



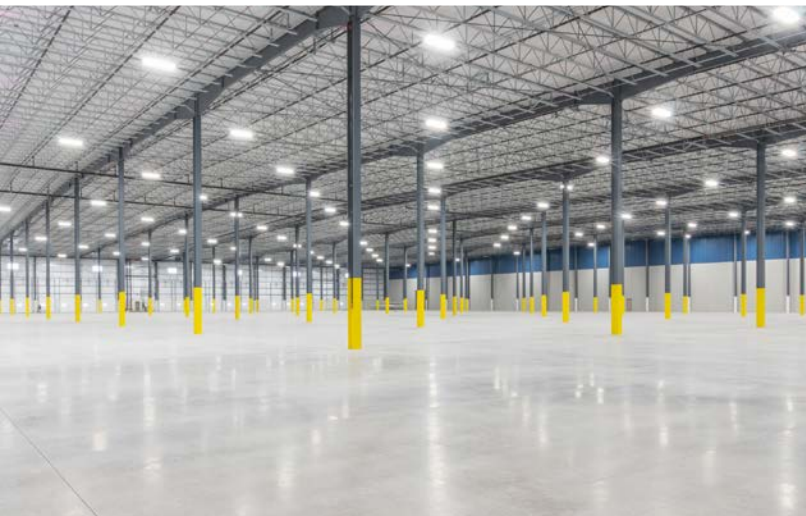
**FOR  
LEASE**

# 182,122 SF

**460-480 RESEARCH DRIVE  
CENTERPOINT COMMERCE & TRADE PARK EAST  
PITTSTON TOWNSHIP, PA**

.....

**INDUSTRIAL**



**100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS THROUGH JANUARY 31, 2031 (LERTA). IMMEDIATE ACCESS TO I-81 AND I-476.**

