

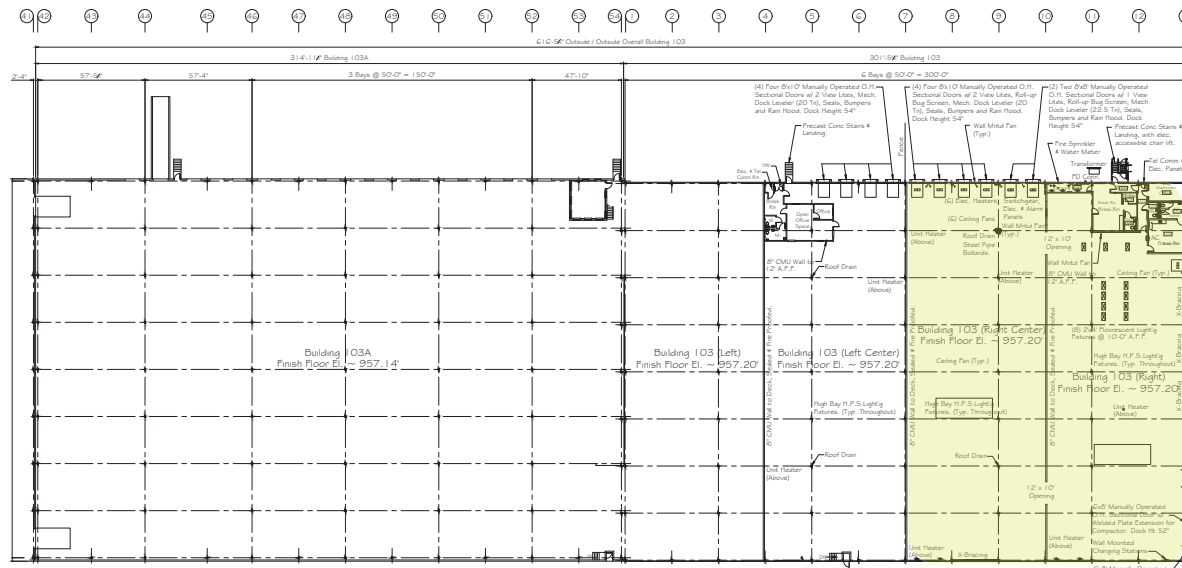
YOUNGWOOD 103

**END-CAP
AVAILABILITY**

Distribution, Flex,
Technology and
Light Manufacturing
Applications

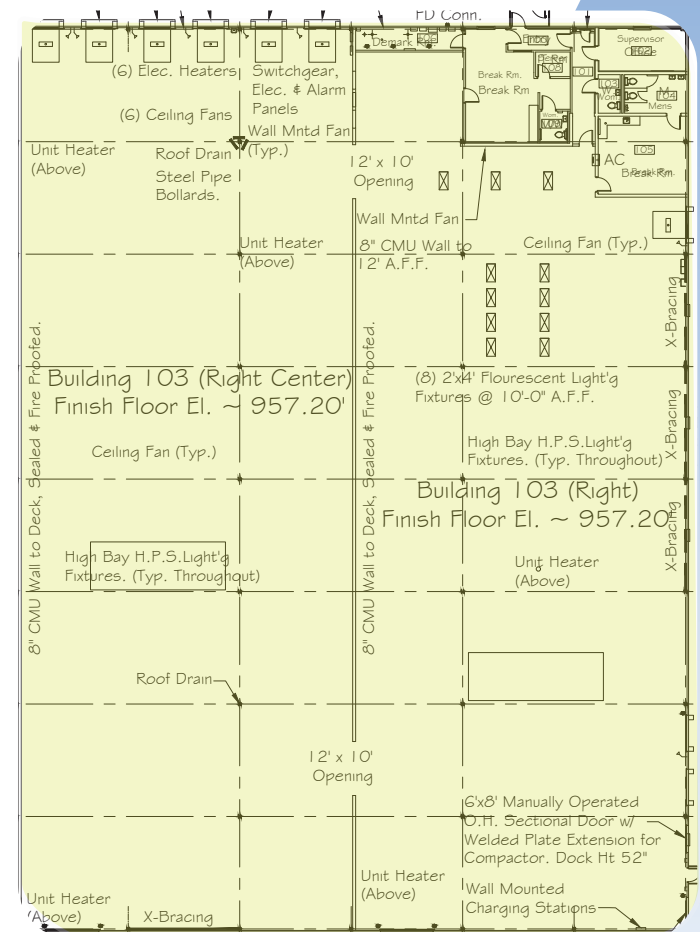
**AVAILABLE
JANUARY 2024**

FLOOR PLAN



AVAILABLE SPACE INFO

Warehouse	28,507 SF
Office	1,693 SF
Construction	Single story rigid steel frame with concrete block
Roof	Galvanized decking with single rubber membrane
Lighting	Warehouse: LED Office: Fluorescent
Truck Doors	Four (4) 8'x10' manually operated overhead dock doors each equipped with two (2) view windows per door, dock levelers, dock seals, bumpers and rain hoods
Truck Doors	Five (5) 8'x8' manually operated overhead dock doors each equipped with one (1) view window per door, dock levelers, dock seals, bumpers and rain hoods
Truck Doors	One (1) 6'x 8' manually operated overhead dock doors each equipped with dock levelers, dock seals, bumpers and rain hoods
Column Spacing	50' x 25'
Clearance Under Beam	24' ±
Rail Siding	The building is served by Southwestern Pennsylvania Railroad
Electrical	800 amp, 480/277 volt, 3-phase, 4-wire service



