

671 Avenue B - Building #13B Leetsdale, PA 15056

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.

- Ample paved parking
- All utilities and fiber connectivity
- 50' x 25' column bay spacing
- 20' ceiling clearance
- Fully sprinklered
- Gas fired warehouse heaters

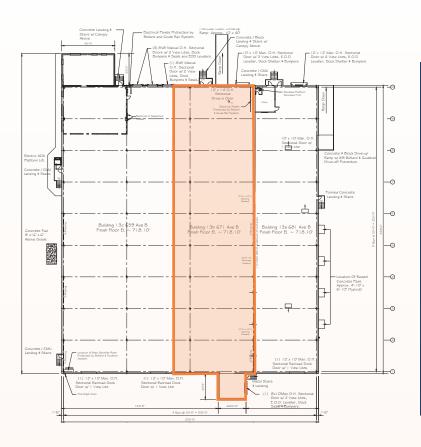


#### For more information or to schedule a tour:

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### **FLOOR PLAN**



#### Zoned:

C-3 Planned Commercial District

### Truck Doors:

One (1) 10' x 10' dock door at dock height with dock seals and edge of dock levelers

One (1) 12' x 14' automatic door with 10' x 40' precast concrete drive-up ramp

One (1) 8' x 10' dock door at dock height with edge of dock levelers

## STRATEGIC LOCATION



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

Located along the Ohio River with access to rail and barge facilities

Part of the Pittsburgh Metro area

# **DEMOGRAPHICS | 20 MINUTE DRIVE-TIME**







