



**FOR
LEASE**

86,916 SF

**315 ENTERPRISE WAY, PARCEL 6
CENTERPOINT COMMERCE AND TRADE PARK - WEST
PITTSTON TOWNSHIP (PITTSTON), PA 18640**

.....

INDUSTRIAL



5-STAR INDUSTRIAL SPACE EXPANSION NEAR I-81, I-476

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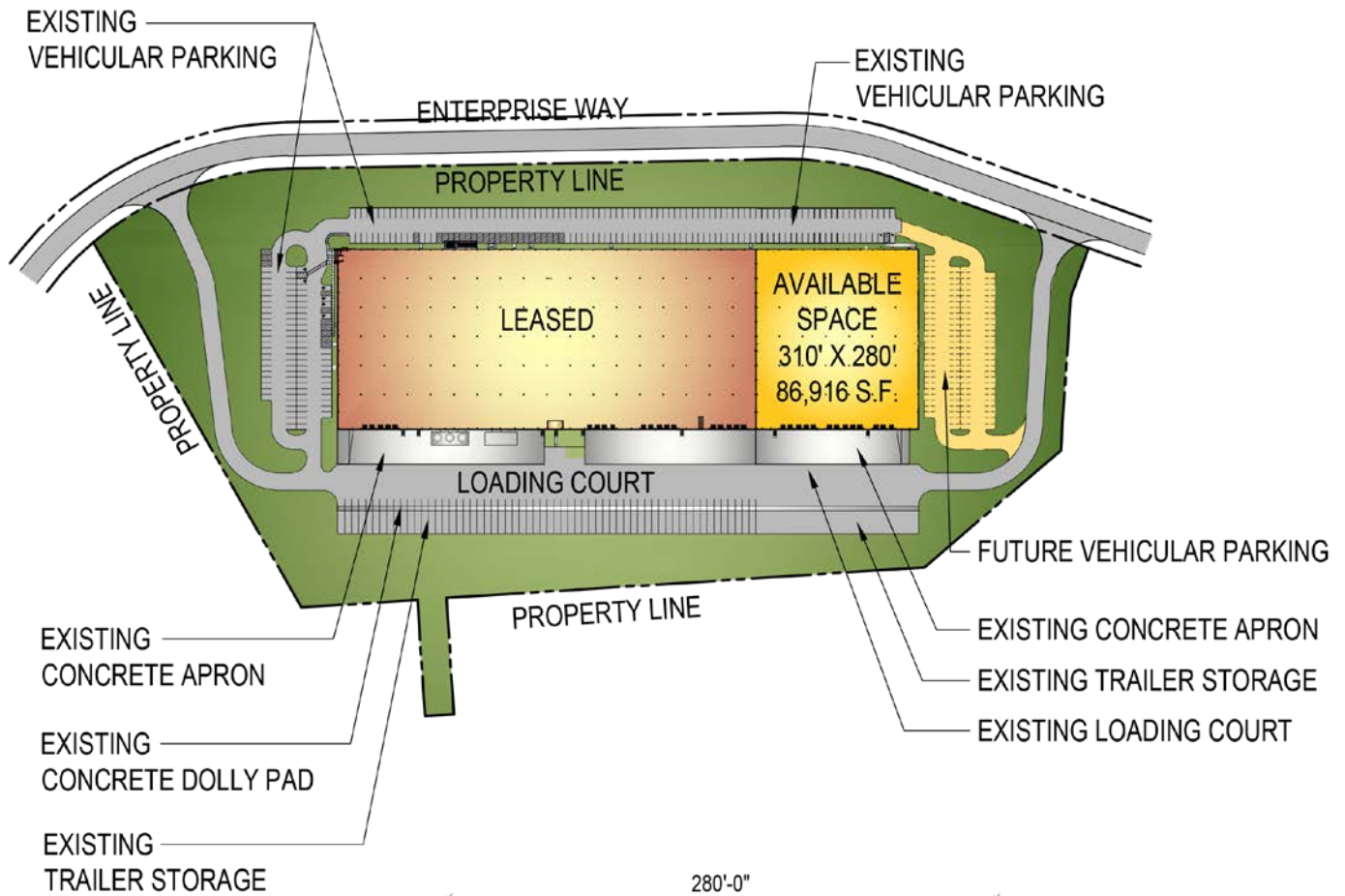
570.823.1100