**30,077 SF
AVAILABLE**

AREA DEMOGRAPHICS

20 Minute Drive Time



Population: 126,000



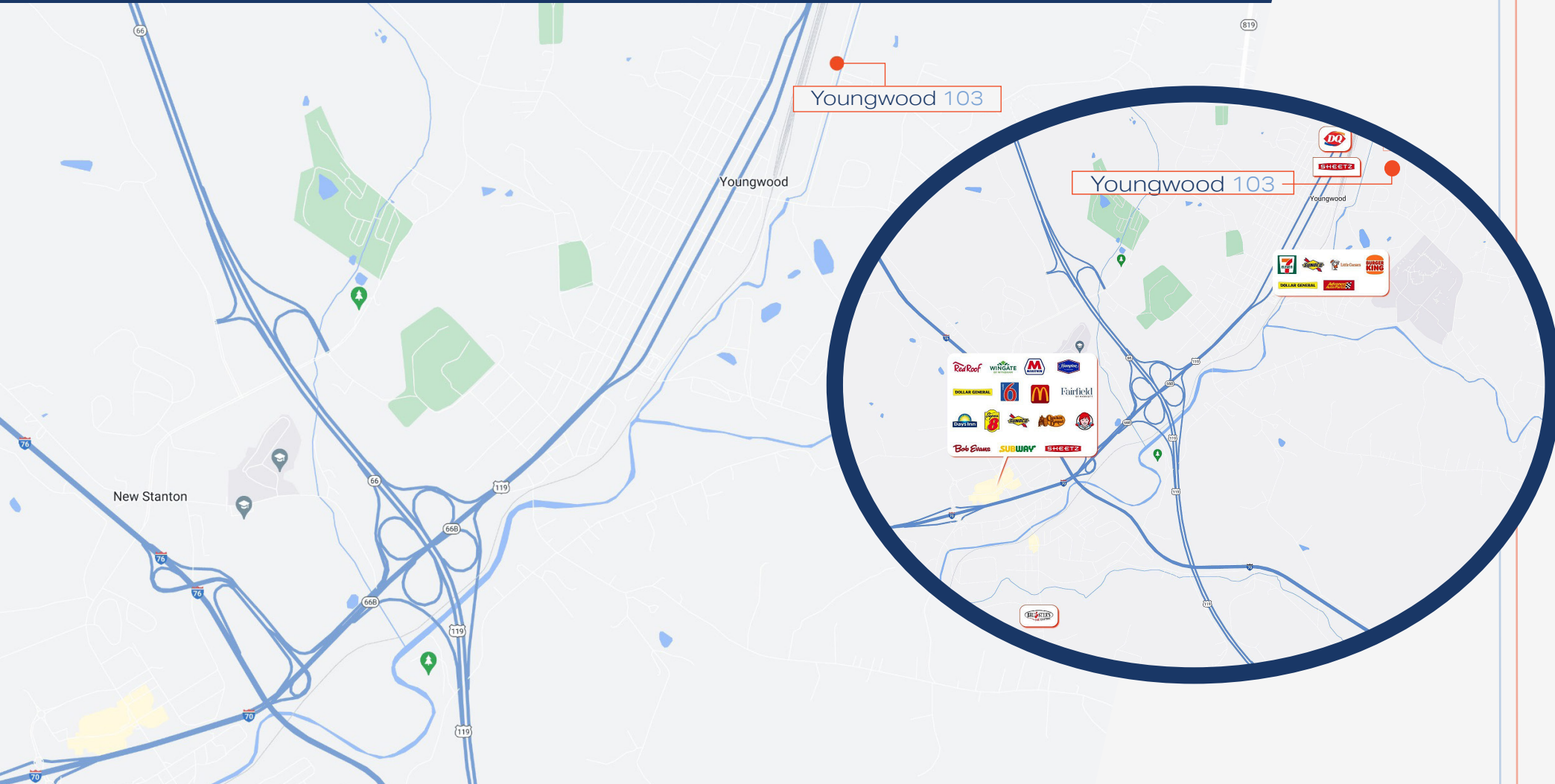
Household Income: \$86,072



Households: 55,163



Businesses: 4,849



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