



**FOR
LEASE**

11,200 SF

**157-163 RESEARCH DRIVE, PARCEL 22
CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PITTSBURGH, PA**

.....

INDUSTRIAL

**10-YEAR, 100% REAL ESTATE
TAX ABATEMENT
ON IMPROVEMENTS**

GREAT LABOR DRAW AREA



SAMPLE BUILDING



CENTERPOINT EAST TAX-ABATED SITE NEAR I-81 AND I-476

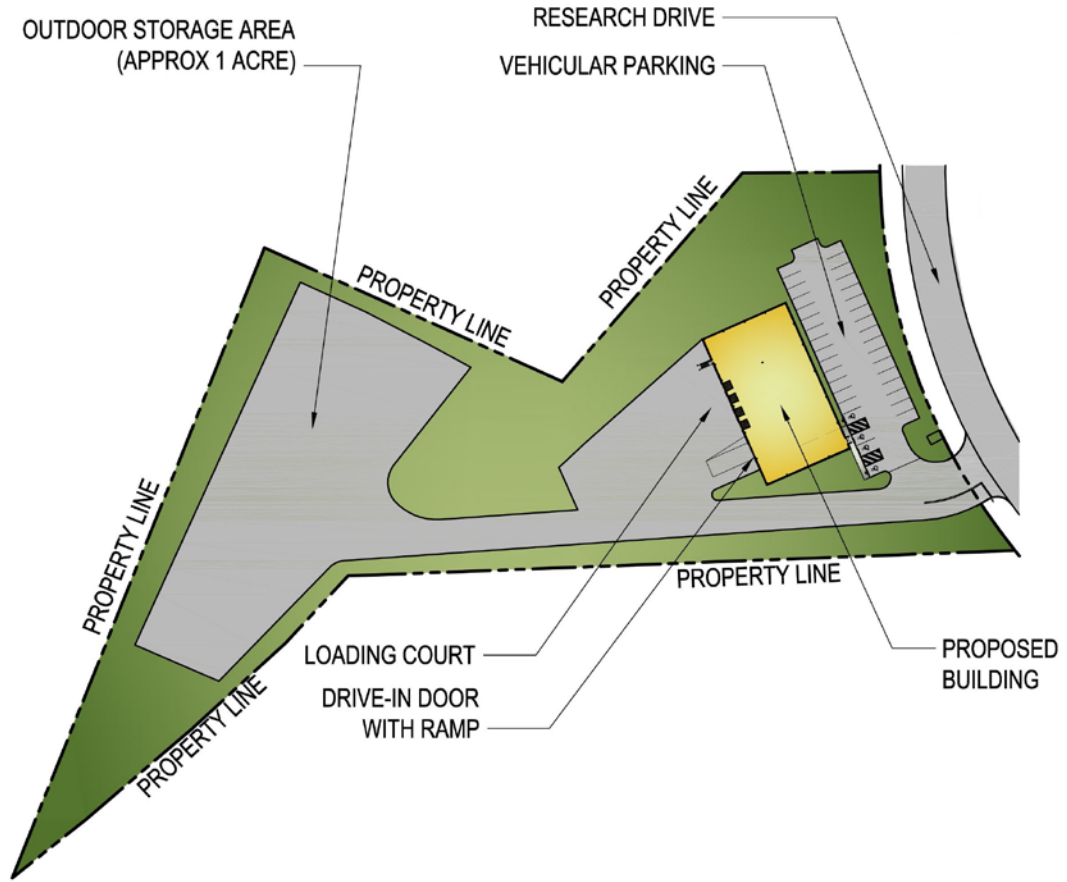
mericle.com  **570.823.1100**



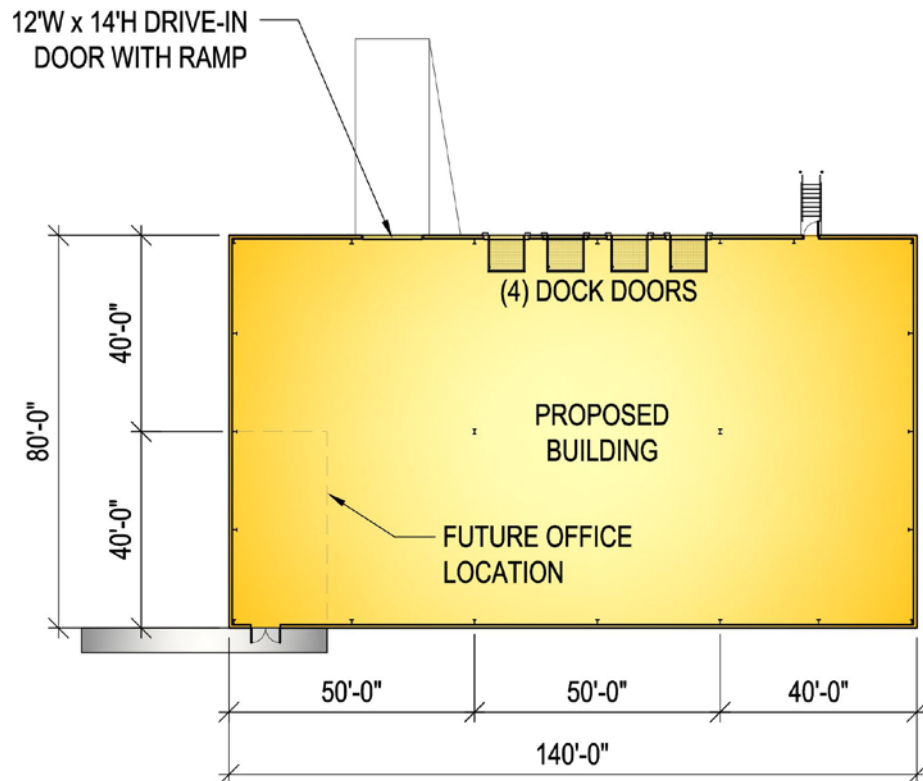
PLANS

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

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 11,200 SF
- ▶ **ACREAGE:** 4.49 acres
- ▶ **BUILDING DIMENSIONS:** 140' (l) x 80' (d)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor shall be treated with *SpecChem* silicate sealer/densifier and *E-Cure* curing compound.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 31' to 31'8".
- ▶ **COLUMN SPACING:** 40'-0" x 50'-0" bay spacing.
- ▶ The building shall be provided with 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** Four (4) 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.
