



**FOR
LEASE**

33,000 SF

**485-495 RESEARCH DRIVE, PARCEL 39
CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSBURGH TOWNSHIP (PITTSBURGH), PA 15110**

.....

INDUSTRIAL

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



APRIL 2026 CONSTRUCTION PROGRESS



CENTERPOINT EAST TAX-ABATED INDUSTRIAL BUILDING NEAR I-81 & I-476

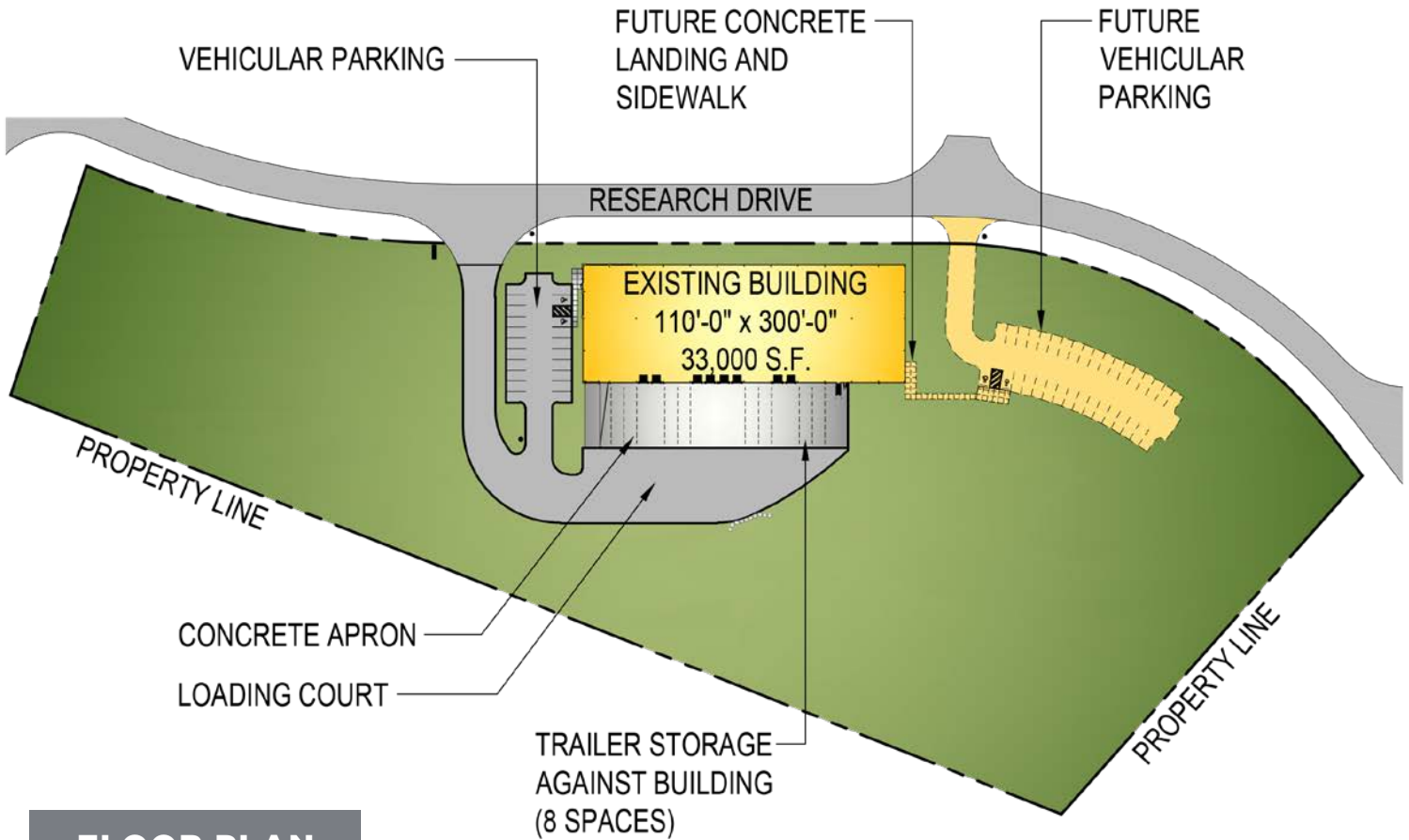
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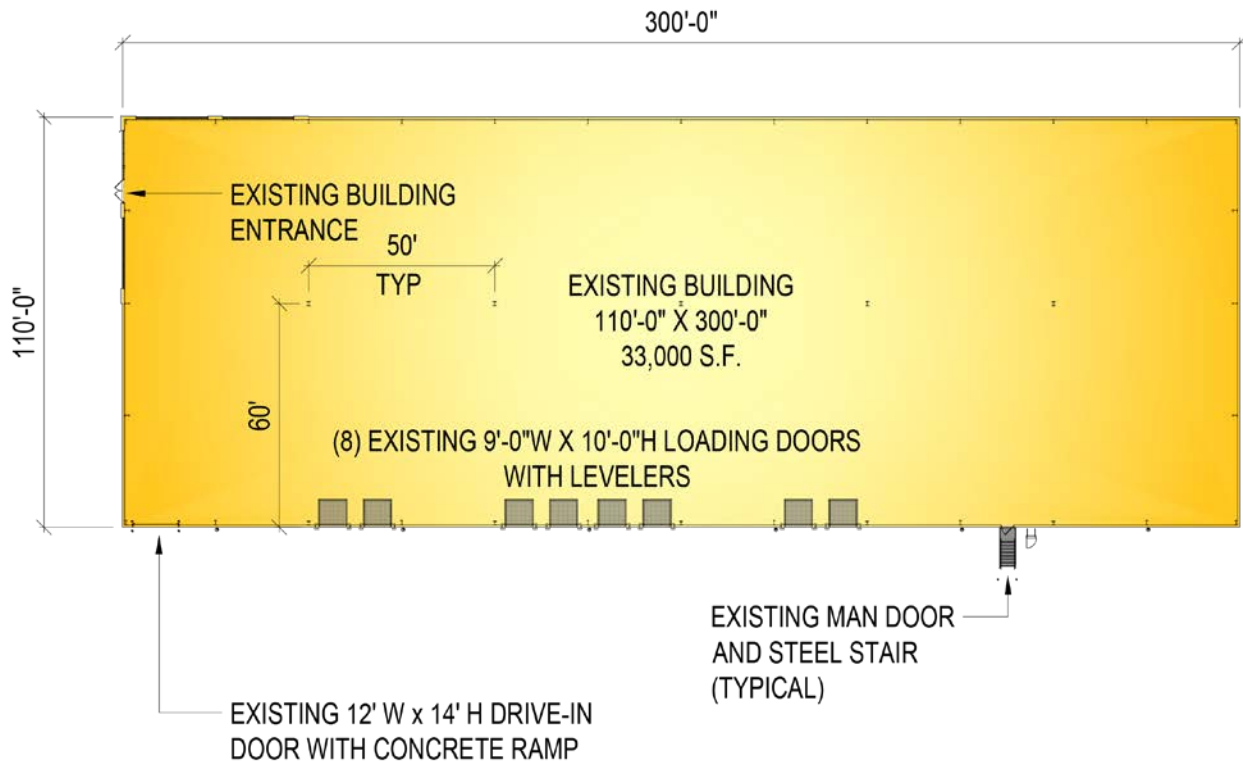
PLANS

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



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485-495 RESEARCH DRIVE, PITTSBURGH, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 33,000 SF
- ▶ **ACREAGE:** 9.47 acres
- ▶ **BUILDING DIMENSIONS:** 110'-0" (width) x 300'-0" (length)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced w/welded steel mats. Floor shall be treated with *SpecChem* silicate 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'-9".
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ The building shall be provided with 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** Eight (8) 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 door is available.
- ▶ **DRIVE-IN DOORS:** One (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal and reinforced concrete ramp.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted Cambridge direct-fire units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL POWER:** Power available up to multiples of 4,000 Amps.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.

