

535

AVENUE C BUILDING 5

LEETSDALE, PA 15056 | BUNCHER LEETSDALE COMMERCE PARK

FOR LEASE | 18,653 SF



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BUNCHER
COMPANY

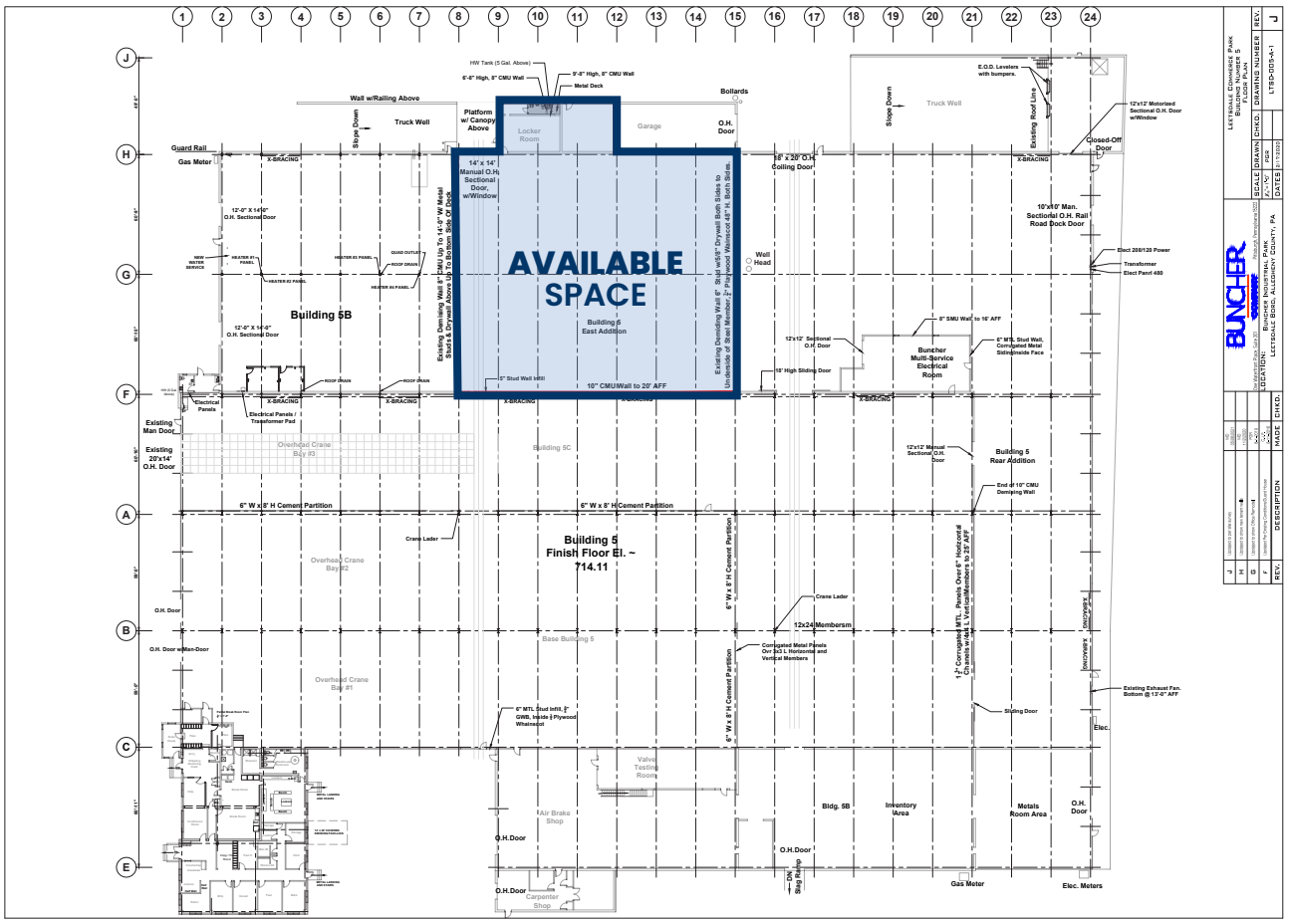
Developing with a Purpose.

