



**FOR  
LEASE**

# 52,187 SF

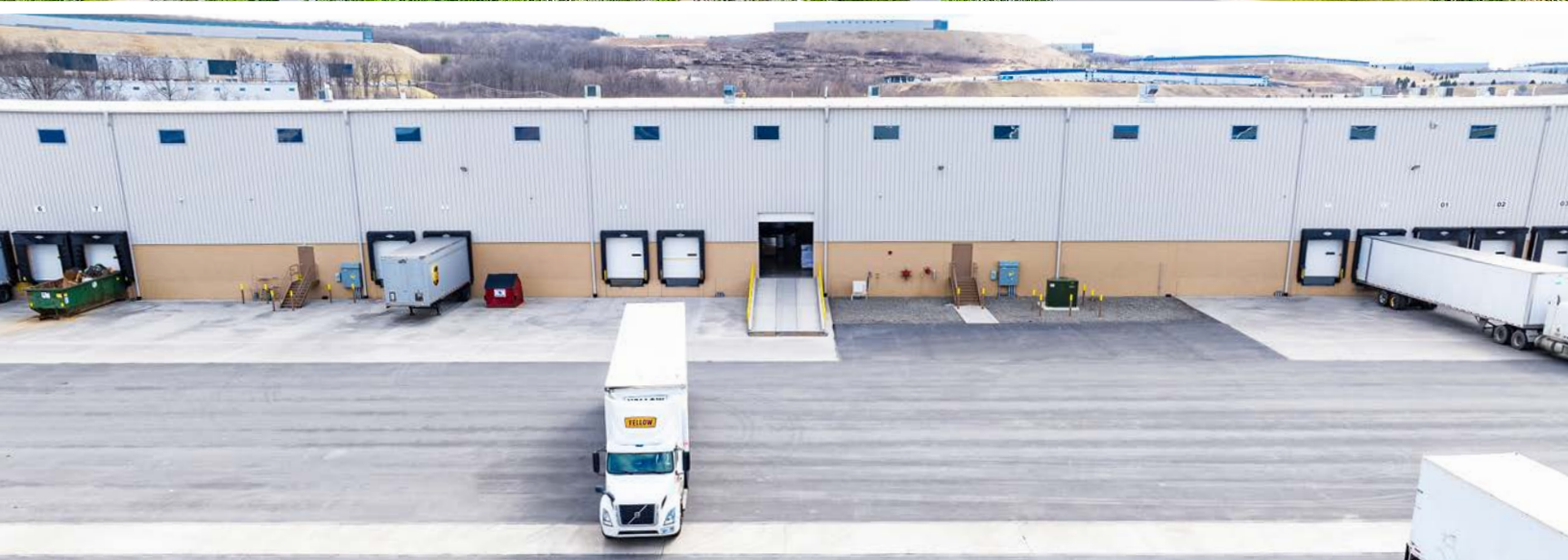
**438-442 RESEARCH DRIVE  
CENTERPOINT COMMERCE & TRADE PARK EAST  
PITTSBURGH TOWNSHIP, PA**

.....

