



FOR  
LEASE

# 86,916 SF

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

• • • • •

INDUSTRIAL

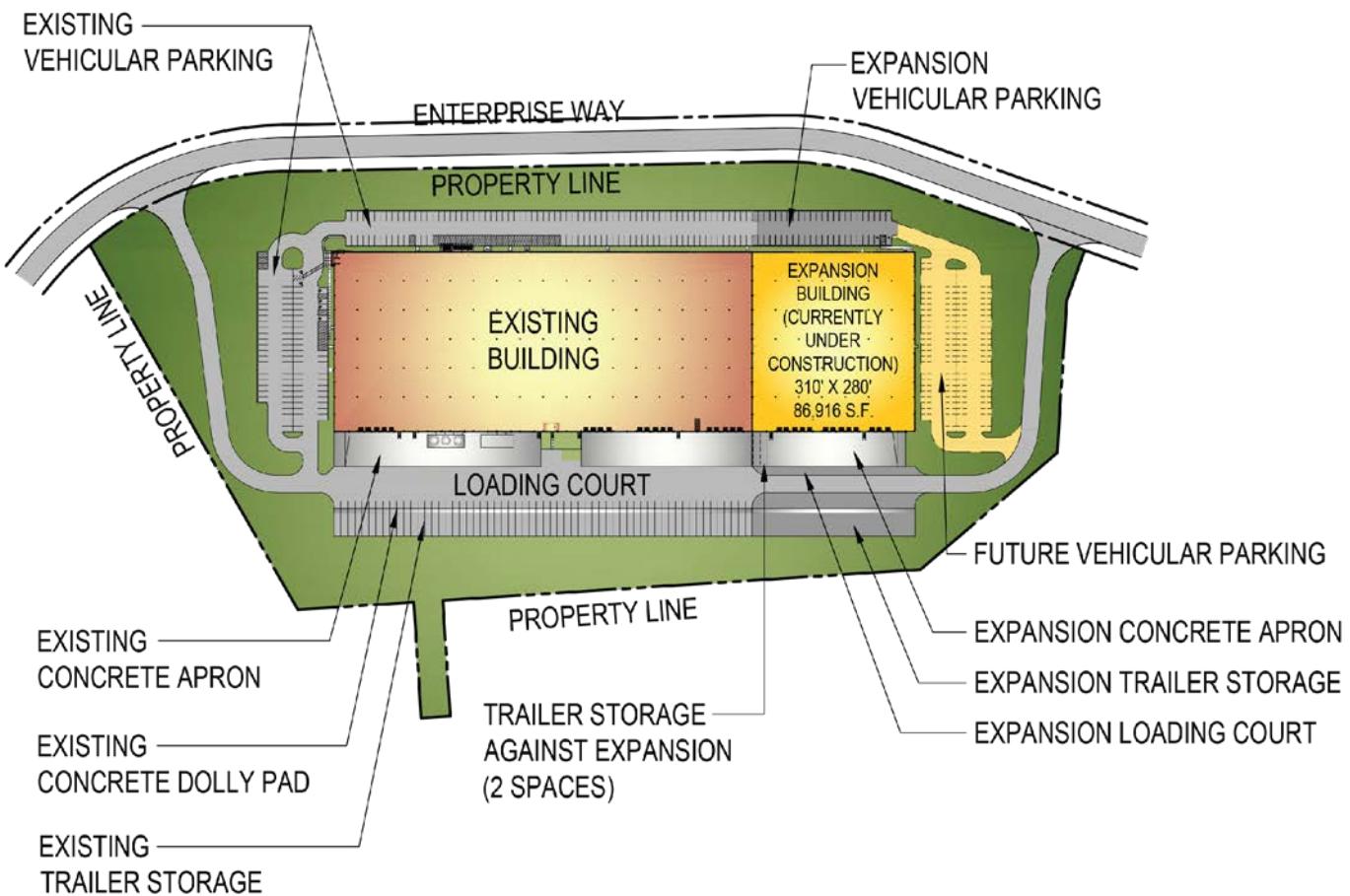


INDUSTRIAL EXPANSION SPACE NEAR I-81, I-476

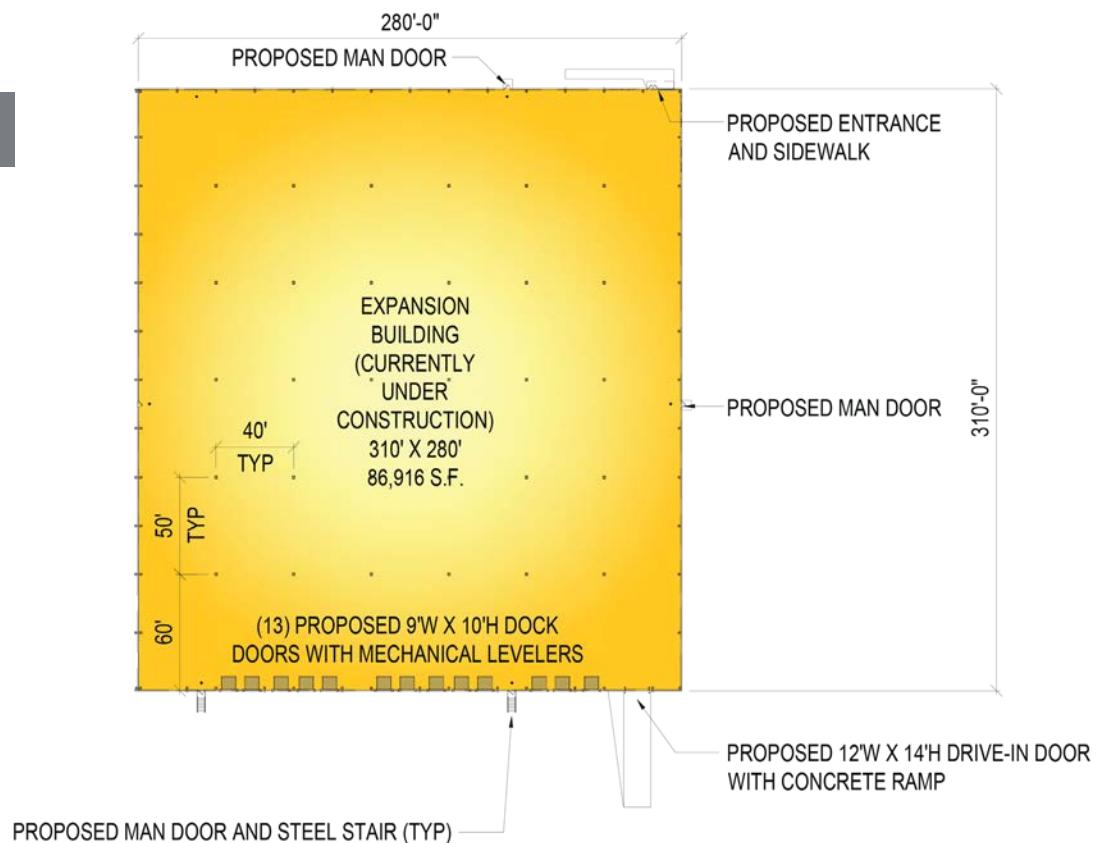
# PLANS

## 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, PITTSSTON TOWNSHIP, PA

mericle.com | mericlereadytogo.com

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.

## SIZE

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

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" 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*, 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 