

YOUNGWOOD 103

**END-CAP
AVAILABILITY**

Distribution, Flex,
Technology and
Light Manufacturing
Applications



BUNCHER
COMPANY

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The floor plan is divided into two main sections: Building 103 (Right Center) and Building 103 (Right).

Building 103 (Right Center) Details:

- Top Section:**
 - Unit Heater (Above)
 - Roof Drain Steel Pipe Bollards.
 - (6) Elec. Heaters
 - Switchgear, Elec. & Alarm Panels
 - (6) Ceiling Fans
 - Wall Mntd Fan (Typ.)
- Middle Section:**
 - Unit Heater (Above)
 - 8" CMU Wall to 12' A.F.F.
 - 12' x 10' Opening
 - Wall Mntd Fan
 - Ceiling Fan (Typ.)
 - (8) 2x4' Fluorescent Light'g Fixtures @ 10'-0" A.F.F.
 - High Bay H.P.S. Light'g Fixtures. (Typ. Throughout)
- Bottom Section:**
 - Ceiling Fan (Typ.)
 - High Bay H.P.S. Light'g Fixtures. (Typ. Throughout)
 - Roof Drain
 - 12' x 10' Opening
 - Unit Heater (Above)
 - X-Bracing

Building 103 (Right) Details:

- Top Section:**
 - Unit Heater (Above)
 - 8" CMU Wall to 12' A.F.F.
 - 12' x 10' Opening
 - Wall Mntd Fan
 - Ceiling Fan (Typ.)
 - (8) 2x4' Fluorescent Light'g Fixtures @ 10'-0" A.F.F.
 - High Bay H.P.S. Light'g Fixtures. (Typ. Throughout)
- Bottom Section:**
 - Unit Heater (Above)
 - 8" CMU Wall to 12' A.F.F.
 - 12' x 10' Opening
 - Wall Mntd Fan
 - Ceiling Fan (Typ.)
 - (8) 2x4' Fluorescent Light'g Fixtures @ 10'-0" A.F.F.
 - High Bay H.P.S. Light'g Fixtures. (Typ. Throughout)

Other Labels and Features:

- FD Conn.
- Break Rm.
- Supervisor
- AC Break Rm.
- 8
- X-Bracing
- 6'x8' Manually Operated O.H. Sectional Door w/ Welded Plate Extension for Compactor. Dock Ht 52"
- Wall Mounted Charging Stations

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

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