PARKING

- ▶ On-site parking for approx. (21) vehicles with future parking for up to (34) vehicles.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approx. 130' 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.



LABOR DRAW

More than 700,000 people live within 30 miles, and more than 51 million people live within 200 miles of CenterPoint Commerce & Trade Park.

This 33,000 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.



TAX SAVINGS

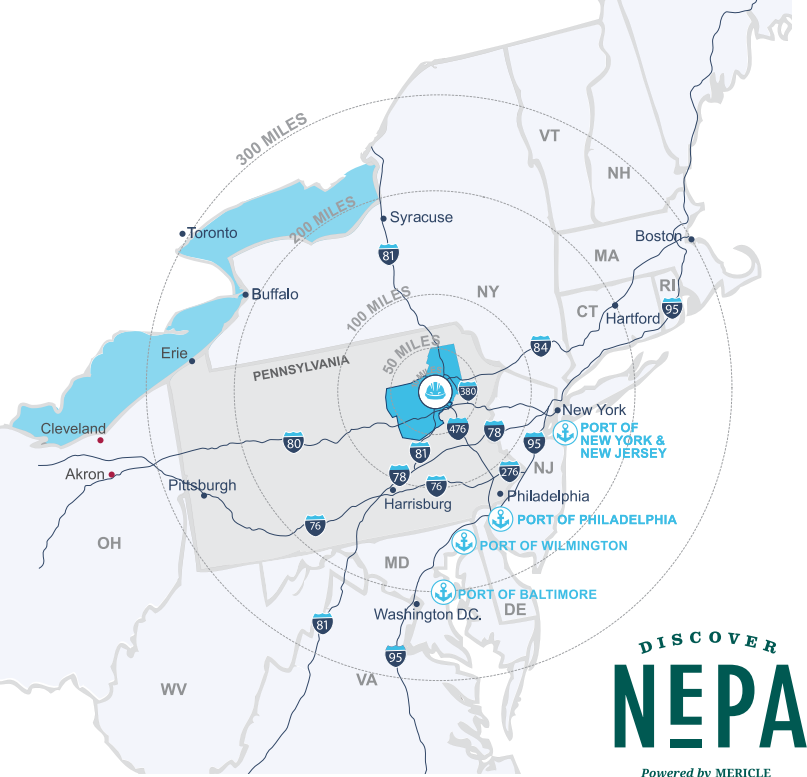
Every building constructed in CenterPoint receives a 10-year, 100% real estate tax abatement on improvements via the LERTA program.

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CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



DISCOVER
NEPA
Powered by MERICLE

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.