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**570.823.1100**

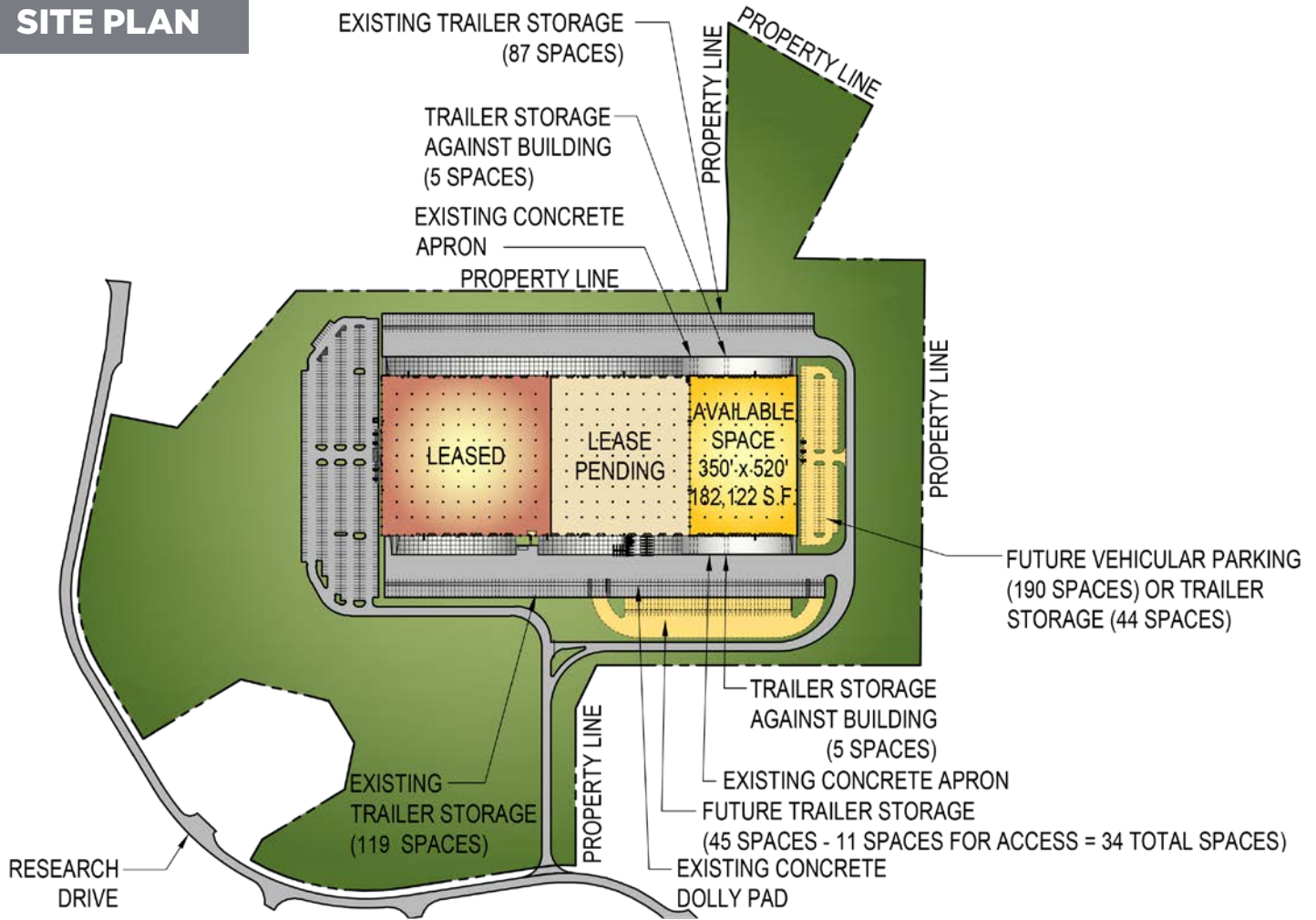




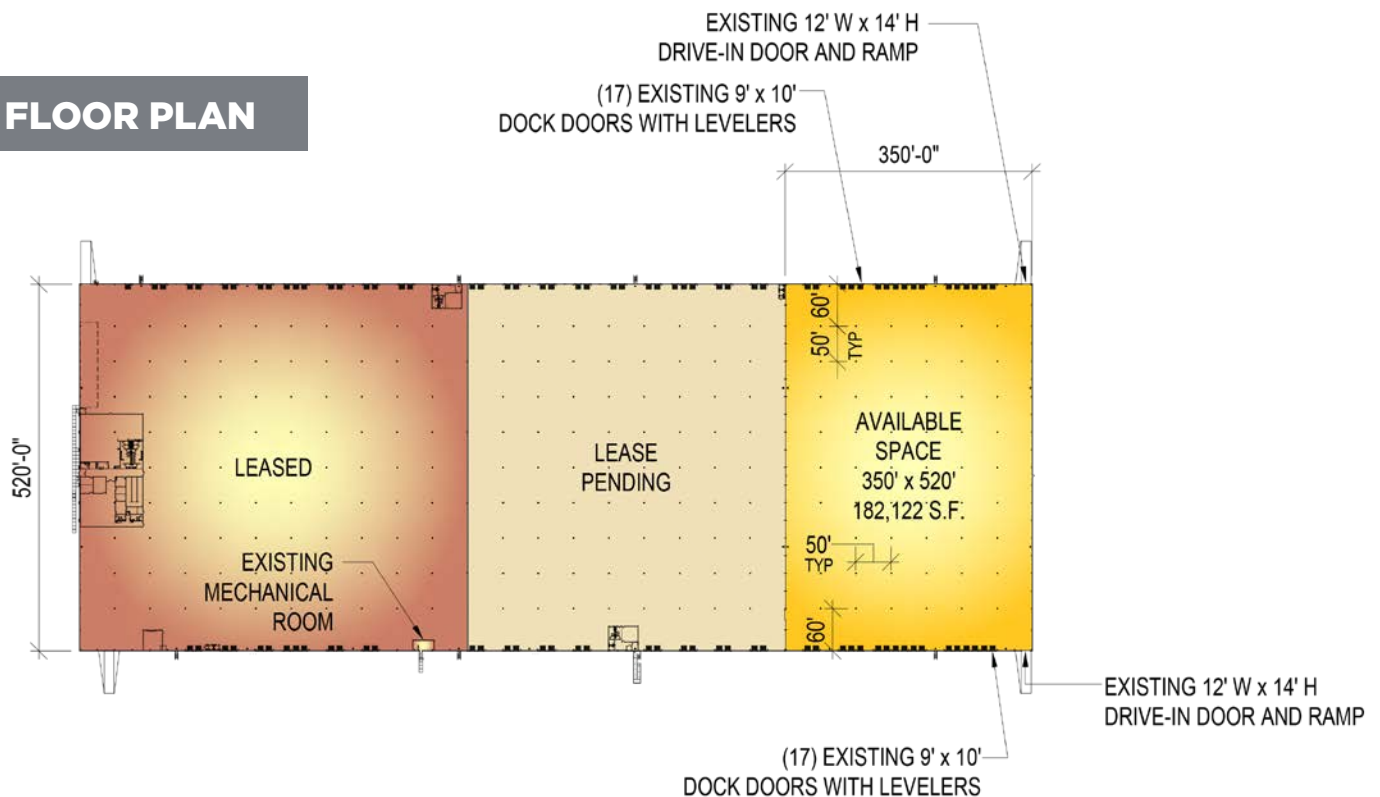
# PLANS

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.

## SITE PLAN



## FLOOR PLAN



FOR LEASE

460-480 RESEARCH DRIVE, PITTSBURGH, PA

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 182,122 SF within an existing 702,000 SF building.
- ▶ **ACREAGE:** 92.99 acres
- ▶ **SPACE DIMENSIONS:** 350'-0" (length) x 520'-0" (width).

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 7" concrete floor slab reinforced with welded steel mats. Floor is treated with *SpecChem* silicate sealer/densifier and E-Cure curing compound.
- ▶ **ROOF:** MR24 standing seam roof system with insulation.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approx. 38'-5".
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with 60'-0" deep staging bays at both loading walls.
- ▶ The building contains 3'-0" high x 6'-0" wide clerestory windows.

## LOADING

- ▶ **DOCK EQUIPMENT:** Thirty-four (34) 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.
- ▶ Two (2) 12'-0" W x 14'-0" H vertical lift drive-in doors by *Haas Door* or equal with reinforced concrete ramps.

## UTILITIES

- ▶ **WAREHOUSE HEATING:** Energy-efficient, *Cambridge*, direct-fire units.
- ▶ **ELECTRICAL SERVICE:** Up to 4,000 Amp, 480/277 Volt, 3-phase. There is also an additional conduit infrastructure in place underground that will allow the build out of additional 4,000 Amp switchboard assemblies if desired, with minimal excavation or site disruption needed.

- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **LIGHTING:** Warehouse lighting consists of energy-efficient LED fixtures. Lighting consists of 265W high bay light fixtures.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ **ELECTRIC:** PPL Utilities
- ▶ **GAS:** UGI Utilities, Inc. The building currently has 24,000 scfh capacity expandable to 30,000 scfh.
- ▶ **WATER:** Pennsylvania American Water Company. Current street pressure averages 155 psi. Up to 1 million gallons per day is available to a tenant.
- ▶ **SEWER:** Lower Lackawanna Valley Sanitary Authority. Can accommodate up 325,000 gallons per day of effluent from the building.
- ▶ **TELECOM:** *Comcast, Verizon, Frontier Communications, and CenturyLink* serve the park. Fiber service extends from the facility MDF room within the office to ten remote IDF locations throughout the warehouse. Each IDF location is served by (2) separate six strand multimode fiber optic cables for redundancy, with primary and redundant cabling installed via separate pathing to increase circuit integrity.

## PARKING

- ▶ On-site parking for approximately (190) future vehicles.
- ▶ On-site trailer storage for approximately (206) trailers with 8' wide concrete dolly pads.
- ▶ On-site future trailer storage for approximately (34) trailers.
- ▶ 8" thick x 60' deep, reinforced concrete apron at loading dock on both sides of the building with an approximate 200' total loading court depth.
- ▶ Asphalt paving, including heavy duty pave at truck drive and light duty pave in vehicle parking areas.

## SITE FEATURES

- ▶ 100% real estate tax abatement on improvements through January 31, 2031 (LERTA).
- ▶ Marquee sign at site entrance.
- ▶ Professionally prepared/maintained landscaping.