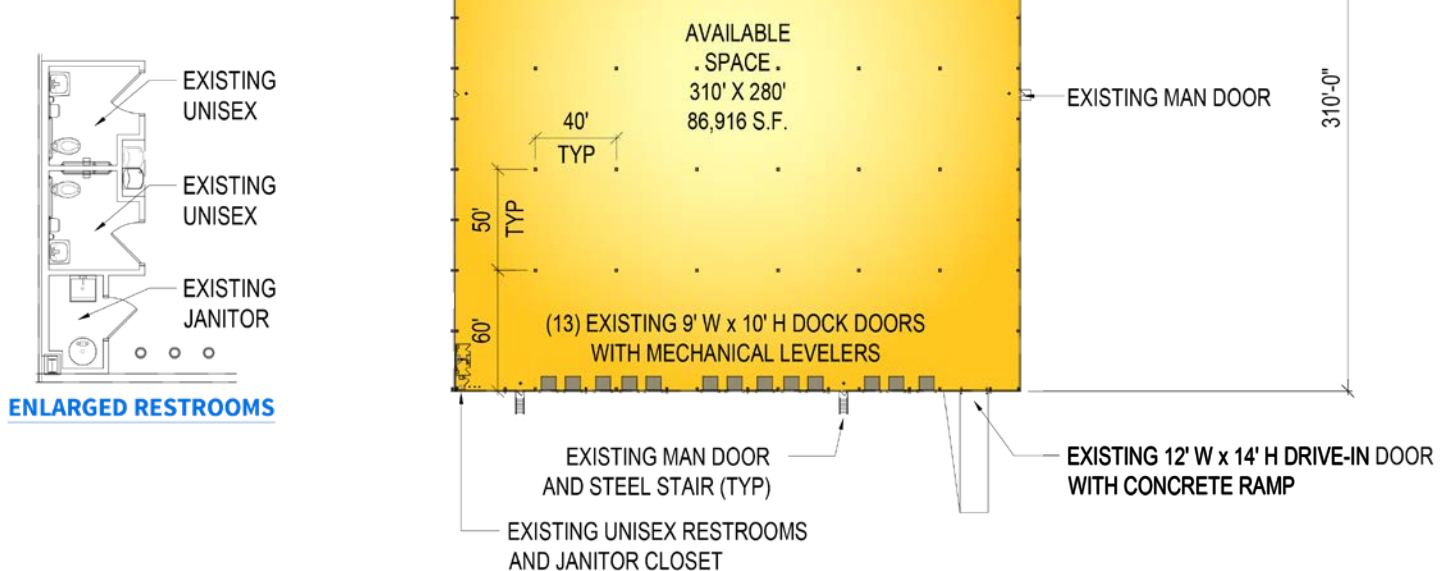
PLANS

SITE PLAN

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.



FLOOR PLAN



FOR LEASE

315 ENTERPRISE WAY, PITSTON TOWNSHIP, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 86,916 SF space within an existing 310,187 SF building.
- ▶ **ACREAGE:** 24.30 acres
- ▶ **EXPANSION BUILDING DIMENSIONS:** 280'-0" (length) x 310'-0" (width)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" concrete floor slab, reinforced with welded steel mats. Floor has been treated with *SpecChem* silicate sealer/densifier and *E-Cure* curing compound and joint filler, Polyurea or equal, in all construction and contraction joints in the warehouse floor.
- ▶ **ROOF:** *Butler Manufacturing*, MR24 standing seam roof system with insulation.
- ▶ **EXTERIOR WALLS:** Exterior wall system shall consist of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 33'-4".
- ▶ **COLUMN SPACING:** 40'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ Expansion contains 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** Thirteen (13) 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 Classic dock seal with head curtain by *Rite-Hite* or equal.