**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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COMMERCE & TRADE
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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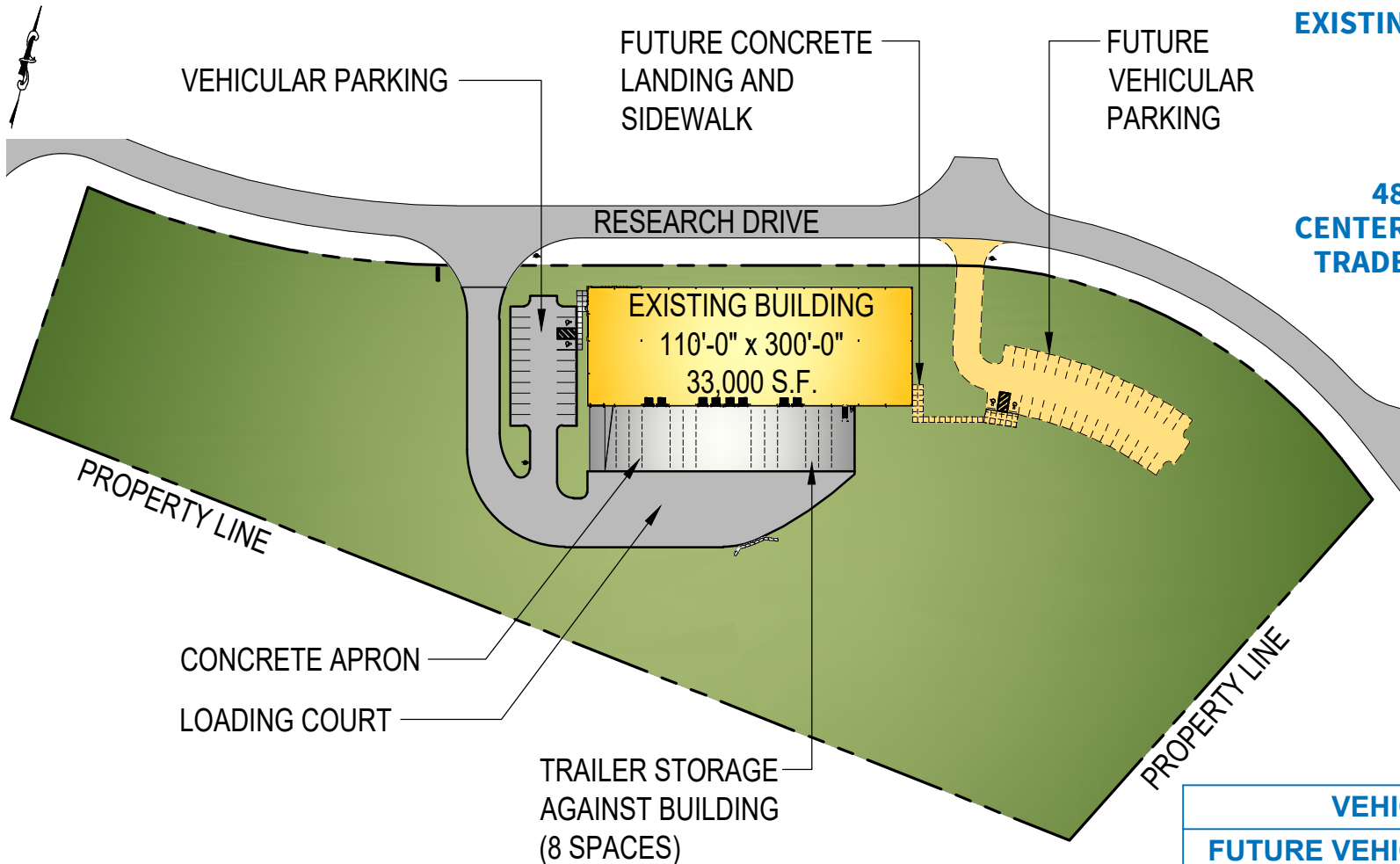
Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.



CONCEPTUAL SITE PLAN

EXISTING 33,000 S.F. BUILDING

**PARCEL #39
485-495 RESEARCH DRIVE
CENTERPOINT COMMERCE AND
TRADE PARK - EAST PHASE IIB
PITTSTON TOWNSHIP
PITTSTON, PA 18640**



VEHICULAR PARKING	21
FUTURE VEHICULAR PARKING	34
TRAILER STORAGE AGAINST BUILDING	8
DOCK DOORS	8
DRIVE-IN DOOR	1
ACREAGE	9.47