# CENTRALLY LOCATED

## ON NORTHEASTERN PENNSYLVANIA'S

# I-81 CORRIDOR



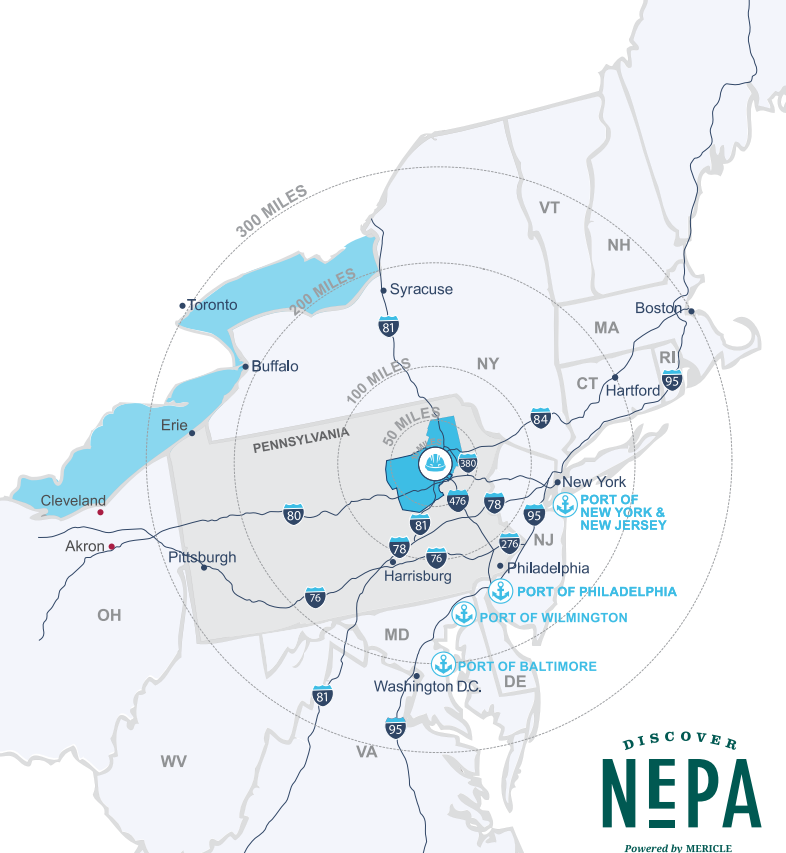
### DEEP WATER PORTS

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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PARK EAST  
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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.

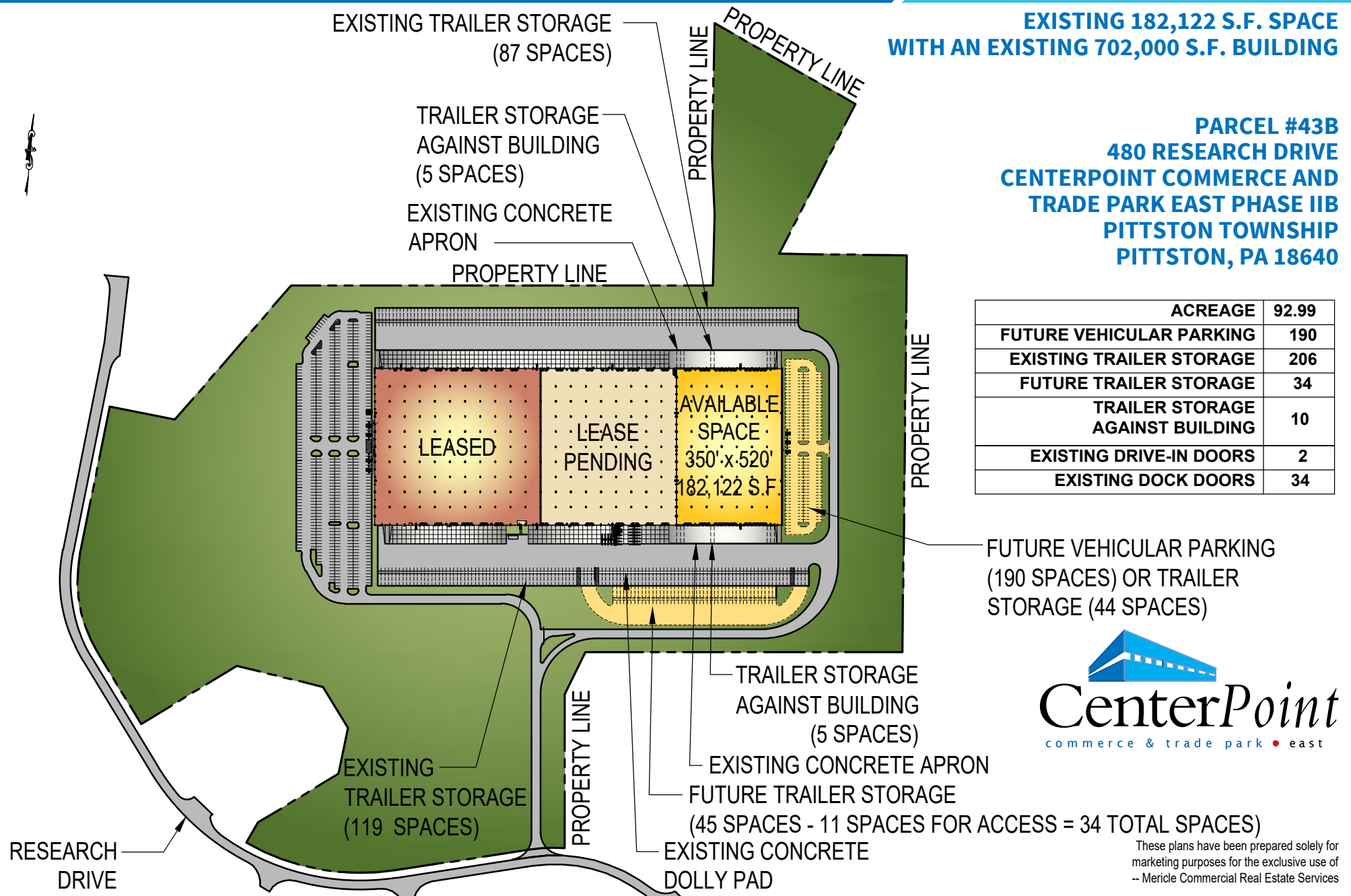
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# CONCEPTUAL SITE PLAN

