



**FOR  
LEASE**

# 702,000 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.**

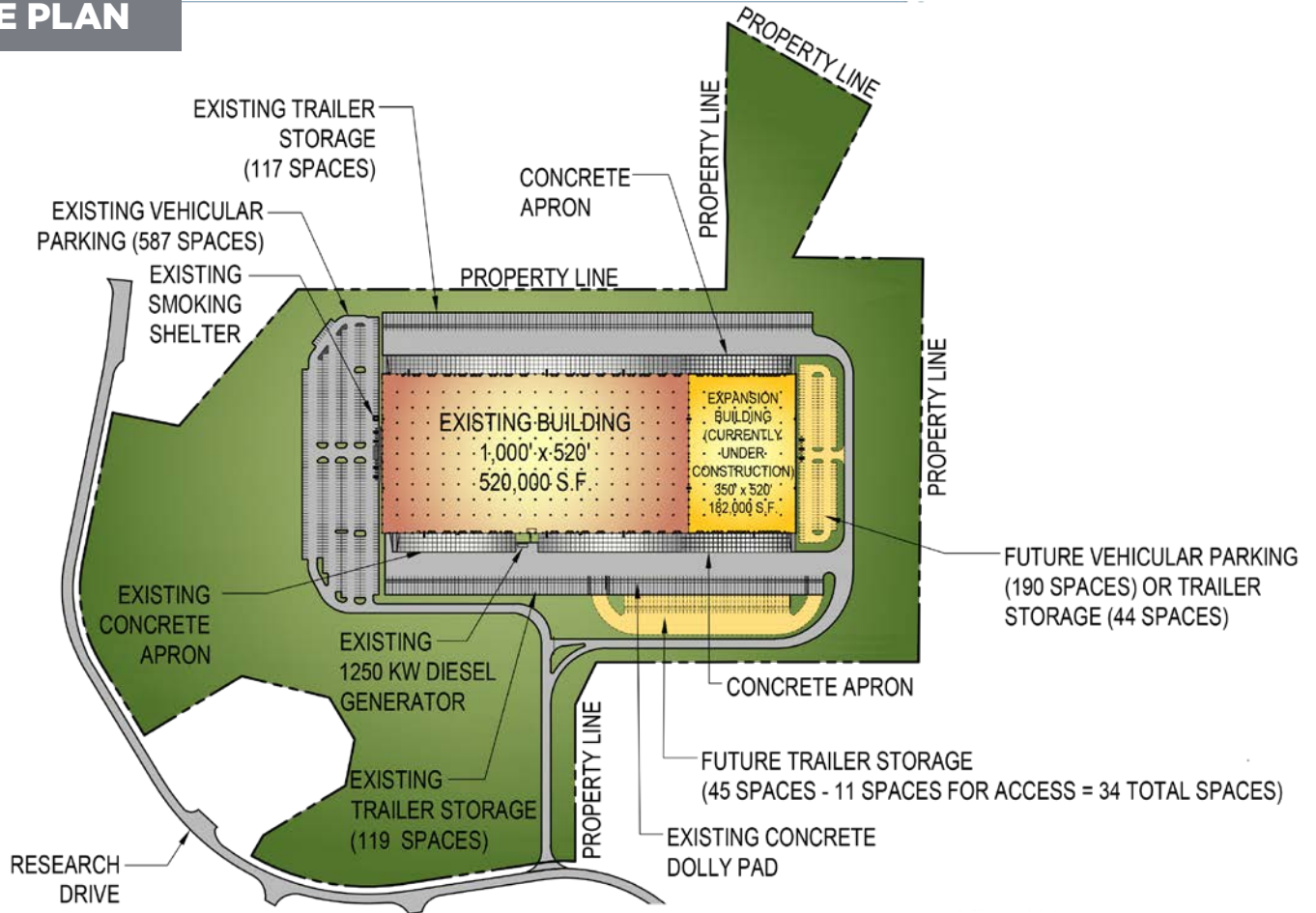
**mericle.com**  **570.823.1100**



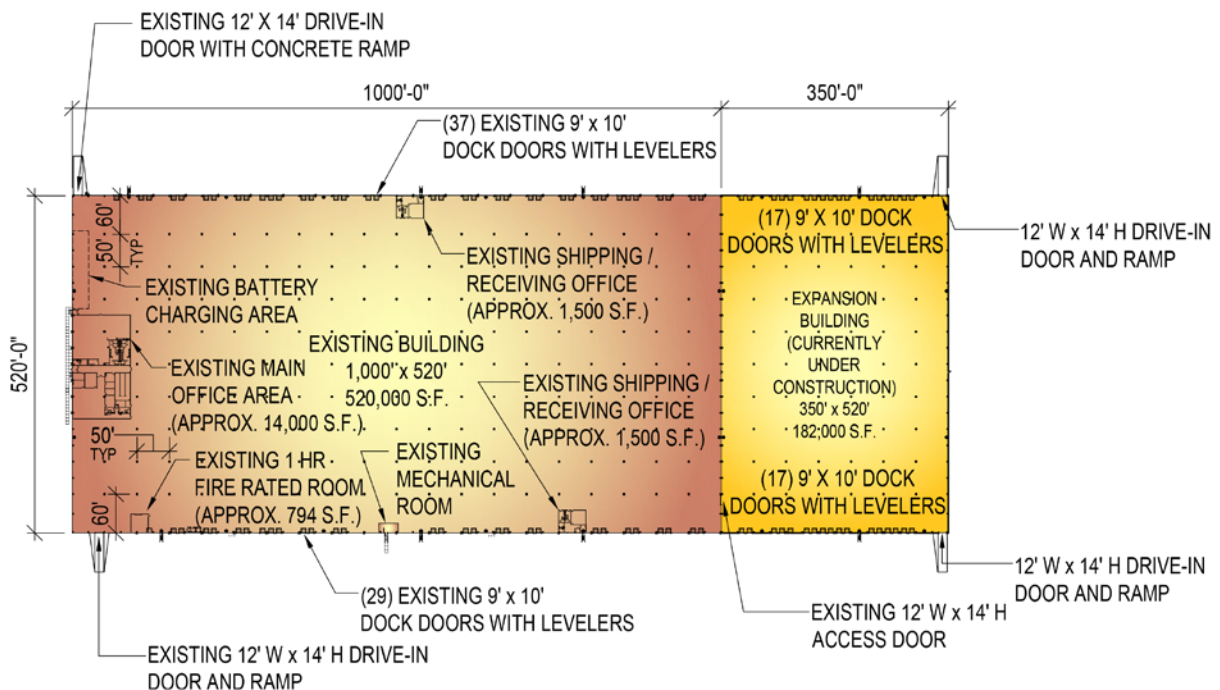
# PLANS

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

[mericlereadytogo.com/460-480ResearchDr](http://mericlereadytogo.com/460-480ResearchDr)



## SIZE

- ▶ **AVAILABLE SPACE:** Existing building contains 520,000 SF. The expansion contains 182,000 SF.
- ▶ **EXISTING BUILDING DIMENSIONS:** 1,000'-0" (length) x 520'-0" (width).
- ▶ **EXPANSION DIMENSIONS:** 350'-0" (length) x 520'-0" (width).
- ▶ **ACREAGE:** 92.99 acres
- ▶ Existing Main office is approx. 14,000 SF, including an approx. 5,150 SF Break Room with a 21'-0" ceiling and an abundance of natural light. The Break Room can accommodate in excess of (400) employees.
- ▶ Existing Main Office also includes an approx. 1,000 SF locker room with existing lockers. The remainder of the Existing Main Office consists of a wide main hallway for employee access and a large open office area, independent offices, conference/meeting rooms and Restrooms with individual use, ADA compliant showers.
- ▶ Existing Shipping/Receiving offices are approx. 1,500 SF, each consisting of a large open office area, trucker's lounge with restrooms and large warehouse restrooms for employees.

## 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:** 35'-4" approx. clear structural height located at first column in from loading dock wall and 41'-6" clear structural height at building ridge.
- ▶ **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:** Existing building contains (66) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with minimum 30,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.

