



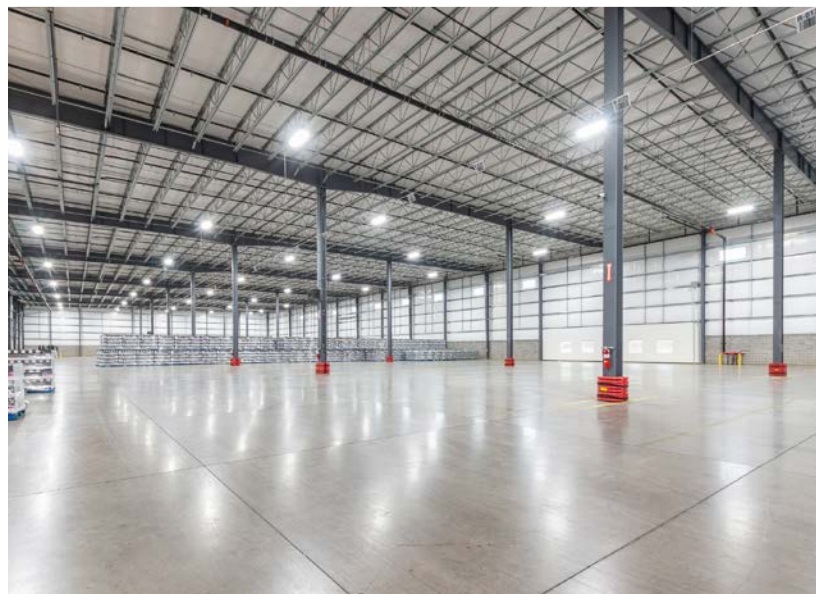
**FOR
LEASE**

96,000 SF

**380-400 RESEARCH DRIVE, PARCEL 35B
CENTERPOINT COMMERCE & TRADE PARK - EAST
PITTSTON TOWNSHIP, PITTSTON, PA 18640**

.....

INDUSTRIAL



PRIME LOCATION: CENTERPOINT EAST BUILDING NEAR I-81 & I-476

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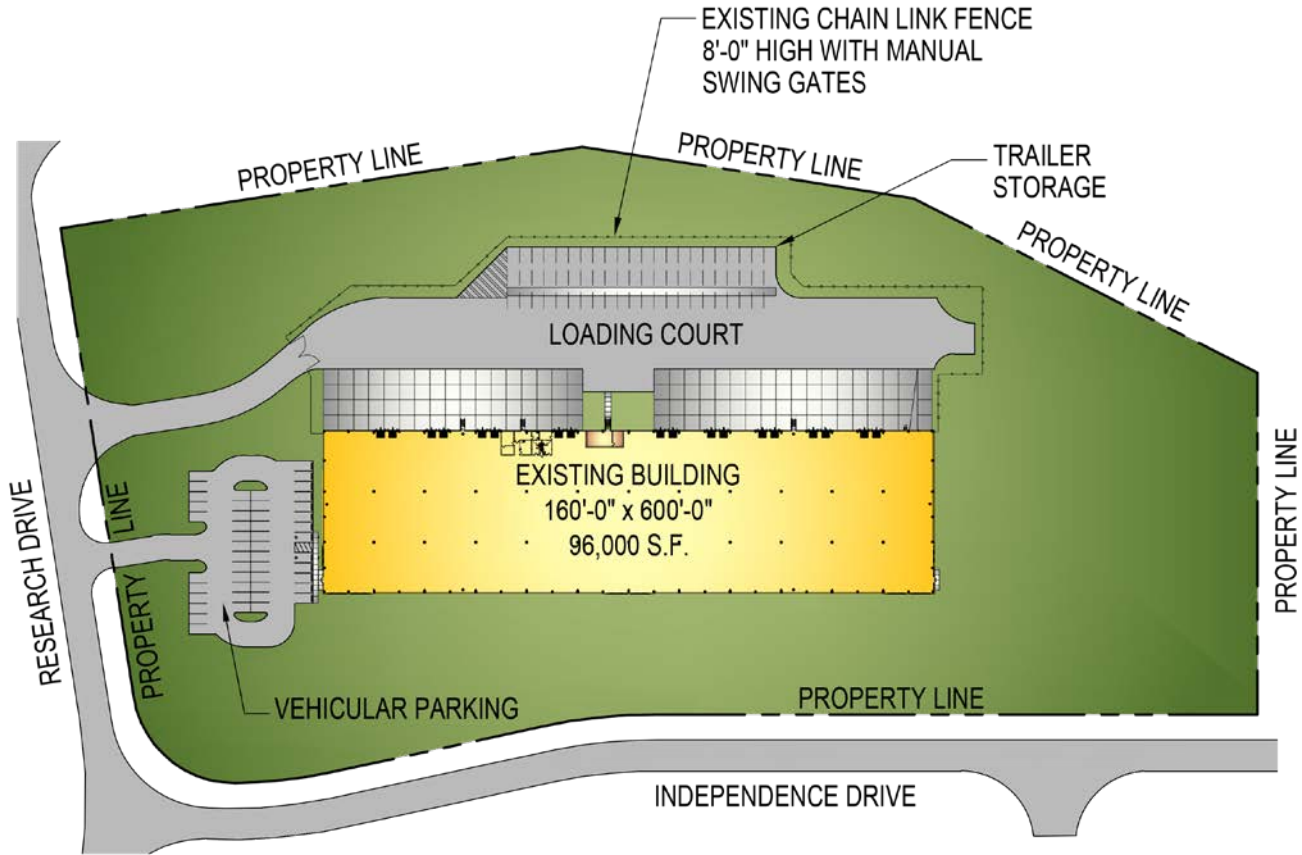
570.823.1100