shall be provided with 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.

- ▶ Expansion has one (1) 12'-0" W x 14'-0" H vertical lift drive-in door by *Haas Door* or equal with reinforced concrete ramp.
- ▶ Future/potential dock doors are available.

## UTILITIES

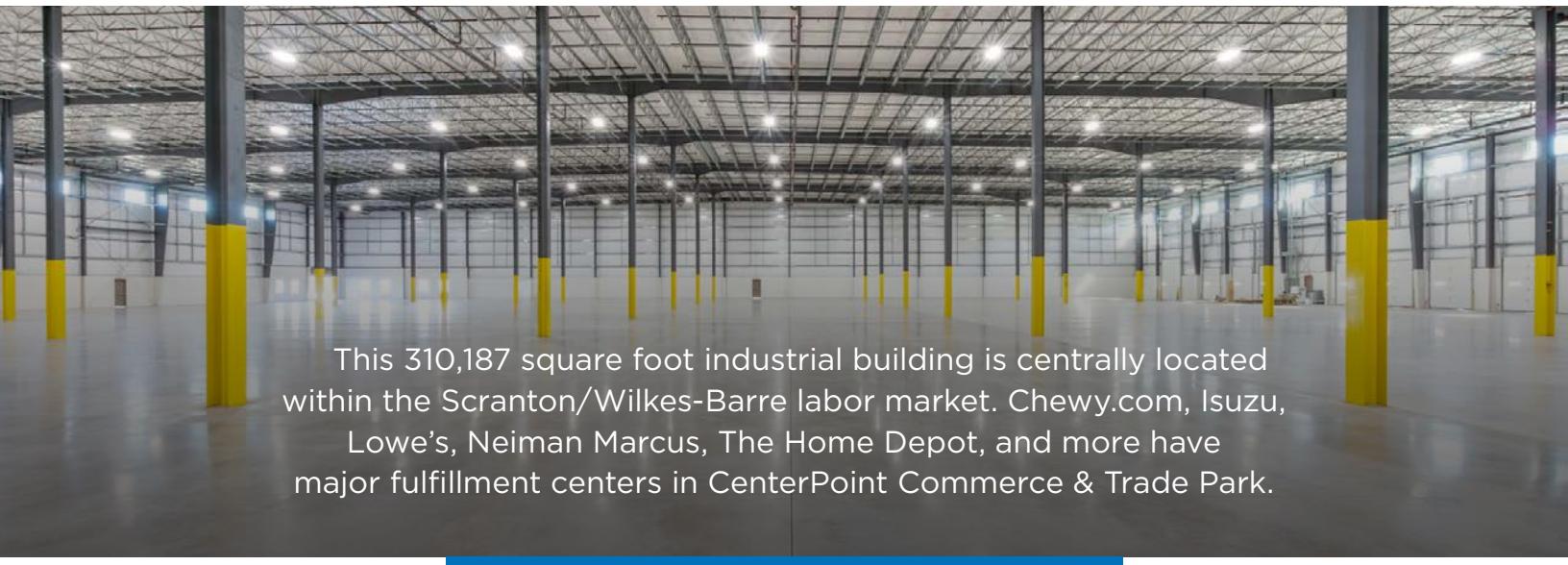
- ▶ **WAREHOUSE HEATING:** Expansion warehouse heating system shall consist of energy-efficient, roof mounted, *Cambridge* direct-fire units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps.
- ▶ **FIRE PROTECTION:** Early suppression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