- ▶ **DRIVE-IN DOORS:** One (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal and reinforced concrete ramp.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Energy-efficient, *Cambridge* direct-fire units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps.
- ▶ **UTILITIES:** All utilities shall be separately metered.

PARKING

- ▶ On-site parking for approx. (35) vehicles.
- ▶ On-site outdoor storage area of approx. 1 acre.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 190' 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.



LABOR DRAW

More than 700,000 people live within 30 miles, and more than 51 million people live within 200 miles of CenterPoint Commerce & Trade Park.

This 11,200 square foot industrial site is centrally located within the Scranton/Wilkes-Barre labor market. Chewy.com, Isuzu, Lowe's, Neiman Marcus, The Home Depot, and more have major fulfillment centers in CenterPoint Commerce & Trade Park.



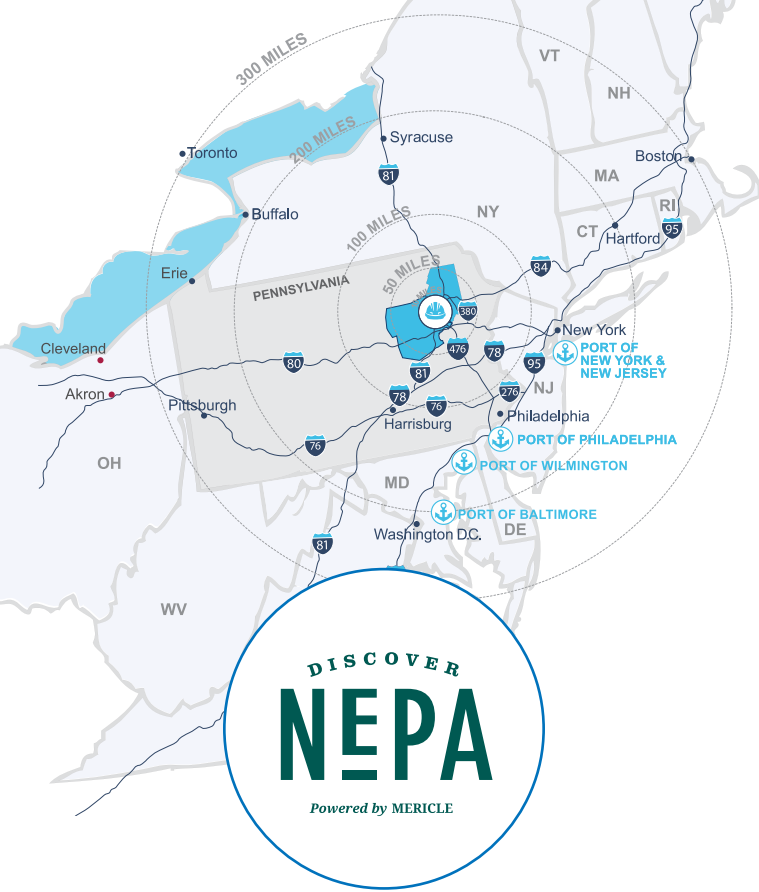
TAX SAVINGS

Every building constructed in CenterPoint receives a 10-year, 100% real estate tax abatement on improvements via the *LERTA* program.