- ▶ Expansion contains one (1) 12'-0" W x 14'-0" H vertical lift drive-in door by *Haas Door* or equal with reinforced concrete ramp.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted, *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. (47) vehicles with future parking for up to (111) vehicles.
- ▶ On-site trailer storage for approx. (23) trailers with 8' wide concrete dolly pads.
- ▶ 8" thick x 60' deep, reinforced concrete apron at loading dock with an approx. 180' total loading court depth.
- ▶ Asphalt paving, including heavy duty pave at truck drive and light duty pave in vehicle parking areas

SITE FEATURES

- ▶ Professionally prepared & maintained landscaping.
- ▶ Marquee sign at site entrance

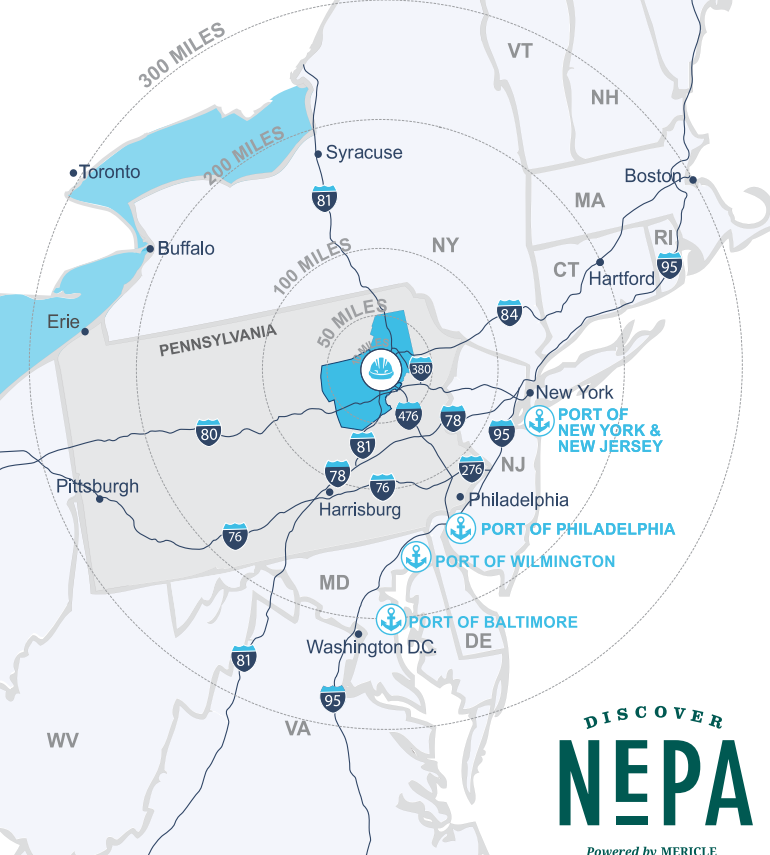


This 310,187 square foot industrial building is centrally located within the Scranton/Wilkes-Barre labor market. Chewy.com, Isuzu, Lowe's, Neiman Marcus, The Home Depot, and more have major fulfillment centers in CenterPoint Commerce & Trade Park.

FOR LEASE

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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