## INDUSTRIAL

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

**CENTRALLY LOCATED  
WITHIN THE SCRANTON/  
WILKES-BARRE  
LABOR MARKET**



**TAX-ABATED INDUSTRIAL FACILITY NEAR I-81 AND I-476**

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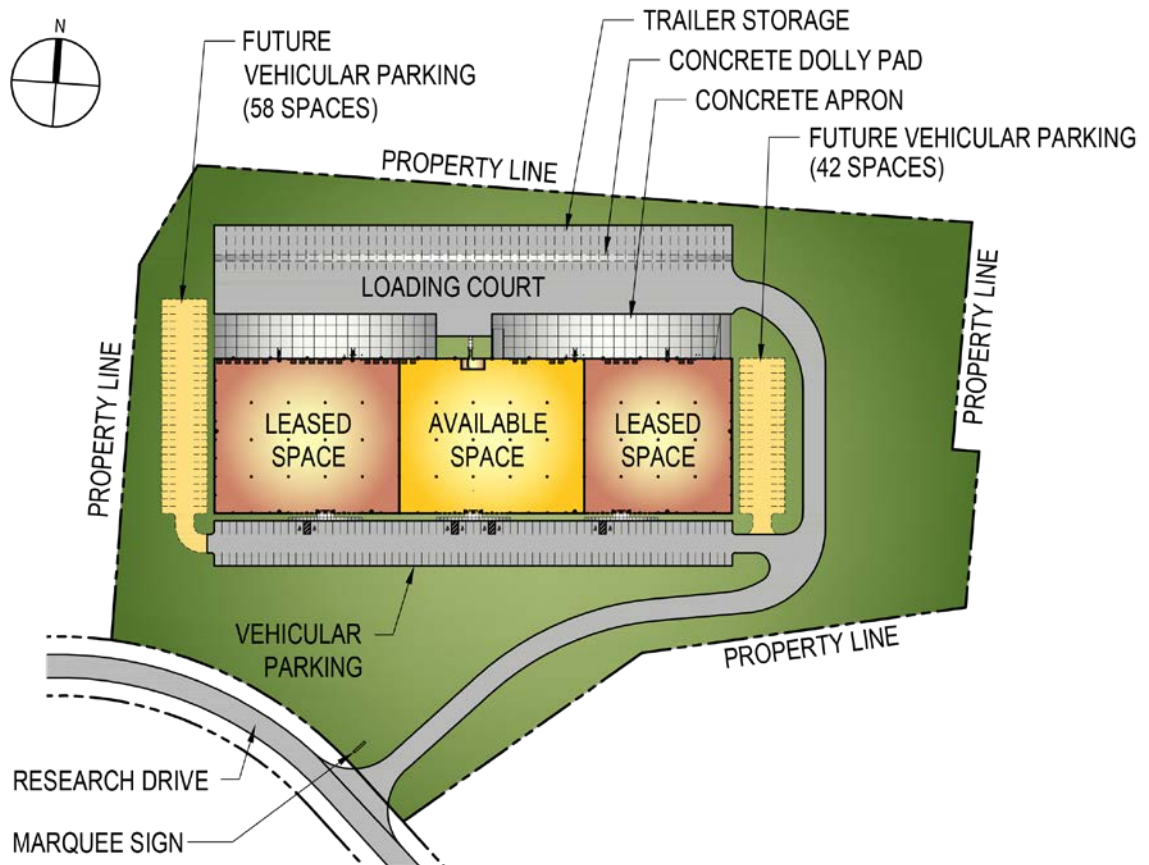
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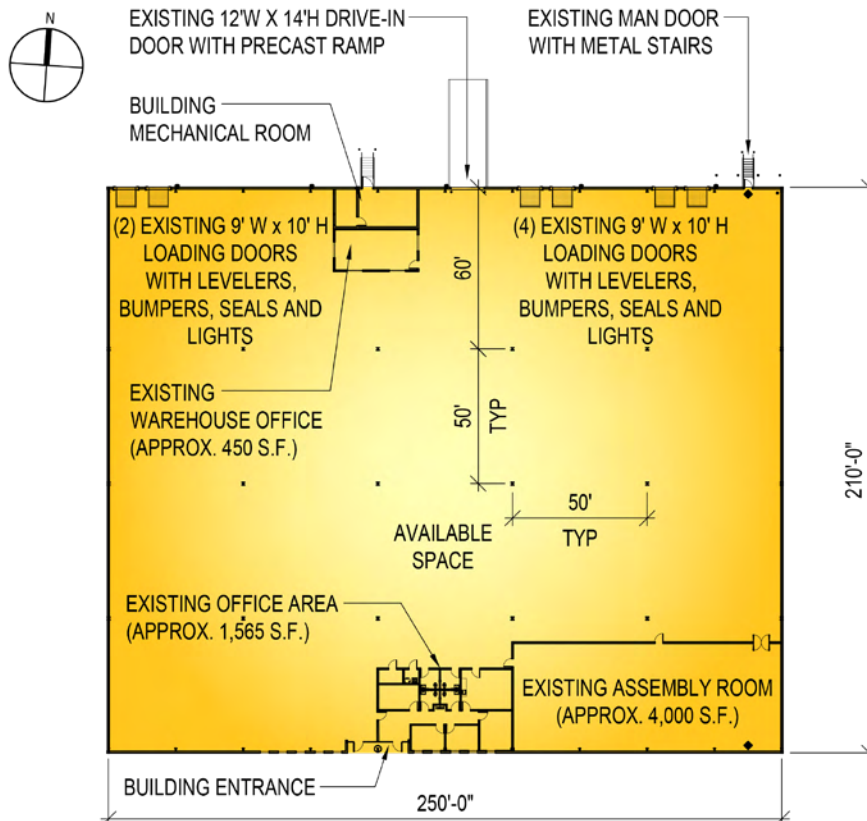
# PLANS

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## SITE PLAN



## FLOOR PLAN



FOR LEASE

438-442 RESEARCH DRIVE, PITTSBURGH TOWNSHIP, PA

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 52,187 SF
- ▶ **AVAILABLE SPACE DIMENSIONS:** 210'w x 250'l
- ▶ **BUILDING SF:** 147,000 SF
- ▶ **BUILDING DIMENSIONS:** 210'w x 700'l
- ▶ **ACREAGE:** 17.29 acres
- ▶ The 52,187 SF available space can be divided into two (2) adjacent spaces of 21,070 SF and 31,117 SF.
- ▶ Available space contains approximately 1,565 SF of Main Office and approximately 450 SF of Warehouse Office, both of which have 2' x 4' acoustical suspended ceiling system with 2' x 4' or 2' x 2' LED fixtures and motion sensors.
- ▶ Available space contains approximately one (1) 4,000 SF Assembly Room with full height walls to the underside of insulation, HVAC included.