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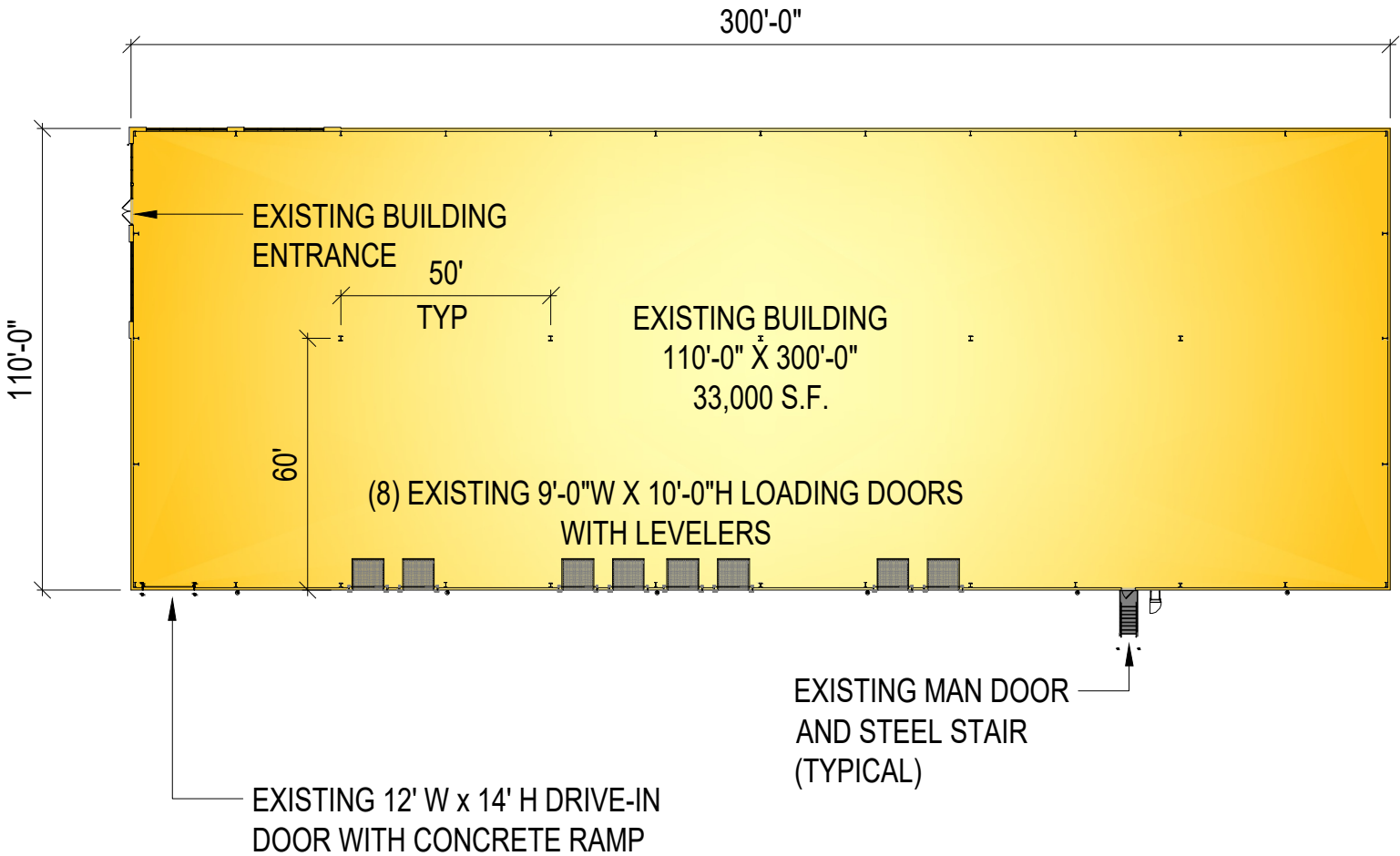
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL BUILDING PLAN