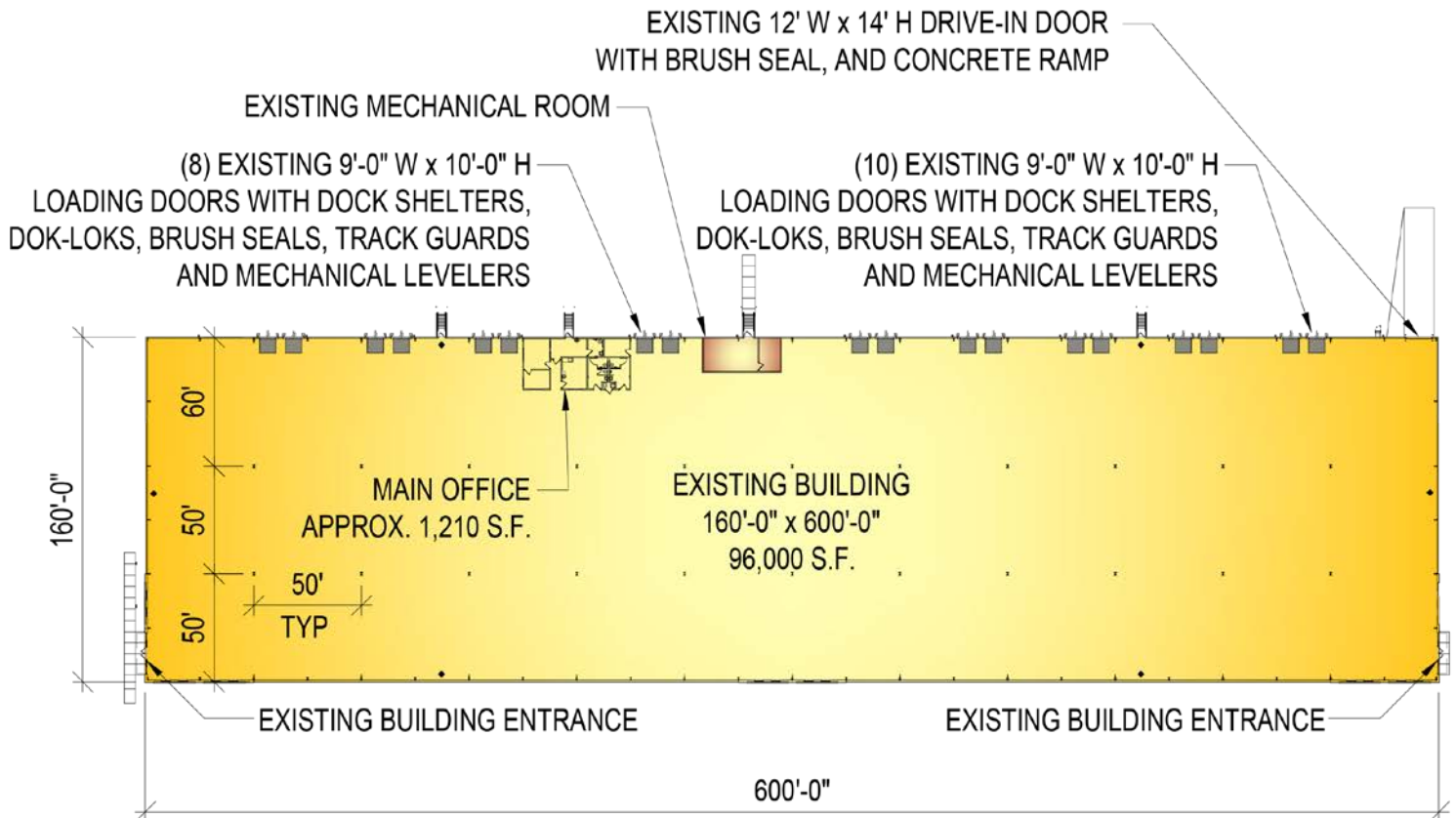
PLANS

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

380-400 RESEARCH DRIVE, PITTSBURGH, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 96,000 SF
- ▶ **ACREAGE:** 13.34 acres
- ▶ **BUILDING DIMENSIONS:** 160'-0" (width) x 600'-0" (length)
- ▶ Tenant space availability ranges from 48,000 SF to 96,000 SF.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *SpecHard* siliconate sealer/densifier and *E-Cure* curing compound.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 34'-11"
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ The building contains 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ **DOCK EQUIPMENT:** Eighteen (18) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with dock shelters, Dok-Loks, brush seals, track guards, quad outlets and 40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.

