



**FOR
LEASE**

157,500 SF

**500 SATHERS DRIVE
GRIMES INDUSTRIAL PARK
PITTSTON TOWNSHIP (PITTSTON), PA 18640**

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FLEX



SAMPLE BUILDING



BUILD-TO-SUIT SPACE LOCATED LESS THAN FIVE MINUTES FROM I-81 & I-476

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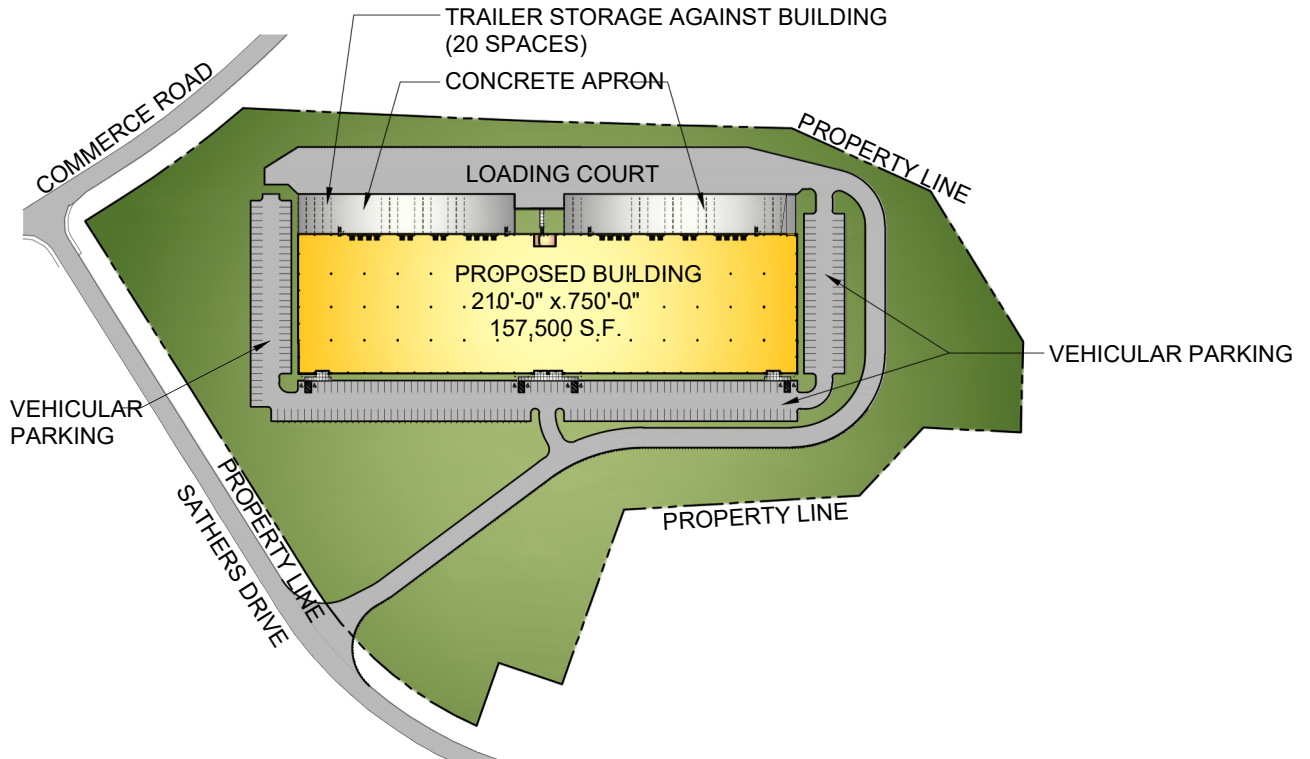
570.823.1100



