



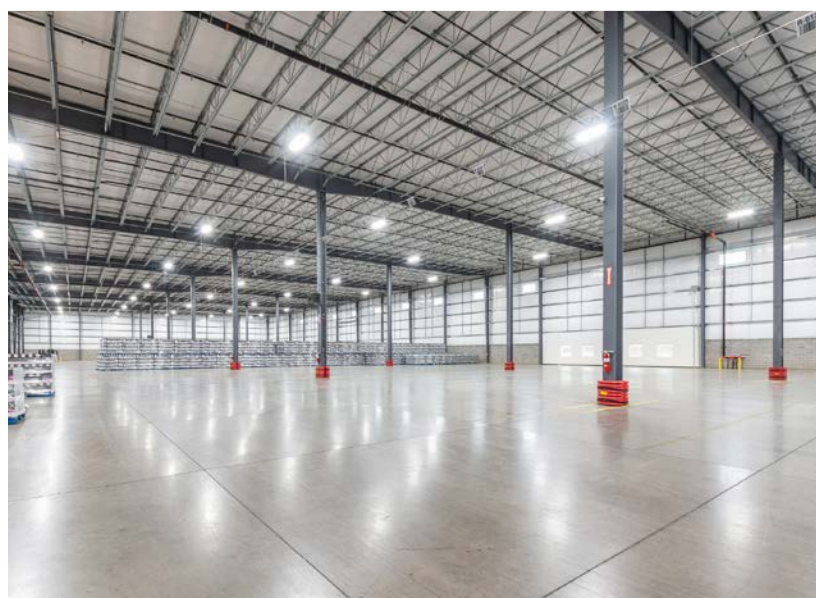
**FOR
LEASE**

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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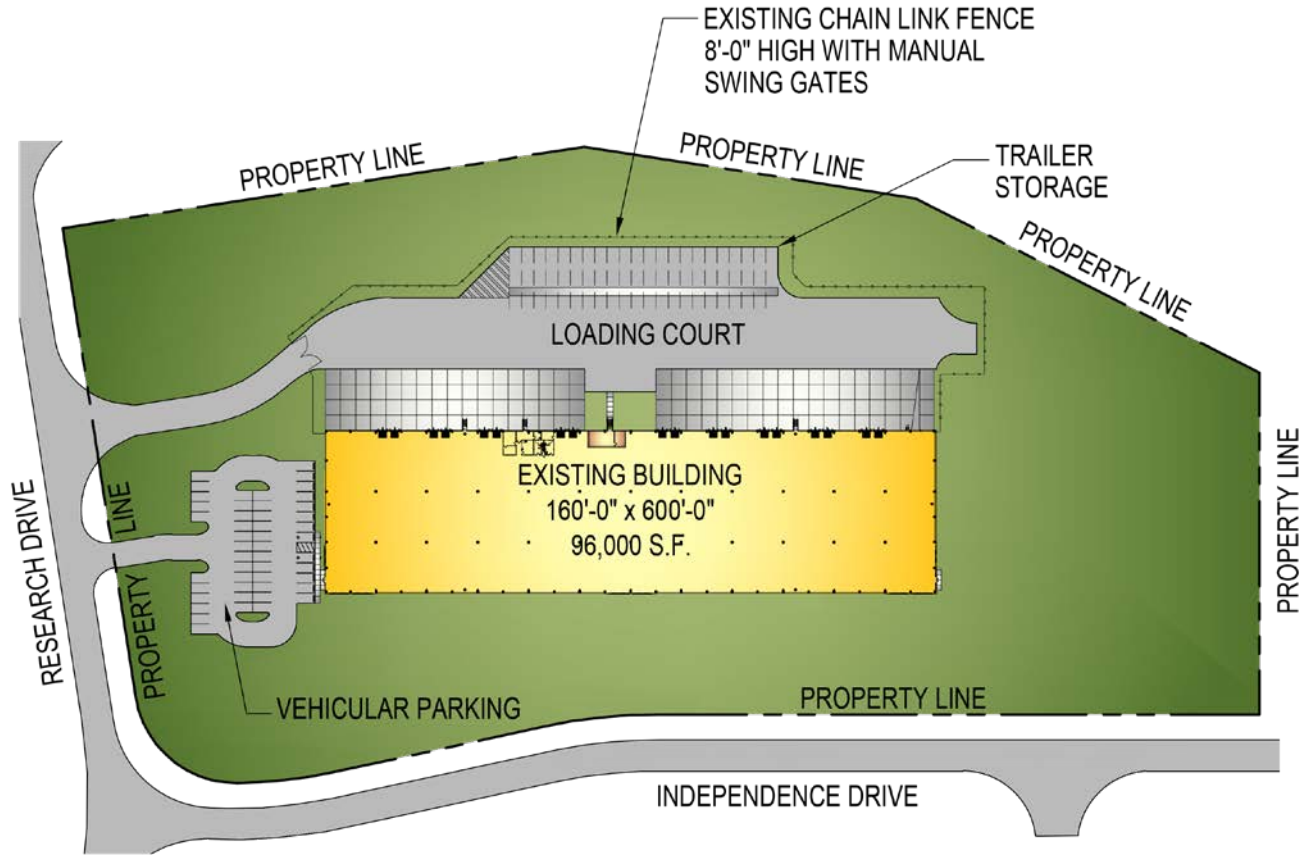
570.823.1100



