



**FOR
LEASE**

46,661 SF

**150 INDEPENDENCE DRIVE
CENTERPOINT COMMERCE & TRADE PARK EAST
PITSTON TOWNSHIP (PITTSTON), PA**

.....

INDUSTRIAL



CENTERPOINT EAST INDUSTRIAL BUILDING NEAR I-81 & I-476

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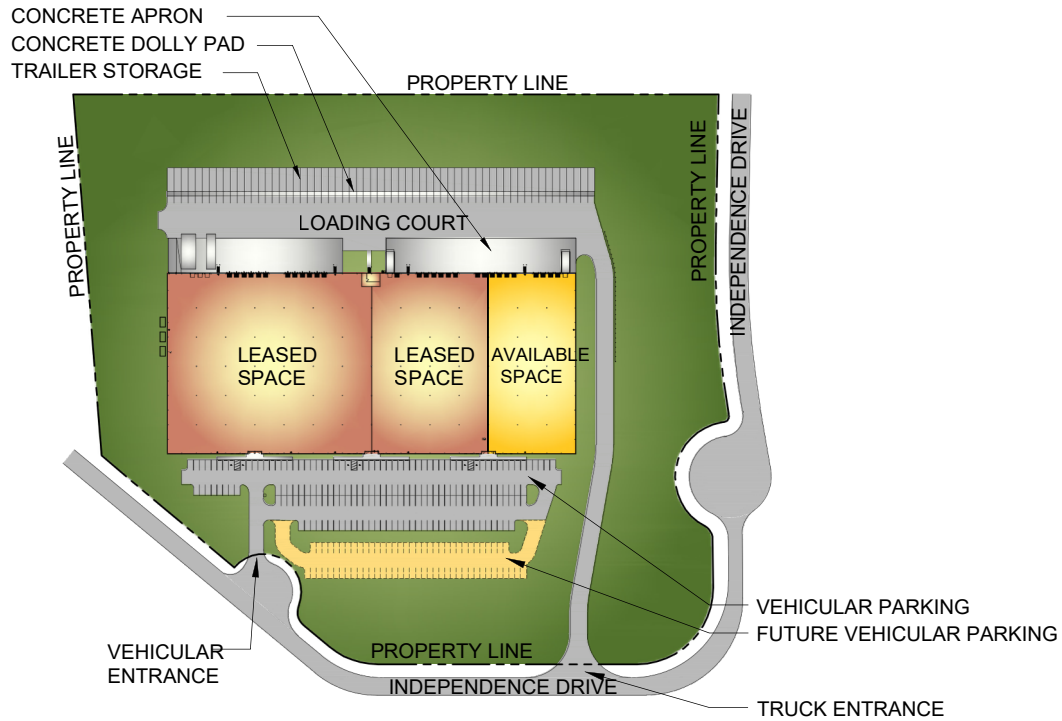
570.823.1100



