

BUNCHER COMMERCE PARK - YOUNGWOOD

Trolley Line Avenue | Building #203
Youngwood, PA



FOR LEASE | 15,486 SQUARE FEET

Buncher Commerce Park - Youngwood has strategically placed facilities suitable for warehouse distribution, high technology, and manufacturing. Youngwood is located within a one-day drive of 70% of the population and has nearby access to airports, railways, and the Pennsylvania Turnpike.

- Rental Rate: \$9.75/NNN
- Rigid steel frame with decorative concrete block construction
- 24' clearance under beam
- Truck Doors:
 - One (1) 12' x 14' automatically operated overhead door with drive-up ramp
 - Two (2) 8' x 8' manually operated overhead dock doors in the front of the building
 - One (1) 8' x 10' manually operated dock door in the rear of the building
- 1.51 acres

PROPERTY HIGHLIGHTS



Warehouse: 13,025 SF
Office: 2,461 SF



Column Spacing:
50' x 25'



Lighting:
New LED lighting

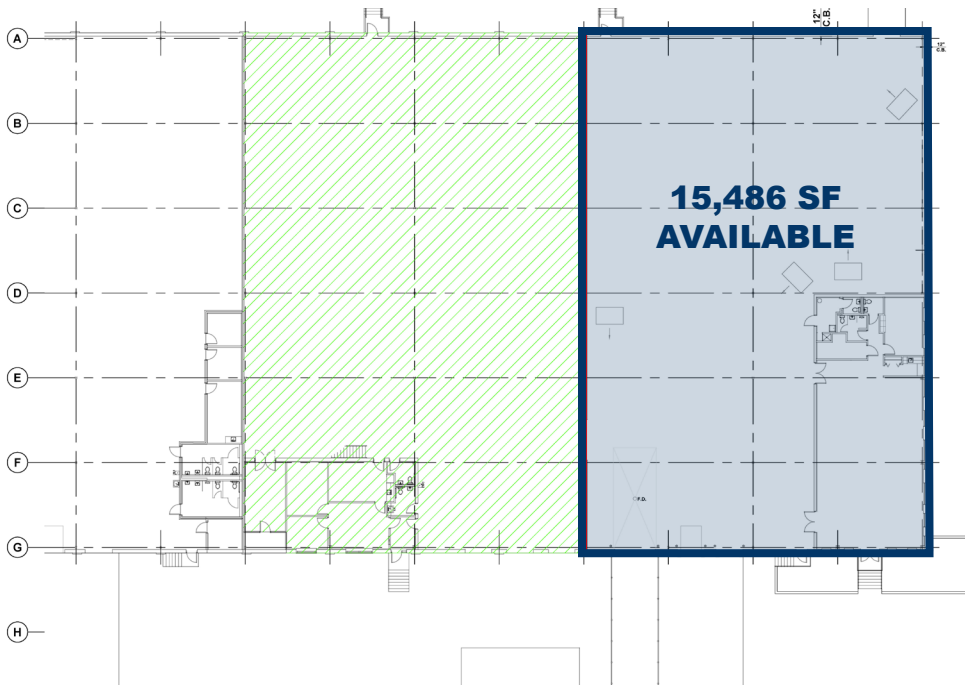


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BUNCHER
COMPANY
Developing with a Purpose.

DISTRIBUTION | MANUFACTURING



20 gauge galvanized deck with insulated single rubber membrane

400 amp, 220/227 volt, 3 phase

6" reinforced concrete, sealed and hardened floor

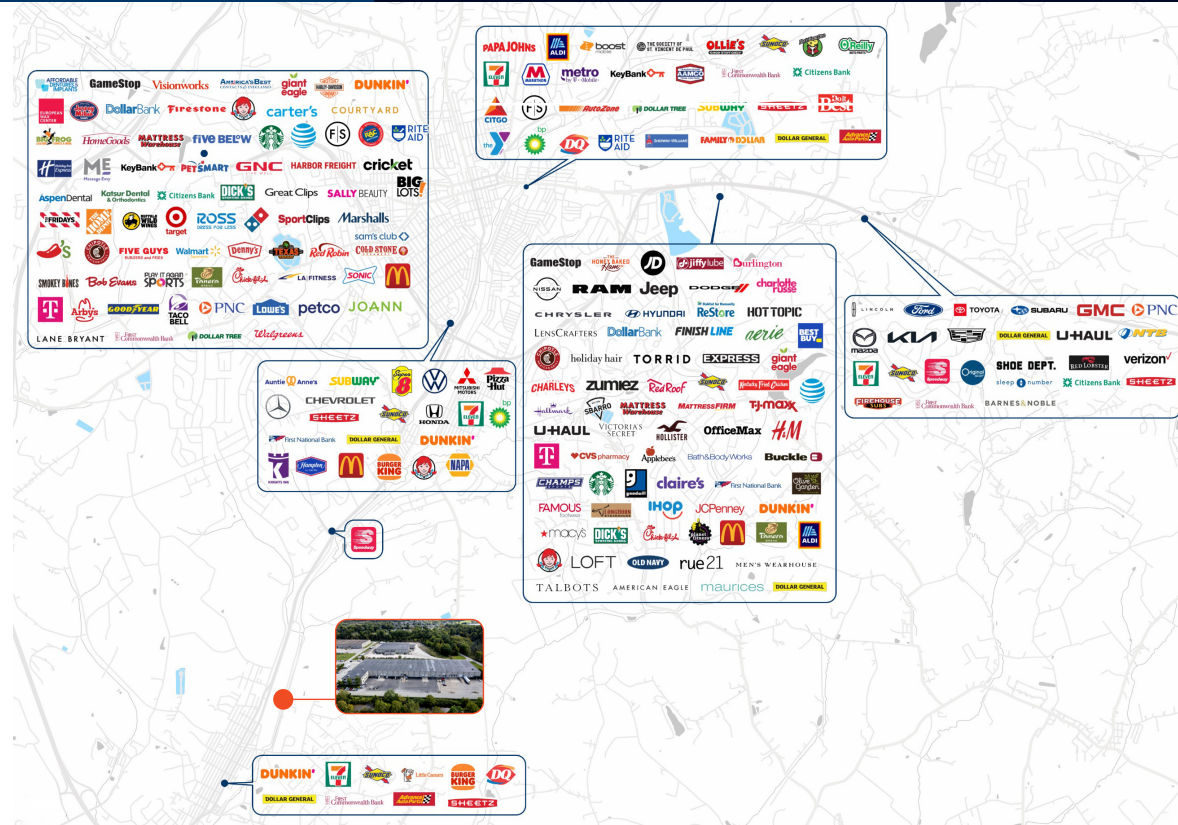
LOCATION HIGHLIGHTS

In Westmoreland County approximately **2 miles** north of exit 75 PA Turnpike

Immediate access to **PA-119**, leading to the north and **I-70** to the south

Nearby access to the **Arnold Palmer Regional Airport**, railways and the PA Turnpike

45 minutes southeast of Pittsburgh



AREA DEMOGRAPHICS | 20 Minute Drive-Time


Population:
96,096


Household Income:
\$100,980


Households:
42,997


Businesses:
4,023

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