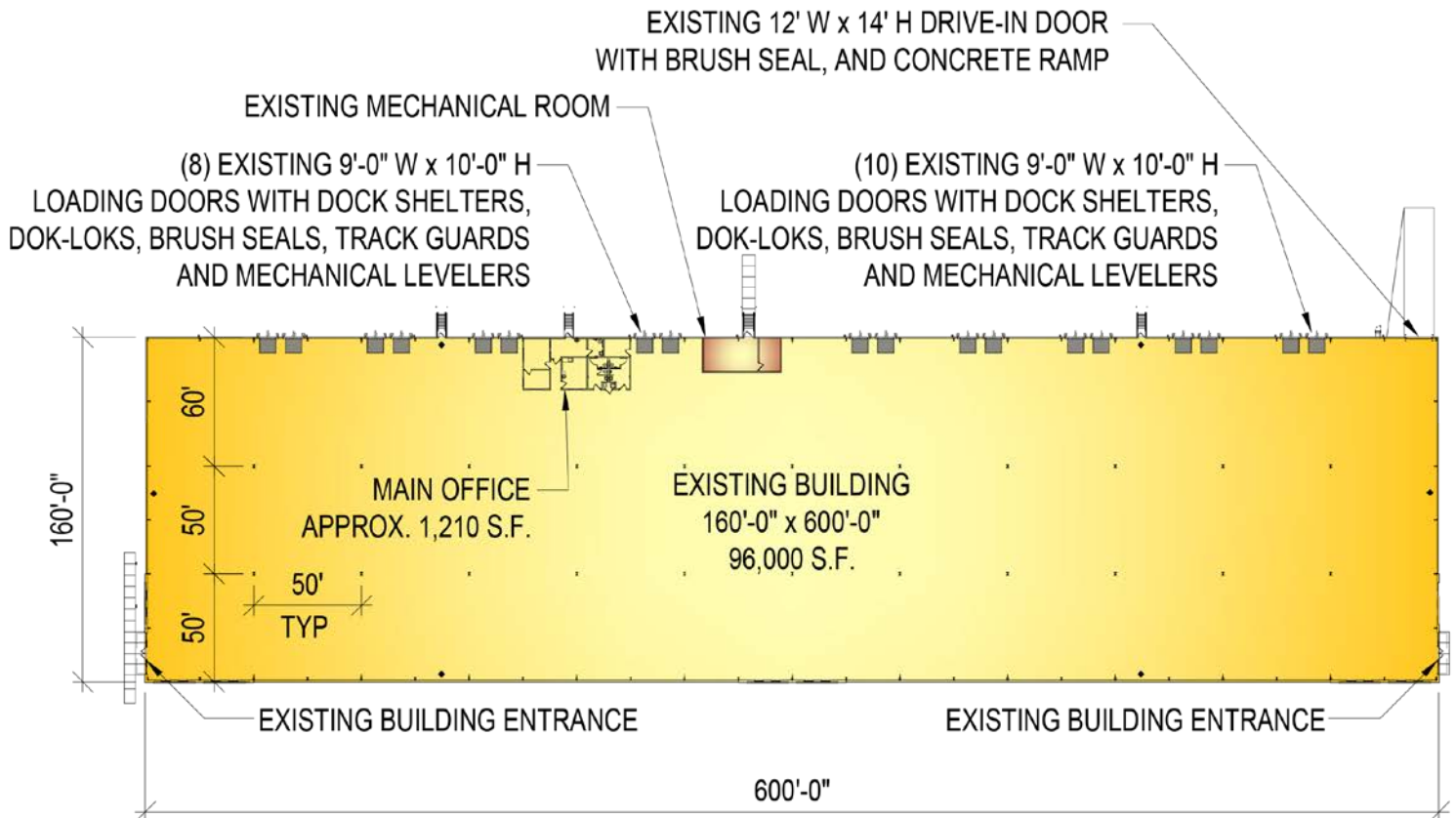
PLANS

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

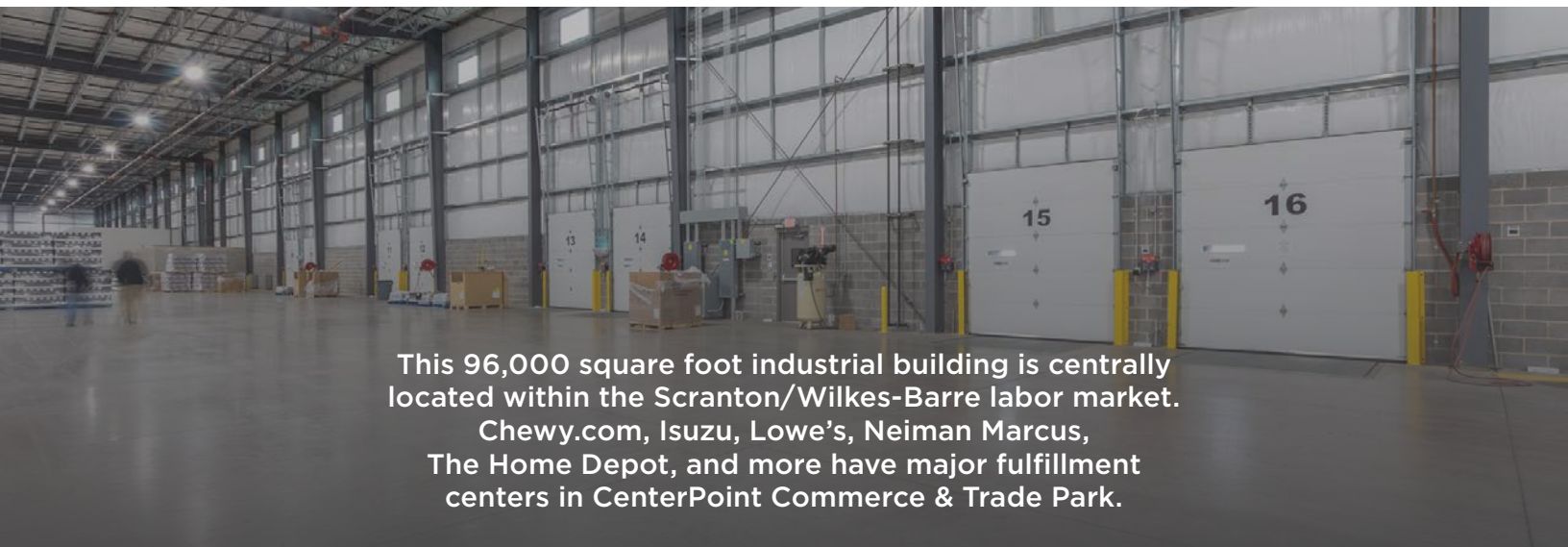
- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **WAREHOUSE/OFFICE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL:** 800 Amp (expandable to 4,000 Amps), 277/480 Volt, 3 Phase electrical power.
- ▶ **FIRE PROTECTION:** Early Suppression Fast Response (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.