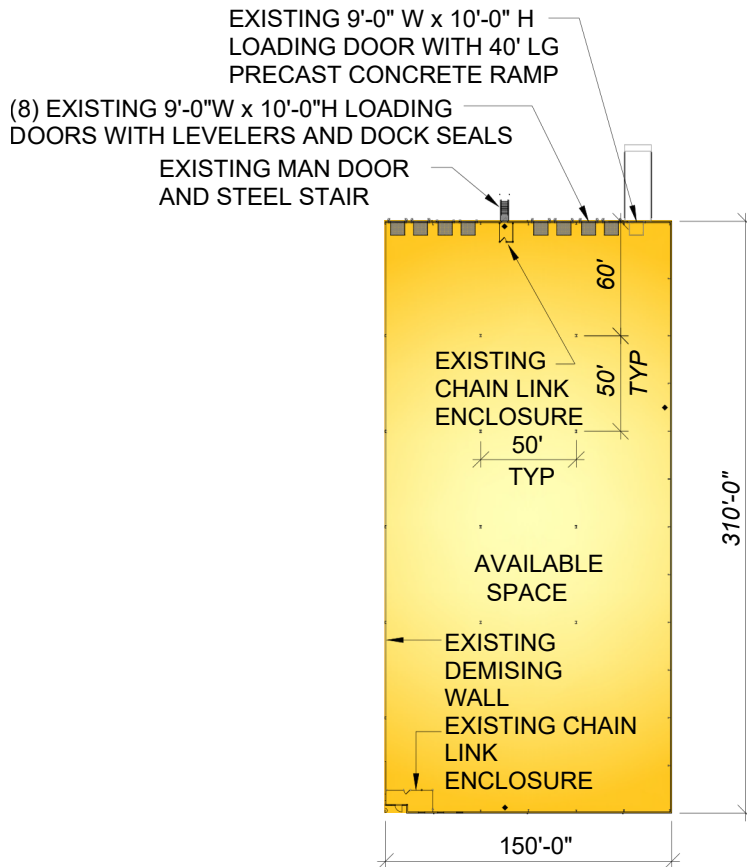
PLANS

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

SITE PLAN



FLOOR PLAN



FOR LEASE

150 INDEPENDENCE DRIVE, PITSTON TOWNSHIP, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 46,661 SF
- ▶ **ACREAGE:** 21.75 acres
- ▶ **BUILDING DIMENSIONS:** 310'-0" (w) x 700'-0" (l)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 7" thick concrete floor slab, reinforced with welded steel mats. Floor has been treated with SpecHard silicate sealer/densifier and E-Cure curing compound and joint filler, Polyurea or equal, in all construction and contraction joints.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 metal roof system
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 39'-4".
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ The building has 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ **DOCK EQUIPMENT:** Existing available space contains eight (8) 9'-0" x 10'-0" vertical lift dock doors with vision kits by Haas Door or equal with 40,000 LB capacity mechanical levelers with bumpers by Rite-Hite or equal.
- ▶ Prefabricated steel track guards and existing Dock Shelters by Rite-Hite or equal.
- ▶ Existing available space contains one (1) 9'-0" x 10'-0" vertical lift drive-in door with vision kits by Haas Door or equal with precast concrete ramp.

UTILITIES

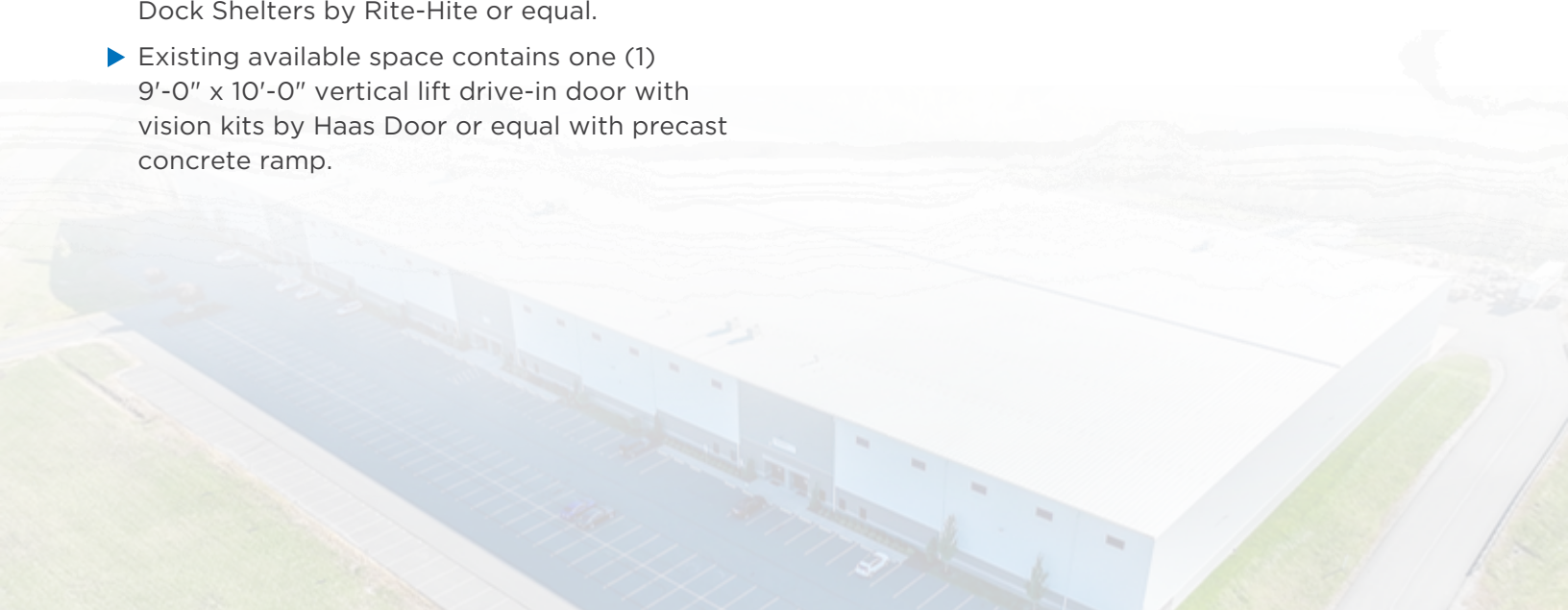
- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire unit.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures with motion sensors.
- ▶ **ELECTRICAL:** 400 Amp, 480/277 Volt, 3-phase service
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered

PARKING

- ▶ On-site parking for approximately forty-one (41) vehicles with future parking for up to seventy-two (72) additional spaces.
- ▶ On-site trailer storage for approximately thirteen (13) trailers with 8' wide concrete dolly pad.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with approximate 180' total loading court depth.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

SITE FEATURES

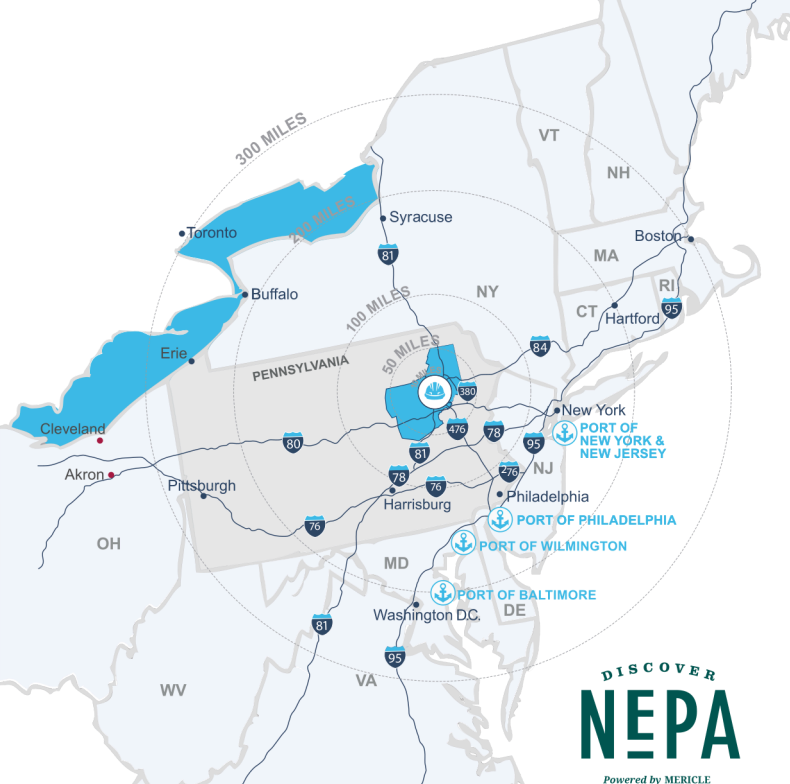
- ▶ Professionally prepared & maintained landscaping.
- ▶ Maquee sign at entrance.



FOR LEASE

150 INDEPENDENCE DRIVE, PITTSBURGH, PA

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Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

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Mericle is Northeastern Pennsylvania proud.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



DEEP WATER PORTS

PORT	MI AWAY
Philadelphia, PA	120
New York/New Jersey	121
Wilmington, DE	132
Baltimore, MD	191



TRAVEL DISTANCES

CITY	
Delaware Water Gap, PA	57
Allentown, PA	67
Morristown, NJ	96
Philadelphia, PA	113
Harrisburg, PA	116
Port of Newark, NJ	126
New York, NY	128
Syracuse, NY	152
Baltimore, MD	194
Hartford, CT	198
Washington DC	237
Pittsburgh, PA	290
Boston, MA	301



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