

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

Gregg Broujos
412.422.9900 ext. 227
gbroujos@buncher.com

Jesse Ramey
412.422.9900 ext. 221
jramey@buncher.com

BUNCHER
COMPANY

PROPERTY HIGHLIGHTS



LAND AREA
3.4 acres



LIGHTING
T-5 Lighting



ZONING
C-3 Planned
Commercial District

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

Overhead Dock Doors:

Two (2) 10'x10' Dock Doors - shelters, bumpers & security gates

One (1) 8'x10' Dock Door - shelter, bumper & view window

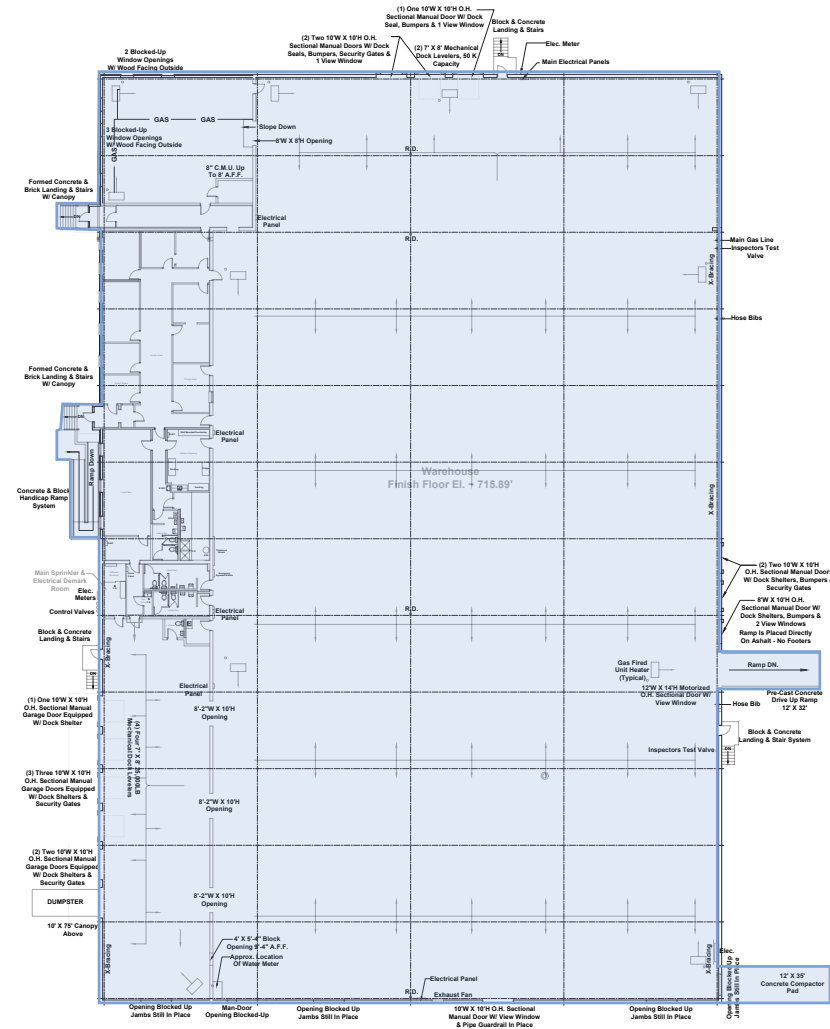
One (1) 10'x10' Dock Door - dock seal, bumper & view window

Three (3) 10'x10' Dock Doors - shelters & security gates, 25,000-lb mechanical dock leveler

Two (2) 10'x10' Dock Doors - shelters & security gates, 50,000-lb mechanical dock leveler