- ▶ One (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal with brush seal and a reinforced concrete ramp.

UTILITIES

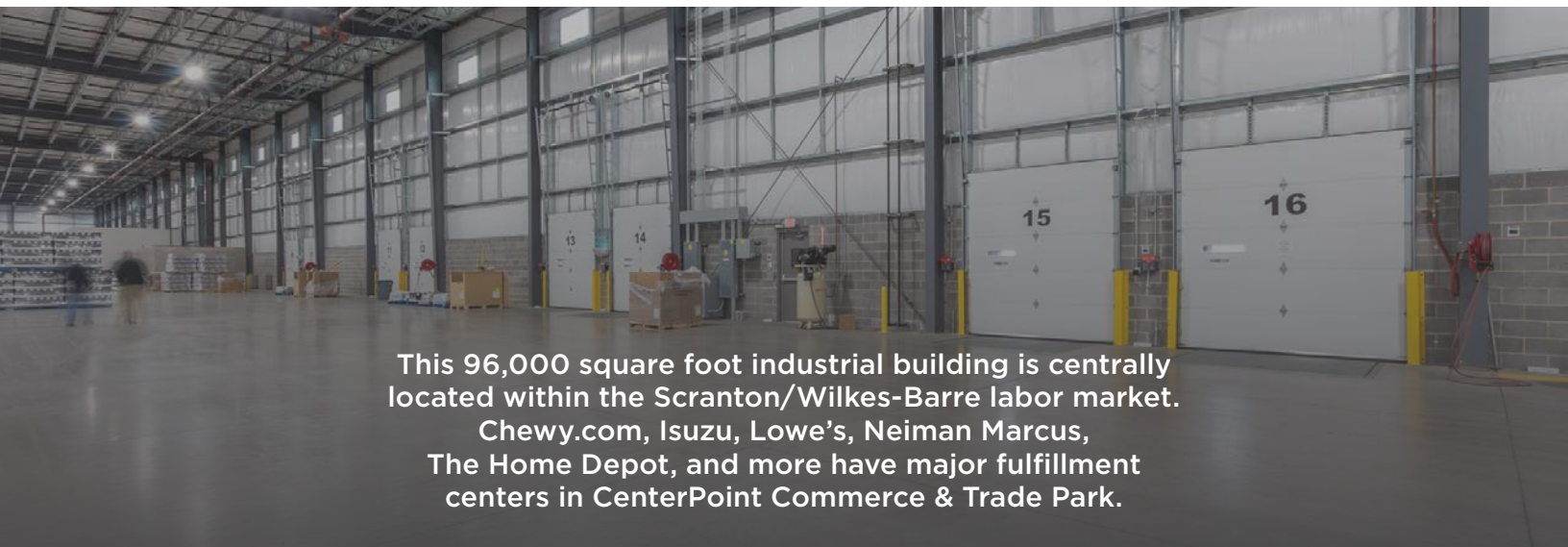
- ▶ **WAREHOUSE HEATING:** Energy efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **WAREHOUSE/OFFICE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL:** 800 Amp (expandable to 4,000 Amps), 277/480 Volt, 3 Phase electrical power.
- ▶ **FIRE PROTECTION:** Early Suppression Fast Response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** Provisions for domestic water and natural gas are provided. All utilities shall be separately metered.

PARKING

- ▶ On-site parking for approximately (48) vehicles.
- ▶ On-site trailer storage for approximately (22) trailers with 8' wide concrete dolly pad
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an 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.