**EXISTING 182,122 S.F. SPACE  
WITH AN EXISTING 702,000 S.F. BUILDING**

**PARCEL #43B  
480 RESEARCH DRIVE  
CENTERPOINT COMMERCE AND  
TRADE PARK EAST PHASE IIB  
PITTSTON TOWNSHIP  
PITTSTON, PA 18640**



ACREAGE	92.99
FUTURE VEHICULAR PARKING	190
EXISTING TRAILER STORAGE	206
FUTURE TRAILER STORAGE	34
TRAILER STORAGE AGAINST BUILDING	10
EXISTING DRIVE-IN DOORS	2
EXISTING DOCK DOORS	34



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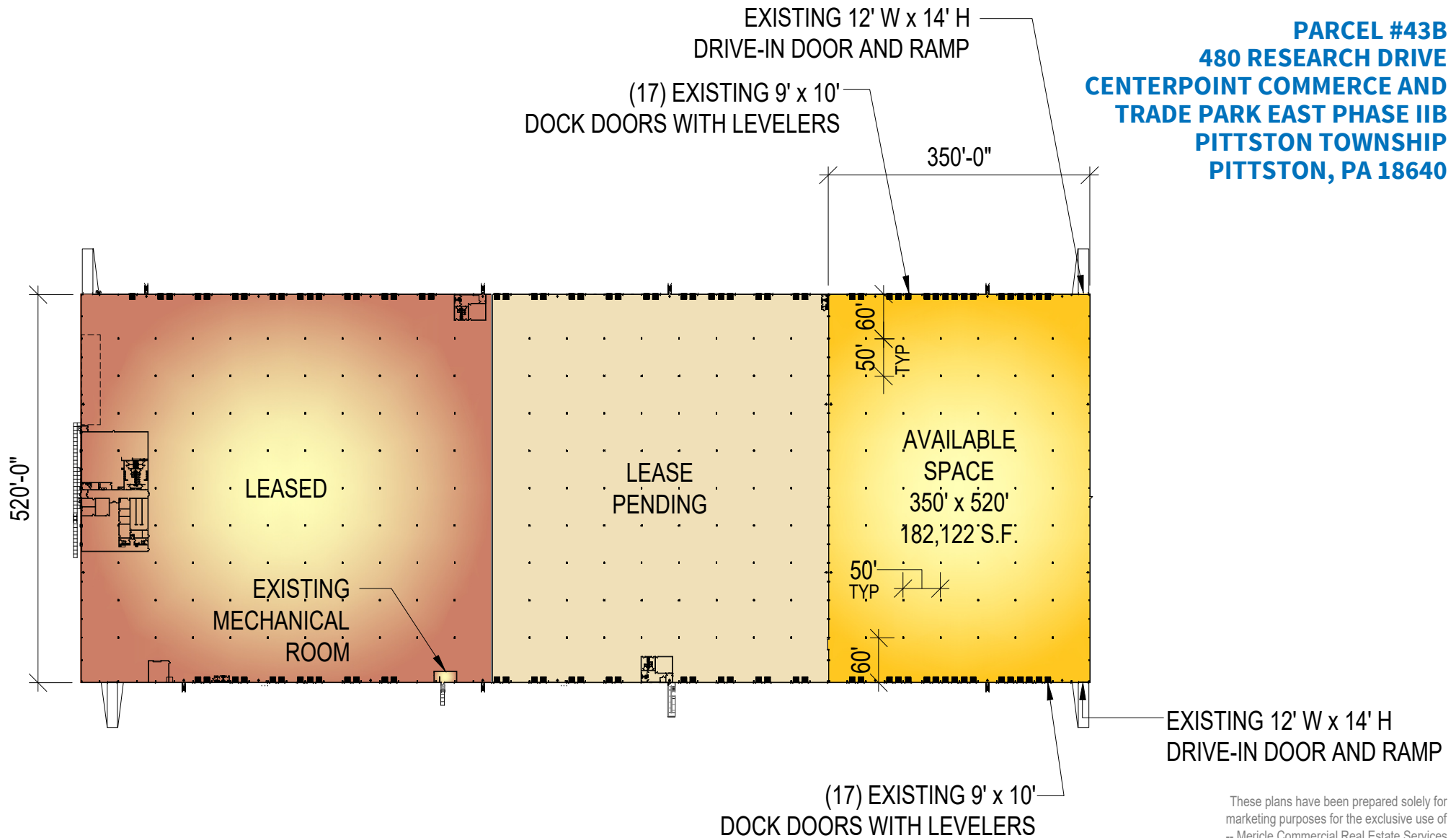
East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