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *SpecHard* silicate sealer/densifier and *E-Cure* curing compound.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 metal roof system.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** 32'-2" approximate clear structural height along loading dock wall.
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ The building contains 3'-0"h x 6'-0"w clerestory windows.

## LOADING

- ▶ **DOCK EQUIPMENT:** Six (6) 9'-0"w x 10'-0"h vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers, seals and dock lights. All dock equipment by *Rite-Hite* or equal.
- ▶ **DRIVE-IN DOOR:** One (1) 12'-0"w x 14'-0"h vertical lift insulated steel drive-in door with precast ramp.
- ▶ **DOCK APRON:** 8" thick x 60' deep, reinforced concrete dock apron at loading dock.

## UTILITIES

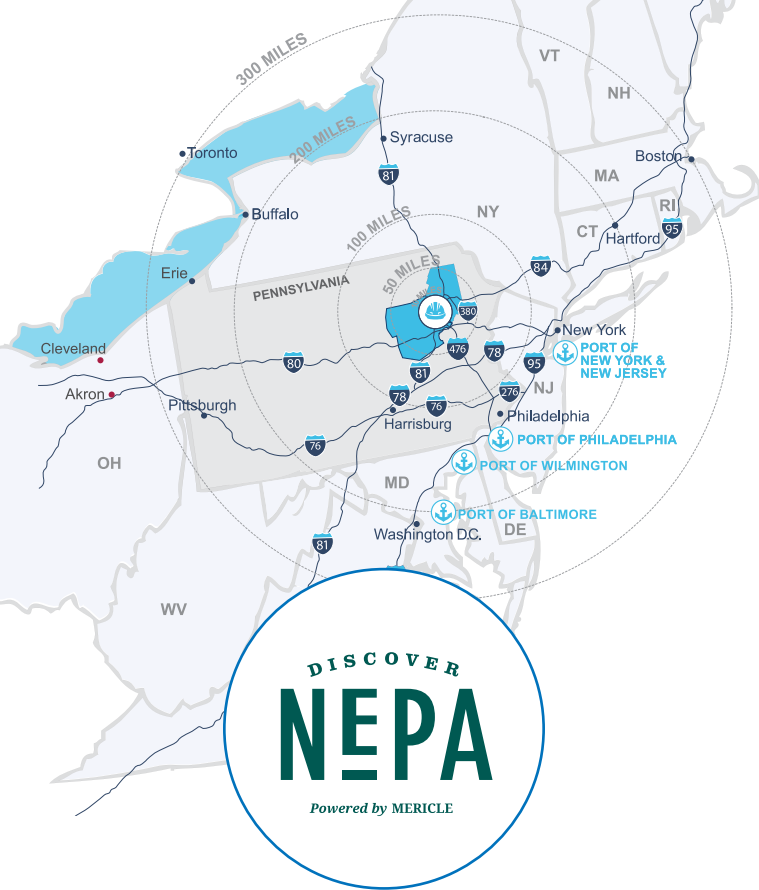
- ▶ **HVAC:** Warehouse heating/ventilation system consists of energy efficient, roof mounted Cambridge direct-fire units.
- ▶ HVAC for buildout and assembly room consists of constant volume *Trane* RTU's with gas heat and electric cooling.
- ▶ **ELECTRICAL SERVICE:** 400 Amp, 480/277 Volt, 3-phase service, expandable to 4,000 Amps.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **FIRE PROTECTION:** Early Suppression Fast Response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ **ELECTRIC:** PPL Utilities
- ▶ **GAS:** UGI Utilities, Inc.
- ▶ **WATER:** Pennsylvania American Water Company
- ▶ **SEWER:** Wyoming Valley Sanitary Authority
- ▶ **TELECOM:** Comcast, Verizon, Frontier Communications, and CenturyLink serve the park.

## PARKING

- ▶ Abundant on-site vehicle parking.
- ▶ Abundant on-site trailer storage with 8' wide concrete dolly pad.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

## SITE FEATURES

- ▶ Professionally prepared and maintained landscaping.



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.