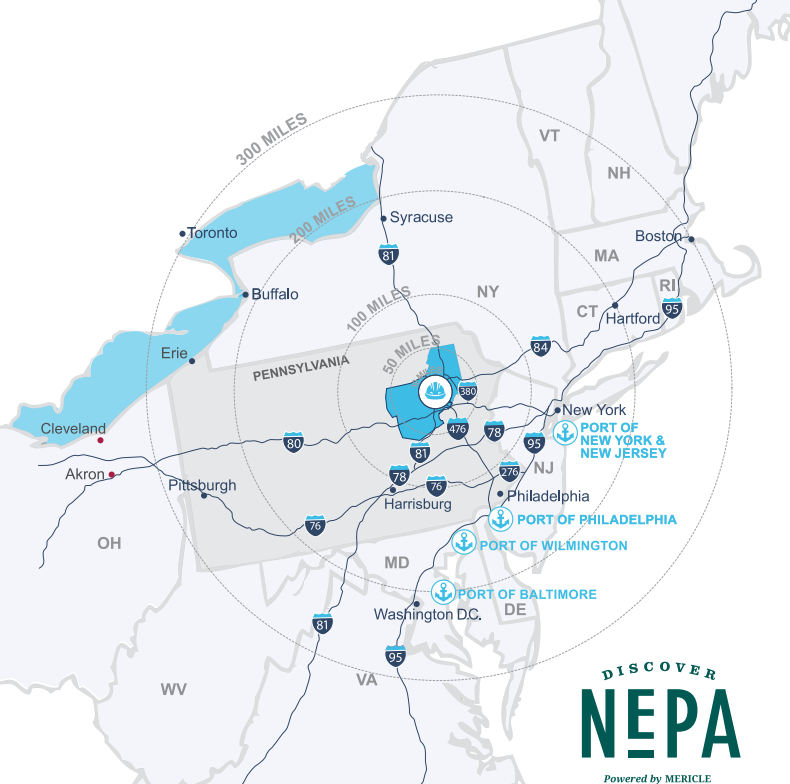


This 96,000 square foot industrial building is centrally located within the Scranton/Wilkes-Barre labor market. Chewy.com, Isuzu, Lowe's, Neiman Marcus, The Home Depot, and more have major fulfillment centers in CenterPoint Commerce & Trade Park.

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 |



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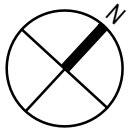
To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

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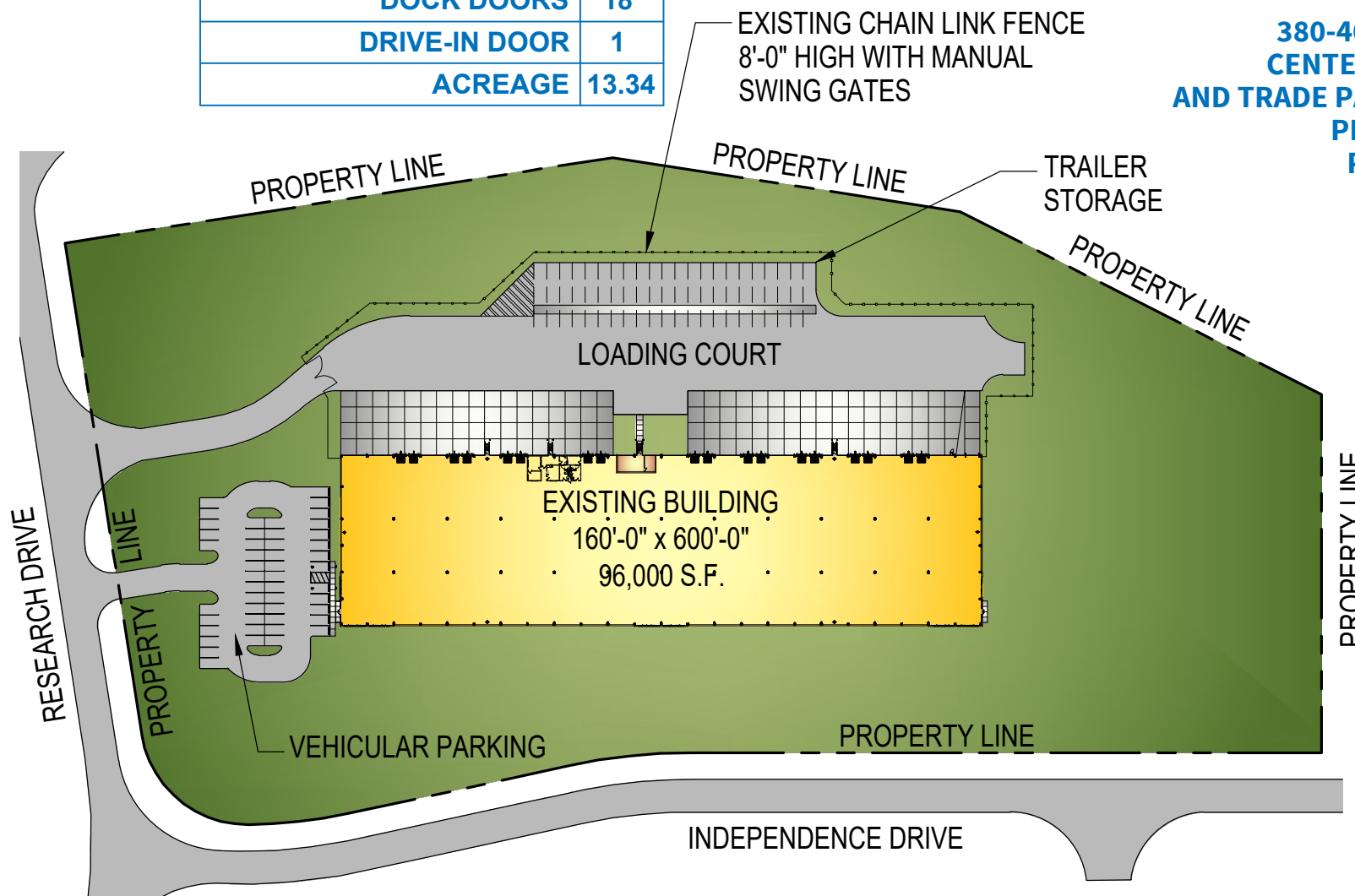
CONCEPTUAL SITE PLAN