# CONCEPTUAL BUILDING PLAN

EXISTING 182,122 S.F. SPACE  
WITH AN EXISTING 702,000 S.F. BUILDING

**PARCEL #43B**  
**480 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

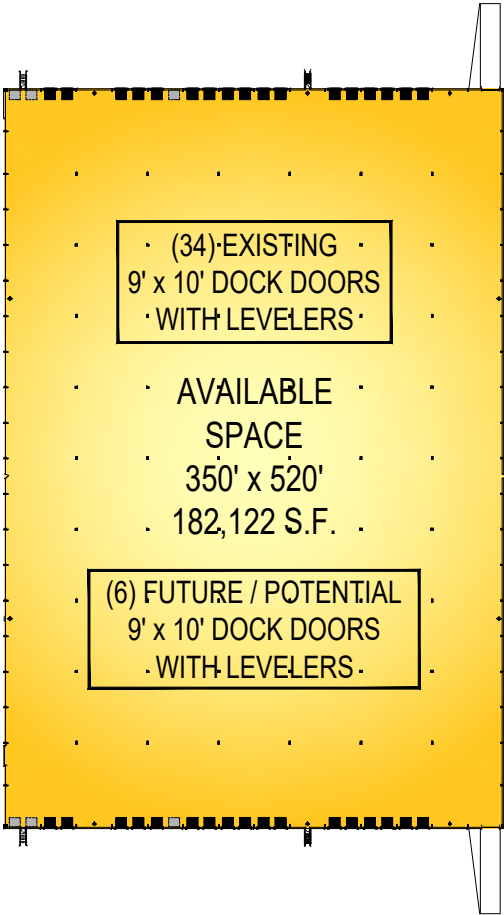
WE BUILD BUILDINGS.  
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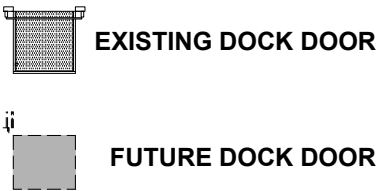
CONCEPTUAL FUTURE DOCKS

EXISTING 182,122 S.F. SPACE  
WITH AN EXISTING 702,000 S.F. BUILDING

PARCEL #43B  
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PITTSTON, PA 18640



EXISTING EXPANSION BUILDING	
EXISTING DOCK DOORS	34
FUTURE DOCK DOORS	6
FUTURE MAN DOORS	2



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## SITE IMPROVEMENTS

- Site contains approximately 92.99 acres.
- On-site parking for approximately one hundred ninety (190) future vehicles.
- On-site trailer storage for approximately two hundred six (206) trailers with 8' wide concrete dolly pads.
- On-site future trailer storage for approximately thirty-four (34) trailers.
- 8" thick x 60' deep, reinforced concrete apron at loading dock on both sides of the building with an approximate 200' 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.