## PARKING

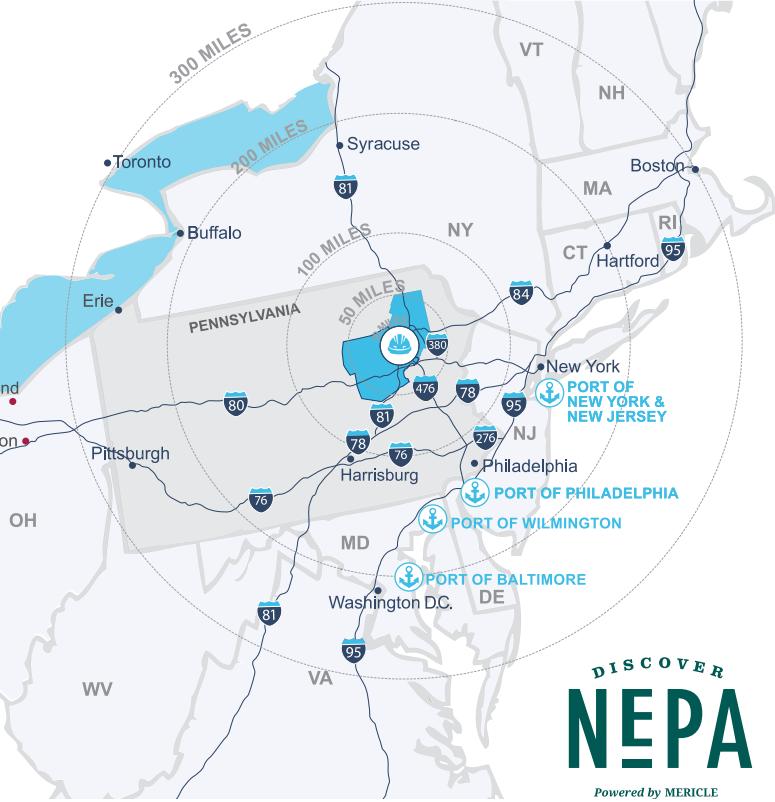
- ▶ On-site parking for approx. (47) vehicles with future parking for up to (111) vehicles.
- ▶ On-site trailer storage for approx. (23) trailers with 8' wide concrete dolly pads.
- ▶ 8" thick x 60' deep, reinforced concrete apron at loading dock with an approx. 180' total loading court depth.
- ▶ Asphalt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

## SITE FEATURES

- ▶ Professionally prepared & maintained landscaping.



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.



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](http://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



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.