EXISTING 96,000 S.F. BUILDING



| | |
|-------------------|-------|
| TRAILER STORAGE | 22 |
| VEHICULAR PARKING | 48 |
| DOCK DOORS | 18 |
| DRIVE-IN DOOR | 1 |
| ACREAGE | 13.34 |

PARCEL #35B
380-400 RESEARCH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK EAST PHASE IIB
PITTSTON TOWNSHIP
PITTSTON, PA 18640



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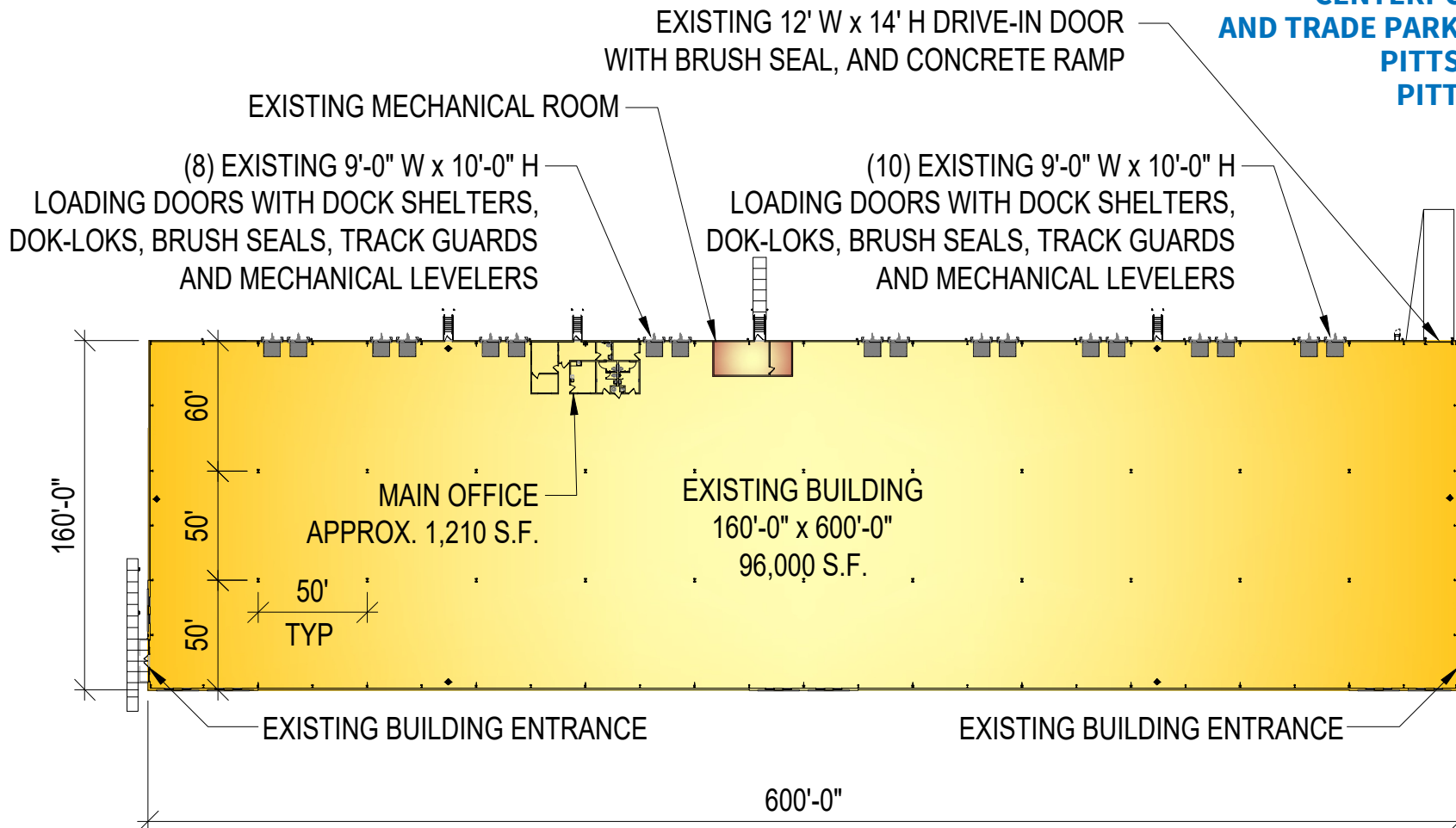
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL FLOOR PLAN

