



**FOR  
LEASE**

# 4,077 SF

**1200 SATHERS DRIVE  
GRIMES INDUSTRIAL PARK  
PITTSTON TOWNSHIP (PITTSTON), PA 18640**

.....

**FLEX**



**FLEX SPACE LOCATED LESS THAN FIVE MINUTES FROM I-81 & I-476**

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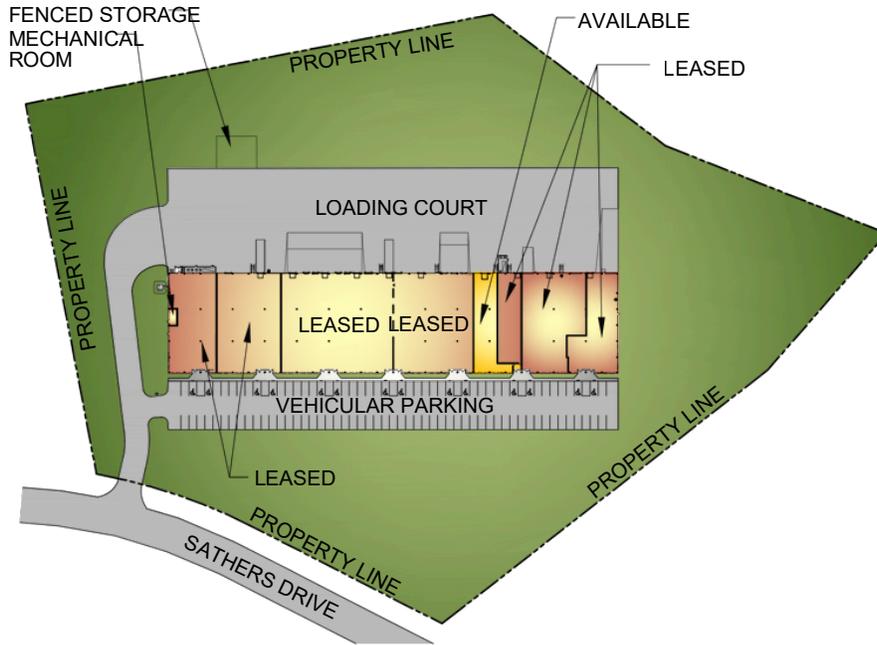
**570.823.1100**