**BOB BESECKER, Vice President**  
[bbesecker@mericle.com](mailto:bbesecker@mericle.com)

**JIM HILSHER, Vice President**  
[jhilsher@mericle.com](mailto:jhilsher@mericle.com)

**BILL JONES, Vice President**  
[bjones@mericle.com](mailto:bjones@mericle.com)

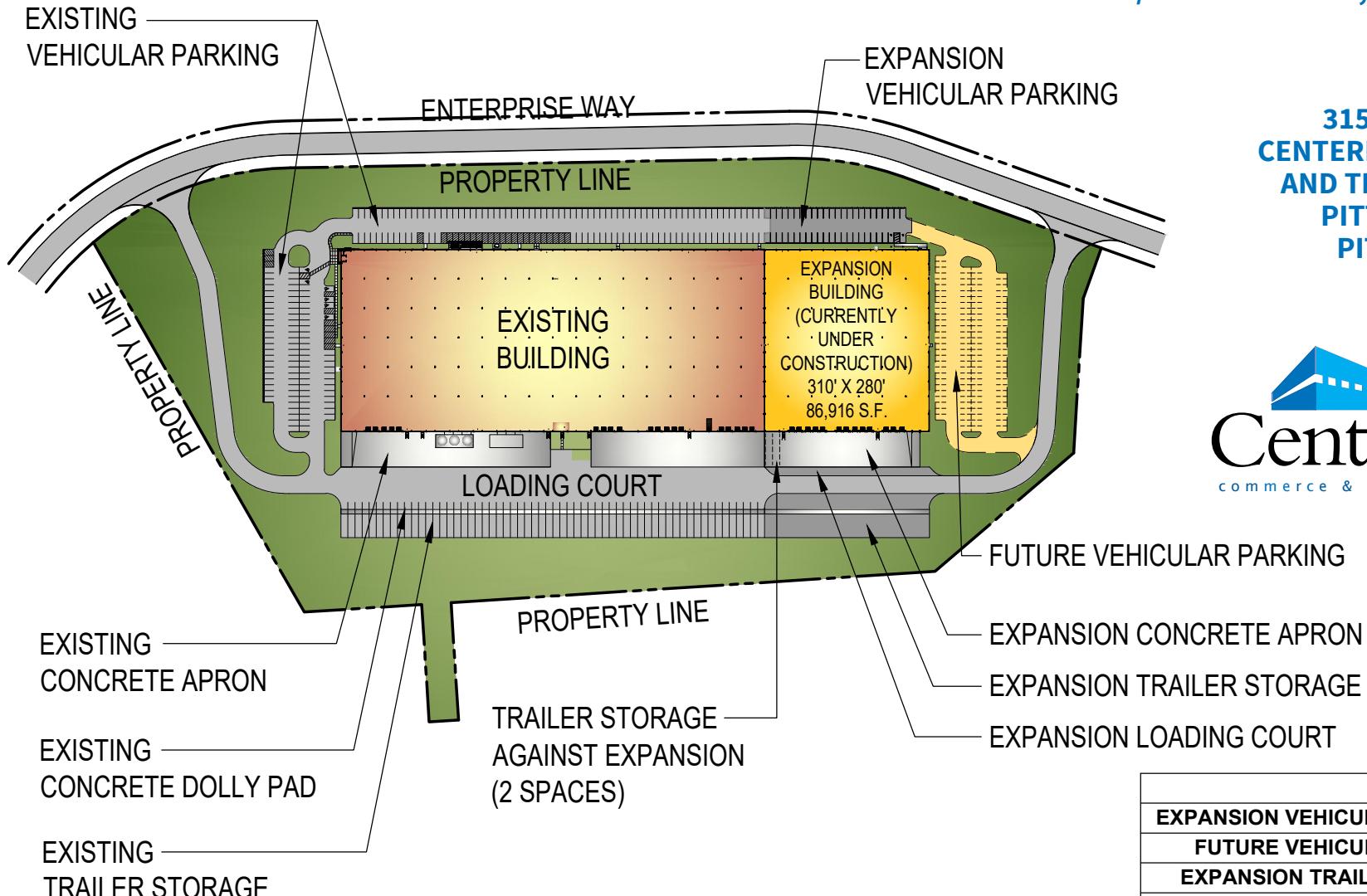
To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

[mericle.com](http://mericle.com) **570.823.1100**



# CONCEPTUAL SITE PLAN

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



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

These plans have been prepared solely for marketing purposes for the exclusive use of  
-- Mericle Commercial Real Estate Services

Q:\Shared\Properties\CPW\225 Enterprise (6) (J2599)\Base Bldg. (J2599)\Project\DBS\Mktg\MKT 315 ENTERPRISE WAY (111124).dwg MP