EXISTING 96,000 S.F. BUILDING

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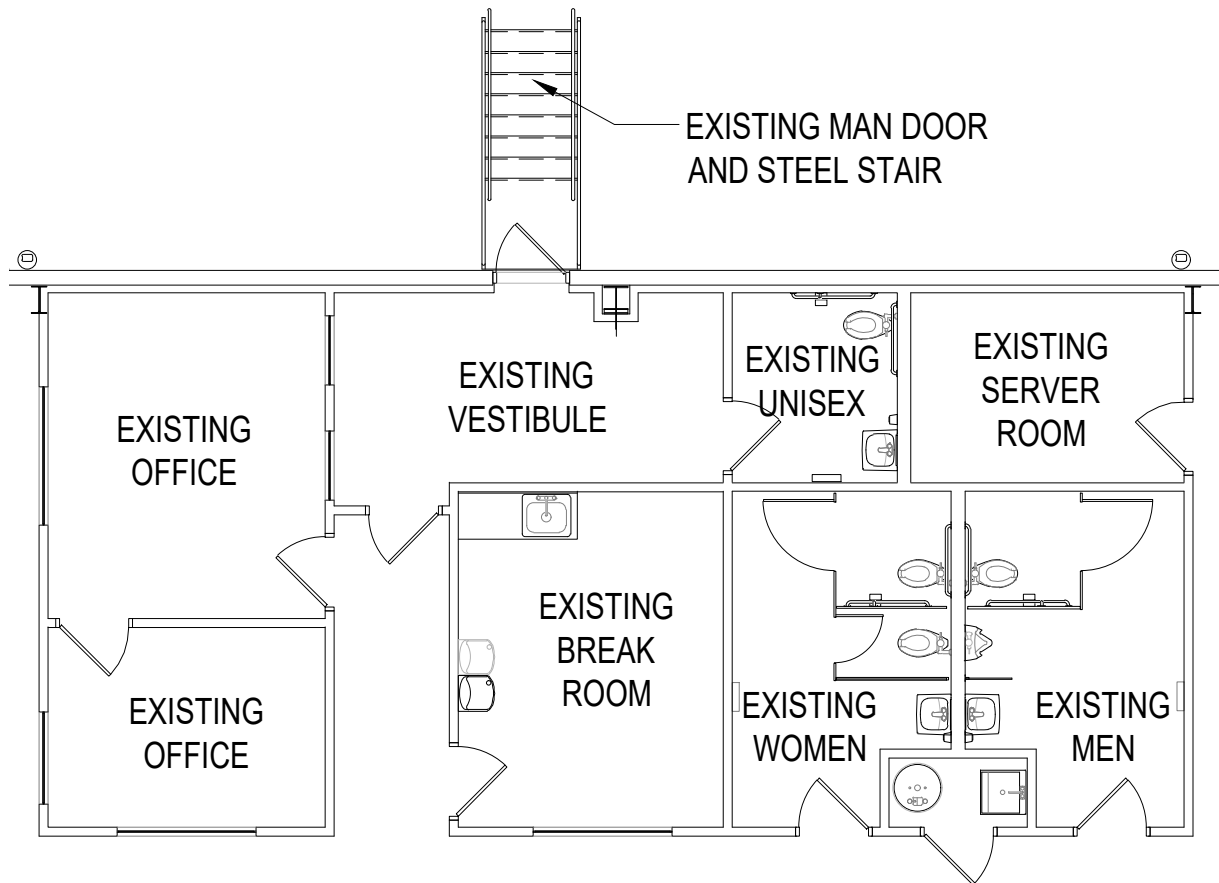
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100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
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WE BUILD COMMUNITIES.

CONCEPTUAL OFFICE PLAN

EXISTING 96,000 S.F. BUILDING

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AND TRADE PARK EAST PHASE IIB
PITTSTON TOWNSHIP
PITTSTON, PA 18640



MAIN OFFICE
(APPROX. 1,210 S.F.)

