

# 535

## AVENUE C BUILDING 5

LEETSDALE, PA 15056 | BUNCHER LEETSDALE COMMERCE PARK

**FOR LEASE | 18,653 SF**



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**BUNCHER**  
COMPANY

Developing with a Purpose

18,653 SQUARE FEET AVAILABLE | TRADITIONAL WAREHOUSE

Total Building Square Footage	210,526 Square Feet   Warehouse: 17,846 SF, Office: 807 SF
Zoned	C-3 Planned Commercial District
Clearance Under Beam	20'+/-
Column Spacing	60' x 20'
Truck Doors	One (1) 14'x14' manual overhead sectional door with window
Floor	6" reinforced concrete, sealed and hardened

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# LOCATION

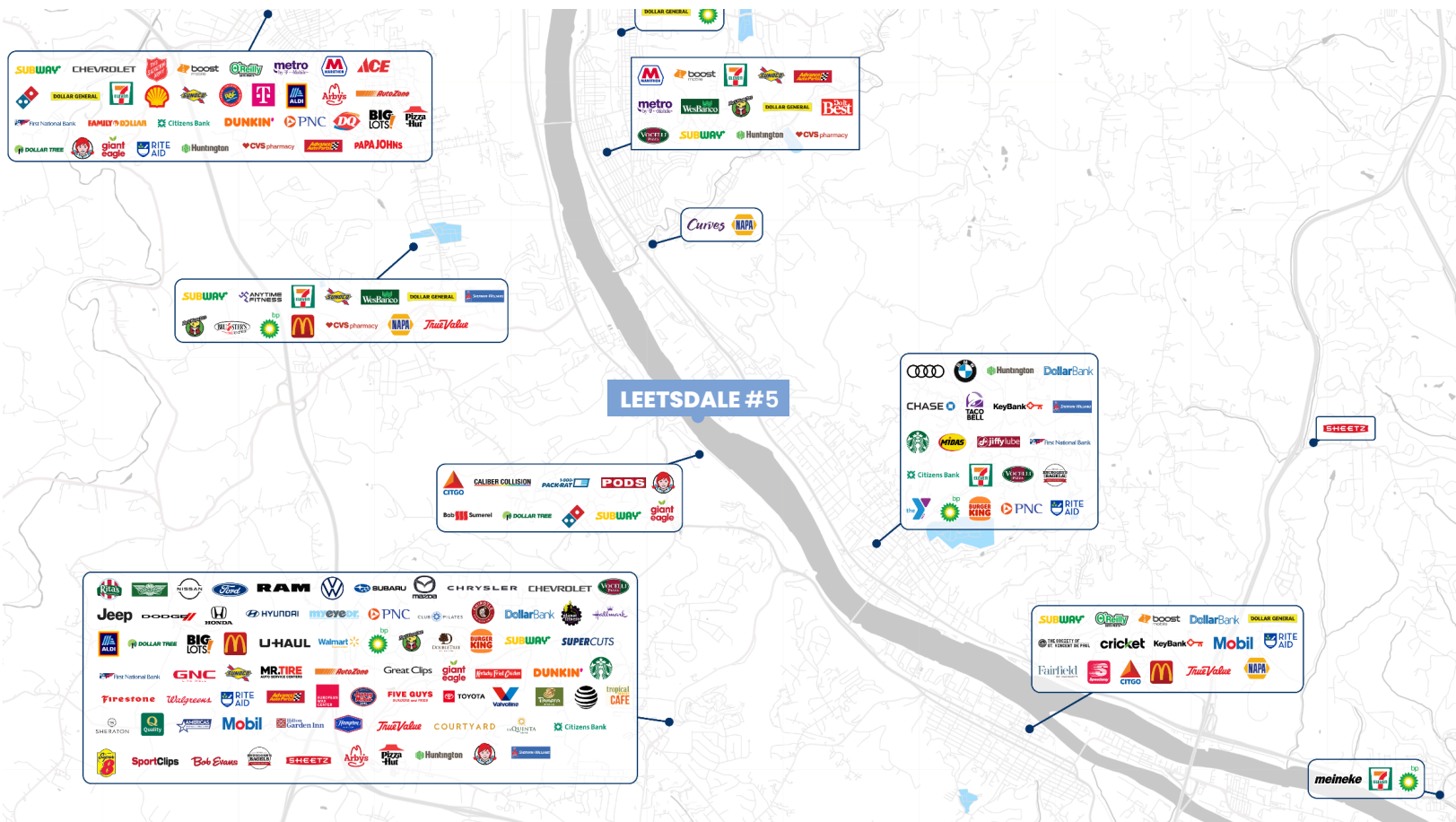
## HIGHLIGHTS

Located on Route 65 (Ohio River Boulevard) with access to I-70.

Fully established park

Located along the Ohio River

14 miles north of the City of Pittsburgh



## DEMOGRAPHICS 20 MINUTE DRIVE



**Population**  
1,172



**Households**  
554



**Household Income**  
\$84,775



**Businesses**  
110

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