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

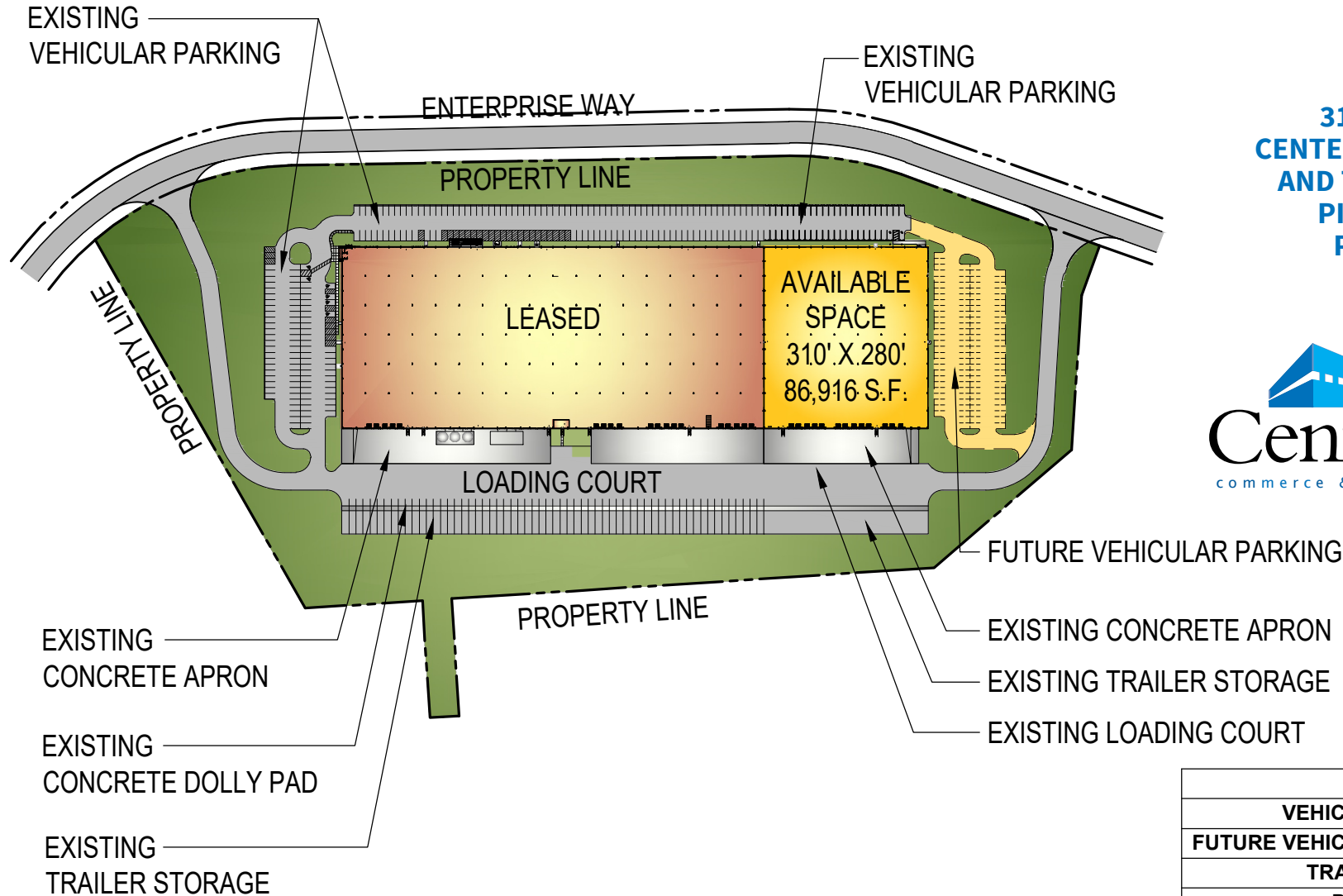
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CONCEPTUAL SITE PLAN

**EXISTING 86,916 S.F. SPACE
WITHIN AN EXISTING 310,187 S.F. BUILDING**

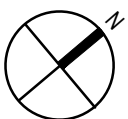
**PARCEL #6
315 ENTERPRISE WAY
CENTERPOINT COMMERCE
AND TRADE PARK - WEST
PITTSBURGH TOWNSHIP
PITTSBURGH, PA 15240**



