

BUNCHER COMMERCE PARK | LEETSDALE

175 AVENUE A, BUILDING #26

Leetsdale, PA 15056

For Lease | 18,476 \pm SF Available

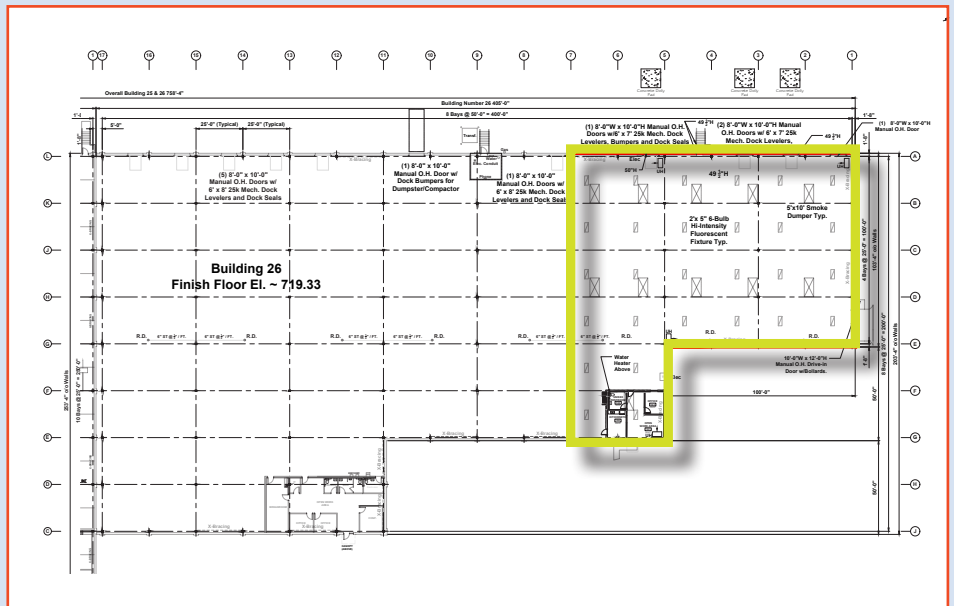


Property Highlights

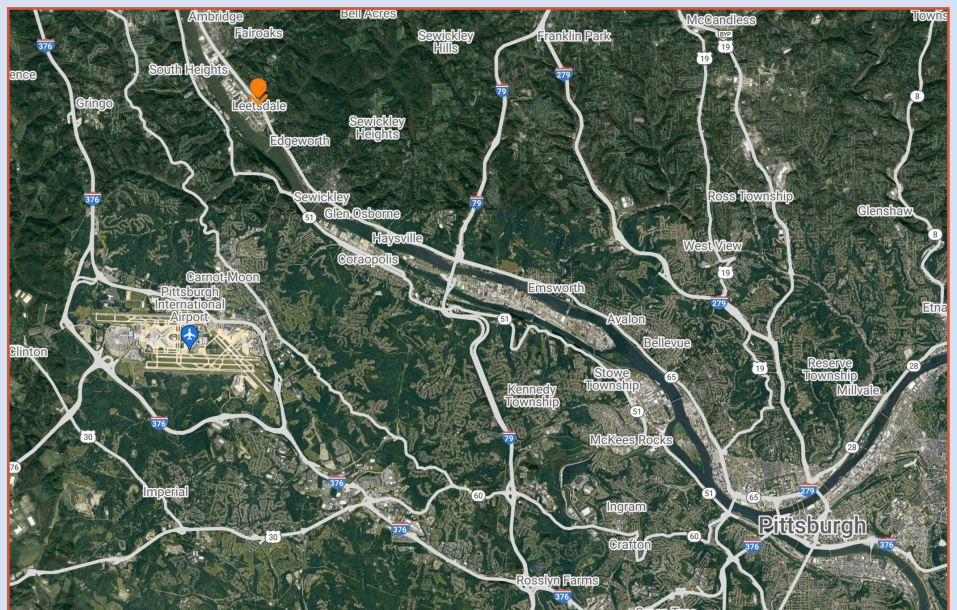
- Space breakdown: 17,856 SF of warehouse space / 620 SF of office space
- Land area: 1.48 \pm acres
- Zoned: C-3 Planned Commercial District
- Construction: Single-story rigid steel frame with a combination of decorative concrete block and insulated metal panel on the exterior
- Clearance under beam: 30' \pm
- Roof: 20 gauge galvanized deck with insulated single rubber membrane
- Colum spacing: 50' x 25'
- Truck doors:
 - One (1) 10'x12' manual overhead drive-in door
 - Four (4) 8'x10' manual overhead doors with six (6) 25K mechanical dock levelers with dock seals
- Building size: 64,956 \pm SF

For more information or to Schedule a Tour

One Waterfront Place, 1251 Waterfront Place, Suite 201, Pittsburgh, PA 15222 | 412.422.9900
gbroujos@buncher.com | jddepaulo@buncher.com



- Electrical: 480/277 volt, 3-phase, 4-wire service
- Sprinkler: ordinary hazard 125' wet system conforming to N.F.P.A. Pamphlet 13. The system is designed with 165 °F sprinkler heads with a flow rate of .20 GPM over the most reote 2,000 square feet



- Located on Route 65 (Ohio Boulevard)
- 10 minutes from I-79
- Fully established park
- Located along the Ohio River with access to rail and barge facilities
- Part of the Pittsburgh Metro area

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