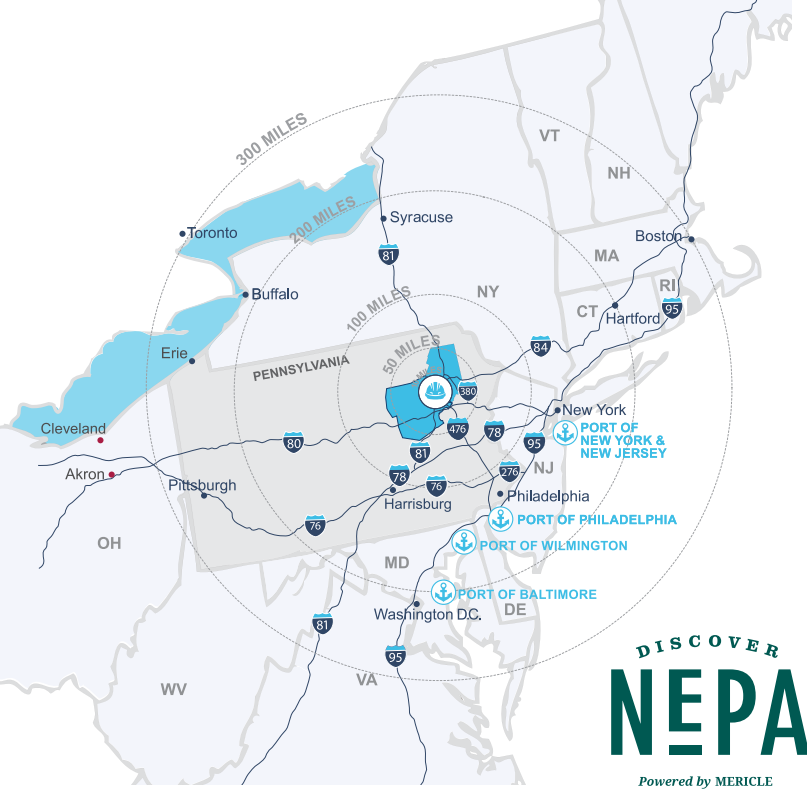


This 96,000 square foot industrial building is centrally located within the Scranton/Wilkes-Barre labor market. Chewy.com, Isuzu, Lowe's, Neiman Marcus, The Home Depot, and more have major fulfillment centers in CenterPoint Commerce & Trade Park.

FOR LEASE

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DISCOVER
NEPA
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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



380-400 RESEARCH DRIVE
CENTERPOINT
COMMERCE & TRADE
PARK EAST
PITTSBORN TOWNSHIP, PA



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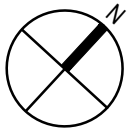
To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

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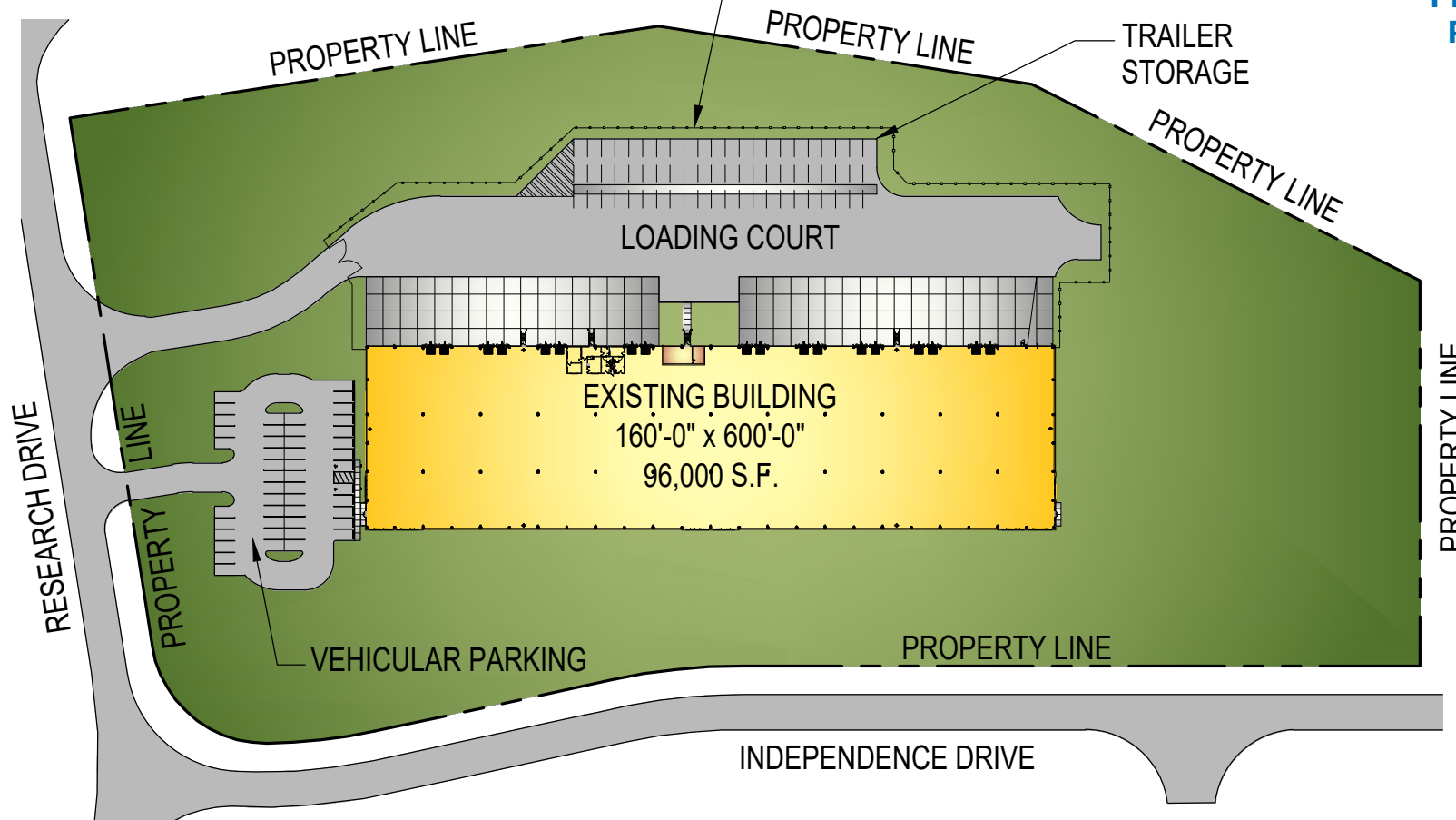
CONCEPTUAL SITE PLAN

