

BUNCHER COMMERCE PARK - LEETSDALE



FOR LEASE | 14,927 ± SF

**671 Avenue B - Building #13B
Leetsdale, PA 15056**

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

- Ample paved parking
- All utilities and fiber connectivity
- 50' x 25' column bay spacing
- 20' ceiling clearance
- Fully sprinklered
- Gas fired warehouse heaters



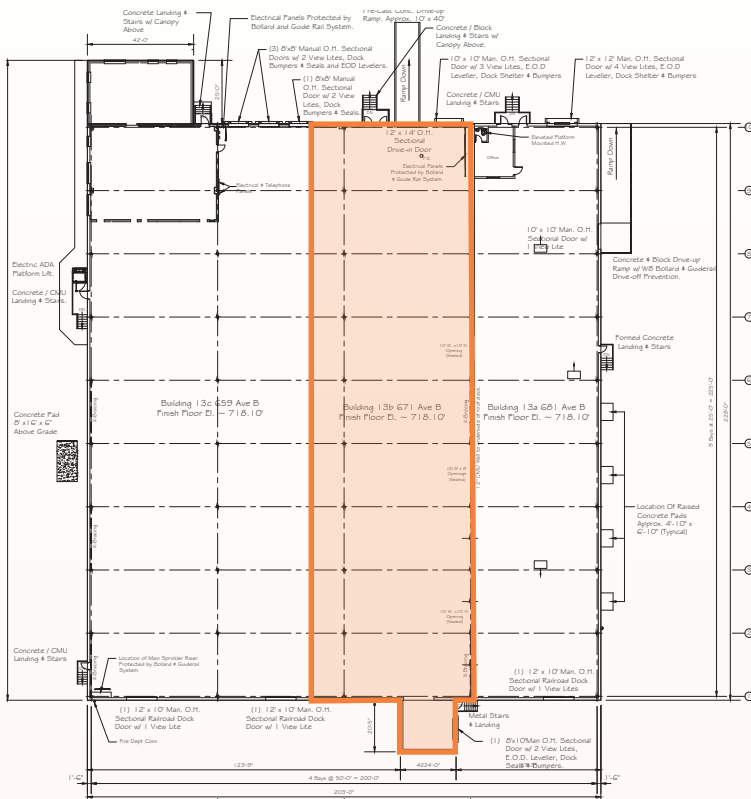
For more information or to schedule a tour:

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BUNCHER
COMPANY

FLOOR PLAN



Zoned:
C-3 Planned Commercial District

Truck Doors:
One (1) 10' x 10' dock door at dock height with dock seals and edge of dock levelers
One (1) 12' x 14' automatic door with 10' x 40' precast concrete drive-up ramp
One (1) 8' x 10' dock door at dock height with edge of dock levelers

STRATEGIC LOCATION



Located on Route 65 (Ohio River Boulevard) 10 minutes from I-79

Located along the Ohio River with access to rail and barge facilities

Part of the Pittsburgh Metro area

DEMOGRAPHICS | 20 MINUTE DRIVE-TIME



Population | 91,809



Households | 39,979 HH. Income | \$112,770



Businesses | 3,567