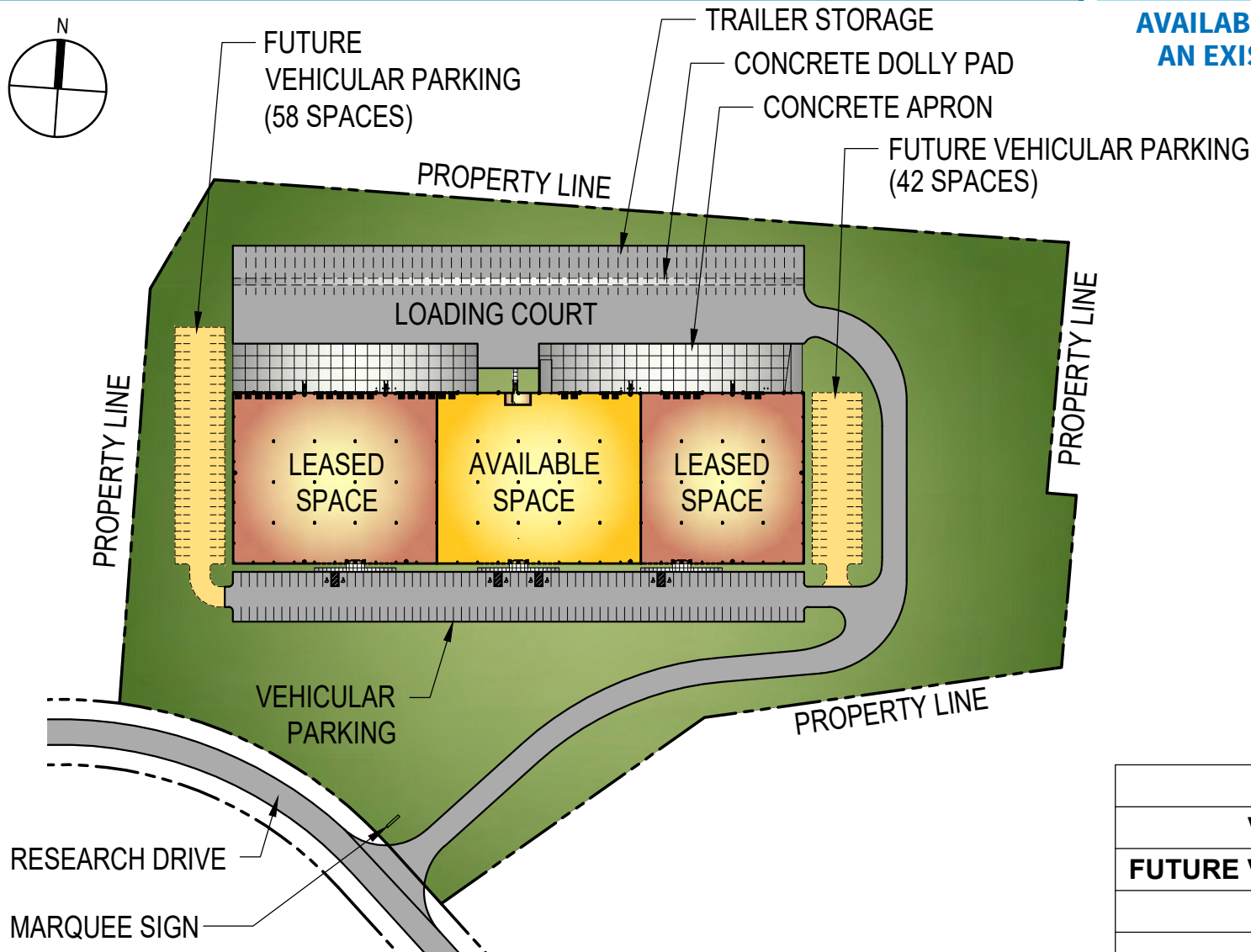
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# CONCEPTUAL SITE PLAN

**AVAILABLE 52,187 S.F. SPACE WITHIN  
AN EXISTING 147,000 S.F. BUILDING**

**PARCEL #36-37  
438-442 RESEARCH DRIVE  
CENTERPOINT COMMERCE  
AND TRADE PARK - EAST  
PITTSBURGH TOWNSHIP  
PITTSBURGH, PA 15240**



|                                 |              |
|---------------------------------|--------------|
| <b>TRAILER STORAGE</b>          | <b>21</b>    |
| <b>VEHICULAR PARKING</b>        | <b>48</b>    |
| <b>FUTURE VEHICULAR PARKING</b> | <b>100</b>   |
| <b>DOCK DOORS</b>               | <b>6</b>     |
| <b>DRIVE-IN DOOR</b>            | <b>1</b>     |
| <b>ACREAGE</b>                  | <b>17.29</b> |

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100 Baltimore Drive, Wilkes-Barre, PA 18702

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## SITE IMPROVEMENTS

- Site contains approximately 17.29 acres
- On-site parking for approximately forty-eight (48) vehicles
- On-site trailer storage for approximately twenty-one (21) trailers with 8' wide concrete dolly pad
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock
- Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas
- Professionally prepared and maintained landscaping