570.823.1100



mericle.com



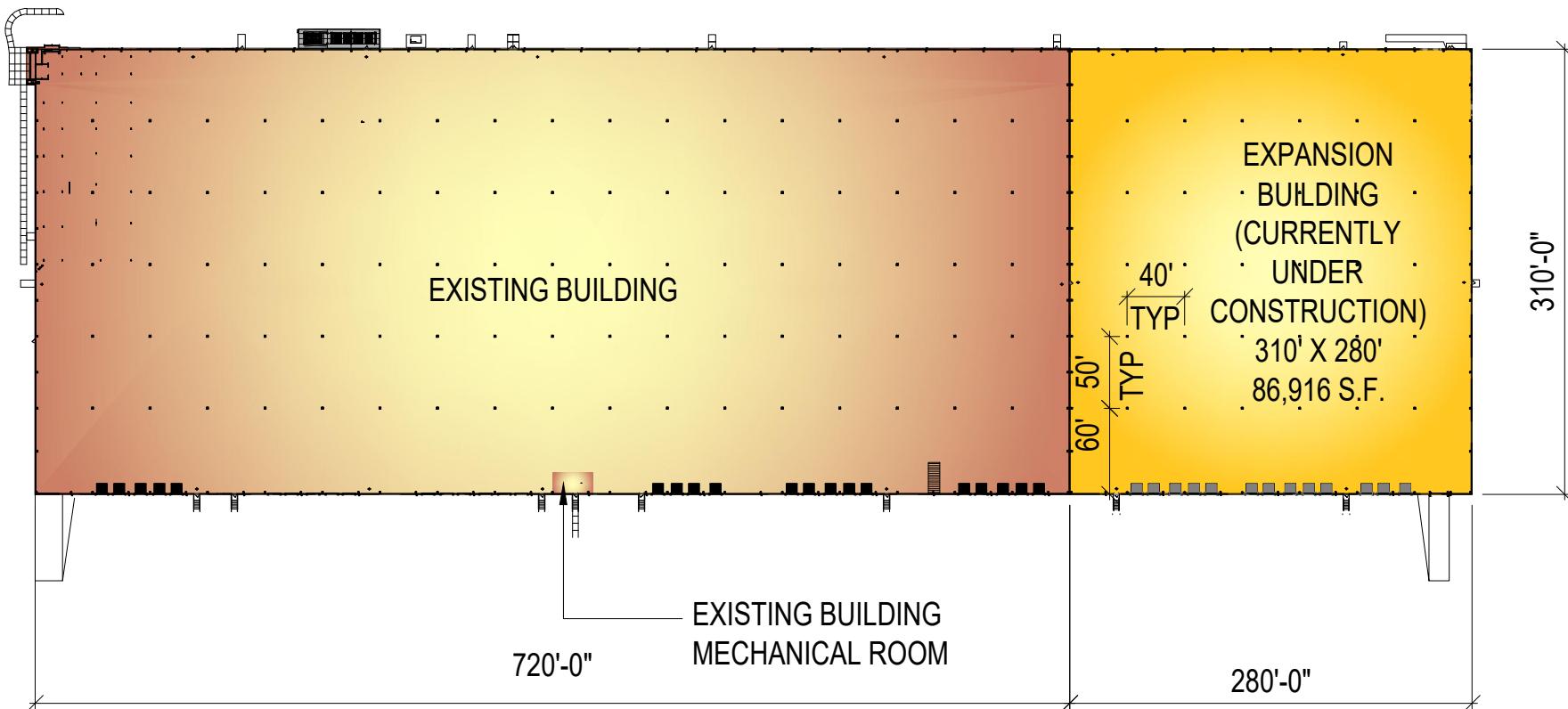
East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

# CONCEPTUAL BUILDING PLAN

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

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



These plans have been prepared solely for marketing purposes for the exclusive use of  
-- Mericle Commercial Real Estate Services

Q:\Shared\Properties\CPW\225 Enterprise (6) (J2599)\Base Bldg. (J2599)\Project\DBS\Mktg\MKT 315 ENTERPRISE WAY (111124).dwg MP