- ▶ The expansion contains (34) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with minimum 30,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.
- ▶ Existing building contains (2) 12'-0" W x 14'-0" H vertical lift drive-in doors by *Haas Door* or equal and reinforced concrete ramps.
- ▶ Existing building contains (1) 12'-0" W X 14'-0" H vertical lift drive-in door by *Haas Door* or equal to provide access between existing building and expansion.
- ▶ The expansion contains (2) 12'-0" W x 14'-0" H vertical lift drive-in doors by *Haas Door* or equal with reinforced concrete ramps.
- ▶ **Existing specialty improvements consisting of an approximate 3,000 SF battery charging area with an epoxy coated floor and power for (25) charging positions, and an approx. 800 SF one-hour rated room with vertical lift door access.**

## UTILITIES

- ▶ **WAREHOUSE HEATING:** Existing warehouse heating system consists of energy-efficient, *Cambridge*, direct-fire units. The expansion warehouse heating system consists of energy efficient, *Cambridge*, direct-fire units.
- ▶ Existing Main office and Shipping and Receiving office spaces are heated and cooled by multiple packaged gas/electric rooftop units.
- ▶ **ELECTRICAL SERVICE:** Existing electrical service consists of 4000 Amp, 480/277 Volt, 3-phase, expandable.
- ▶ **WAREHOUSE LIGHTING:** Existing warehouse lighting consists of energy-efficient LED fixtures. Lighting consists of LED 215W and LED 265W high bay light fixtures with approx. 50% of the high bay lights equipped with motion sensors.
- ▶ The expansion warehouse lighting consists of energy-efficient LED fixtures. Lighting consist of 265W high bay light fixtures.
- ▶ **GENERATOR:** Existing 1250 kW diesel generator providing warehouse Emergency lighting power and full building standby power. Generator panels consist of (2) 800 Amp rated standby panels and (1) 200 Amp emergency panels.
- ▶ **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

- ▶ On-site parking for approx. (587) vehicles and (190) future vehicles.
- ▶ On-site trailer storage for approx. (236) trailers with 8' wide concrete dolly pads.
- ▶ On-site future trailer storage for approx. (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.

## ADDITIONAL FEATURES

- ▶ 100% real estate tax abatement on improvements through January 31, 2031 (LERTA).
- ▶ Professionally prepared/maintained landscaping.
- ▶ Existing smoking shelter w/employee access door and Vestibule.
- ▶ Marquee sign at site entrance.
- ▶ Dock door numbering.
- ▶ Compactor power.
- ▶ Floor drains.
- ▶ Battery charger stand by power .
- ▶ Warehouse electrical drops.
- ▶ Additional warehouse lighting.
- ▶ Aluminum compressed air piping throughout part of the building.