BUILDING HIGHLIGHTS

18,653 SQUARE FEET AVAILABLE | TRADITIONAL WAREHOUSE

Total Building Square Footage	210,526 Square Feet Warehouse: 17,846 SF, Office: 807 SF
Zoned	C-3 Planned Commercial District
Clearance Under Beam	20'+/-
Column Spacing	60' x 20'
Truck Doors	One (1) 14'x14' manual overhead sectional door with window
Floor	6" reinforced concrete, sealed and hardened

FLOOR PLAN



LETITIA L. CHAMBERS, P.E.
 Building Number 5
 SCALE DRAWING (C.D.) DRAWN NUMBER 150
 PROJECT NUMBER 2024-001
 DATE 08/14/2024
 PROJECT LOCATION 12345 INDUSTRIAL PARKWAY, PA
 PROJECT CLIENT BUNCHER
 PROJECT DESCRIPTION WAREHOUSE



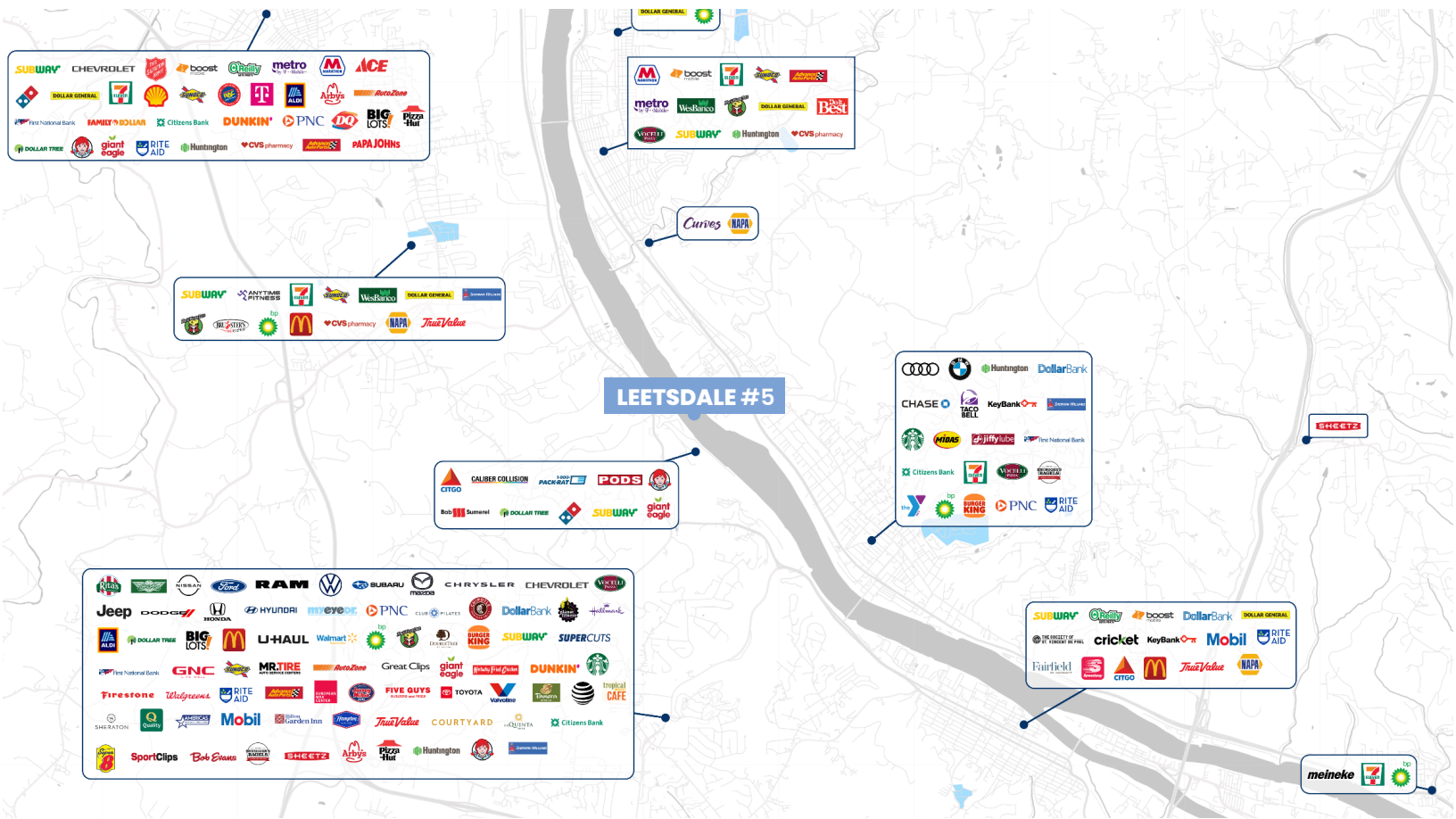
LOCATION HIGHLIGHTS

Located on Route 65 (Ohio River Boulevard) with access to I-70.

Fully established park

Located along the Ohio River

14 miles north of the City of Pittsburgh



DEMOGRAPHICS 20 MINUTE DRIVE



Population
1,172



Households
554



Household Income
\$84,775



Businesses
110

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