

BUNCHER COMMERCE PARK

Leetsdale Building #8
495 Avenue B | Leetsdale PA 15056



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 – Leedsdale 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

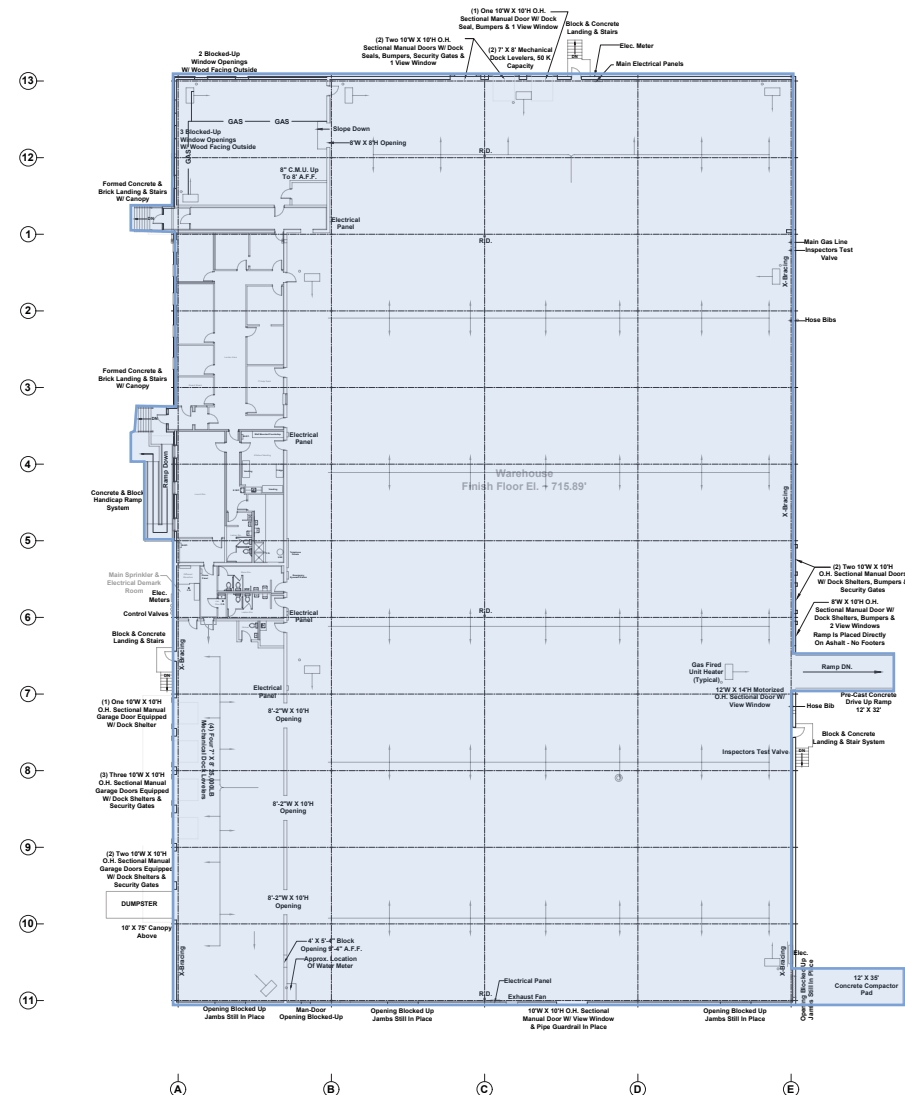


LIGHTING



ZONING

C-3 Planned Commercial District



LOCATION OVERVIEW

DEMOGRAPHICS 20 Minute



Population
91,809



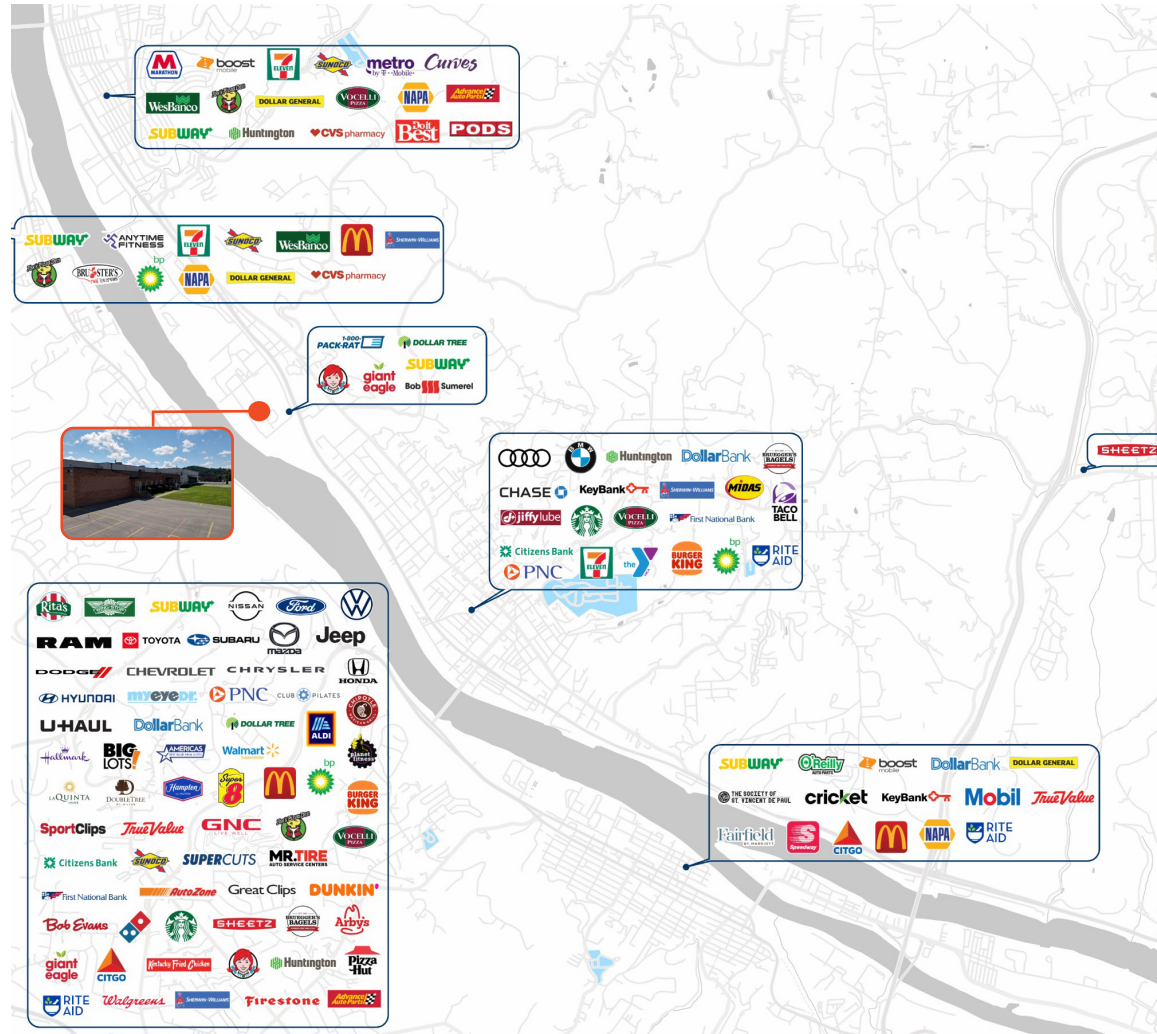
Households
39,979



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