# 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

**JIM HILSHER, Vice President**  
jhilsher@mericle.com

**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.

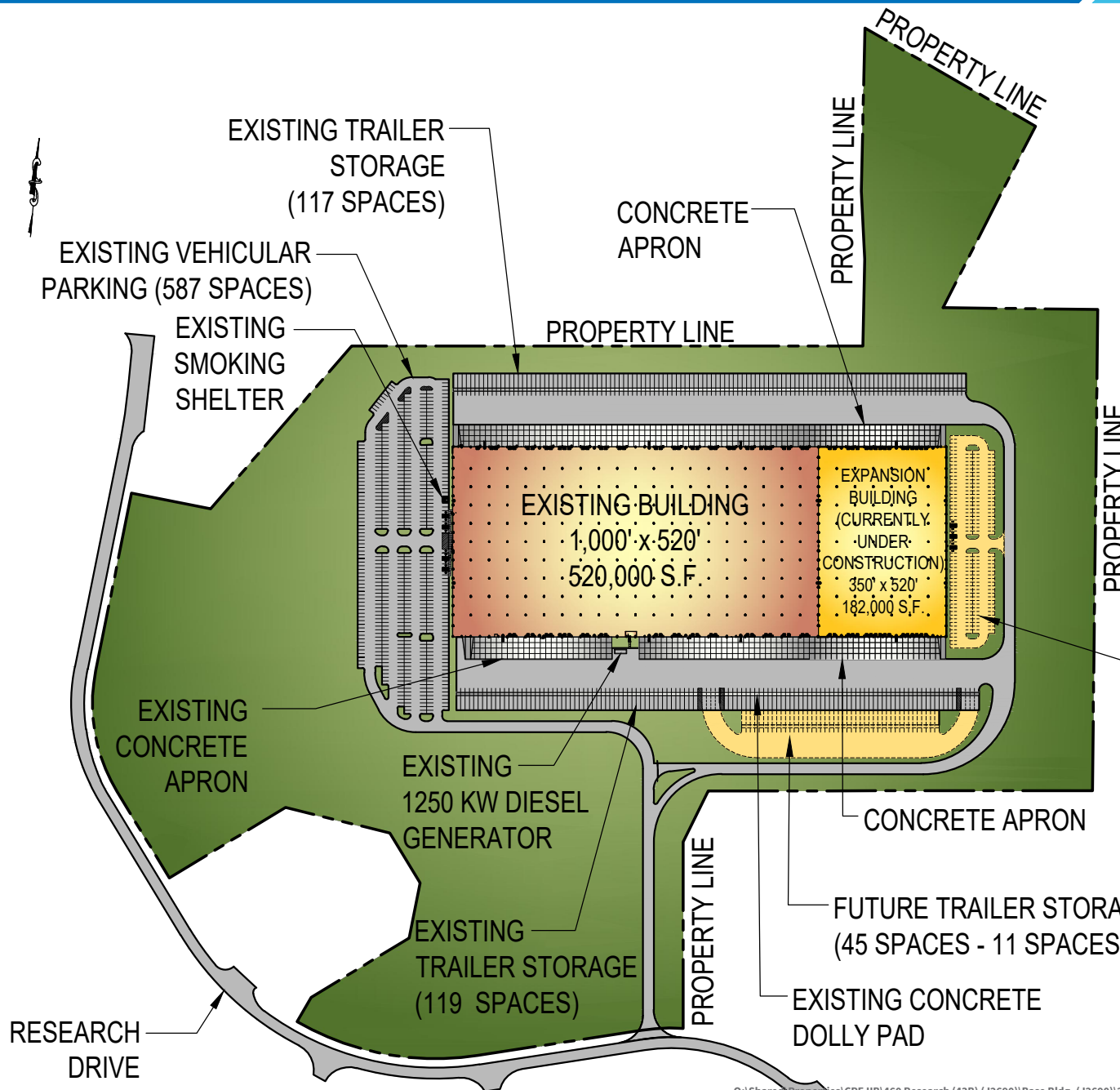
**mericle.com**  **570.823.1100**



# CONCEPTUAL SITE PLAN

**EXISTING 520,000 S.F. BUILDING  
WITH A 182,000 S.F. EXPANSION  
FOR A TOTAL OF 702,000 S.F.**

**PARCEL #43B  
460-480 RESEARCH DRIVE  
CENTERPOINT COMMERCE AND  
TRADE PARK EAST PHASE IIB  
PITTSTON TOWNSHIP  
PITTSTON, PA 18640**



ACREAGE	92.99
EXISTING VEHICULAR PARKING	587
FUTURE VEHICULAR PARKING	190
EXISTING TRAILER STORAGE	236
FUTURE TRAILER STORAGE	34
EXISTING DRIVE-IN DOORS	2
EXPANSION DRIVE-IN DOORS	2
EXISTING DOCK DOORS	66
EXPANSION DOCK DOORS	34

FUTURE VEHICULAR PARKING  
(190 SPACES) OR TRAILER  
STORAGE (44 SPACES)



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

Q:\Shared Properties\CPE IIB\460 Research (43B) (J2690)\Base Bldg. (J2690)\2690\mdc\DWG-SPEC\mktg\MKT-460-480 RESEARCH DRIVE 182000 SF EXPANSION (062723).dwg MP