**EXISTING 182,122 S.F. SPACE  
WITH AN EXISTING 702,000 S.F. BUILDING**

**PARCEL #43B  
480 RESEARCH DRIVE  
CENTERPOINT COMMERCE AND  
TRADE PARK EAST PHASE IIB  
PITTSTON TOWNSHIP  
PITTSTON, PA 18640**

## BUILDING IMPROVEMENTS

- Existing building contains 520,000 square feet. The expansion contains 182,000 square feet.
- Existing building dimensions are 1,000'-0" (length) x 520'-0" (width).
- Expansion dimensions are 350'-0" (length) x 520'-0" (width).
- Available space contains 182,122 square feet.
- 50'-0" x 50'-0" bay spacing with 60'-0" deep staging bays at both loading walls.
- 7" concrete floor slab reinforced with welded steel mats. Floor is treated with *SpecChem* silicate sealer / densifier and *E-Cure* curing compound.
- MR24 standing seam roof system with insulation.
- The building contains 3'-0" high x 6'-0" wide clerestory windows.
- Exterior wall system shall consist of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- Existing expansion contains (34) 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.
- Existing expansion contains (2) 12'-0" W x 14'-0" H vertical lift drive-in doors by *Haas Door* or equal with reinforced concrete ramps.
- Average structural clear height of approximately 38'-5"

## UTILITIES AND BUILDING SYSTEMS

- Existing expansion warehouse heating system consists of energy efficient, Cambridge, direct-fire units.
- Proposed electrical service shall be 400 amp, 480/277 volt 3 phase, expandable.
- Existing expansion warehouse lighting consists of energy efficient LED fixtures. Lighting consists of 265W high bay light fixtures.
- Fire Protection System consists of an Early Suppression Fast Response (ESFR) sprinkler system.
- Provisions for domestic water and natural gas are provided.
- All utilities are separately metered.