EXISTING 33,000 S.F. BUILDING

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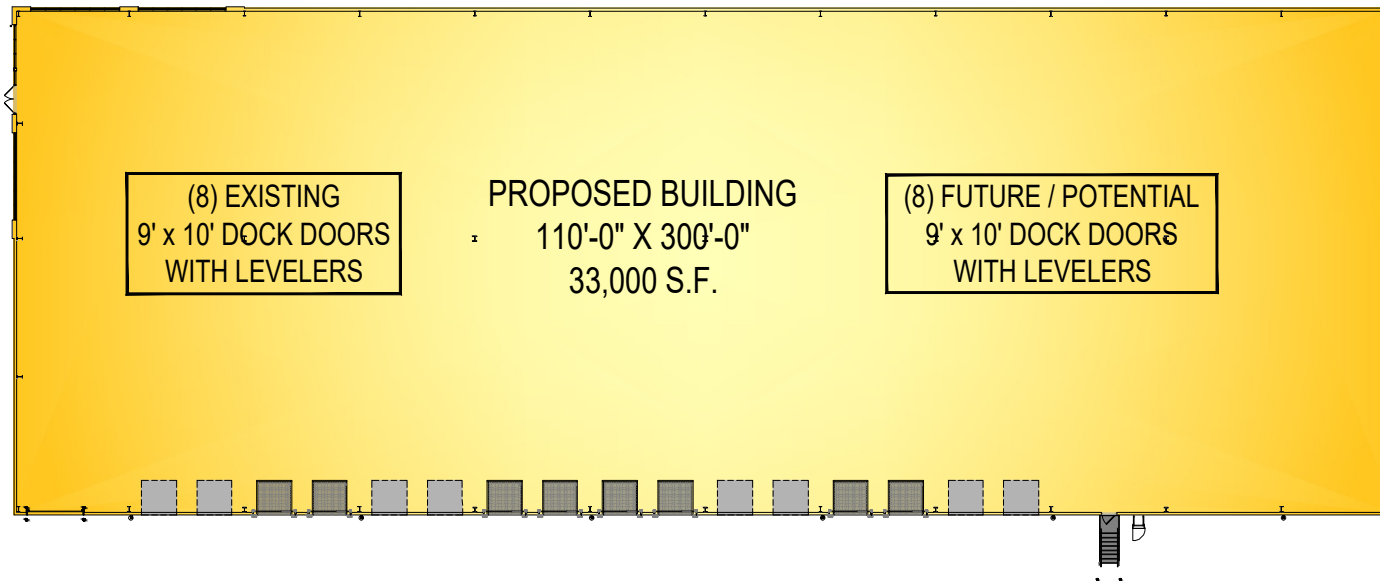
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CONCEPTUAL FUTURE DOCKS

PROPOSED 33,000 S.F. BUILDING

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PITTSTON, PA 18640



PROPOSED BUILDING	
EXISTING DOCK DOORS	8
FUTURE DOCK DOORS	8



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WE BUILD BUILDINGS.
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PROPOSED 33,000 S.F. BUILDING

SITE IMPROVEMENTS

- Site contains approximately 9.47 acres
- On-site parking for approximately twenty-one (21) vehicles with future parking for up to thirty-four (34) vehicles
- On-site trailer storage for approximately eight (8) trailers against the building
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 130' 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

BUILDING IMPROVEMENTS

- Existing building contains 33,000 square feet
- Existing building dimensions are 110'-0" (width) x 300'-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 has been treated with *SpecChem* siliconate sealer / densifier and *E-Cure* curing compound and joint filler, Polyurea or equal, in all construction and contraction joints in the Warehouse floor
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- Average structural clear height of approximately 34'-9"
- *Butler Manufacturing*, MR-24 standing seam
- Existing building contains 3'-0" high x 6'-0" wide clerestory windows
- Existing building contains eight (8) 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
- Prefabricated steel track guards and Classic dock seal with head curtain by *Rite-Hite* or equal
- Existing building contains one (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal and reinforced concrete ramp

