FOR LEASE

31,005 SF

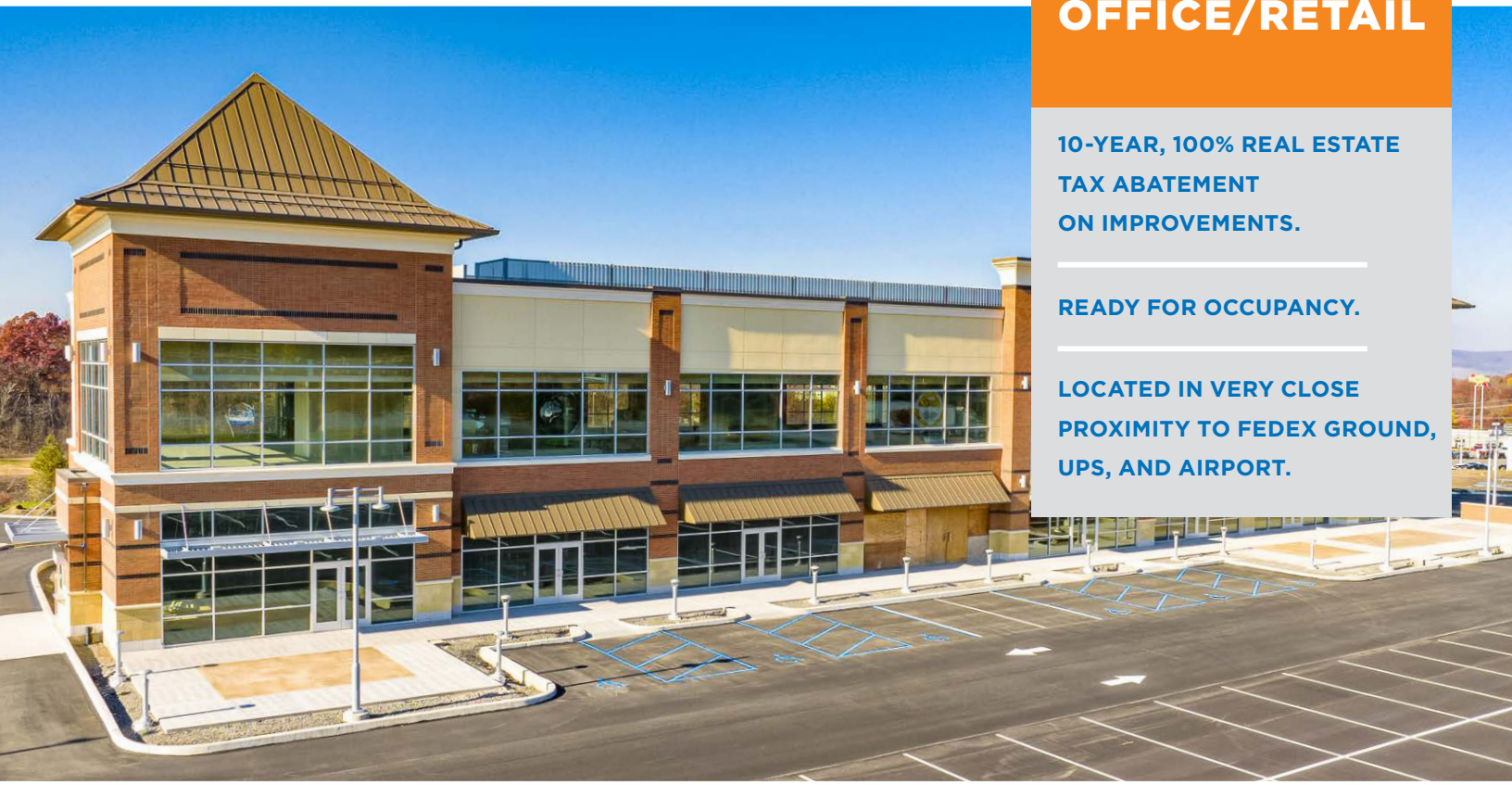
100 KEYSTONE AVENUE
CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PITTSTON, PA

OFFICE/RETAIL

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

READY FOR OCCUPANCY.

LOCATED IN VERY CLOSE PROXIMITY TO FEDEX GROUND, UPS, AND AIRPORT.



NEW RETAIL AND OFFICE SPACE AT THE ENTRANCE TO ONE OF THE FASTEST GROWING BUSINESS PARKS IN PENNSYLVANIA!

