

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

Gregg Broujos
412.422.9900 ext. 227
gbroujos@buncher.com

Jesse Ramey
412.676.9947
jramey@buncher.com

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

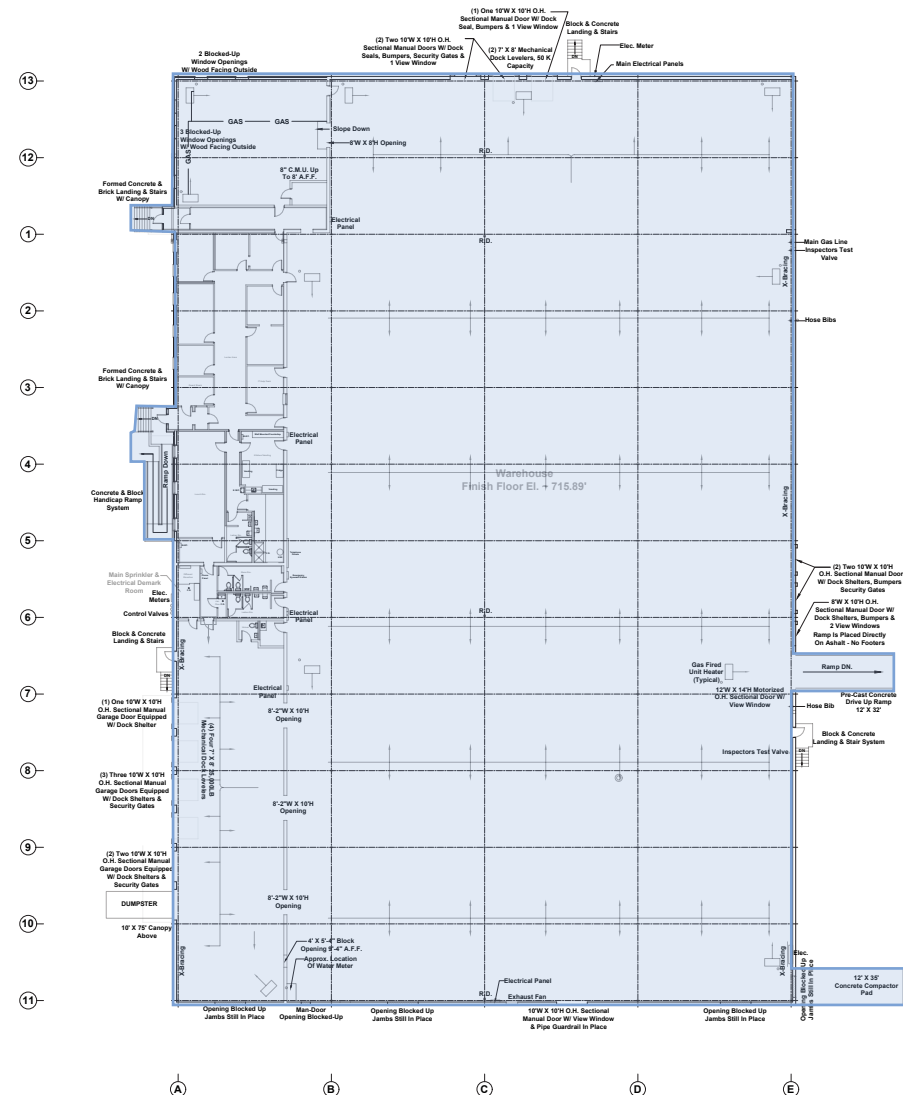
Truck Doors: Multiple sizes located throughout the building

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



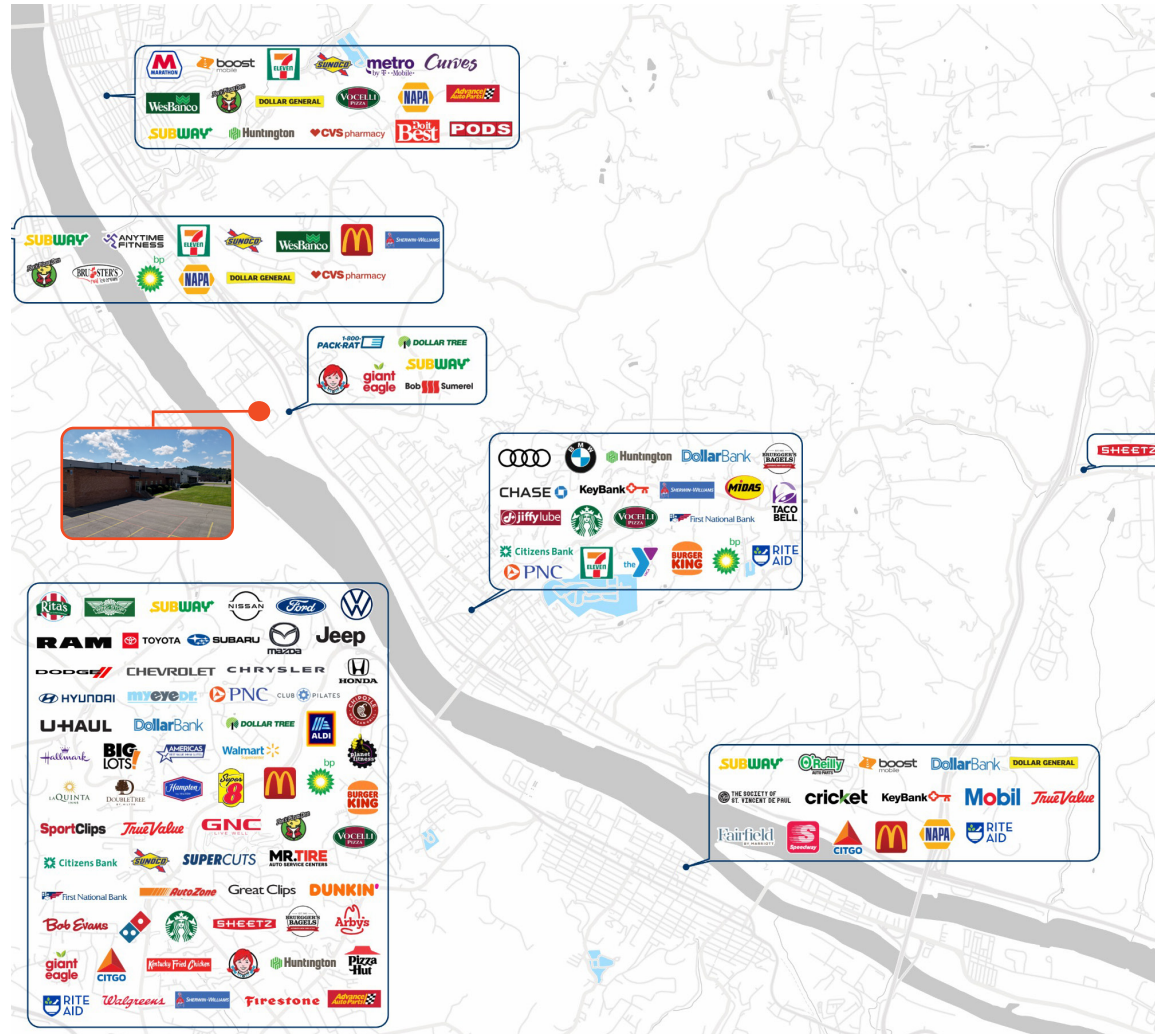
Households
39,979



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