570.823.1100



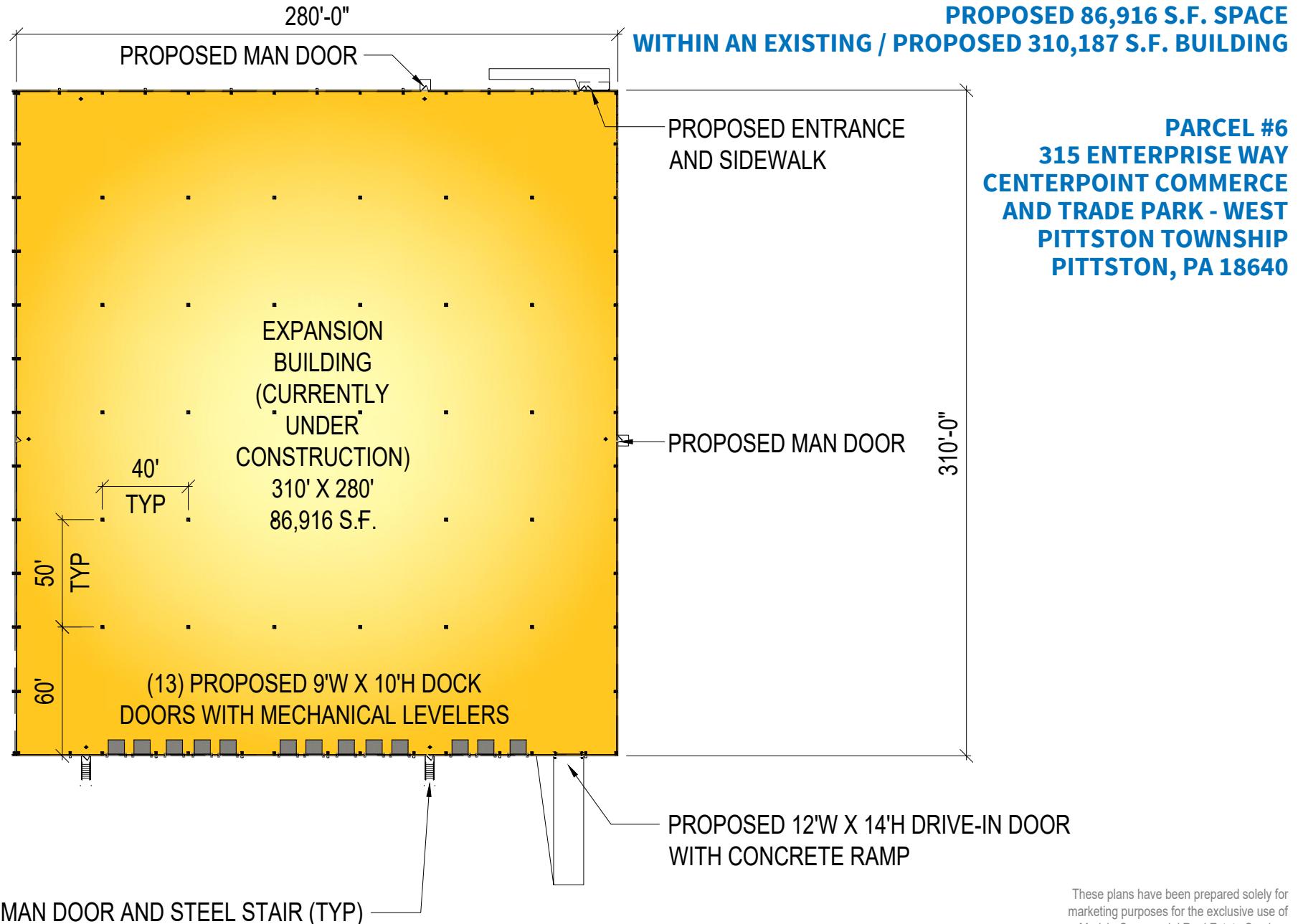
mericle.com



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

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

# CONCEPTUAL FLOOR PLAN



These plans have been prepared solely for marketing purposes for the exclusive use of  
-- Mericle Commercial Real Estate Services

Q:\Shared\Properties\CPW\225 Enterprise (6) (J2599)\Base Bldg. (J2599)\Project\DBS\Mktg\MKT 315 ENTERPRISE WAY (111124).dwg MP

570.823.1100



mericle.com

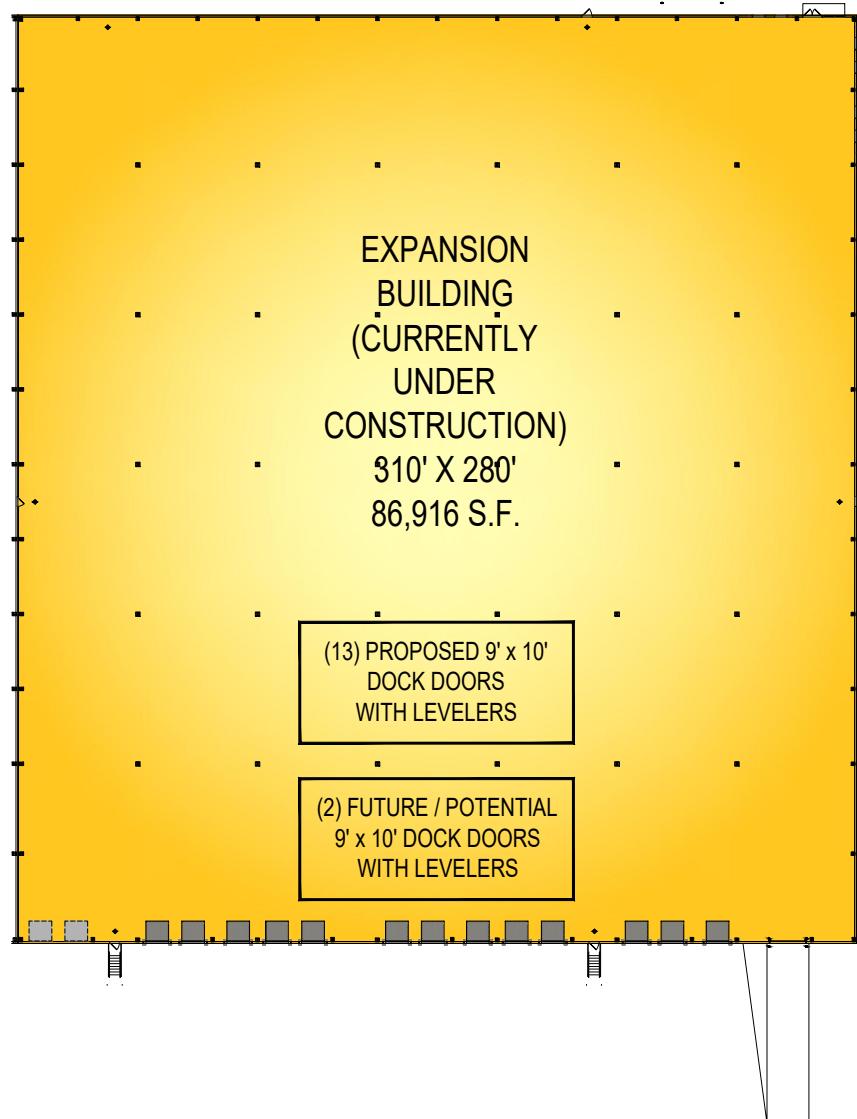


East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

# CONCEPTUAL FUTURE DOCKS

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



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

PROPOSED EXPANSION BUILDING	
EXISTING DOCK DOORS	12
FUTURE DOCK DOORS	20



PROPOSED DOCK DOOR



FUTURE DOCK DOOR

These plans have been prepared solely for  
marketing purposes for the exclusive use of  
-- Mericle Commercial Real Estate Services