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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.

Check out **DiscoverNEPA.com** (search “Pittston”) for events, shopping, dining, and many, many things to do!

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	MI AWAY
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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COMMERCE & TRADE
PARK EAST
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Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.

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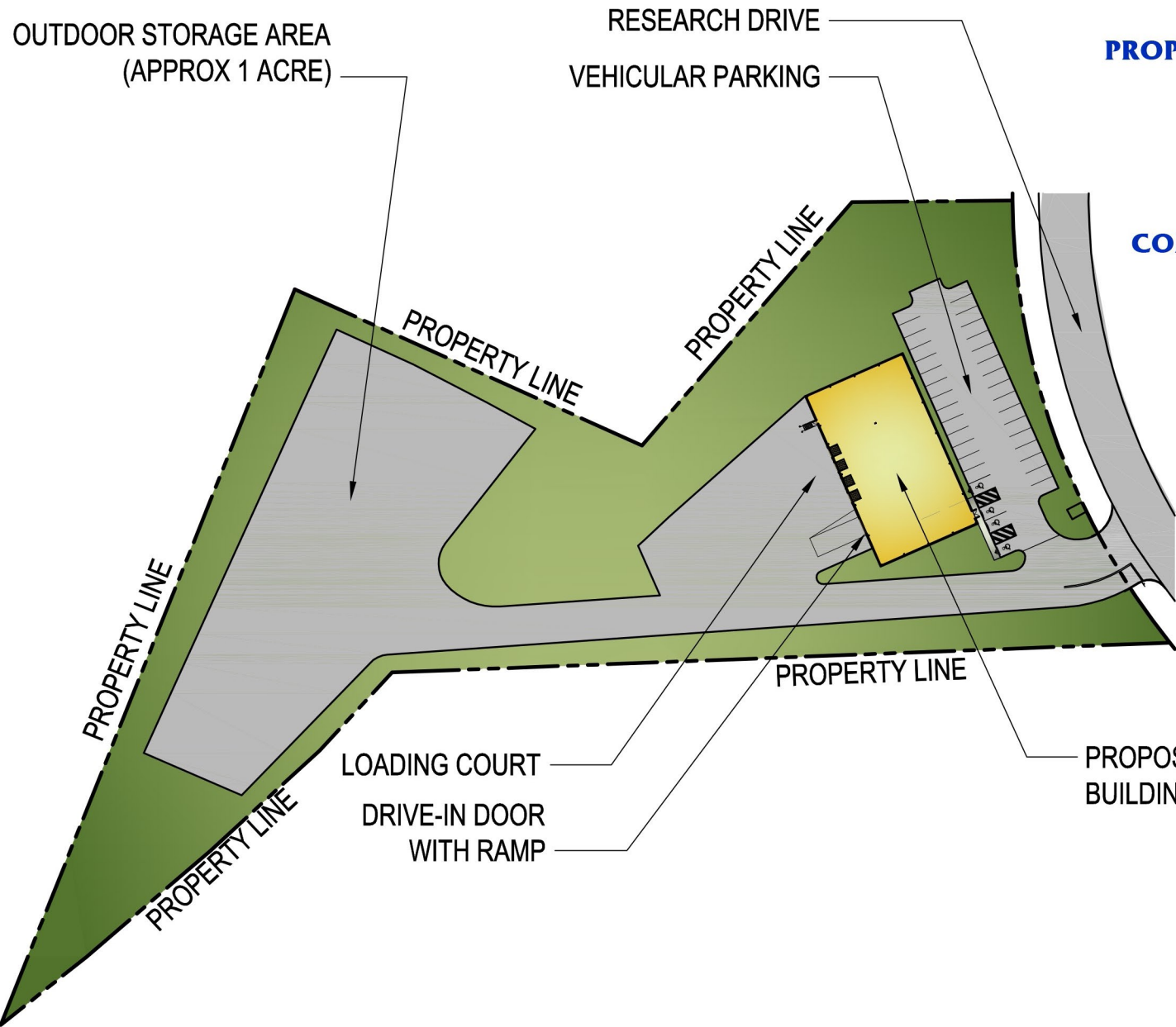
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To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