ACREAGE	24.30
VEHICULAR PARKING	47
FUTURE VEHICULAR PARKING	111
TRAILER STORAGE	23
DRIVE-IN DOORS	1
DOCK DOORS	13

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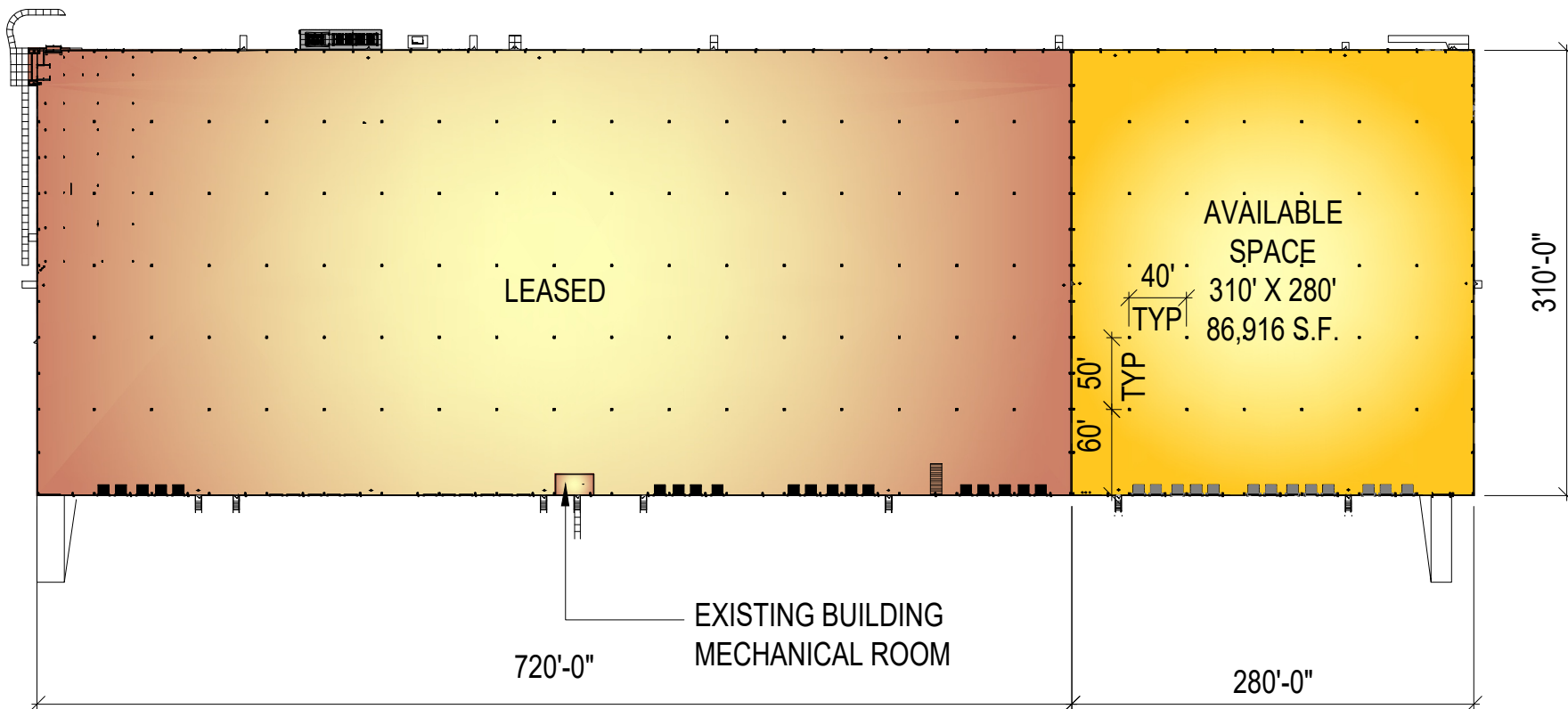
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
WE BUILD CAREERS.
WE BUILD COMMUNITIES.

CONCEPTUAL BUILDING PLAN

EXISTING 86,916 S.F. SPACE
WITHIN AN EXISTING 310,187 S.F. BUILDING

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CENTERPOINT COMMERCE
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PITTSTON TOWNSHIP
PITTSTON, PA 18640