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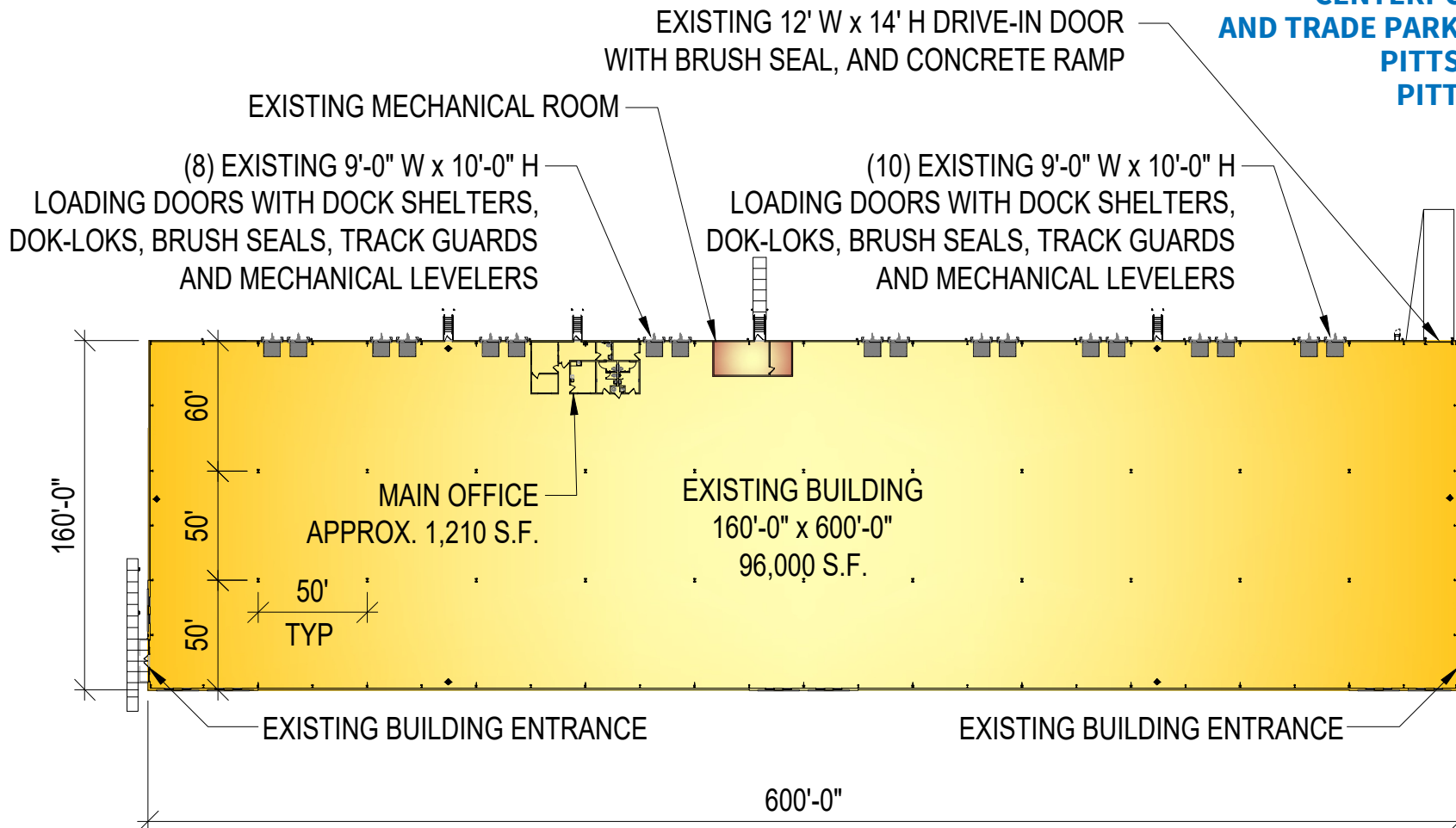
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL FLOOR PLAN

