

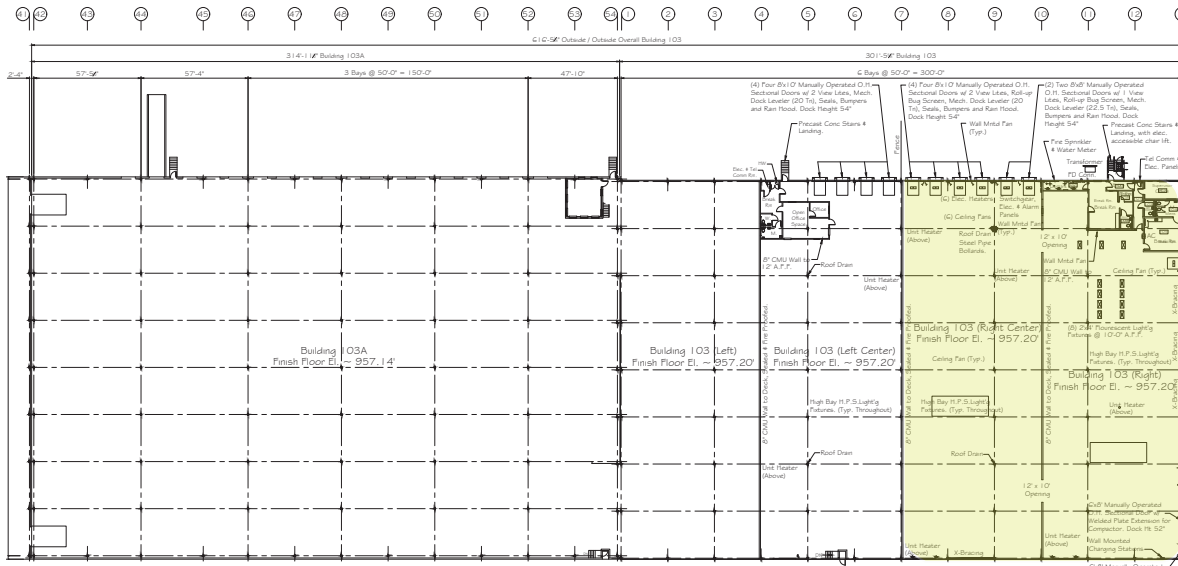
# YOUNGWOOD 103

**END-CAP  
AVAILABILITY**

Distribution, Flex,  
Technology and  
Light Manufacturing  
Applications

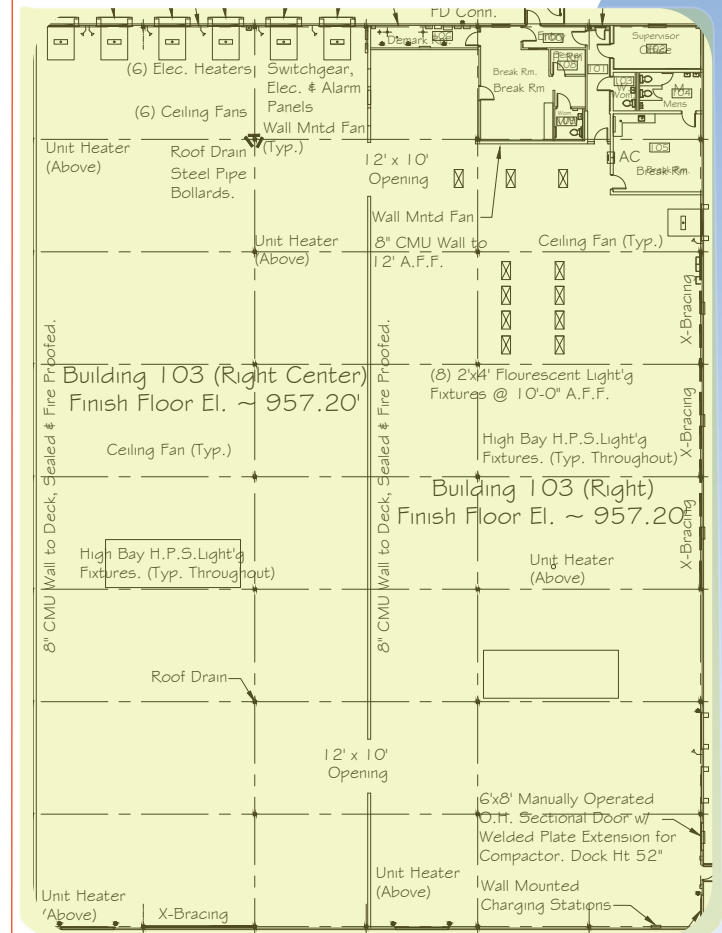
**AVAILABLE  
JANUARY 2024**

# FLOOR PLAN



## AVAILABLE SPACE INFO

<b>Warehouse</b>	28,507 SF
<b>Office</b>	1,692 SF
<b>Construction</b>	Single story rigid steel frame with concrete block
<b>Roof</b>	Galvanized decking with single rubber membrane
<b>Lighting</b>	Warehouse: LED    Office: Fluorescent
<b>Truck Doors</b>	<p>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</p> <p>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</p> <p>One (1) 6'x 8' manually operated overhead dock doors each equipped with dock levelers, dock seals, bumpers and rain hoods</p>
<b>Column Spacing</b>	50' x 25'
<b>Clearance Under Beam</b>	24' ±
<b>Rail Siding</b>	The building is served by Southwestern Pennsylvania Railroad
<b>Electrical</b>	800 amp, 480/277 volt, 3-phase, 4-wire service