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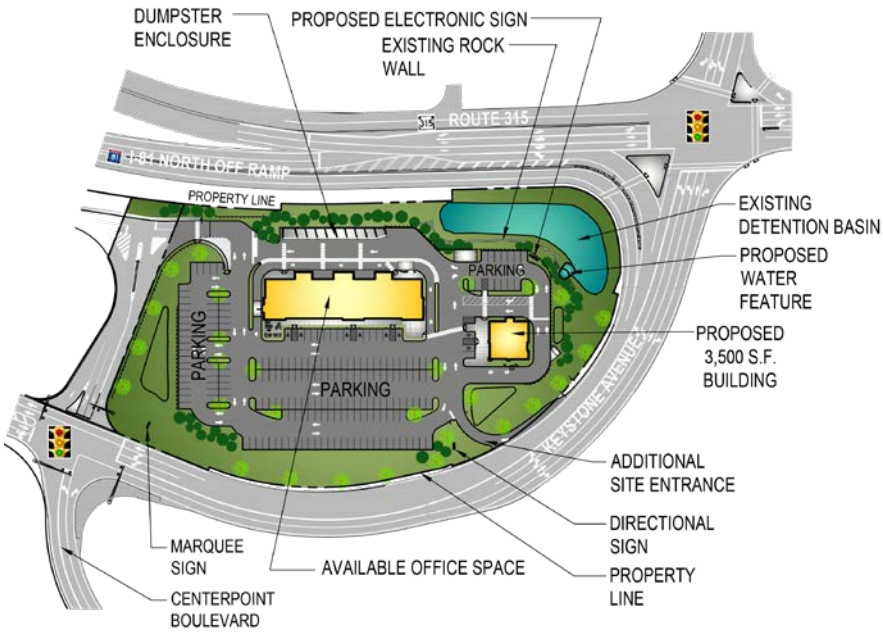
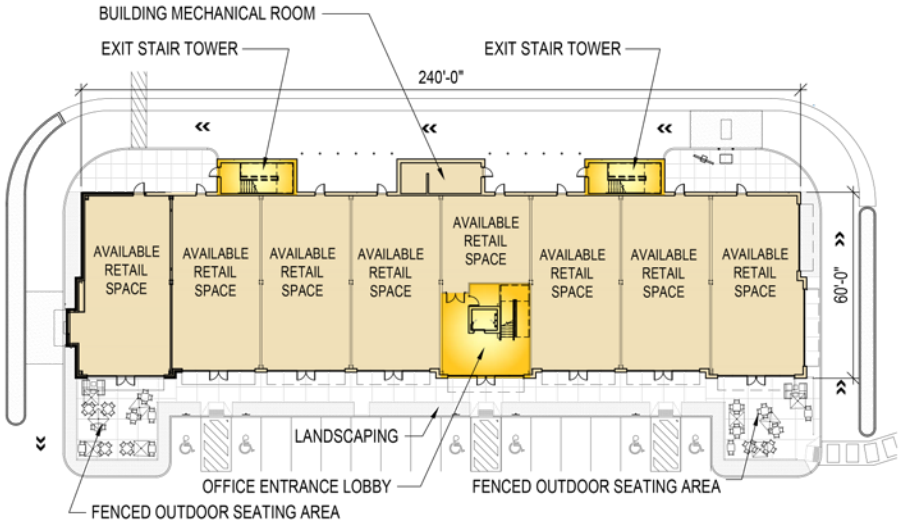
PLANS

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.

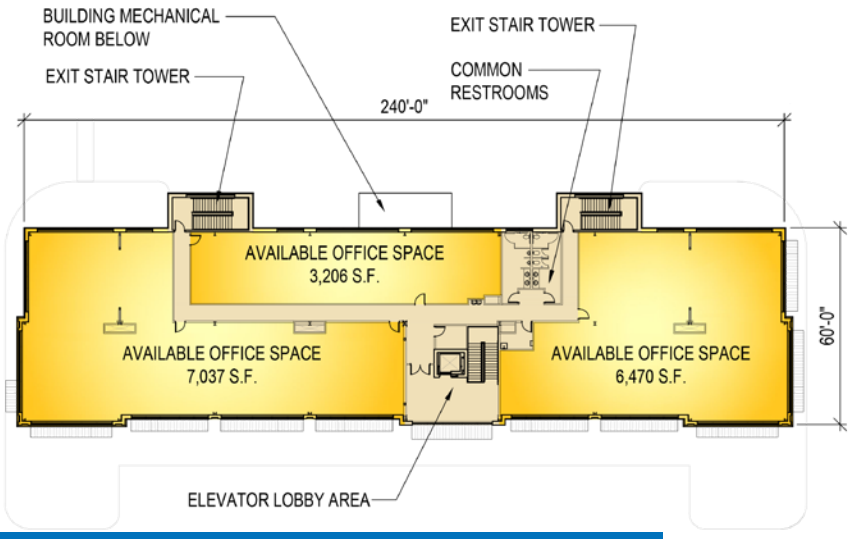
SITE PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN



SPECS

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SIZE

- **AVAILABLE SPACE:** Two-story, 31,005 SF retail and office complex with 14,292 SF of retail space on the 1st floor and 16,713 SF of office space on the 2nd.
- Room on site for a second, 3,524 SF, stand-alone retail building.
- Smallest retail suite is 933 SF. Most retail suites are ±1,800 SF (30' wide by 60' deep and can be combined).
- **ACREAGE:** 7.98 acres
- **BUILDING DIMENSIONS:** 240'(l) x 60'(d)

BUILDING CONSTRUCTION

- **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and e.i.f.s.
- **CLEAR CEILING HEIGHT:** 12 feet floor to floor height.
- Steel framed, multi-tenant building with 30'-0" x 60'-0" column spacing.
- Open interior floor slab at grade provided for maximum tenant fit-out flexibility.
- Common elevator lobby for office space.

PARKING

- Asphalt paving w/ concrete curbed vehicle parking areas.
- On-site parking for approx. (212) vehicles.

UTILITIES

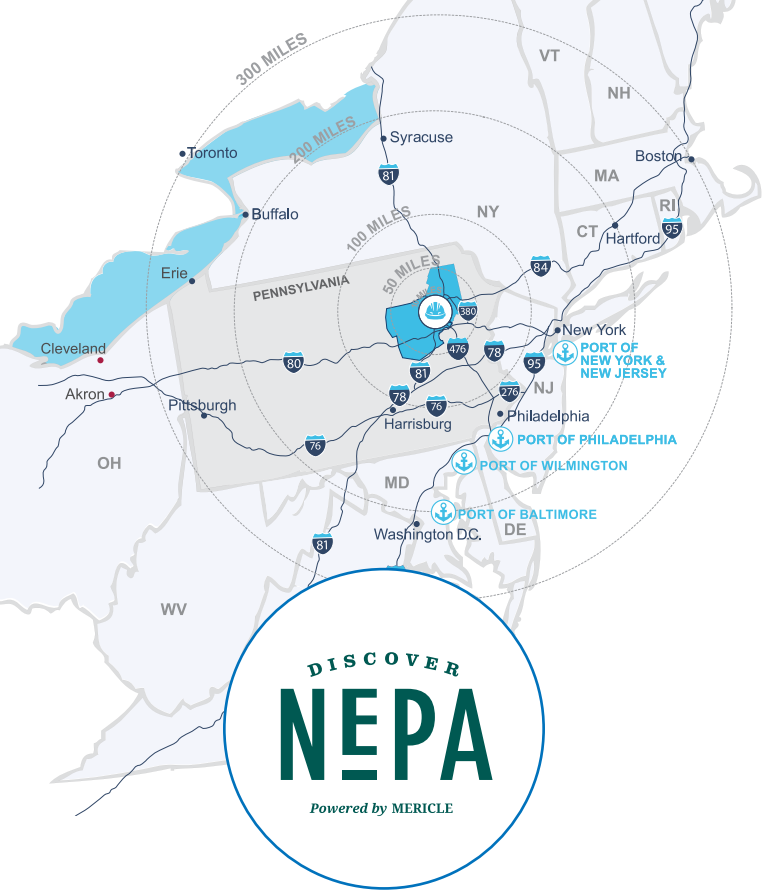
- **HVAC:** Gas-electric packaged rooftop units.
- **ELECTRICAL SERVICE:** 225 Amp, 480/277 Volt, 3-phase electrical service (typical).
- **EXTERIOR LIGHTING:** LED lighting.
- **FIRE PROTECTION:** Ordinary Hazard, Class II.
- All utilities shall be separately metered.
- **ELECTRIC:** PPL Utilities
- **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

- Asphalt paving w/ concrete curbed vehicle parking areas.
- On-site parking for approx. (212) vehicles.

SITE FEATURES

- Outdoor patio seating areas with protective fencing, landscaping, and bollards for safety.
- Professionally prepared and maintained landscaping.
- On-site enclosed dumpster/trash area.
- Multiple sign locations.



