

# BUNCHER COMMERCE PARK

Leetsdale Building #8  
495 Avenue B | Leetsdale PA 15056



**AVAILABLE MAY 2025**  
**FOR LEASE | 61,559 SQUARE FEET**

**Warehouse: 56,779 SF**  
**Office: 4,779 SF**

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**BUNCHER**  
COMPANY



# PROPERTY HIGHLIGHTS

Buncher Commerce Park - Leetsdale is a renowned industrial 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.

**Construction:** Single-story rigid steel frame with painted concrete block on the warehouse and brick facade on the office side

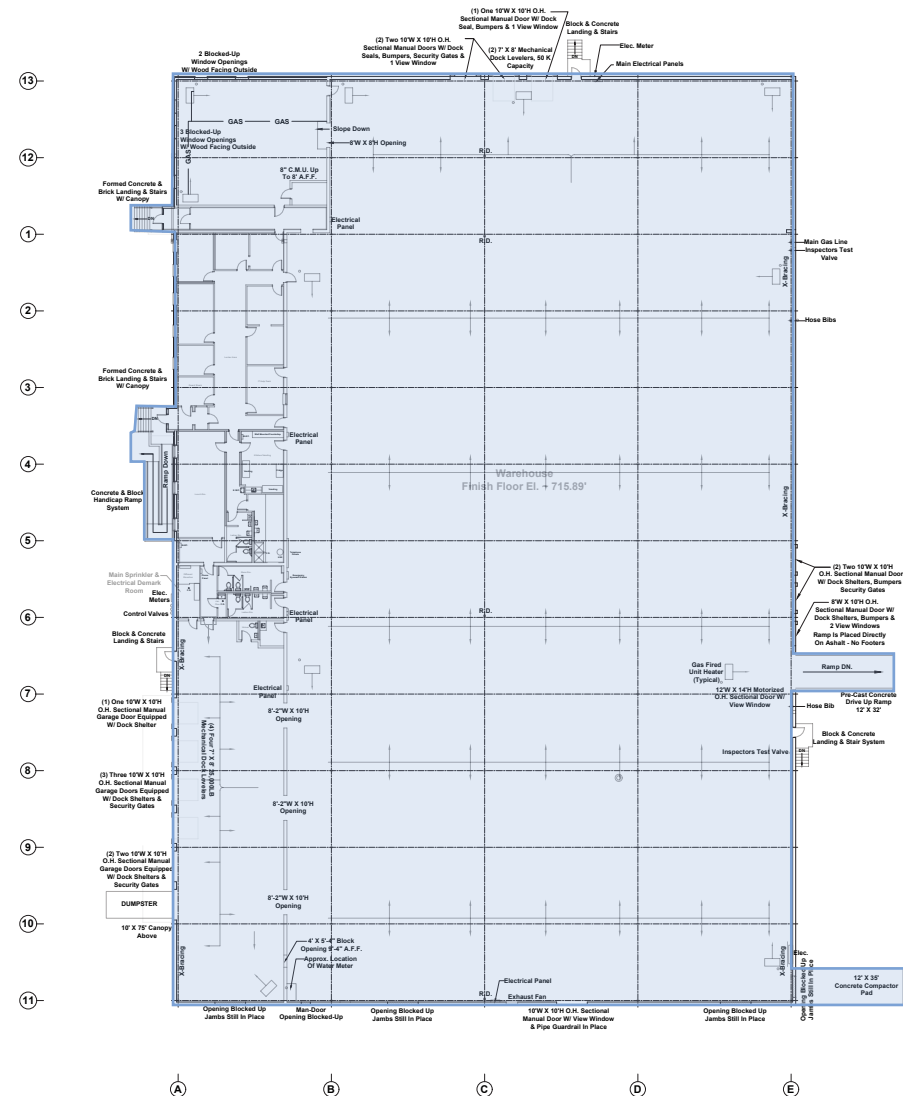
**Truck Doors:** Multiple sizes located throughout the building

**Clearance Under Beam:** 24'±

**Column Spacing:** 50' x 25'

**Electrical:** 1600-amp, 208/120 volt, 3-phase, 4-wire service and 600-amp, 480/277 volt, 3-phase, 4-wire service

**Sprinkler:** Grinnell system ordinary hazard wet system .20 GPM per square foot, most remote 2,000 square feet - 1.2 rule; 100 square foot coverage per head