570.823.1100



mericle.com



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

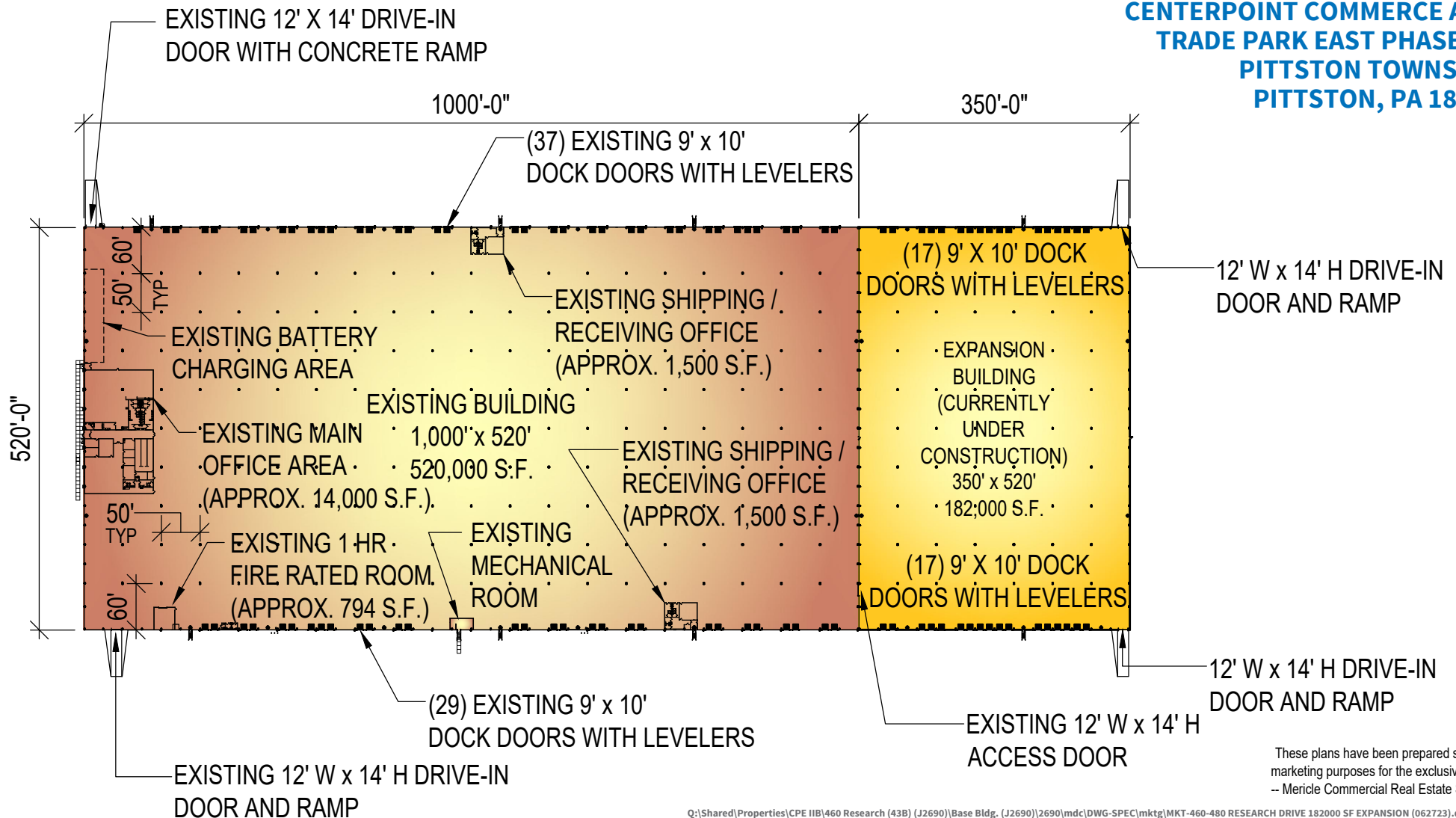
WE BUILD BUILDINGS.  
WE BUILD CAREERS.  
WE BUILD COMMUNITIES.



# CONCEPTUAL BUILDING PLAN

**EXISTING 520,000 S.F. BUILDING  
WITH A 182,000 S.F. EXPANSION  
FOR A TOTAL OF 702,000 S.F.**

**PARCEL #43B  
460-480 RESEARCH DRIVE  
CENTERPOINT COMMERCE AND  
TRADE PARK EAST PHASE IIB  
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\CPE IIB\460 Research (43B) (J2690)\Base Bldg. (J2690)\2690\mdc\DWG-SPEC\mktg\MKT-460-480 RESEARCH DRIVE 182000 SF EXPANSION (062723).dwg MP