**AVAILABLE 52,187 S.F. SPACE WITHIN  
AN EXISTING 147,000 S.F. BUILDING**

**PARCEL #36-37  
438-442 RESEARCH DRIVE  
CENTERPOINT COMMERCE  
AND TRADE PARK - EAST  
PITTSTON TOWNSHIP  
PITTSTON, PA 18640**

## BUILDING IMPROVEMENTS

- Building contains 147,000 square feet
- Building dimensions are 210'-0" (width) x 700'-0" (length)
- 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.
- 32'-2" approximate clear structural height along loading dock wall
- *Butler Manufacturing*, MR-24 metal roof system
- The building contains 3'-0" high x 6'-0" wide clerestory windows
- Available space contains 52,187 S.F.
- Available space dimensions are approximately 210'-0" (width) x 250'-0" (length)
- Available space contains approximately 1,565 S.F. of Main Office and approximately 450 S.F. of Warehouse Office, both of which have 2' x 4' acoustical suspended ceiling system with 2' x 4' or 2' x 2' LED fixtures and motion sensors
- Available space contains approximately one (1) 4,000 s.f. Assembly Room with full height walls to the underside of insulation
- Available space contains six (6) 9'-0" x 10'-0" vertical lift insulated dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers, seals and dock lights. All dock equipment by *Rite-Hite* or equal.
- Available space contains one (1) 12' W x 14' H vertical lift insulated steel drive-in door by *Haas Door* or equal with precast ramp

## UTILITIES AND BUILDING SYSTEMS

- The warehouse heating/ventilation system consists of energy efficient, roof mounted *Cambridge* direct-fire units
- Packaged gas / electric roof top HVAC system for heating / air conditioning in Main office area and Assembly room.
- HVAC split system for heating / air conditioning in the warehouse office area.
- The electrical service is a minimum 400 amp, 480/277 volt, 3-phase service, expandable to 4,000 amps
- The warehouse lighting consists of energy efficient LED fixtures
- Fire Protection System consists of Early Suppression Fast Response (ESFR) wet sprinkler system

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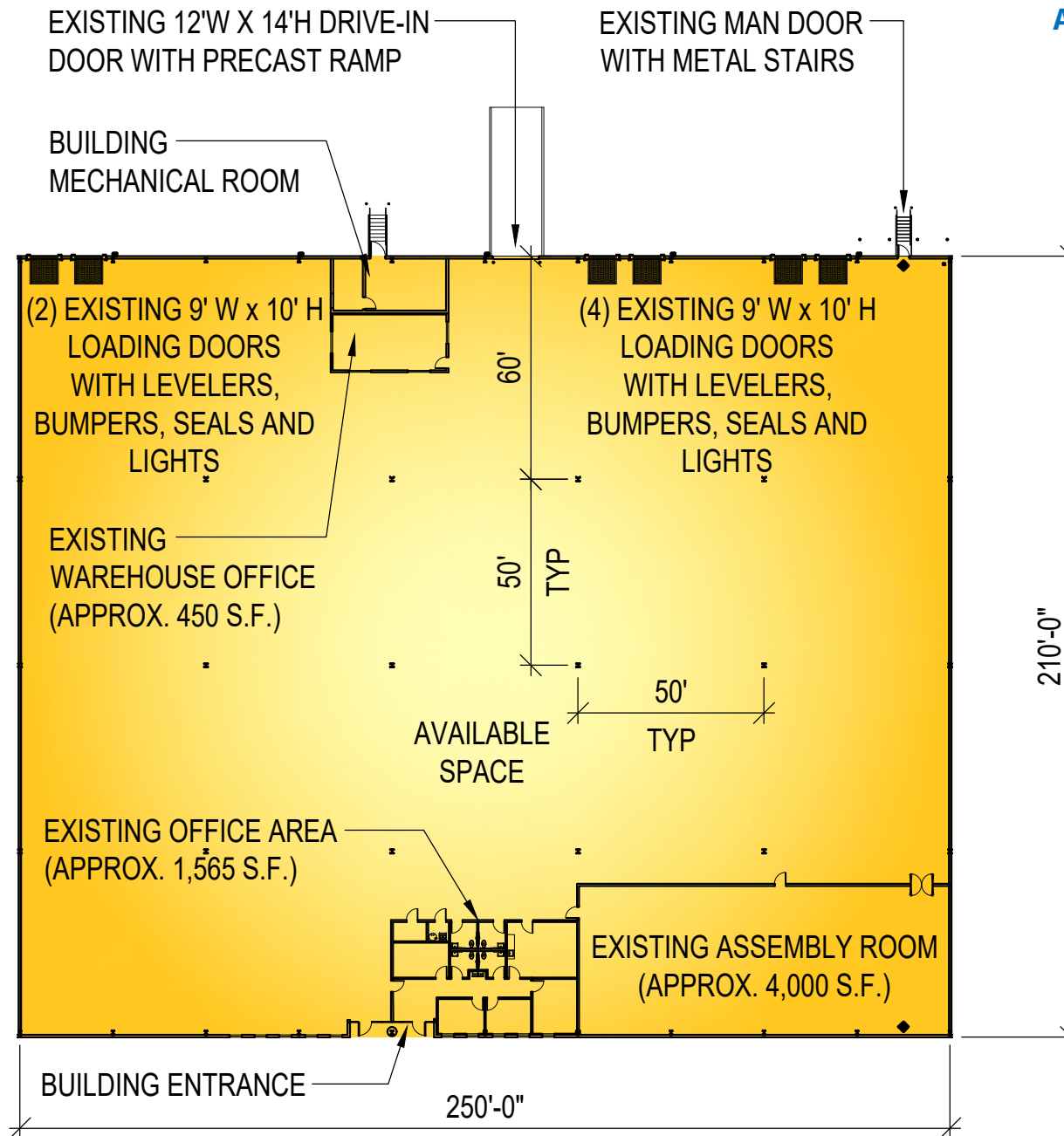
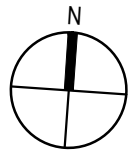
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# CONCEPTUAL FLOOR PLAN