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# 182,122 SF

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CENTERPOINT COMMERCE & TRADE PARK EAST  
PITTSTON TOWNSHIP, PA**

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**PHOTO  
COLLAGE**

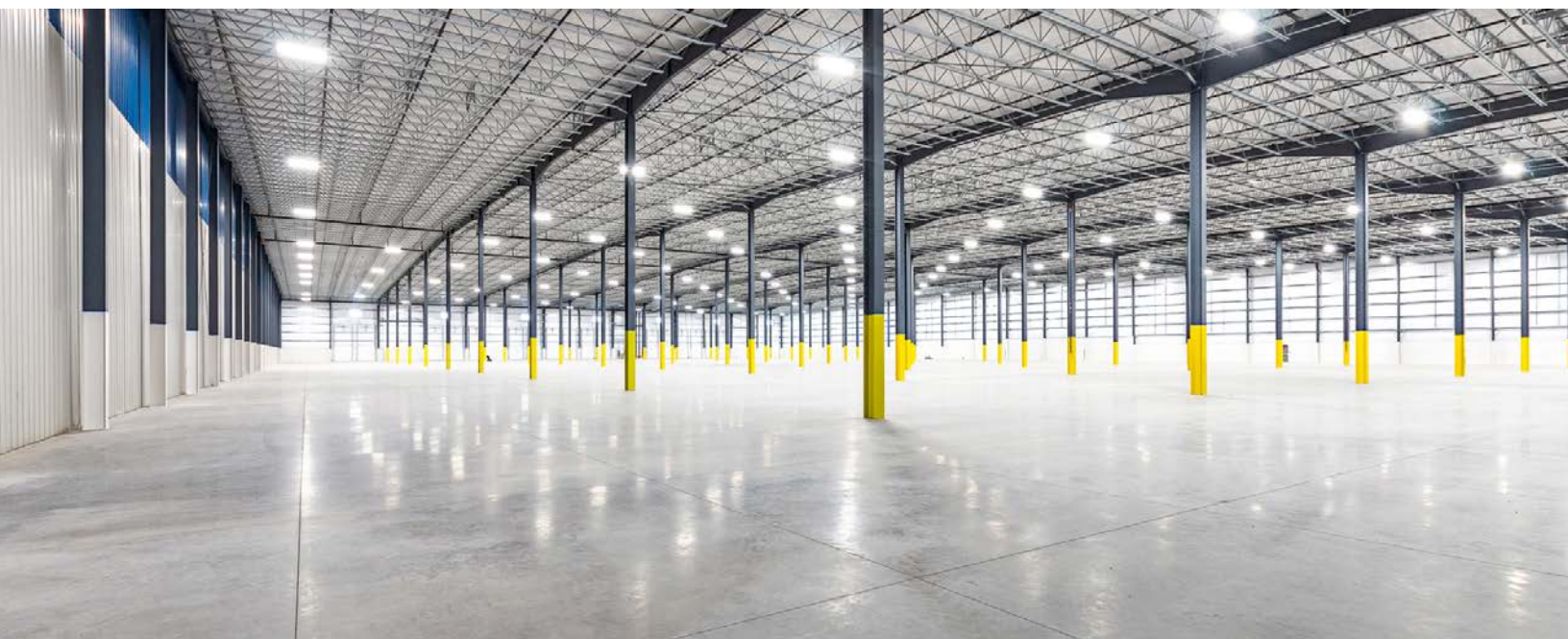
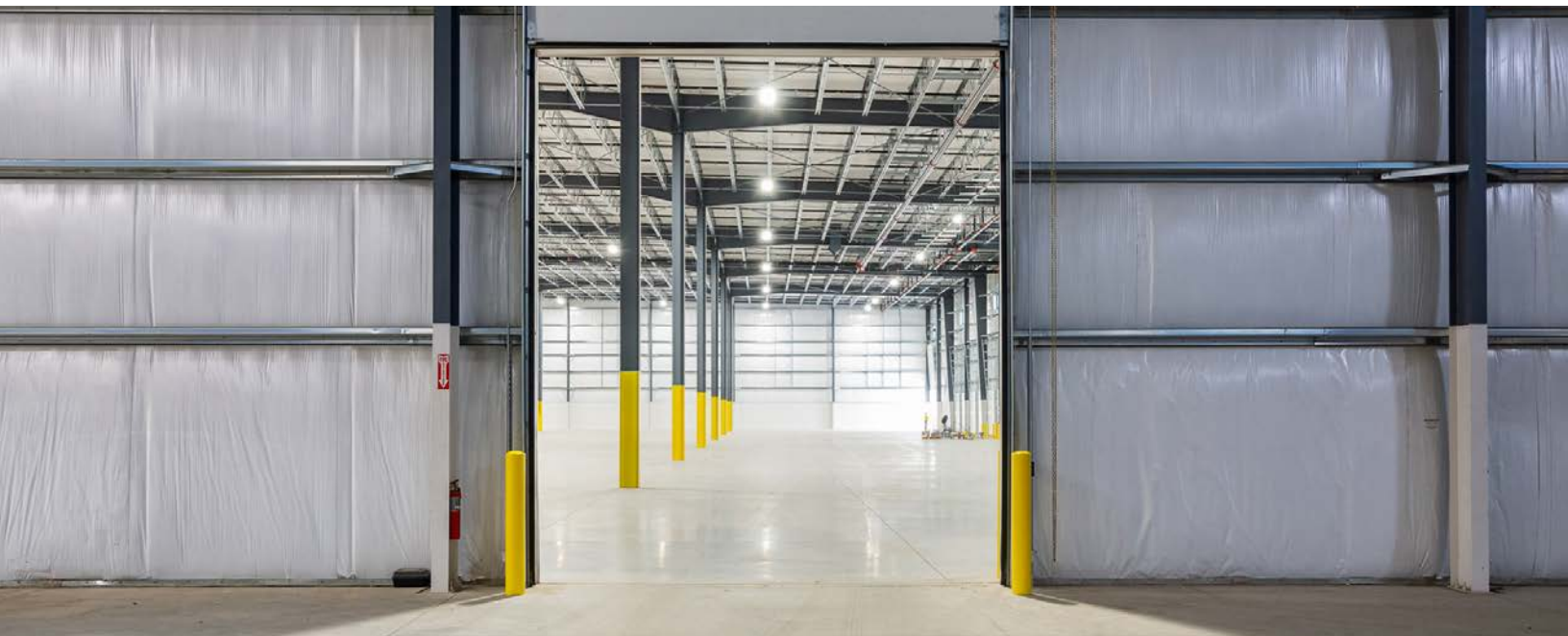


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