# 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.

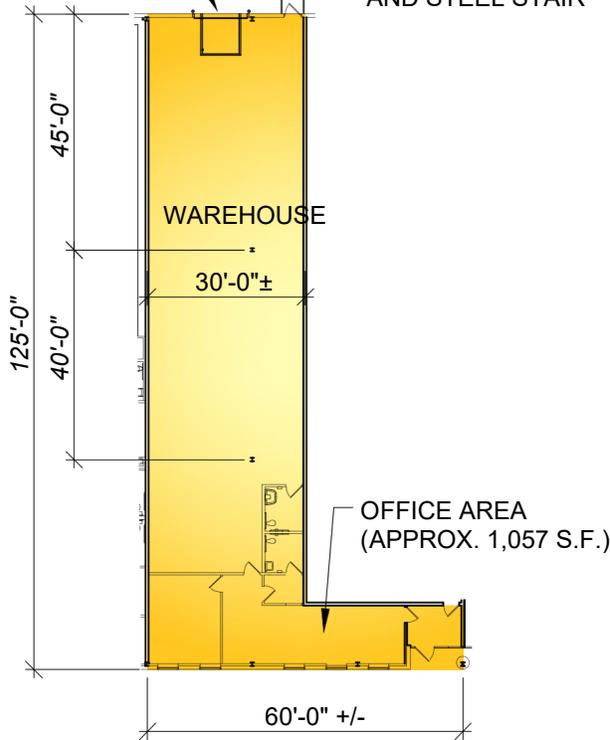
## SITE PLAN



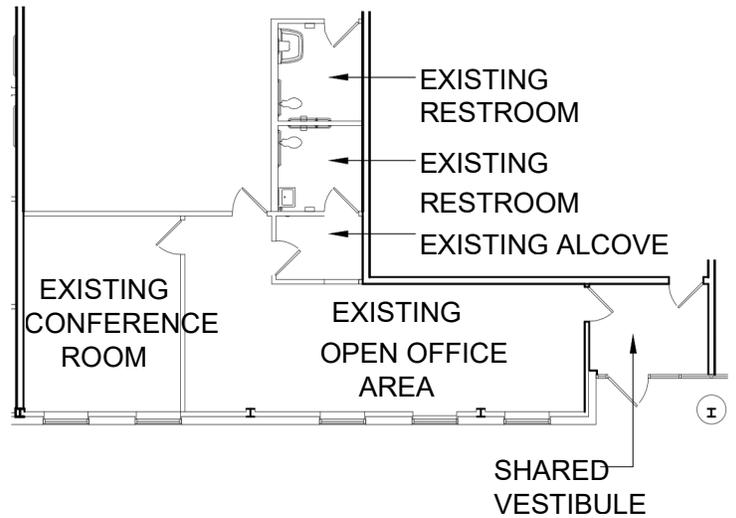
## FLOOR PLAN

EXISTING 10'-0"W x 12'-0"H DOCK DOOR WITH LEVELER

EXISTING MAN DOOR AND STEEL STAIR



**FLOOR PLAN**



**ENLARGED OFFICE PLAN**

FOR LEASE

1200 SATHERS DRIVE, PITTSBURGH TOWNSHIP, PA

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# SPECS

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## SIZE

**AVAILABLE SPACE:** 4,077 SF space within an existing 70,000 SF building.

**ACREAGE:** 11.4 acres

**BUILDING DIMENSIONS:** 125'-0" (width) x 560'-0" (length)

**OFFICE FIT-OUT:** Approximately 1,057 SF

## BUILDING CONSTRUCTION

**FLOOR:** 6" thick reinforced concrete floor slab.

**ROOF:** *Butler Manufacturing*, MR-24 standing seam.

**EXTERIOR WALLS:** Architectural masonry, aluminum frame entrance system, and insulated metal wall panels.

**CLEAR CEILING HEIGHT:** Average structural clear height of approximately 27'-6".

**COLUMN SPACING:** 40'-0" x 40'-0" bay spacing with 40'-0" x 45'-0" at staging bay.

## LOADING

**DOCK EQUIPMENT:** One (1) 10' x 12' vertical-lift dock door with 30,000 lb capacity leveler with bumpers by *Rite-Hite* or equal.

## PARKING

On-site parking for approx. six (6) vehicles.

## UTILITIES

**WAREHOUSE HVAC:** Gas-fired unit heater.

**OFFICE HVAC:** Packaged, gas/electric rooftop unit.

**WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.

**OFFICE LIGHTING:** 2 x 4 fluorescent fixtures with prismatic lenses.

**ELECTRICAL:** 225 Amp, 120/208 Volt, 3-phase service.

**FIRE PROTECTION:** Light Hazard, Class II.

**UTILITIES:** All utilities shall be separately metered

## SITE FEATURES

Marquee sign with masonry base at site entrance.

Professionally prepared landscape design and maintenance.



### LABOR DRAW

Approximately 464,000 people live within 20 miles of the park and more than 705,000 people live within 30 miles.

This 70,000 square foot flex building is located in the heart of one of the most densely populated areas in Northeastern Pennsylvania.



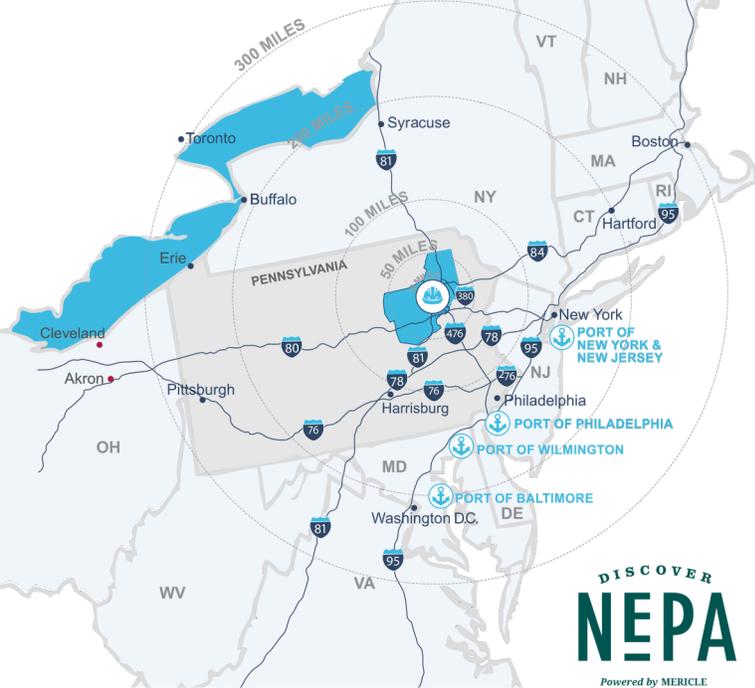
### GREAT ACCESS

Grimes Industrial Park has great highway access and is located less than five minutes from I-81 and I-476.

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# 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

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.**



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.

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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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