, Youngwood, PA

**BUILD-TO-SUIT
VACANT LAND**

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

- Fully established park
- Shovel ready
- Level topography
- Immediate access to PA-119
- All utilities to the site



For More Information or to Schedule a Tour Please Contact:

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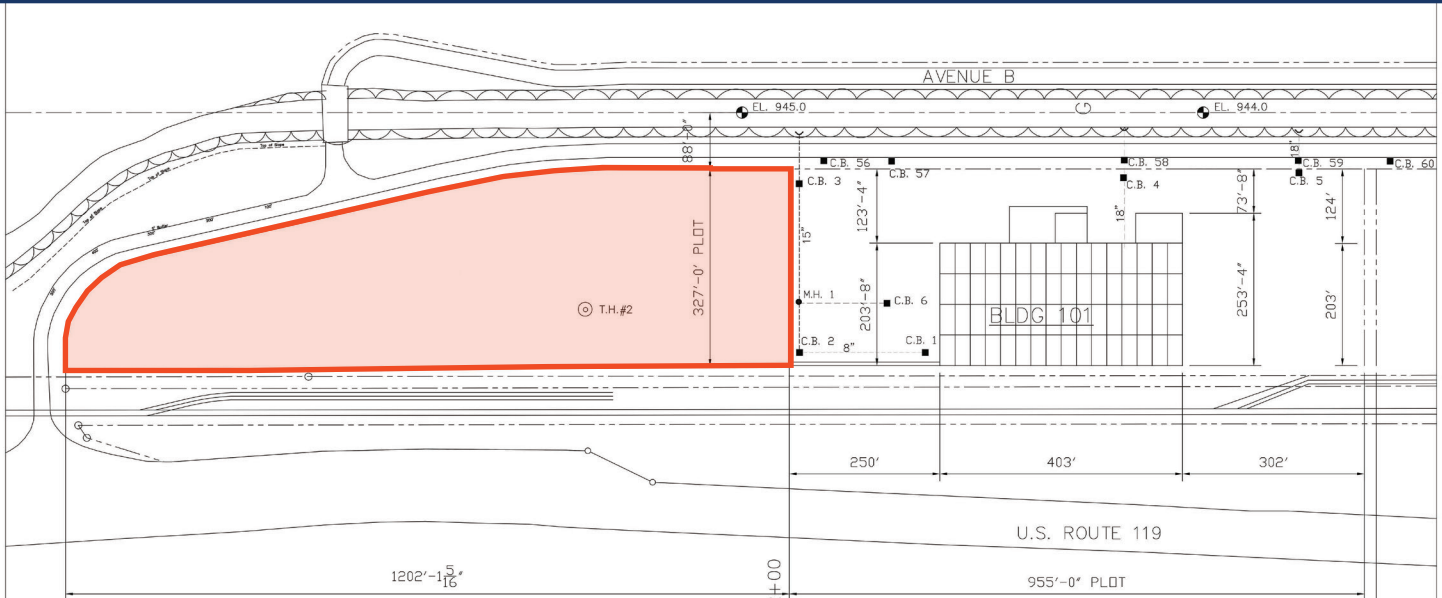
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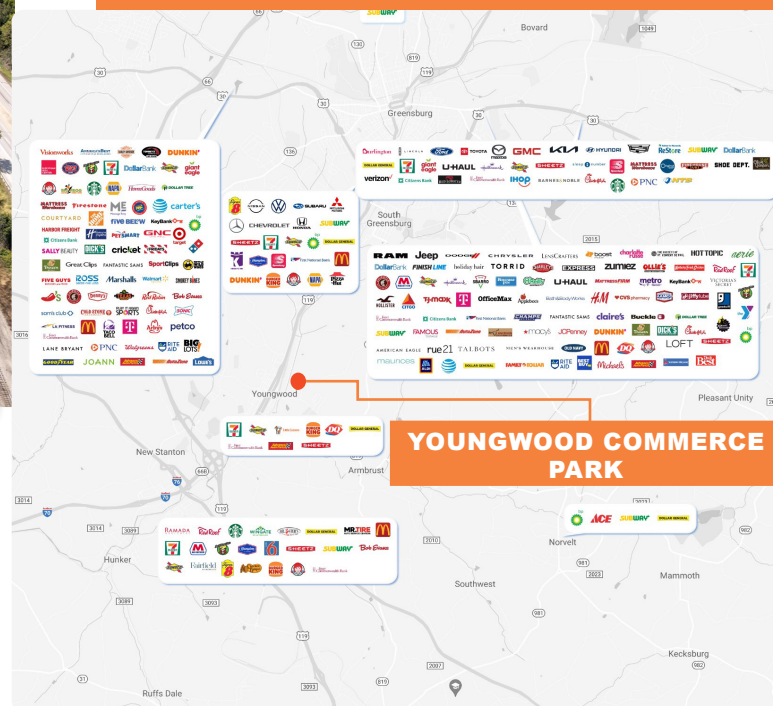
One Waterfront Place
1251 Waterfront Place
Suite 201
Pittsburgh, PA 15222
412.422.9900

SITE PLAN

PARCEL A - 7.48 ACRES BUILD-TO-SUIT



STRATEGIC LOCATION



- Situated in Westmoreland County approximately 2 miles north of Exit 75 of the PA 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 PA Turnpike

20 MINUTE DRIVE-TIME DEMOGRAPHICS



Population:
123,345



Households:
54,613



Household Income:
\$98,840



Total Businesses:
4,669