570.823.1100



mericle.com



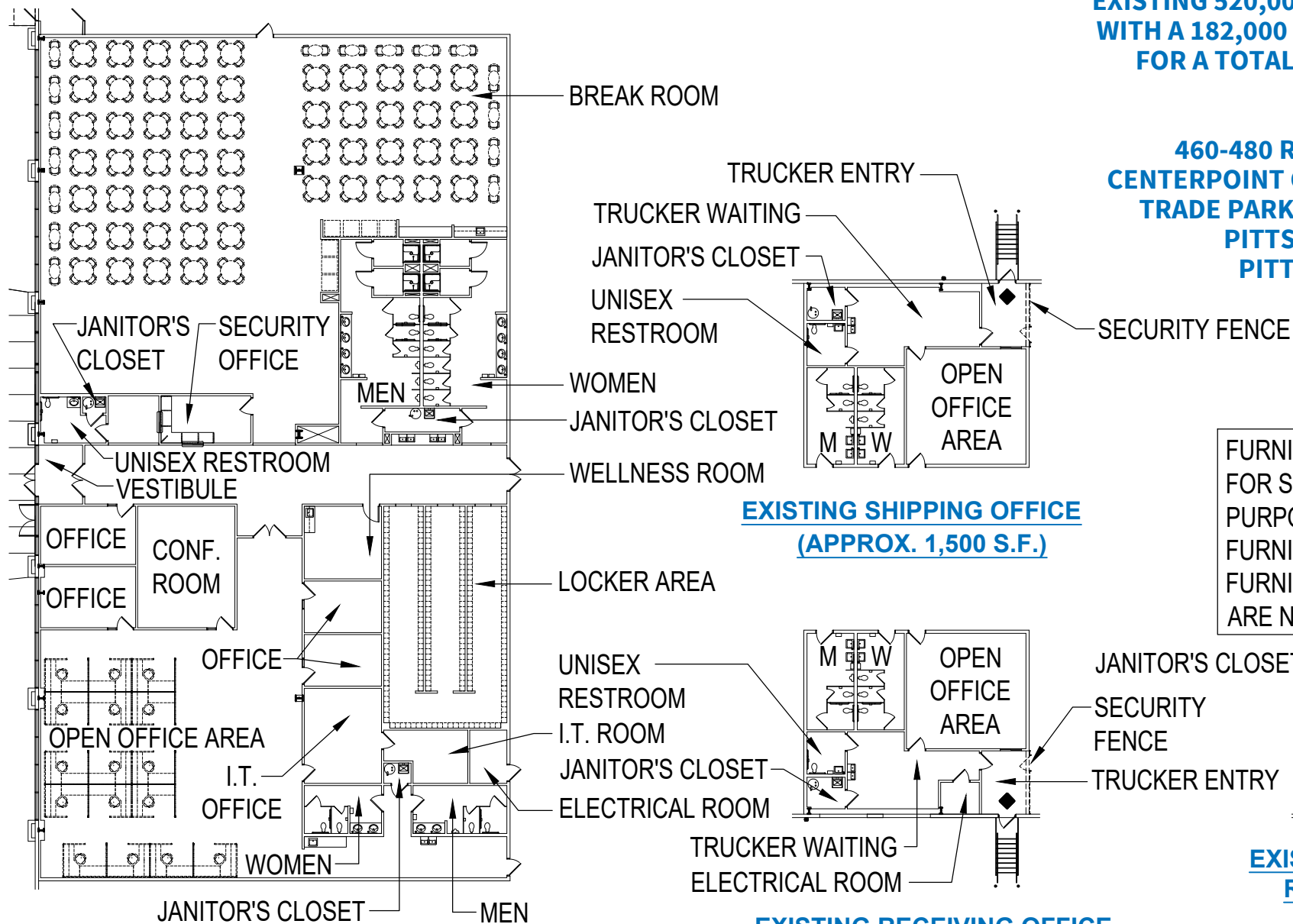
East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

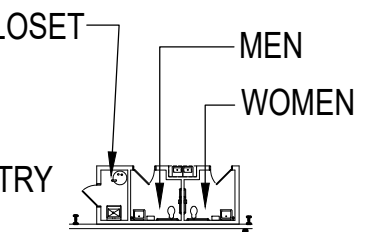
# CONCEPTUAL OFFICE PLANS

**EXISTING 520,000 S.F. BUILDING  
WITH A 182,000 S.F. EXPANSION  
FOR A TOTAL OF 702,000 S.F.**

**PARCEL #43B  
460-480 RESEARCH DRIVE  
CENTERPOINT COMMERCE AND  
TRADE PARK EAST PHASE IIB  
PITTSTON TOWNSHIP  
PITTSTON, PA 18640**



FURNITURE SHOWN  
FOR SPACE PLANNING  
PURPOSES ONLY.  
FURNITURE AND  
FURNISHINGS  
ARE NOT IN CONTRACT.