**AVAILABLE 52,187 S.F. SPACE WITHIN  
AN EXISTING 147,000 S.F. BUILDING**

**PARCEL #36-37  
438-442 RESEARCH DRIVE  
CENTERPOINT COMMERCE  
AND TRADE PARK - EAST  
PITTSBURGH TOWNSHIP  
PITTSBURGH, PA 15114**



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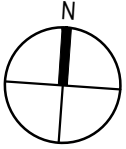


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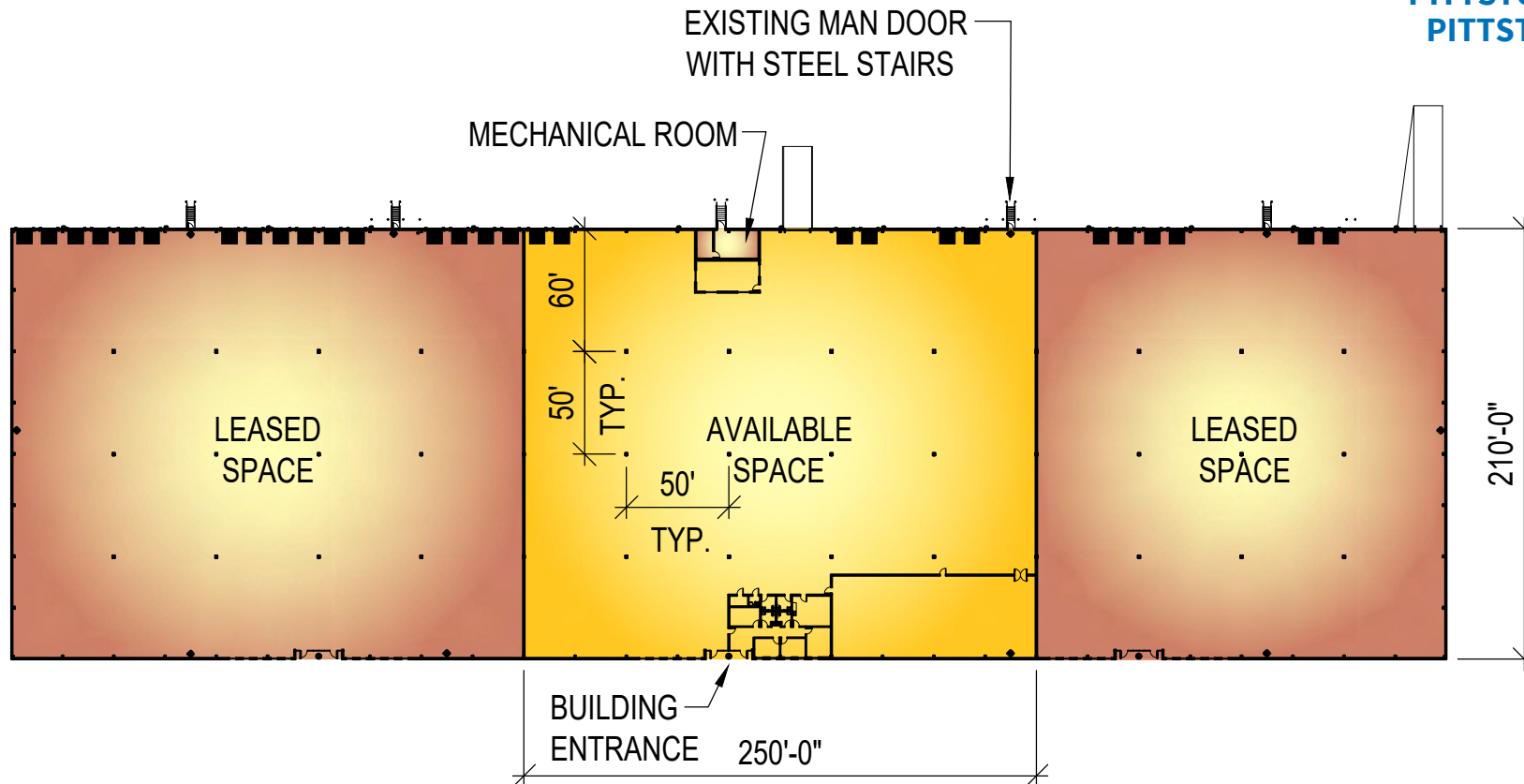
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# CONCEPTUAL BUILDING PLAN