Q:\Shared\Properties\CPW\225 Enterprise (6) (J2599)\Base Bldg. (J2599)\Project\DBS\Mktg\MKT 315 ENTERPRISE WAY (111124).dwg MP

570.823.1100



mericle.com



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

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

## 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

## BUILDING IMPROVEMENTS

- Expansion shall be 86,916 square feet
- Expansion building dimensions shall be 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 shall be treated with *SpecChem* silicate sealer / densifier and *E-Cure* curing compound
- Average structural clear height of approximately 33'-4"
- *Butler Manufacturing*, MR24 standing seam roof system with insulation
- Exterior wall system shall consist of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- Expansion shall be provided with 3'-0" high x 6'-0" wide clerestory windows
- Expansion shall be provided with 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. Future / potential dock doors are available, see Conceptual Future Docks Plan for location and quantity
- Expansion shall be provided with 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

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

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

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

These plans have been prepared solely for marketing purposes for the exclusive use of  
-- Mericle Commercial Real Estate Services



FOR  
LEASE

# 86,916 SF

CONSTRUCTION  
PROGRESS  
OCTOBER 2025

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

8 8 8 8 8

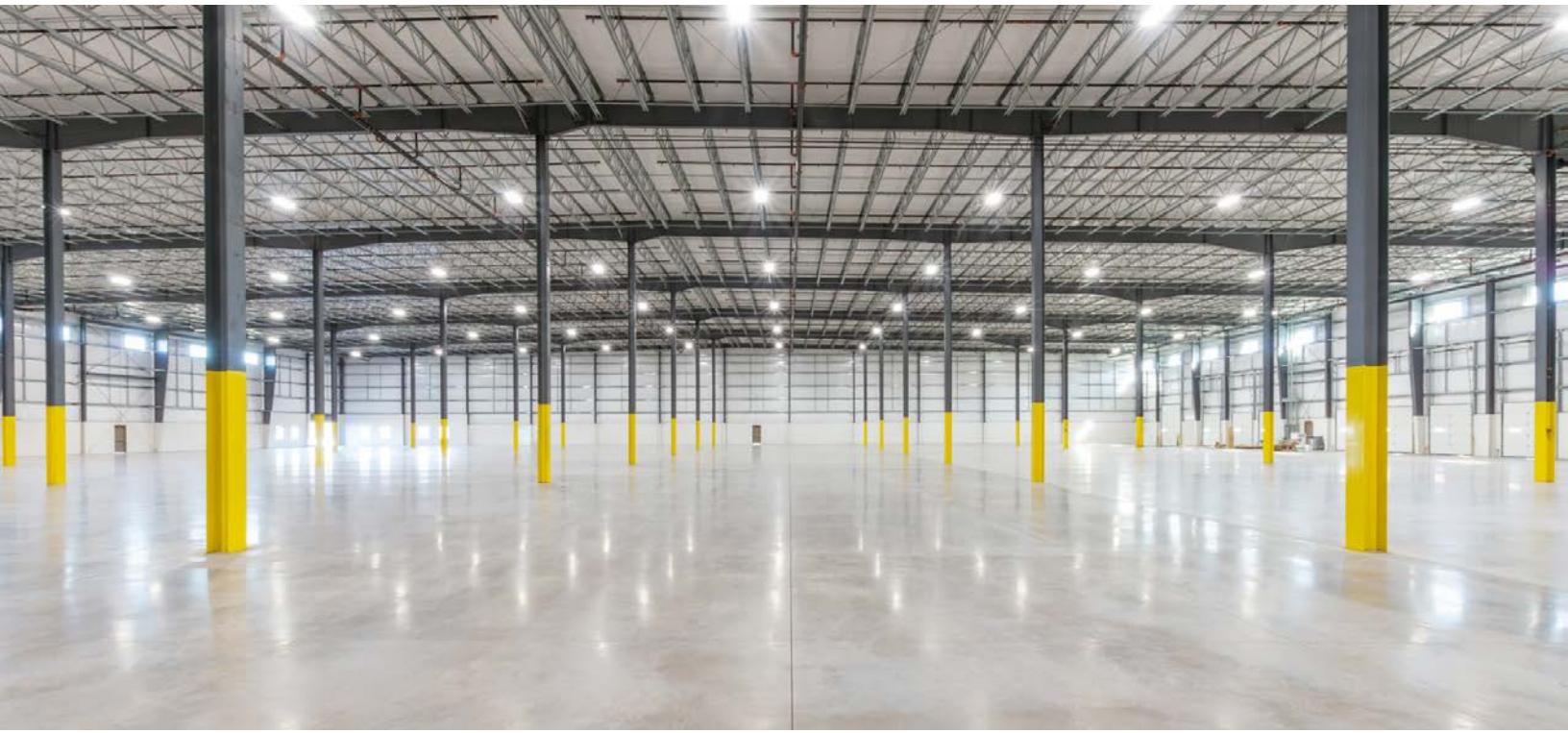
PHOTO  
COLLAGE



FOR LEASE

315 ENTERPRISE WAY, PITTSTON TOWNSHIP, PA

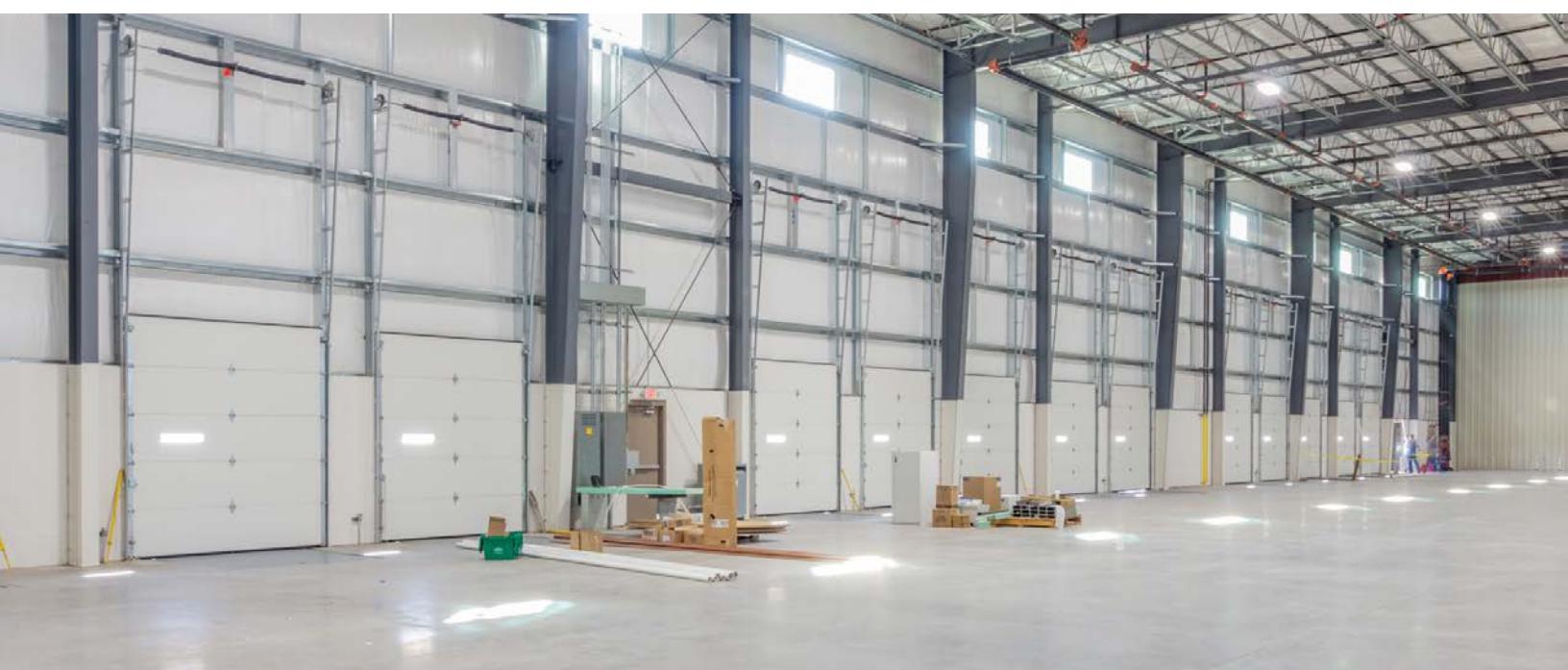
mericle.com | mericlereadytogo.com



**FOR LEASE**

**315 ENTERPRISE WAY, PITTSSTON TOWNSHIP, PA**

[mericle.com](http://mericle.com) | [mericlereadytogo.com](http://mericlereadytogo.com)



Mericle, a Butler Builder®, is  
proud to be part of a network of  
building professionals dedicated  
to providing you the best con-  
struction for your needs.

**BOB BESECKER, Vice President**  
[bbesecker@mericle.com](mailto:bbesecker@mericle.com)

**JIM HILSHER, Vice President**  
[jhilsher@mericle.com](mailto:jhilsher@mericle.com)

**BILL JONES, Vice President**  
[bjones@mericle.com](mailto:bjones@mericle.com)

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

**[mericle.com](http://mericle.com)  570.823.1100**