CENTRALLY LOCATED
ON NORTHEASTERN PENNSYLVANIA'S
I-81 CORRIDOR

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.

TRAVEL DISTANCES

CITY	MI AWAY
Downtown Wilkes-Barre, PA	8
Scranton, 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

BUTLER

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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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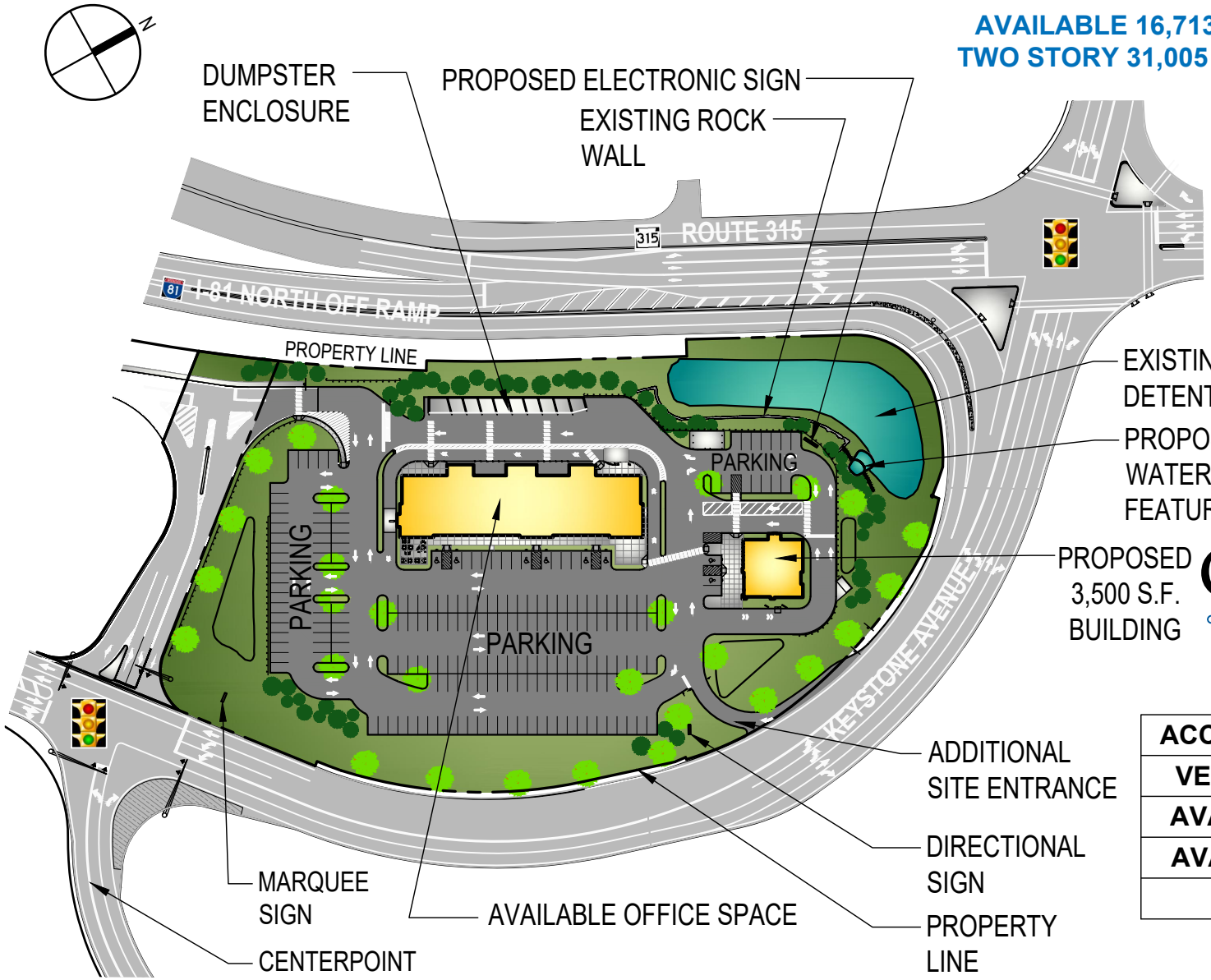
CONCEPTUAL SITE PLAN