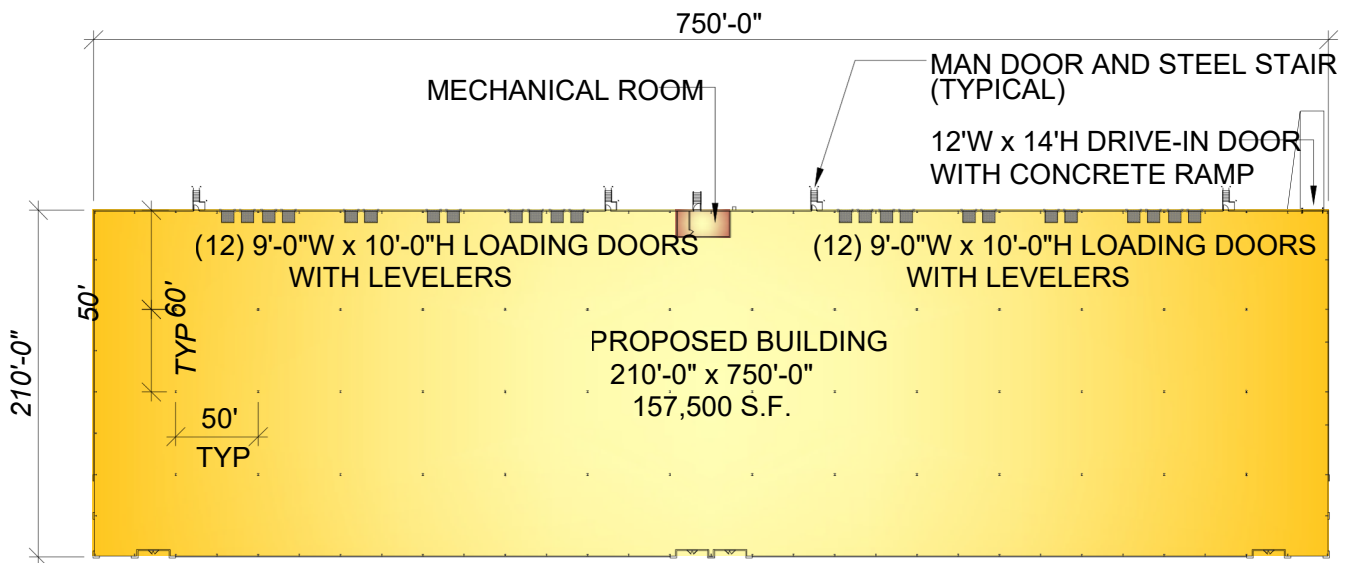
PLANS

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

500 SATHERS DRIVE, PITTSBURGH TOWNSHIP, PENNSYLVANIA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 157,500 SF
- ▶ **ACREAGE:** Site contains approximately 18 acres
- ▶ **BUILDING DIMENSIONS:** Building dimensions shall be 210'-0" (width) x 750'-0" (length)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor shall be treated with SpecChem silicate sealer / densifier and E-Cure curing compound and joint filler, Polyurea or equal, in all construction and contraction joints in the Warehouse floor.
- ▶ **ROOF:** Butler Manufacturing, MR-24 standing seam
- ▶ **EXTERIOR WALLS:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 34'-1"
- ▶ **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

- ▶ **DOORS:** The building shall be provided with twenty-four (24) 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.
- ▶ Prefabricated steel track guards and Classic dock seal with head curtain by Rite-Hite or equal.
- ▶ The building shall be provided with one (1) 12'-0" x 14'-0" vertical lift drive-in door by Haas Door or equal and reinforced concrete ramp.

UTILITIES

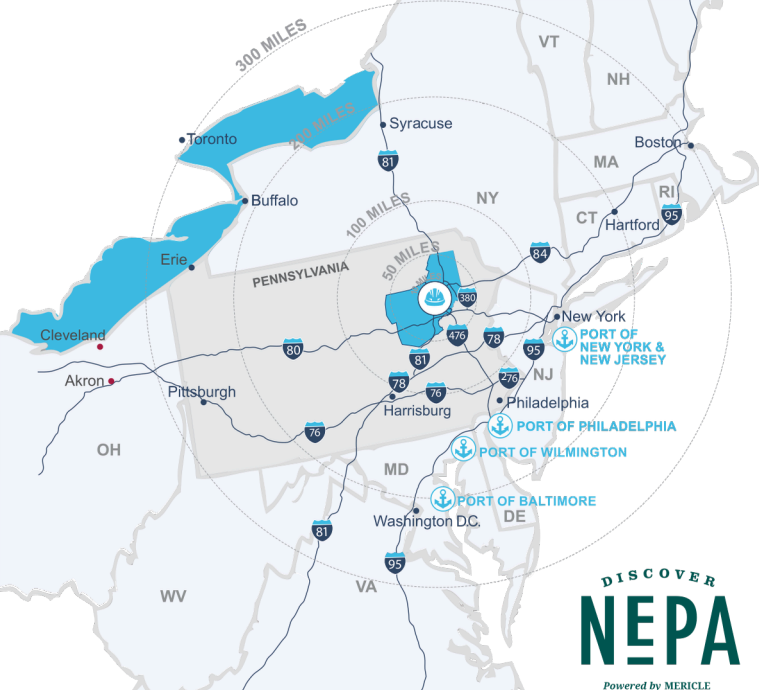
- ▶ **HVAC:** The warehouse heating system shall consist of energy efficient, roof mounted Cambridge direct-fire units
- ▶ **LIGHTING:** The warehouse lighting shall consist of energy efficient LED fixtures.
- ▶ **POWER:** Electrical power available up to multiples of 4,000 amps.
- ▶ **FIRE PROTECTION:** Early Suppression Fast Response (ESFR) wet sprinkler system
- ▶ **UTILITIES:** All utilities shall be separately metered

PARKING

- ▶ On-site parking for approximately two hundred fifty (250) vehicles.
- ▶ 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.

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



TRAVEL DISTANCES

CITY	MI AWAY
Downtown Pittston, PA	6
Downtown Scranton, PA	10
Downtown Wilkes-Barre, PA	11
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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