

**FOR LEASE**  
69,961 SQUARE FEET | AVAILABLE MARCH 2026



## BUNCHER COMMERCE PARK – LEETSDALE

583 Avenue B | Building #12  
Leetsdale, PA 15056

Buncher Commerce Park – Leetsdale is one of Western Pennsylvania's first large scale industrial parks, featuring quality construction. The park has readily available space for distribution, flex, technology & light manufacturing applications. Excellent location on Route 65 with 10 minute access to I-79.



LEETSDALE PARK AERIAL

### PARK OVERVIEW



**LAND AREA**  
2.63 Acres



**ZONED**  
C-3 Planned Commercial District



**CLEARANCE UNDER BEAM**  
20'



**COLUMN SPACING**  
75'6" X 25'



# Total Space Available 69,961 ± square feet



## ADDITIONAL PROPERTY FEATURES

### LIGHTING:

Warehouse: New LED's to be installed

Office: 2' x 4' fluorescen recessed fixtures

### TRUCK DOORS:

South Side:

Five (5) 8' x 10' manually operated dock doors

East Side:

Six (6) 8' x 8' manually operated dock doors

Three (3) 8' x 10' manually operated dock doors

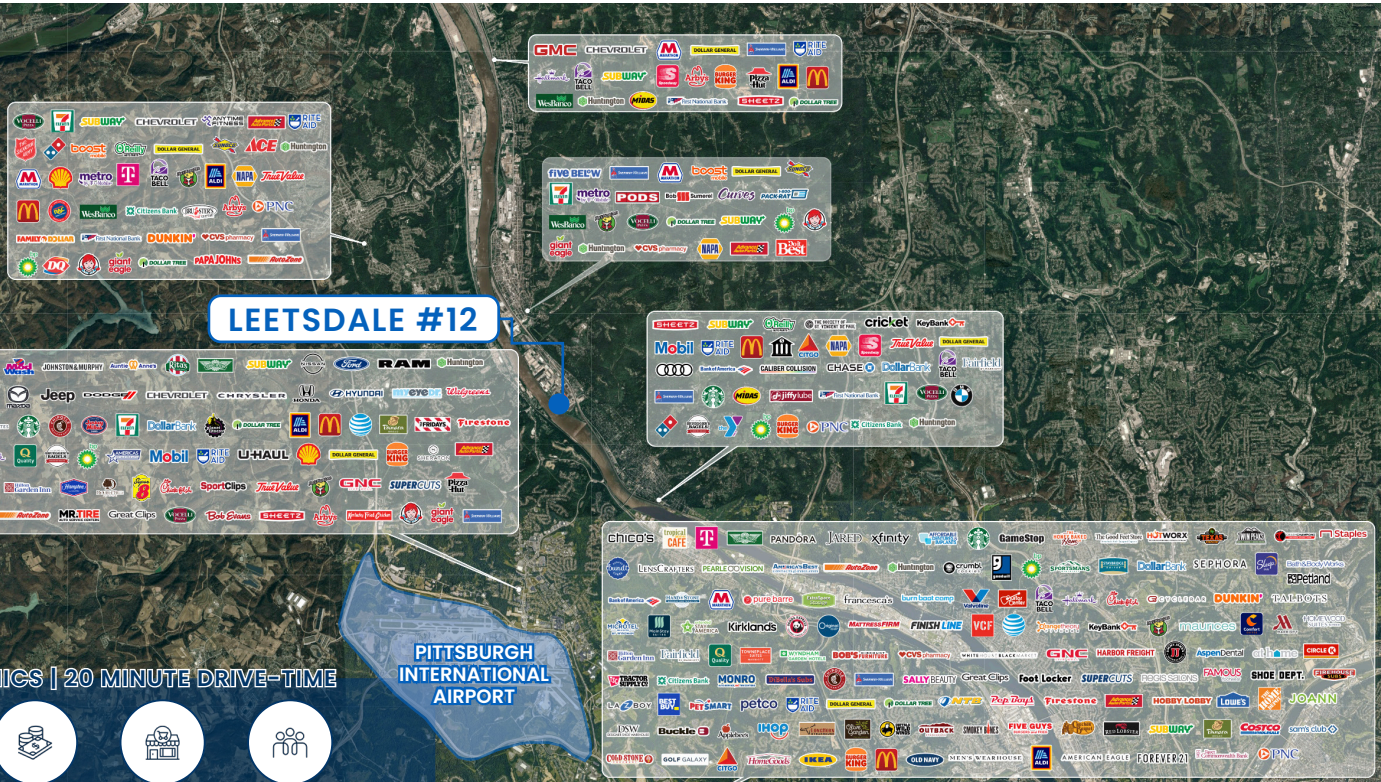
One (1) 12' x 14' manually operated dock door

West Side:

Three (3) 10' x 10' manually operated rail doors

### ELECTRICAL:

480/277 volt, 3-phase, 4 wire service



## LEETSDALE #12

### DEMOGRAPHICS | 20 MINUTE DRIVE-TIME



Population  
1,299



HH. Income  
\$89,687



Businesses  
115



Employees  
1,946

### PITTSBURGH INTERNATIONAL AIRPORT

### DOWNTOWN PITTSBURGH

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**BUNCHER**  
COMPANY

Developing with a Purpose

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