## EXISTING REMOTE RESTROOMS

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

Q:\Shared\Properties\CPE IIB\460 Research (43B) (J2690)\Base Bldg. (J2690)\2690\mdc\DWG-SPEC\mktg\MKT-460-480 RESEARCH DRIVE 182000 SF EXPANSION (062723).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 92.99 acres.
- On-site parking for approximately five hundred eighty seven (587) vehicles and one hundred ninety (190) future vehicles.
- On-site trailer storage for approximately two hundred thirty six (236) 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.
- Existing smoking shelter w/ employee access door and Vestibule.
- Marquee sign at site entrance.

## 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).
- Existing Main office is approximately 14,000 square feet including an approximate 5,150 square foot Break Room with a 21'-0" ceiling and an abundance of natural light. The Break Room can accommodate in excess of four hundred (400) employees. The Existing Main Office also includes an approximate 1,000 square foot locker room with existing lockers. The remainder of the Existing Main Office consists of a wide main hallway for employee access and a large open office area, independent offices, conference / meeting rooms and Restrooms with individual use, ADA compliant showers.
- Existing Shipping / Receiving offices are approximately 1,500 square feet, each consisting of a large open office area, trucker's lounge with restrooms and large warehouse restrooms for employees.
- 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* siliconate 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 building contains (66) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with minimum 30,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal. The expansion contains (34) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with minimum 30,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.
- Existing building contains (2) 12'-0" W x 14'-0" H vertical lift drive-in doors by *Haas Door* or equal and reinforced concrete ramps. The existing building contains (1) 12'-0" W X 14'-0" H vertical lift drive-in door by *Haas Door* or equal to provide access between existing building and expansion. The expansion contains (2) 12'-0" W x 14'-0" H vertical lift drive-in doors by *Haas Door* or equal with reinforced concrete ramps.
- 35'-4" approximate clear structural height located at first column in from loading dock wall and 41'-6" clear structural height at building ridge.
- Existing specialty improvements consisting of an approximate 3,000 square foot battery charging area with an epoxy coated floor and power for twenty-five (25) charging positions, an approximate 800 square foot one-hour rated room with vertical lift door access.

## UTILITIES AND BUILDING SYSTEMS

- Existing warehouse heating system consists of energy efficient, *Cambridge*, direct-fire units. The expansion warehouse heating system consists of energy efficient, *Cambridge*, direct-fire units.
- Existing Main office, existing Shipping and Receiving office spaces are heated and cooled by multiple packaged gas/electric rooftop units.
- Existing electrical service consists of 4000 amp, 480/277 volt 3 phase, expandable.
- Existing warehouse lighting consists of energy efficient LED fixtures. Lighting consists of LED 215W and LED 265W high bay light fixtures with approximately 50% of the high bay lights equipped with motion sensors. The expansion warehouse lighting consists of energy efficient LED fixtures. Lighting consists of 265W high bay light fixtures.
- Existing 1250 kW diesel generator providing warehouse Emergency lighting power and full building standby power. Generator panels consist of two (2) 800 amp rated standby panels and one (1) 200 amp emergency panel.
- 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.

**EXISTING 520,000 S.F. BUILDING  
WITH A 182,000 S.F. EXPANSION  
FOR A TOTAL OF 702,000 S.F.**

**PARCEL #43B  
460-480 RESEARCH DRIVE  
CENTERPOINT COMMERCE AND  
TRADE PARK EAST PHASE IIB  
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\CPE IIB\460 Research (43B) (J2690)\Base Bldg. (J2690)\2690\mdc\DWG-SPEC\mktg\MKT-460-480 RESEARCH DRIVE 182000 SF EXPANSION (062723).dwg MP







**FOR  
LEASE**

# 702,000 SF

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

.....

