

YOUNGWOOD 103

**END-CAP
AVAILABILITY**

Distribution, Flex,
Technology and
Light Manufacturing
Applications

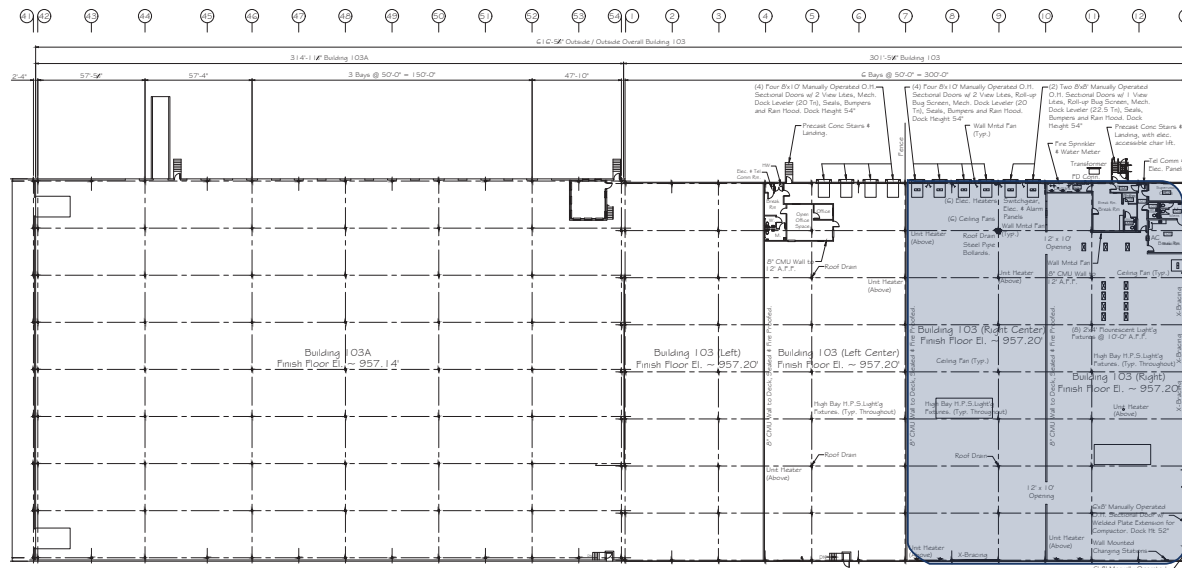


BUNCHER
COMPANY

Gregg Broujos
gbroujos@buncher.com
412.422.9900 ext. 227

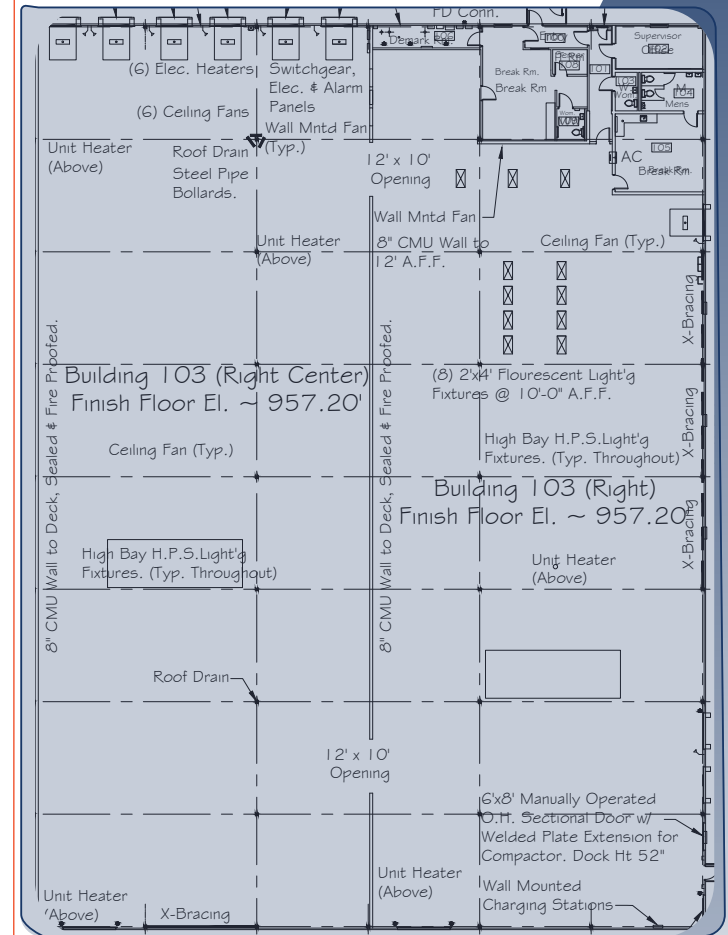
Jesse Ramey
jramey@buncher.com
412.676.9947

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	<p>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</p> <p>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</p> <p>Two (2) 6' x 8' manually operated overhead dock doors each equipped with bumpers and windows</p>
Column Spacing	50' x 25'
Clearance Under Beam	24' ±
Rail Siding	The building is served by Southwestern Pennsylvania Railroad
Electrical	800 amp, 480/277 volt, 3-phase, 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