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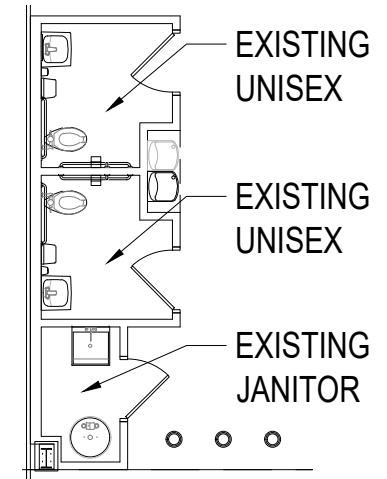
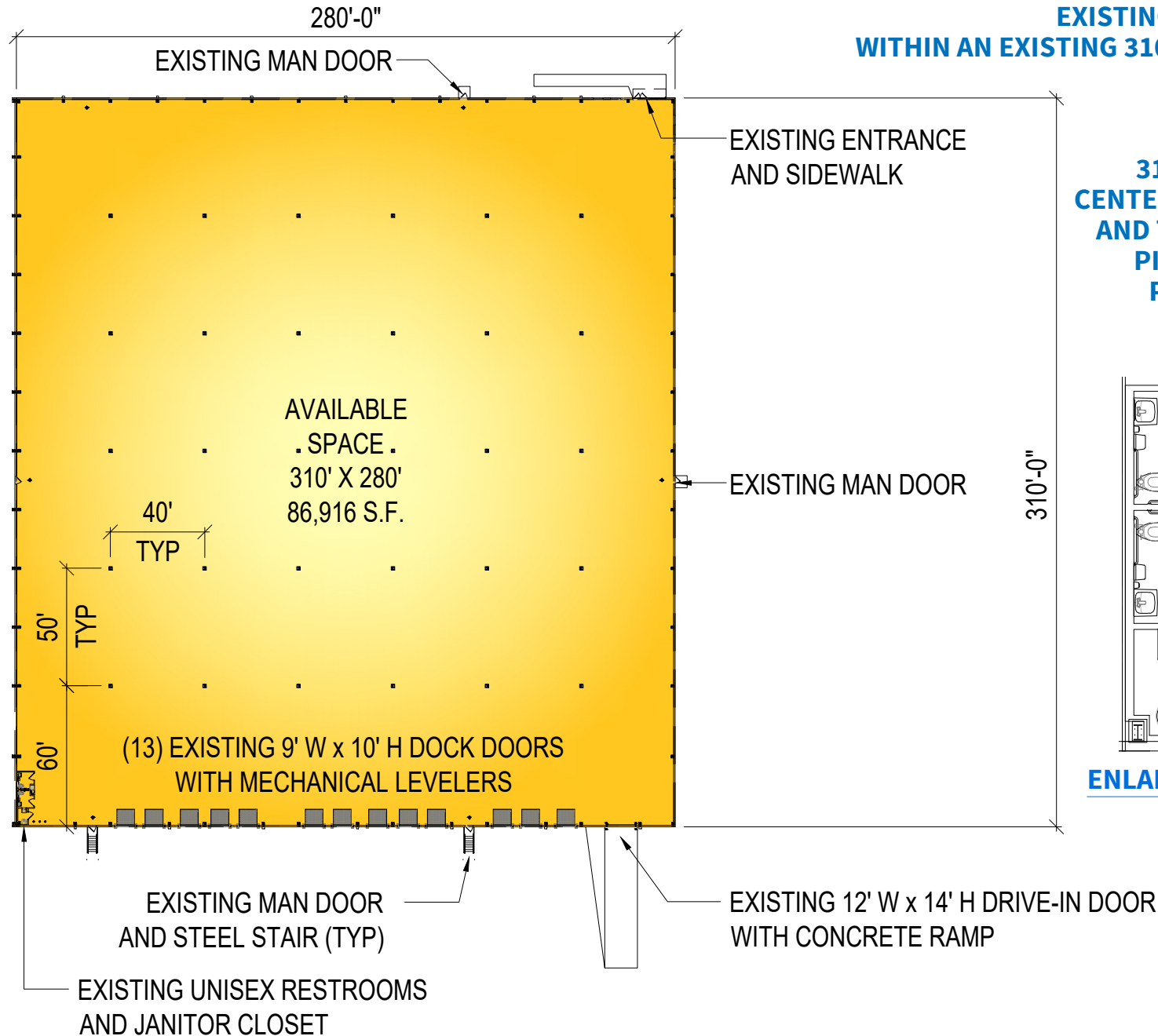
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WE BUILD BUILDINGS.
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CONCEPTUAL FLOOR PLAN

**EXISTING 86,916 S.F. SPACE
WITHIN AN EXISTING 310,187 S.F. BUILDING**

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ENLARGED RESTROOMS

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SITE IMPROVEMENTS

- Site contains approximately 24.30 acres
- On-site parking for approximately forty-seven (47) vehicles with future parking for up to one hundred eleven (111) vehicles
- On-site trailer storage for approximately twenty-three (23) trailers with 8' wide concrete dolly pads
- 8" thick x 60' deep, reinforced concrete apron at loading dock with an approximate 180' total loading court depth
- Asphalt paving, including heavy duty pave at truck drive and light duty pave in vehicle parking areas
- Professionally prepared and maintained landscaping
- Marquee sign at site entrance

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WITHIN AN EXISTING 310,187 S.F. BUILDING**

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AND TRADE PARK - WEST
PITTSTON TOWNSHIP
PITTSTON, PA 18640**

BUILDING IMPROVEMENTS

- Existing expansion is 86,916 square feet
- Existing expansion building dimensions are 280'-0" (length) x 310'-0" (width).
- 40'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay
- 6" concrete floor slab, reinforced with welded steel mats. Floor has been treated with *SpecChem* silicate sealer / densifier and *E-Cure* curing compound and joint filler, Polyurea or equal, in all construction and contraction joints in the Warehouse floor
- Average structural clear height of approximately 33'-4"
- *Butler Manufacturing*, MR24 standing seam
- Exterior wall system consists of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- Expansion contains 3'-0" high x 6'-0" wide clerestory windows
- Expansion contains thirteen (13) 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 Classic dock seal with head curtain by *Rite-Hite* or equal
- Expansion contains one (1) 12'-0" W x 14'-0" H vertical lift drive-in door by *Haas Door* or equal with reinforced concrete ramp