**PHOTO  
COLLAGE**



**FOR LEASE**

**460-480 RESEARCH DRIVE, PITTSTON TOWNSHIP, PA**

[mericlereadytogo.com/460-480ResearchDr](http://mericlereadytogo.com/460-480ResearchDr)



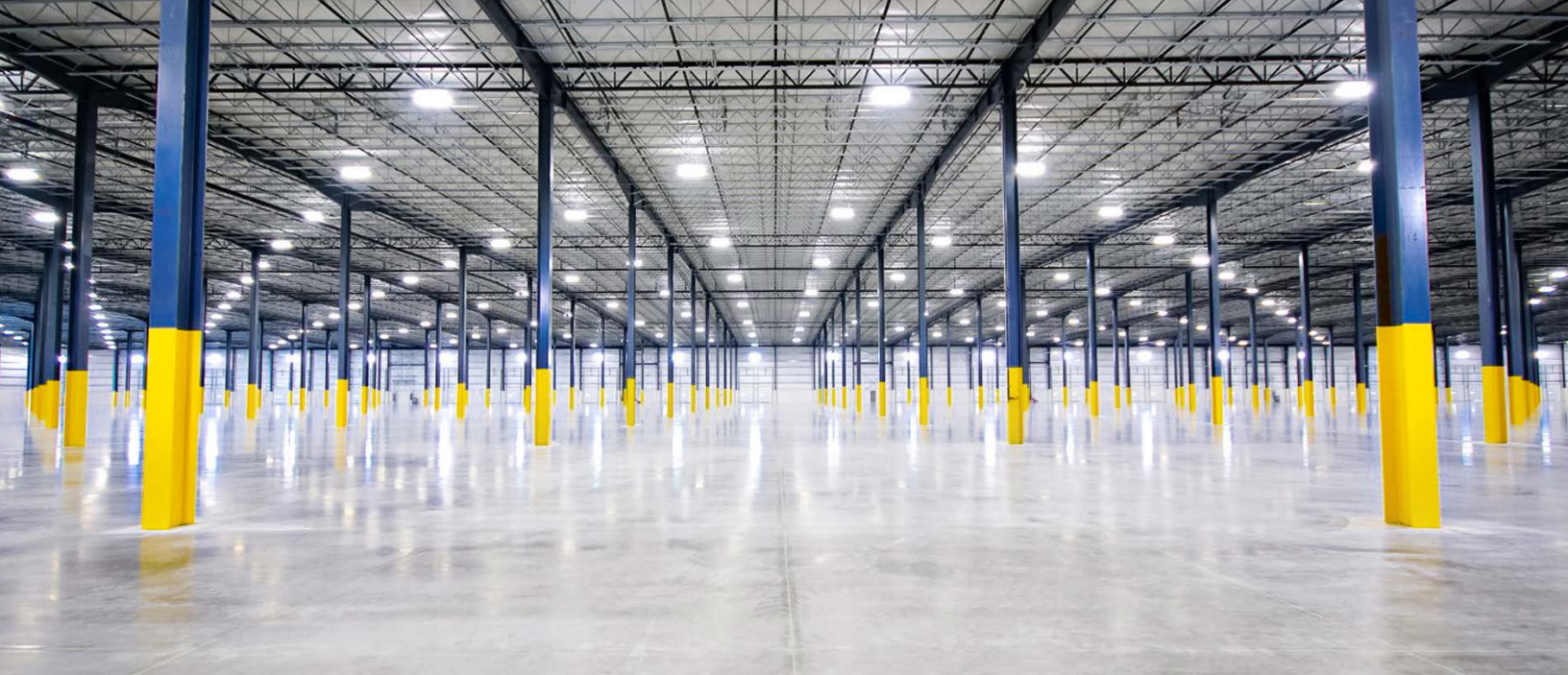


FOR LEASE

460-480 RESEARCH DRIVE, PITTSTON TOWNSHIP, PA

[mercireadytogo.com/460-480ResearchDr](http://mercireadytogo.com/460-480ResearchDr)





FOR LEASE

460-480 RESEARCH DRIVE, PITTSTON TOWNSHIP, PA

[mercireadytogo.com/460-480ResearchDr](http://mercireadytogo.com/460-480ResearchDr)





FOR LEASE

460-480 RESEARCH DRIVE, PITTSTON TOWNSHIP, PA

[mericlereadytogo.com/460-480ResearchDr](http://mericlereadytogo.com/460-480ResearchDr)



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

**JIM HILSHER, Vice President**  
jhilsher@mericle.com

**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.

**mericle.com**  **570.823.1100**