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PROPOSED 11,200 S.F. BUILDING

**PARCEL #22
CENTERPOINT EAST
COMMERCE AND TRADE PARK
JENKINS TOWNSHIP
PITTSBURGH, PA 18640**



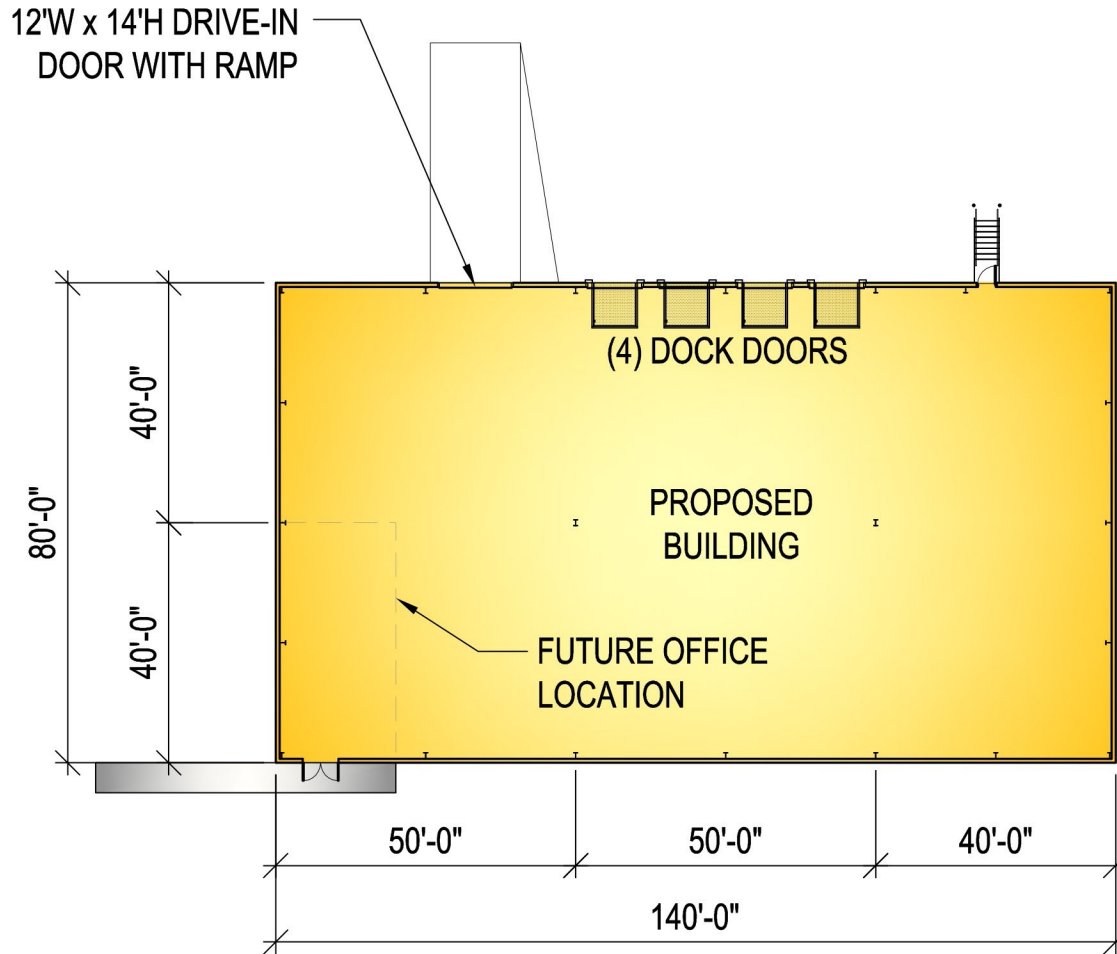
PARKING SPACES	35
DOCK DOORS	4
DRIVE-IN DOORS	1
ACREAGE	4.49

**CONCEPTUAL
SITE PLAN**

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PROPOSED 11,200 S.F. BUILDING

**PARCEL #22
CENTERPOINT EAST
COMMERCE AND TRADE PARK
JENKINS TOWNSHIP
PITTSBURGH, PA 15240**



**CONCEPTUAL
FLOOR PLAN**

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Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985