YOUNGWOOD 103-

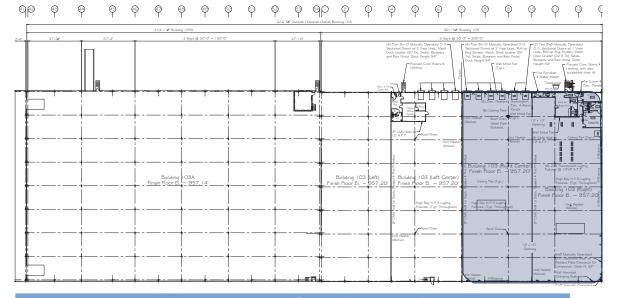
END-CAP AVAILABILITY



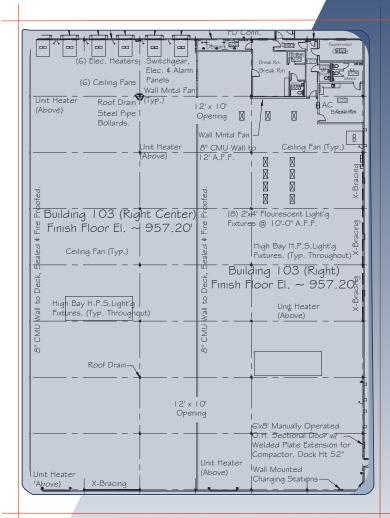


Gregg Broujos gbroujos@buncher.com 412.422.9900 ext. 227 Jesse Ramey jramey@buncher.com 412.676.9947

FLOOR PLAN



AVAILABLE SPACE INFO	
Warehouse	28,507 SF
Office	1,692 SF
Construction	Single story rigid steel frame with concrete block
Roof	Galvanized decking with single rubber membrane
Lighting	Warehouse: LED Office: Fluorescent
Truck Doors	Four (4) 8'x10' manually operated overhead dock doors each equipped with two (2) view windows per door, dock levelers, dock seals, bumpers and rain hoods Five (5) 8'x8' manually operated overhead dock doors each equipped with one (1) view window per door, dock levelers, dock seals, bumpers and rain hoods Two (2) 6' x 8' manually operated overhead dock doors each equipped with bumpers and windows
Column Spacing	50' x 25'
Clearance Under Beam	24' <u>+</u>
Rail Siding Electrical	The building is served by Southwestern Pennsylvania Railroad 800 amp, 480/277 volt, 3-phase, 4-wire service
Lieuti Ital	000 arrip, 400/2// voit, 3-pridse, 4-wire service

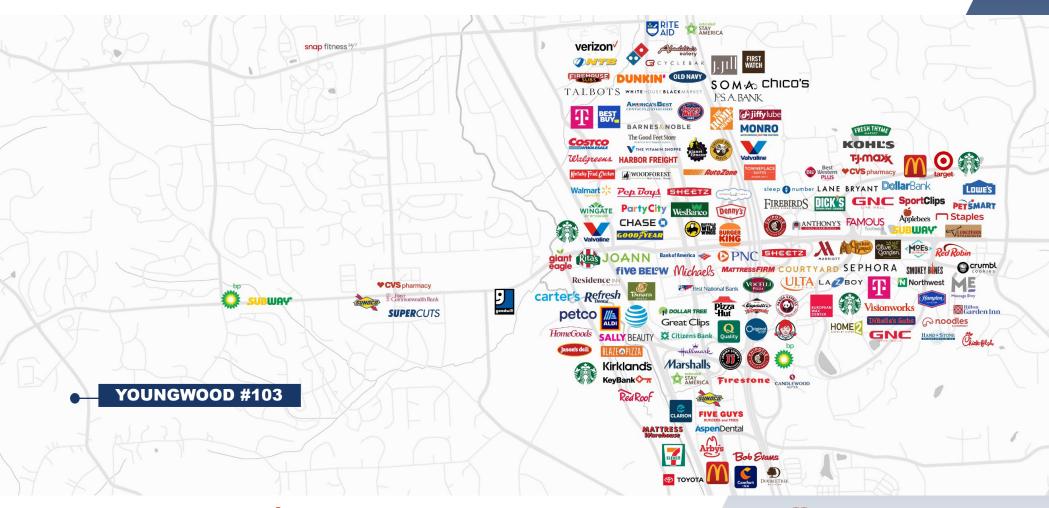


30,199 SF AVAILABLE

AREA DEMOGRAPHICS

In Westmoreland County
approximately 2 miles north of
exit 75 of the
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











Population: 126,000 Household Income: \$86,072

Households: 55,163

Businesses: 4,849