

**FOR LEASE | 38,273 ± SF**



**BUNCHER**

COMPANY

Developing with a Purpose®

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**BUNCHER COMMERCE PARK - LEETSDALE**

866 Avenue A - Building #25  
Leetsdale, PA 15056

Buncher Commerce Park - Leetsdale is a fully mature park featuring quality construction & acreage available for build-to-suit construction. The park has readily available space for distribution, flex, technology & light manufacturing applications.

- Fully sprinklered - Grinnell ordinary hazard wet system
- 50' x 25' bay spacing
- 30'+ clearance under beam
- C-3 Planned Commercial District zoning
- Gas-fired warehouse heaters
- T-5 lighting & fluorescent fixtures
- Multiple truck doors & sizes

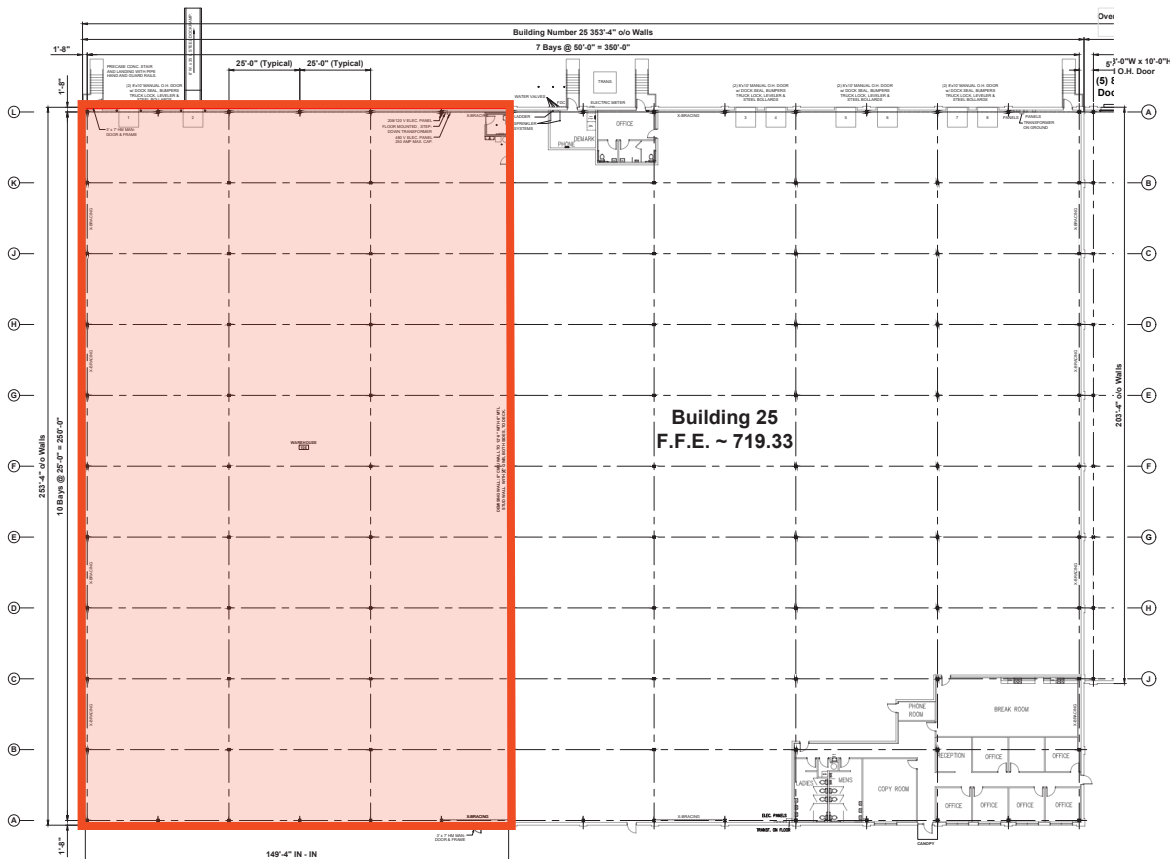
One Waterfront Place  
1251 Waterfront Place, Suite 201  
Pittsburgh, PA 15222

Disclaimer:

No express representation or warranty is made nor is any to be implied as to the accuracy of the information furnished regarding the property thereof, and it is submitted subject to errors, omissions, or other conditions, prior lease, or withdrawal without notice.



# DISTRIBUTION | FLEX | MANUFACTURING



Land Area: 5.5 Acres

Single-story rigid steel frame with a combination of decorative concrete block

Two (2) 8' x 8' overhead door vertical lift manually

Electrical: 200 amp, 480/277 volt, 3-phase, 4-wire service

## LOCATION HIGHLIGHTS



LOCATED ON  
ROUTE 65 WITH  
ACCESS TO I-70



FULLY  
ESTABLISHED  
PARK



14 MILES NORTH  
OF THE CITY OF  
PITTSBURGH