**30,199 SF  
AVAILABLE**



# AREA DEMOGRAPHICS

20 Minute Drive Time



Population: 126,000



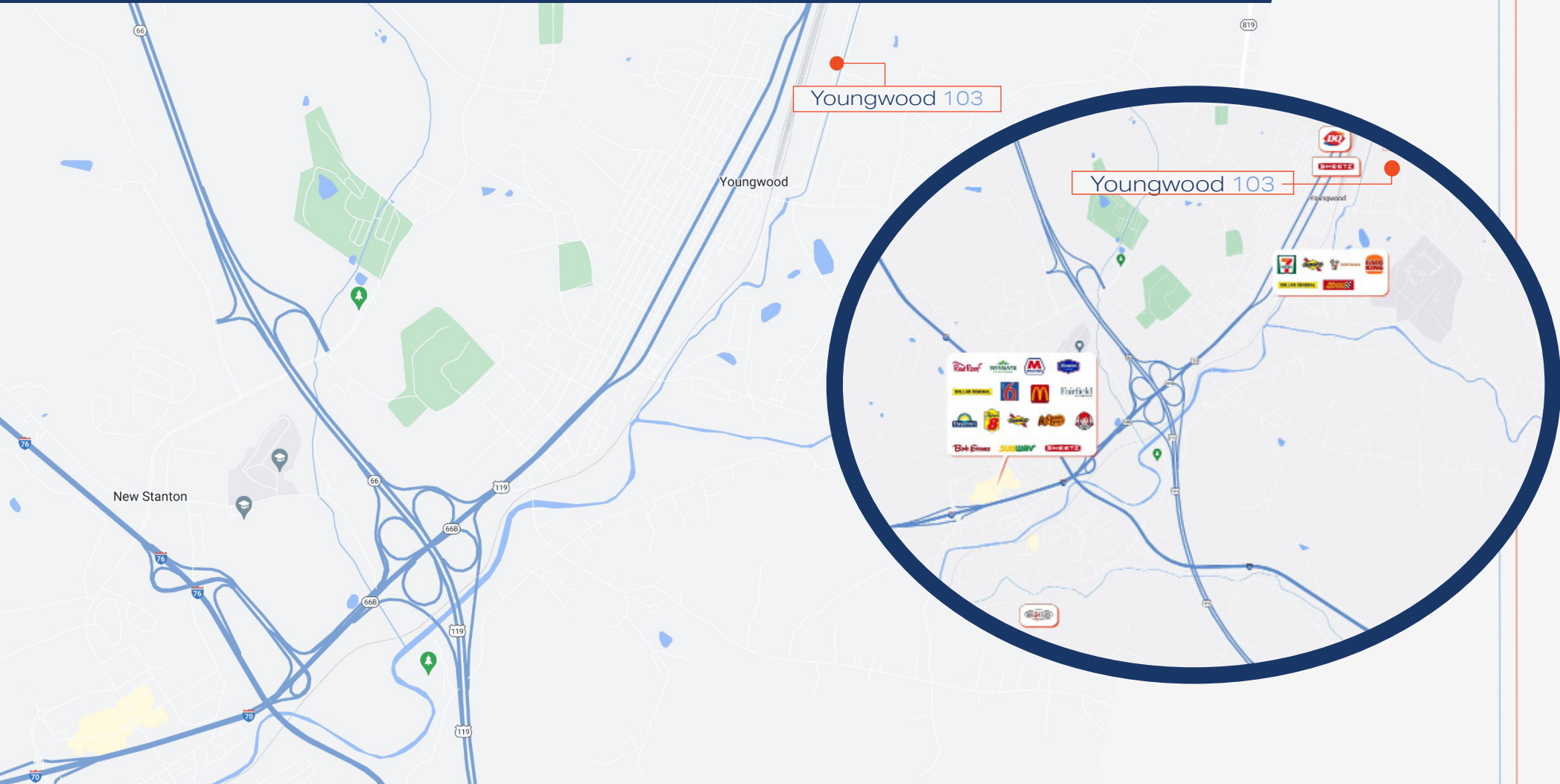
Household Income: \$86,072



Households: 55,163



Businesses: 4,849



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