

YOUNGWOOD 103

**END-CAP
AVAILABILITY**

Distribution, Flex,
Technology and
Light Manufacturing
Applications

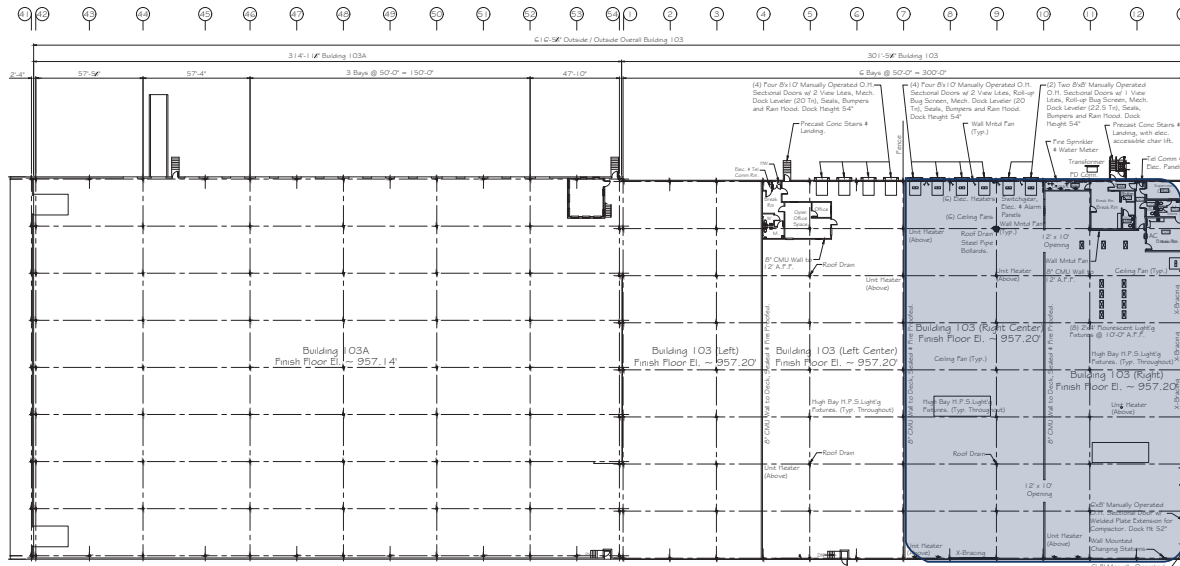


BUNCHER
COMPANY

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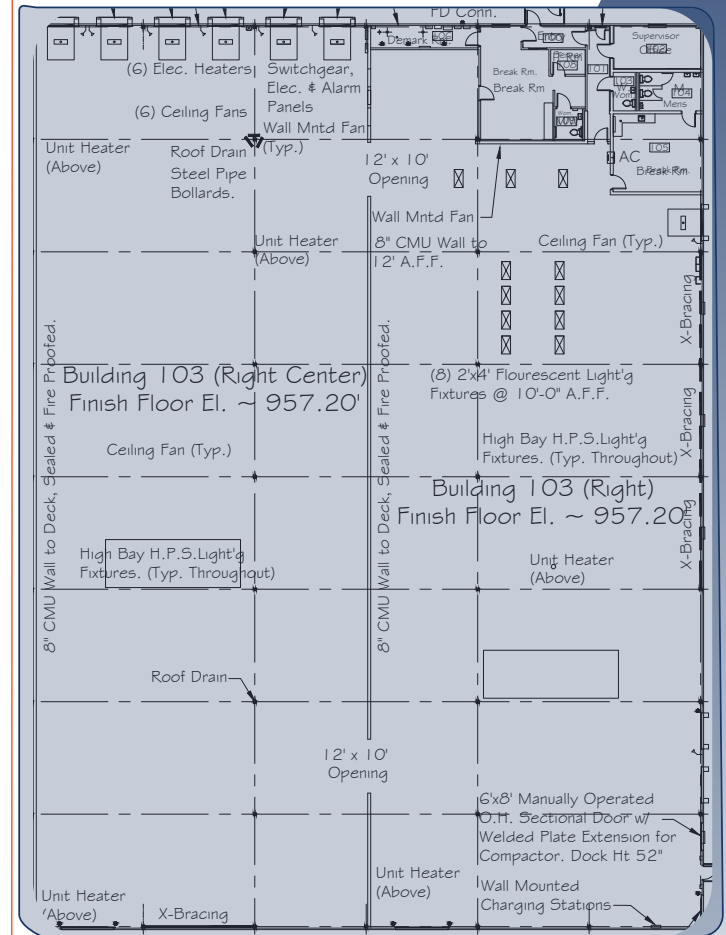
Dino Depaulo
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FLOOR PLAN



AVAILABLE SPACE INFO

Warehouse	28,507 SF
Office	1,692 SF
Construction	Single story rigid steel frame with concrete block
Roof	Galvanized decking with single rubber membrane
Lighting	Warehouse: LED Office: Fluorescent
Truck Doors	<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>
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



**30,199 SF
AVAILABLE**

AREA DEMOGRAPHICS

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 the Arnold Palmer Regional Airport, railways and the PA Turnpike



Population: 126,000



Household Income: \$86,072



Households: 55,163



Businesses: 4,849

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