AVAILABLE 16,713 S.F. OFFICE SPACE WITHIN A TWO STORY 31,005 S.F. MULTI-TENANT BUILDING



PARCEL #1
100 KEYSTONE AVENUE
CENTERPOINT COMMERCE & TRADE PARK EAST-PHASE IIC
JENKINS TOWNSHIP
PITTSTON, PA 18640

CenterPoint
commerce & trade park • east

ACCESSIBLE PARKING	8
VEHICULAR PARKING	212
AVAIL. OFFICE SPACE	16,713 SF
AVAIL. RETAIL SPACE	14,292 SF
ACREAGE	7.98

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Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

CONCEPTUAL 1st FLOOR PLAN

AVAILABLE 16,713 S.F. OFFICE SPACE WITHIN A TWO STORY 31,005 S.F. MULTI-TENANT BUILDING

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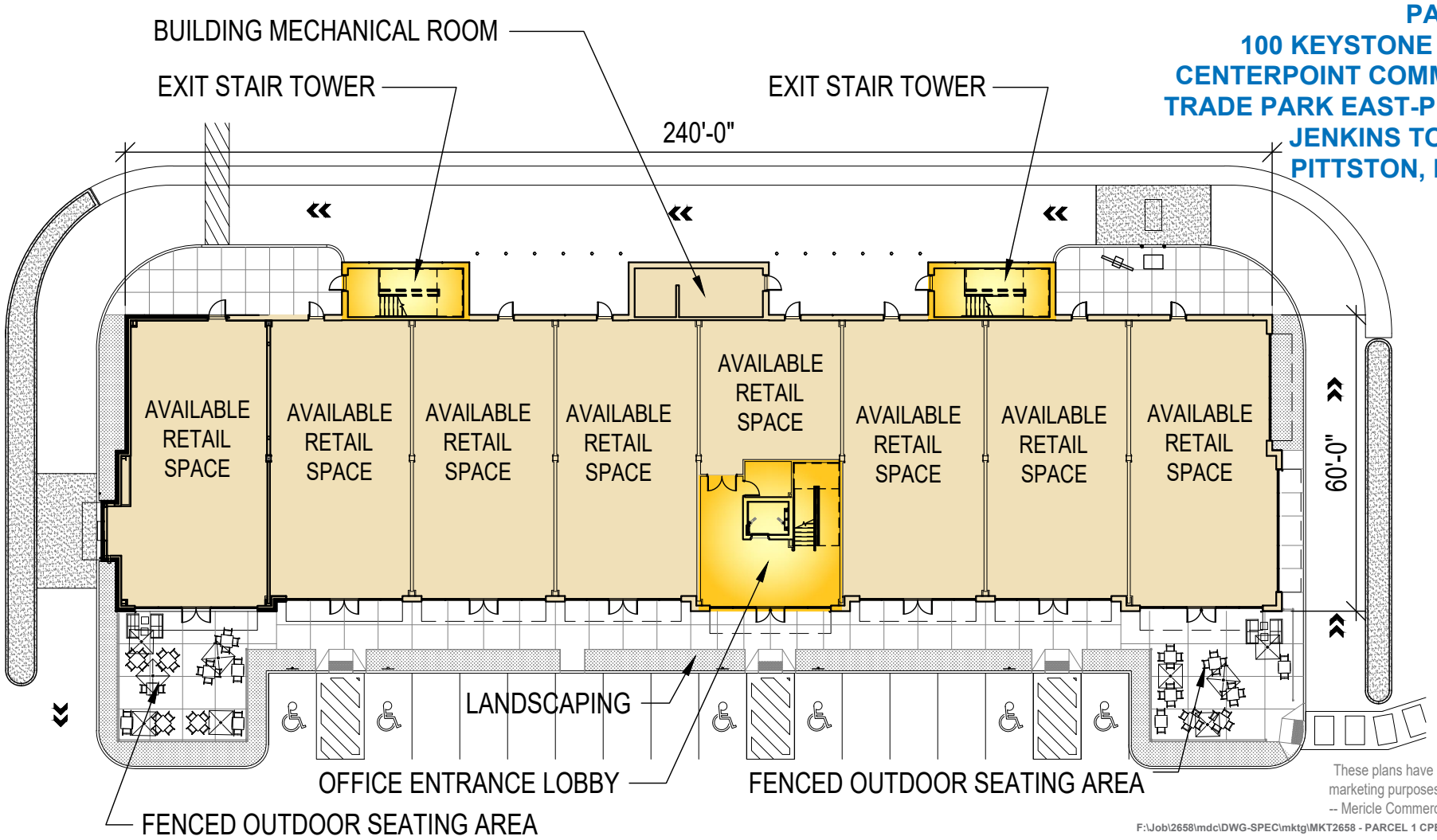