Two (2) 10'x10' Dock Doors - seals, bumpers, security gates & view window

One (1) 12'x14' Ramped Drive-In Door - motorized O.H. sectional door



LOCATION OVERVIEW

DEMOGRAPHICS 20 Minute



Population
91,809



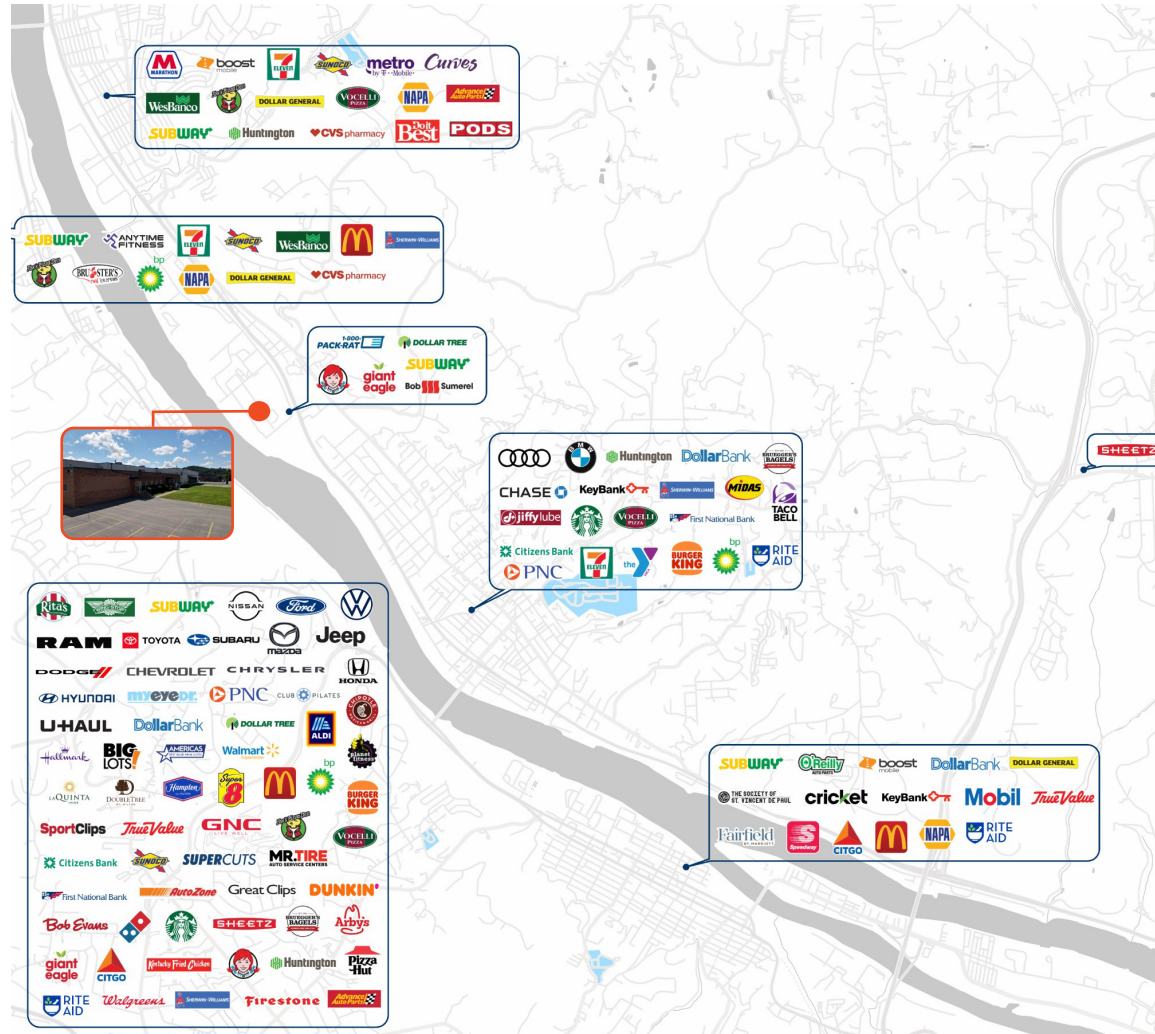
Households
39,979



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