AVAILABLE 52,187 S.F. SPACE WITHIN  
AN EXISTING 147,000 S.F. BUILDING



**PARCEL #36-37**  
**438-442 RESEARCH DRIVE**  
**CENTERPOINT COMMERCE**  
**AND TRADE PARK - EAST**  
**PITTSTON TOWNSHIP**  
**PITTSTON, PA 18640**



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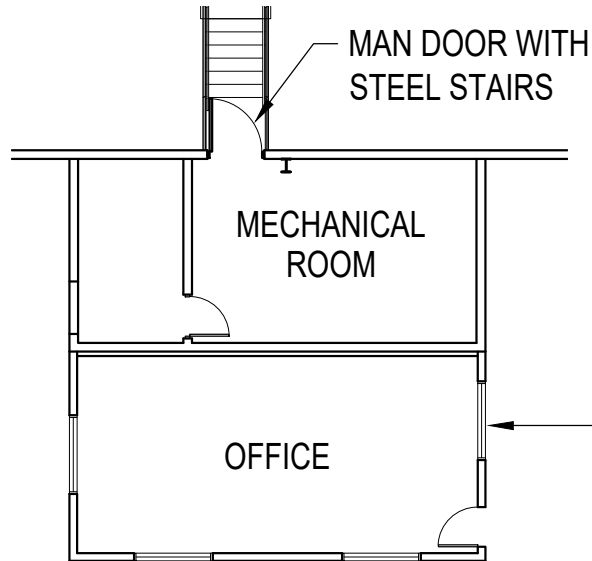
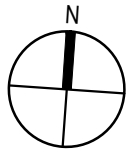
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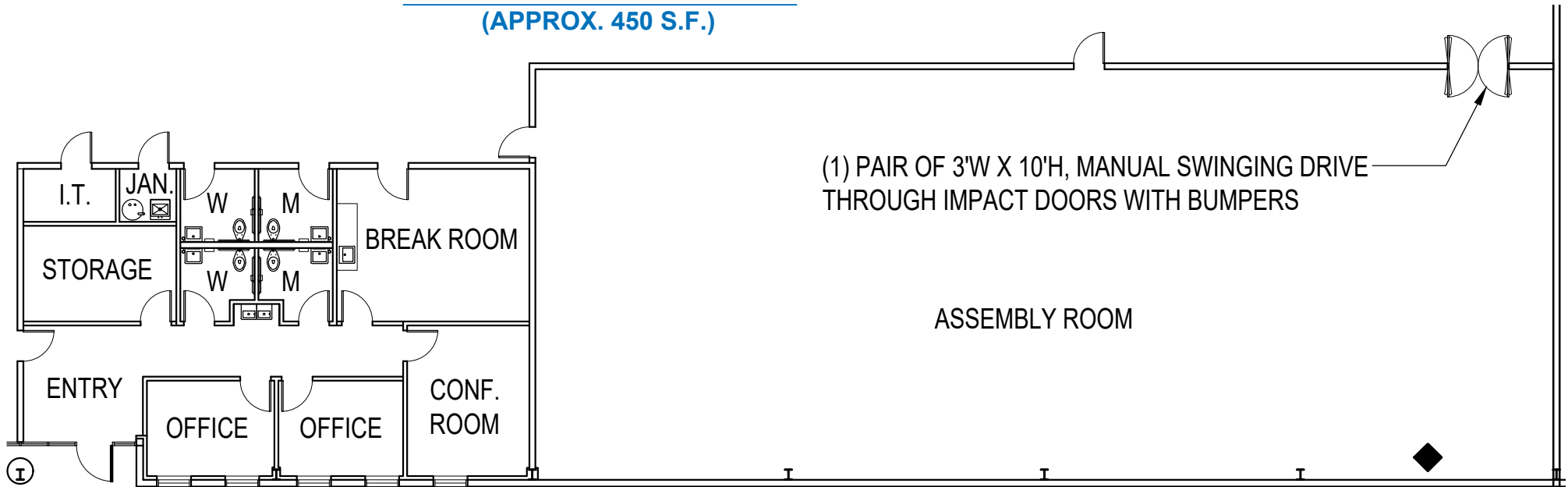
# CONCEPTUAL OFFICE PLAN