EXISTING 96,000 S.F. BUILDING

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CENTERPOINT COMMERCE
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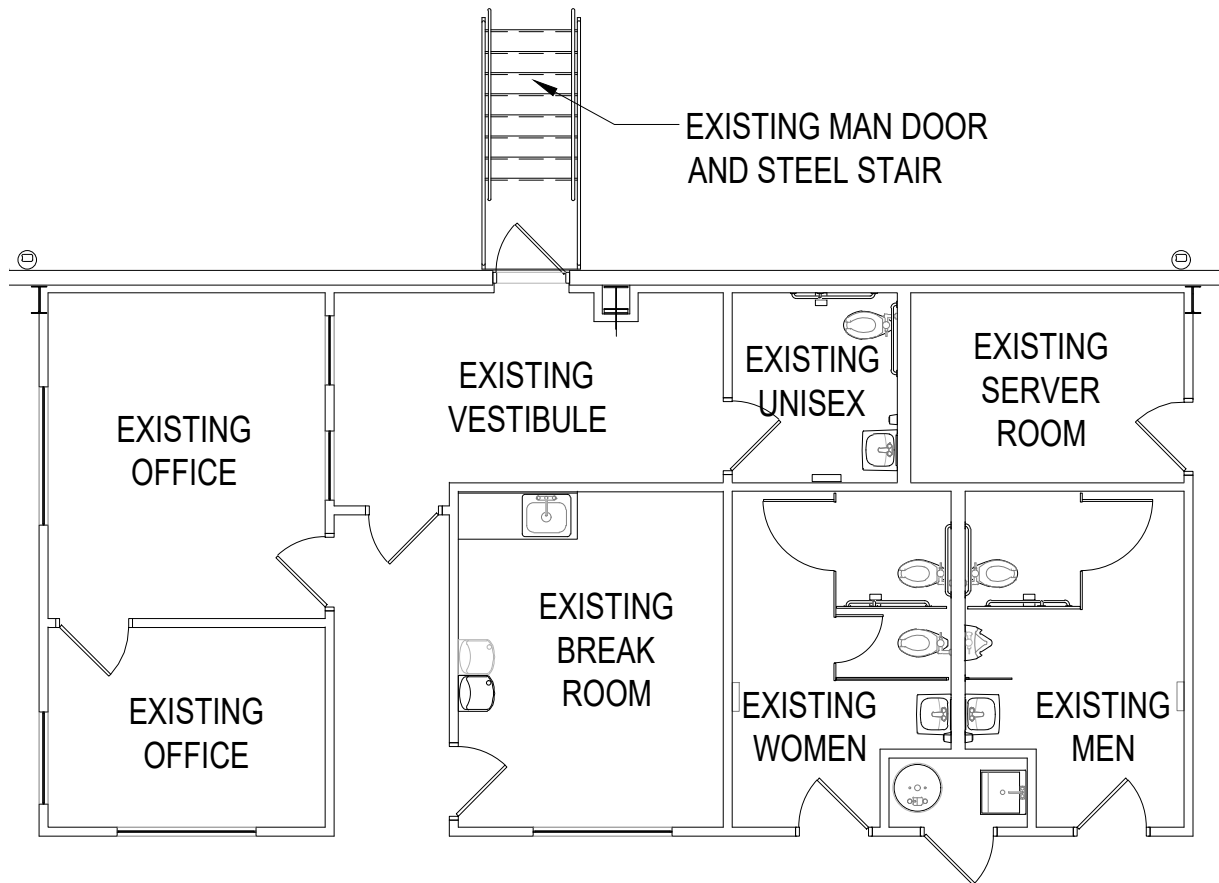
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WE BUILD BUILDINGS.
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CONCEPTUAL OFFICE PLAN