UTILITIES AND BUILDING SYSTEMS

- Existing expansion warehouse heating system consists of energy efficient, roof mounted, *Cambridge* direct-fire units
- Existing expansion electrical power available up to multiples of 4,000 amps
- Existing expansion warehouse lighting consists of energy efficient LED fixtures
- Fire Protection System consists of an Early Suppression Fast Response (ESFR) wet pipe sprinkler system
- Provisions for domestic water and natural gas are provided
- All utilities are separately metered

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**PHOTO
COLLAGE**



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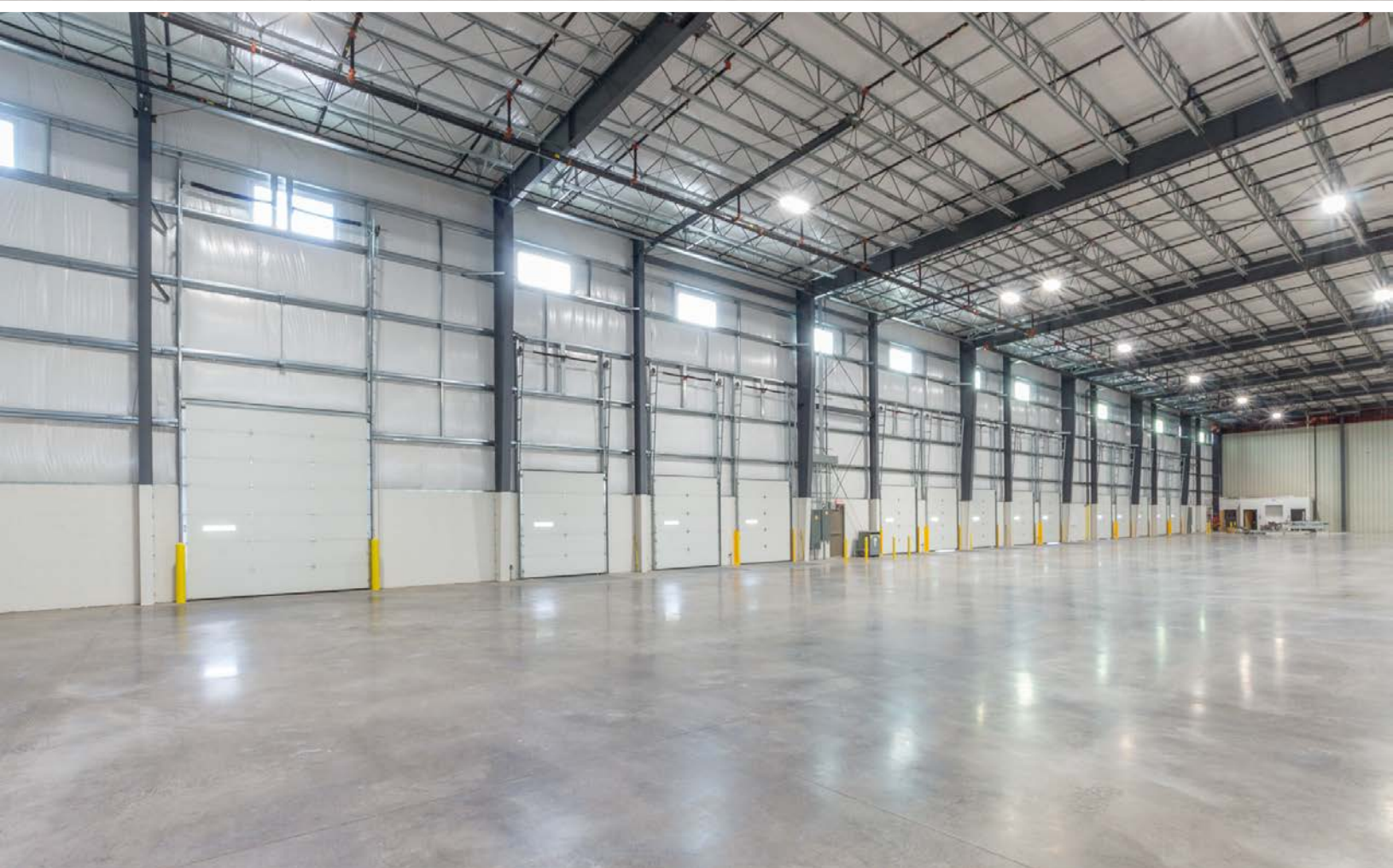
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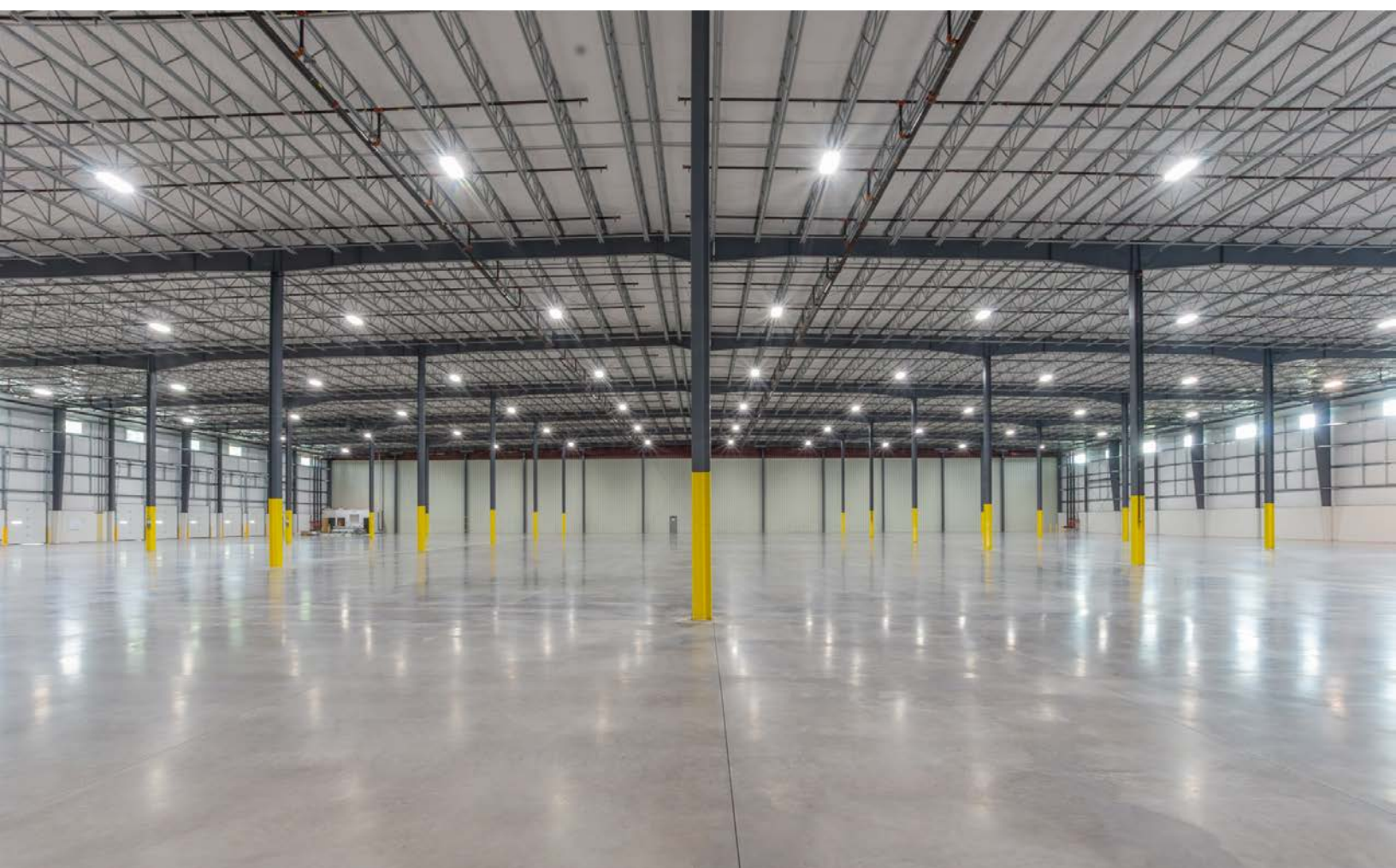
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bjones@mericle.com

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