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WE BUILD BUILDINGS.
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EXISTING 96,000 S.F. BUILDING

SITE IMPROVEMENTS

- Site contains approximately 13.34 acres
- On-site parking for approximately forty-eight (48) vehicles.
- On-site trailer storage for approximately twenty-two (22) trailers with 8' wide concrete dolly pad 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 180' total loading court depth
- Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas
- Professionally prepared and maintained landscaping

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380-400 RESEARCH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK EAST PHASE IIB
PITTSTON TOWNSHIP
PITTSTON, PA 18640

BUILDING IMPROVEMENTS

- Existing building contains 96,000 square feet
- Existing building dimensions are 160'-0" (width) x 600'-0" (length)
- Tenant space availability ranges from 48,000 SF to 96,000 SF
- 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay
- 6" thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *SpecHard* silicate sealer / densifier and *E-Cure* curing compound
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- Average structural clear height of approximately 34'-11"
- *Butler Manufacturing*, MR-24 standing seam
- The building contains 3'-0" high x 6'-0" wide clerestory windows
- The building contains eighteen (18) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with dock shelters, Dok-Loks, brush seals, track guards, quad outlets and 40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal
- The building contains one (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal with brush seal and a reinforced concrete ramp

UTILITIES AND BUILDING SYSTEMS

- Existing warehouse heating system consists of energy efficient, roof mounted *Cambridge* direct-fire units
- Existing 800 amp (expandable to 4,000 amps), 277/480V, 3 Phase electrical power
- Existing warehouse lighting consists of energy efficient LED fixtures
- Existing office lighting consists of energy efficient LED fixtures
- Fire Protection System consists of Early Suppression Fast Response (ESFR) wet 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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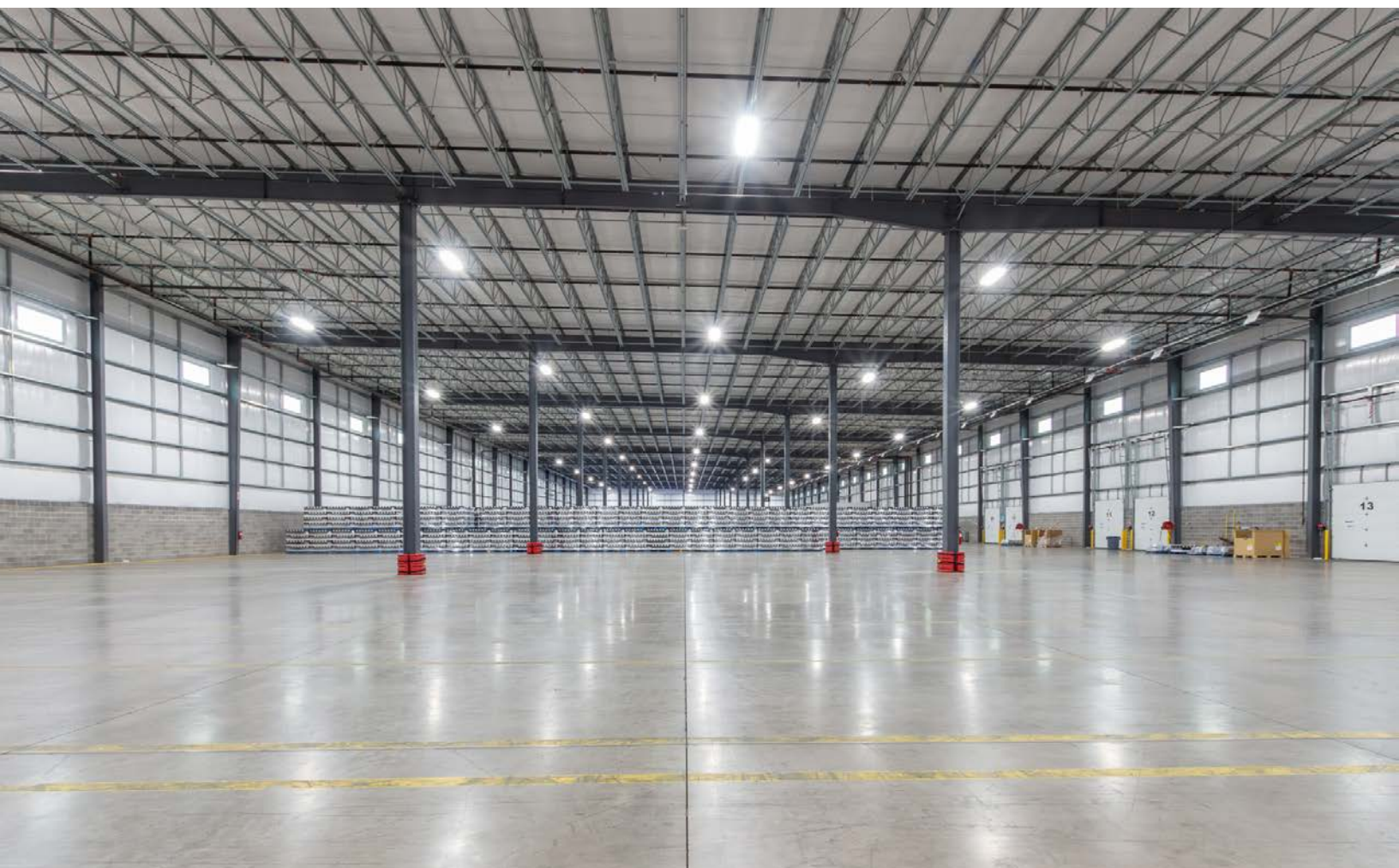
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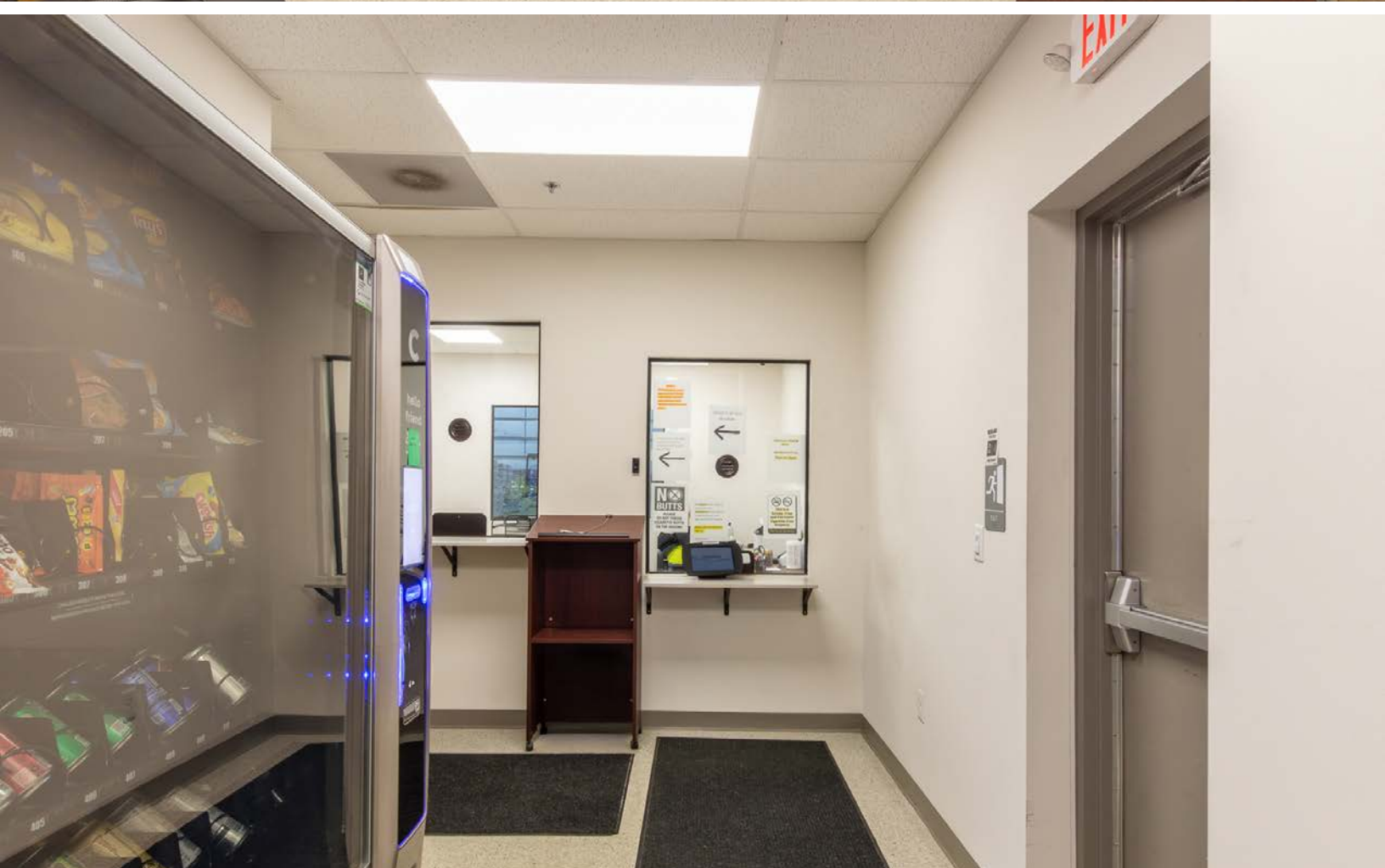
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BILL JONES, Vice President
bjones@mericle.com

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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