EXISTING 96,000 S.F. BUILDING

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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

PARCEL #35B
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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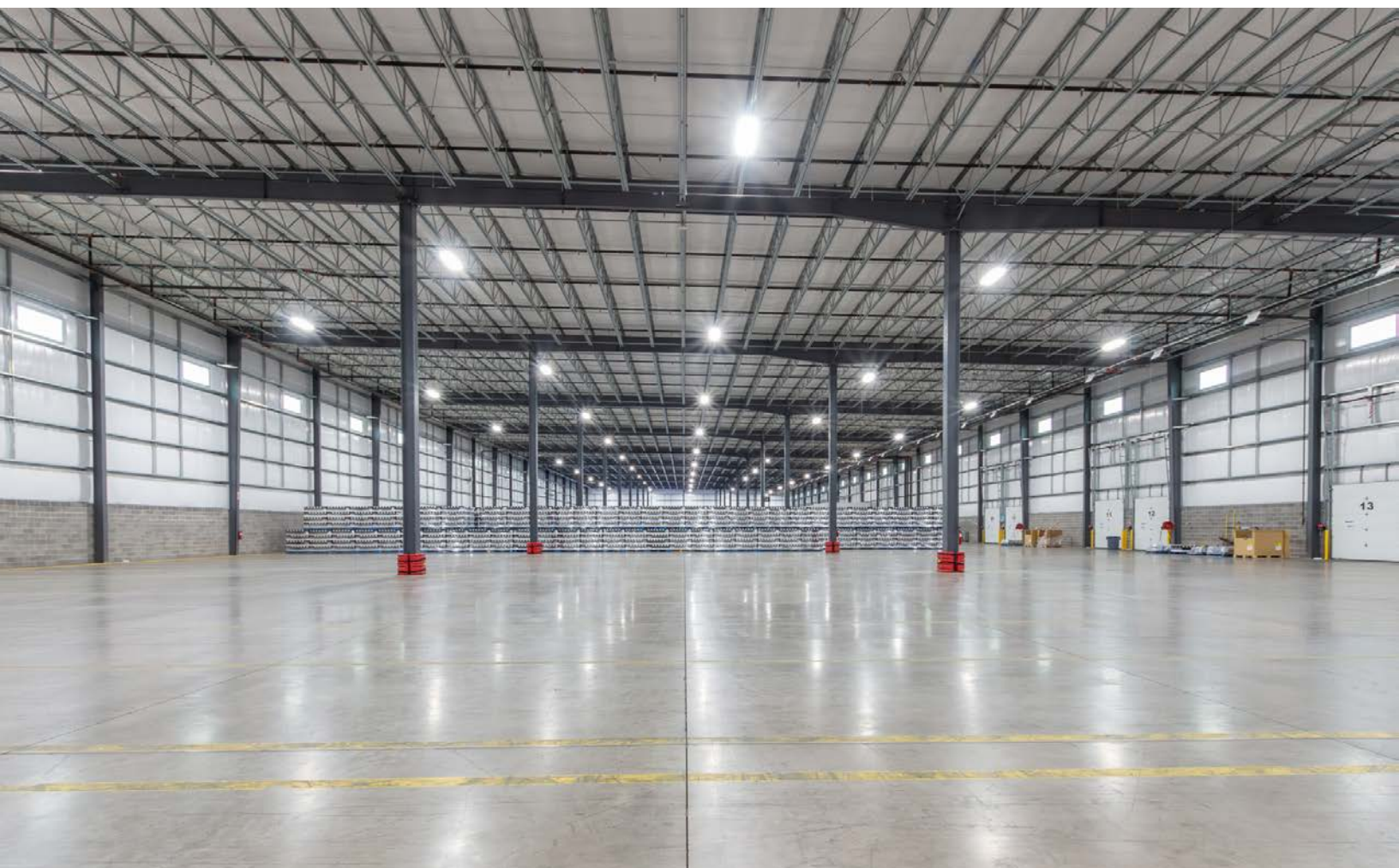