AVAILABLE 52,187 S.F. SPACE WITHIN  
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CENTERPOINT COMMERCE  
AND TRADE PARK - EAST  
PITTSTON TOWNSHIP  
PITTSTON, PA 18640



**EXISTING WAREHOUSE OFFICE**  
(APPROX. 450 S.F.)



**EXISTING MAIN OFFICE AREA**  
(APPROX. 1,565 S.F.)

**EXISTING ASSEMBLY ROOM**  
(APPROX. 4,000 S.F.)

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# 52,187 SF

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**PHOTO  
COLLAGE**



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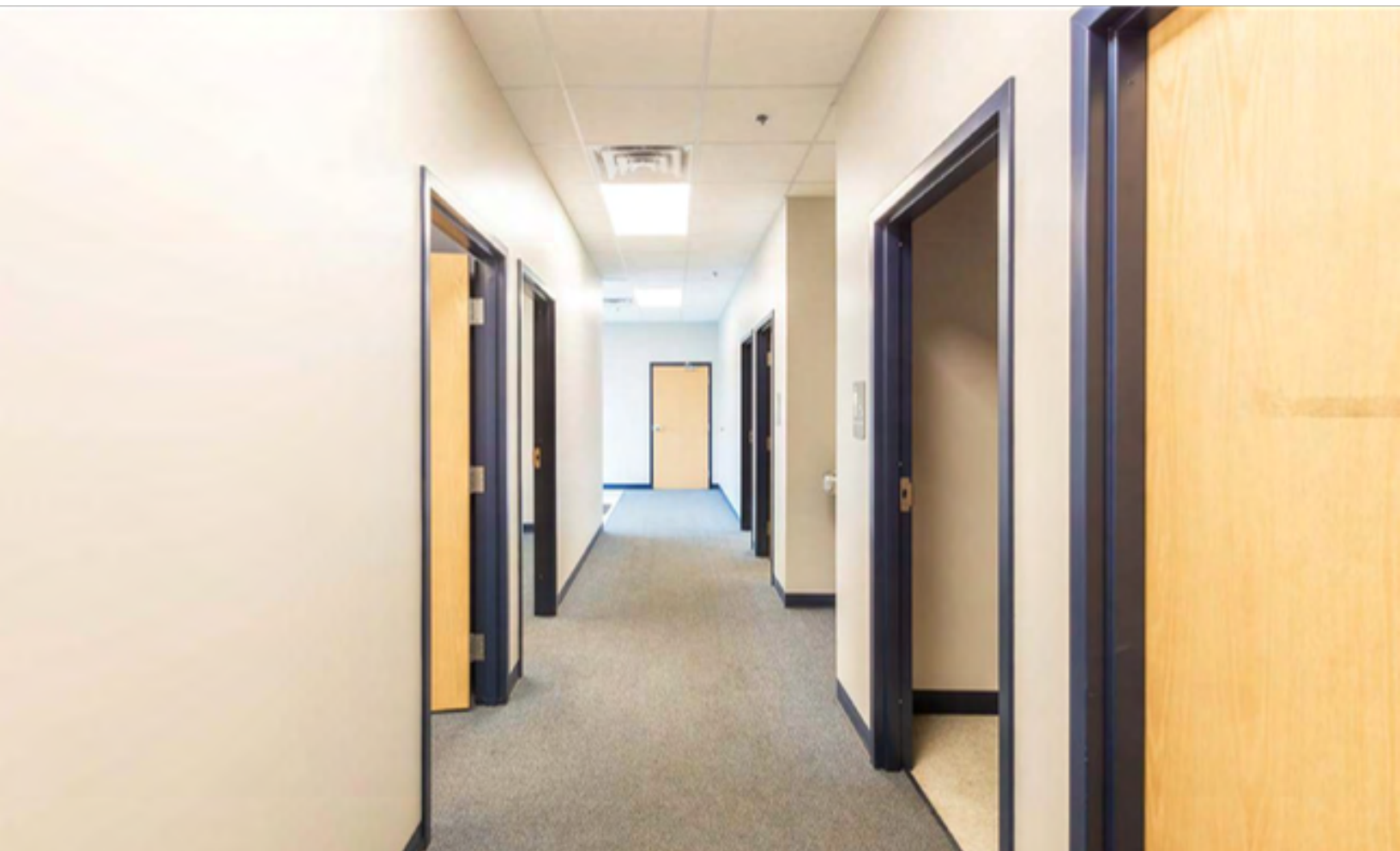
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