UTILITIES AND BUILDING SYSTEMS

- Existing warehouse heating system consists of energy efficient, roof mounted *Cambridge* direct-fire units
- Existing Electrical power available up to multiples of 4,000 amps
- Existing warehouse 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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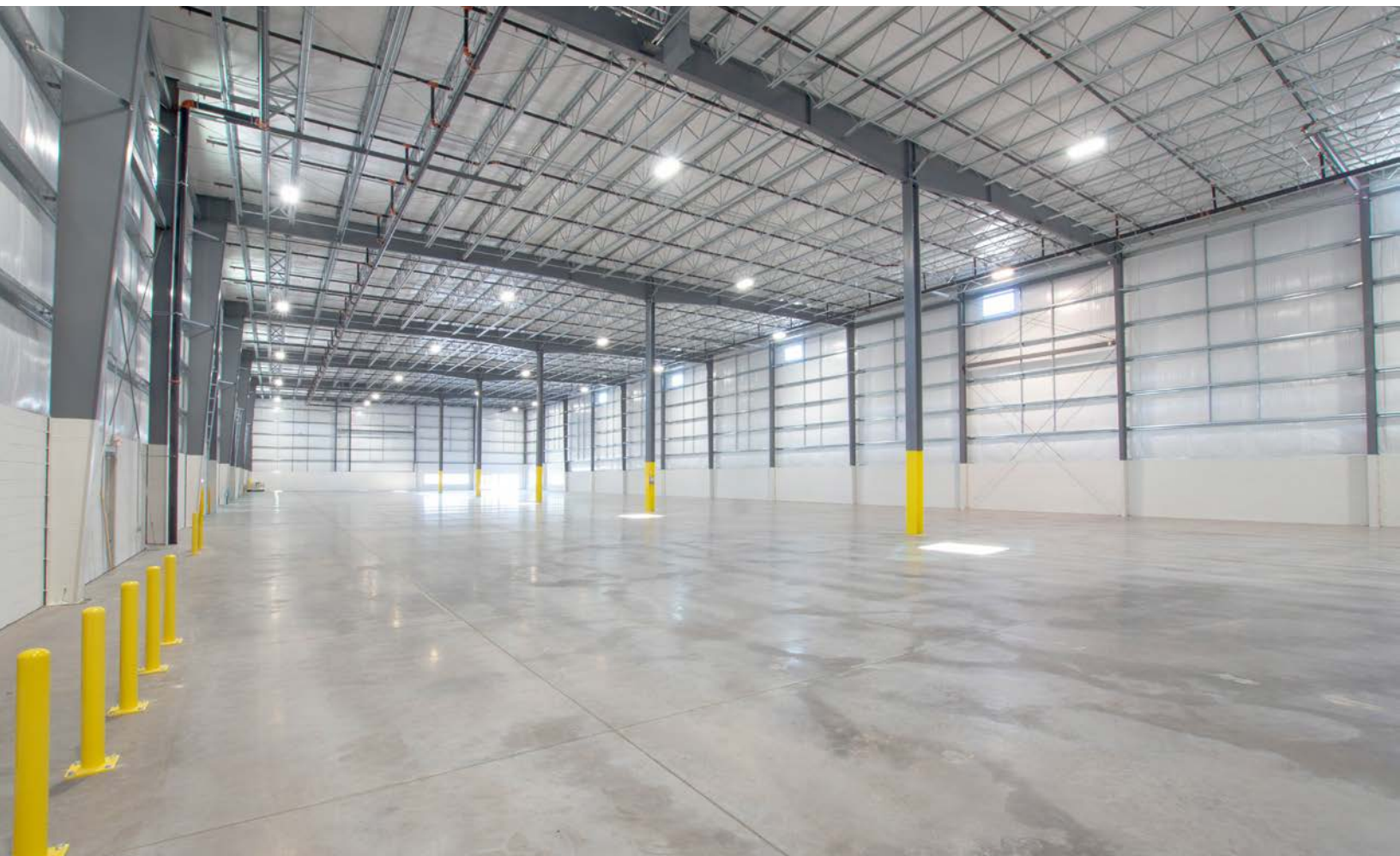
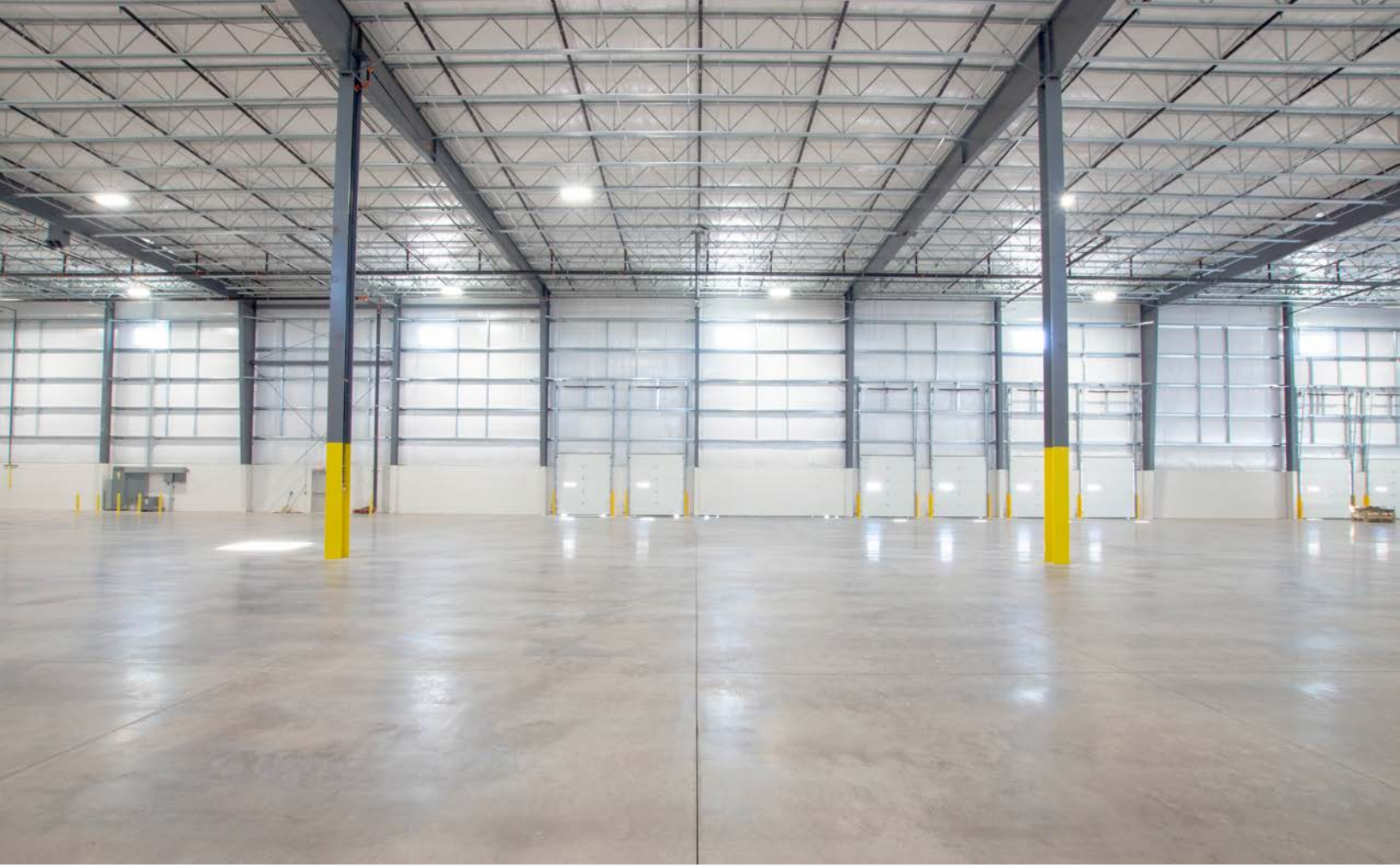
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