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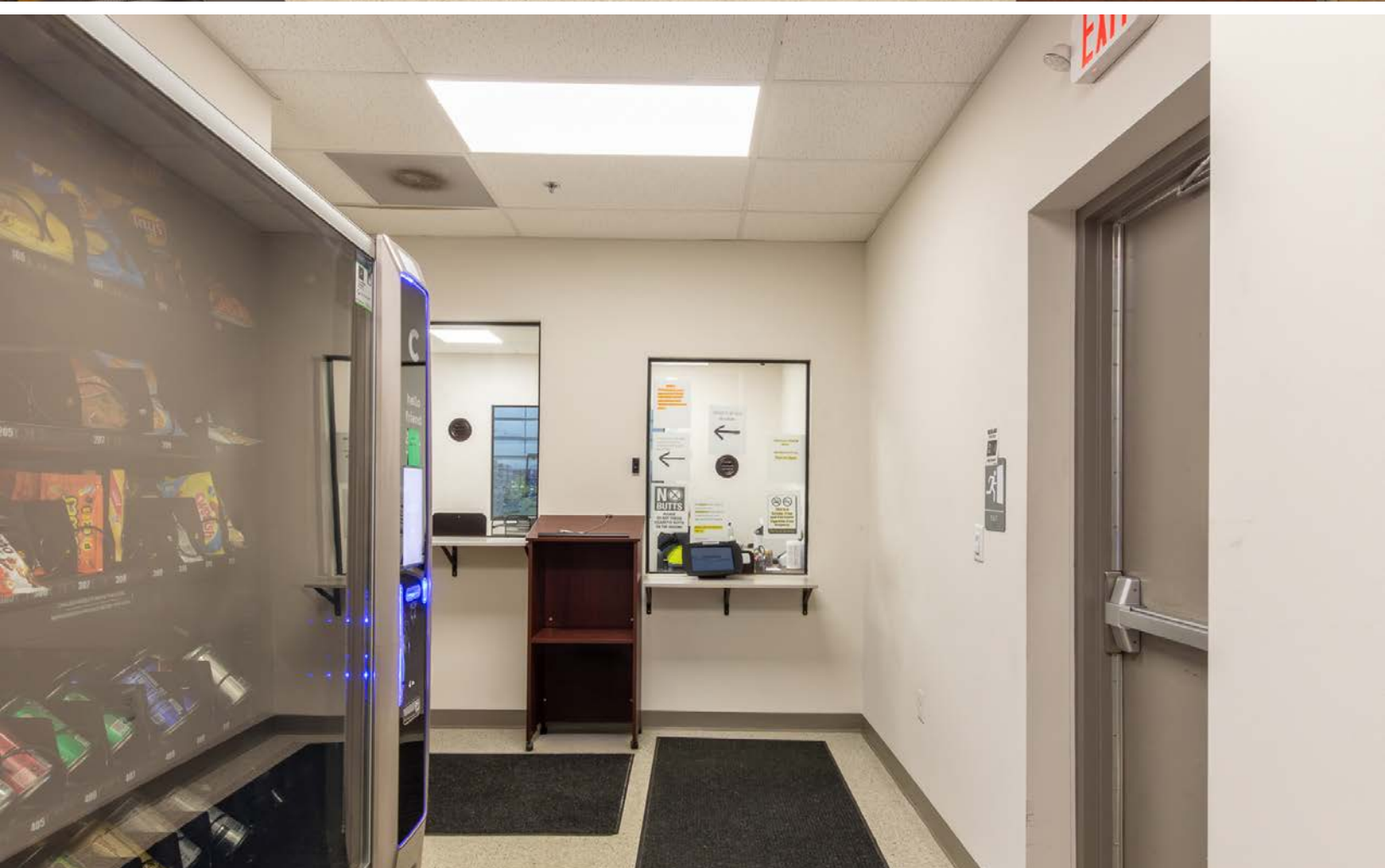
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BILL JONES, Vice President
bjones@mericle.com

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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