**LAND AREA**  
3.4 acres



**LIGHTING**  
T-5 Lighting



**ZONING**  
C-3 Planned  
Commercial District

# LOCATION OVERVIEW

## DEMOGRAPHICS 20 Minute



Population  
91,809



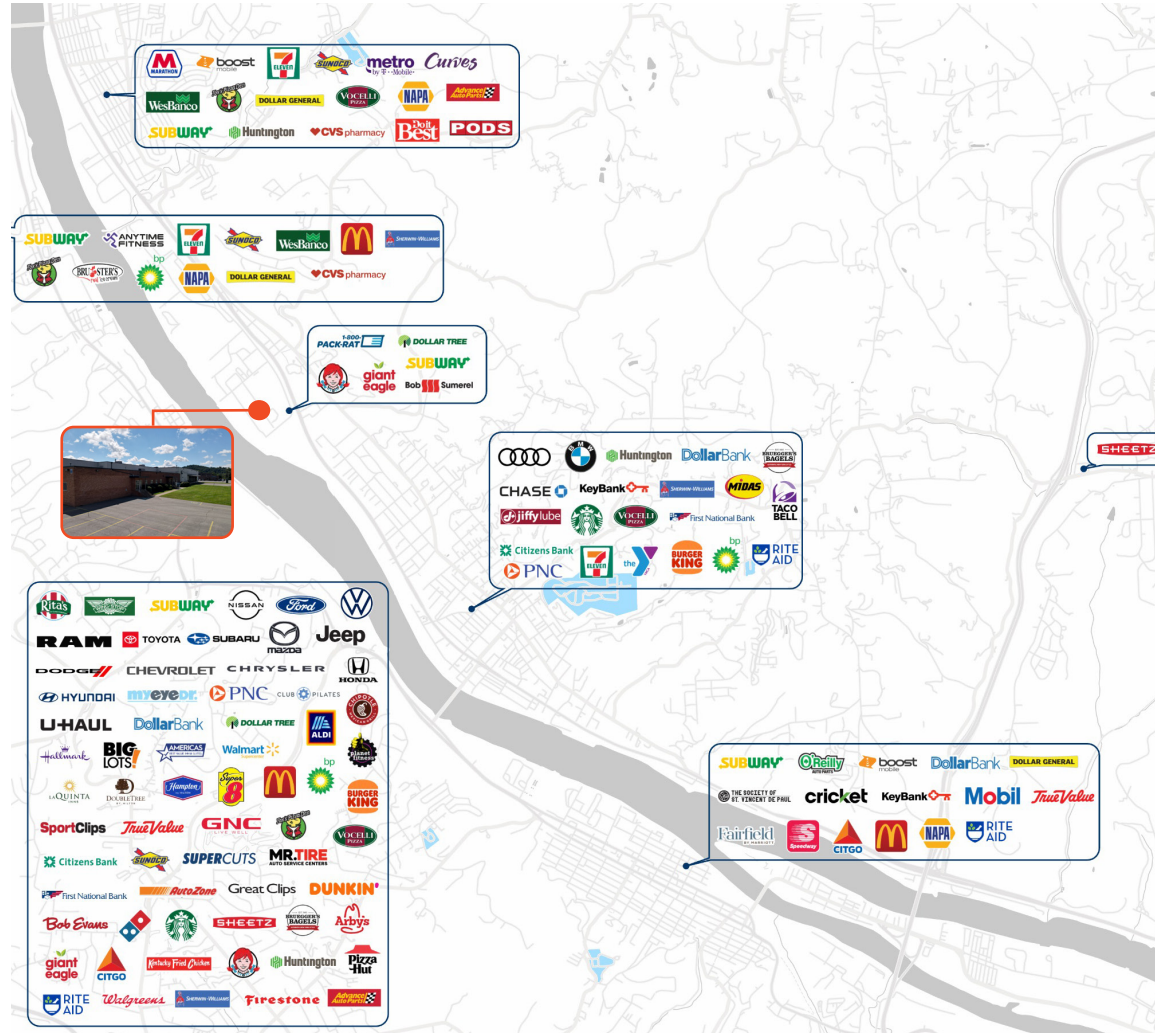
Households  
39,979



Household Income  
\$112,770



Businesses  
3,567



LOCATED ON  
ROUTE 65 WITH  
ACCESS TO I-79



FULLY  
ESTABLISHED  
PARK



14 MILES NORTH  
WEST OF THE CITY  
OF PITTSBURGH