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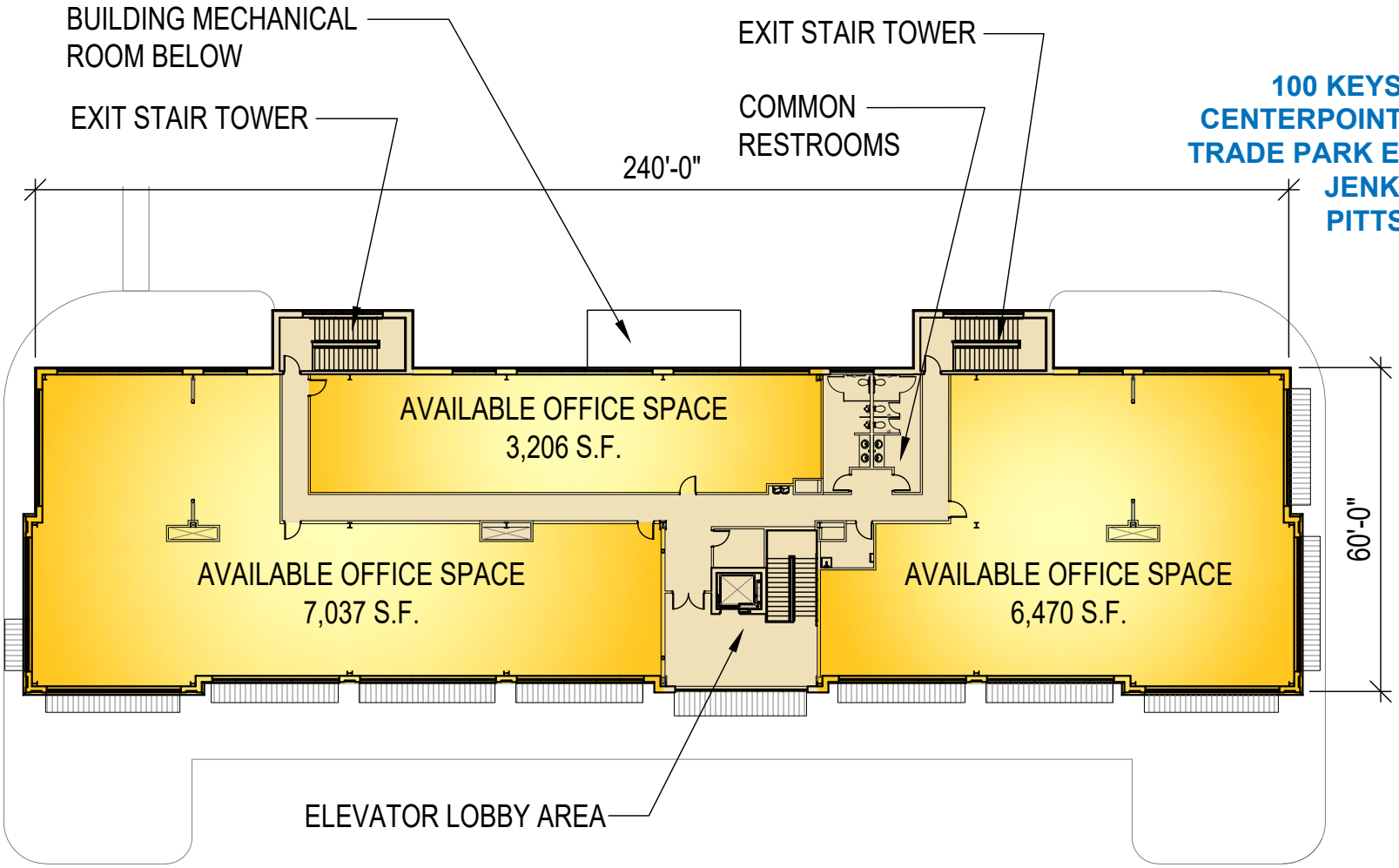
CONCEPTUAL 2nd FLOOR PLAN

AVAILABLE 16,713 S.F. OFFICE SPACE WITHIN A TWO STORY 31,005 S.F. MULTI-TENANT BUILDING



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SPECIFICATIONS

SITE IMPROVEMENTS

- Site contains approximately 7.98 acres
- On-site parking for approximately two hundred twelve (212) vehicles
- On-site enclosed dumpster / trash area
- Asphalt paving with concrete curbed vehicle parking areas
- Outdoor patio seating areas with protective fencing, landscaping, and bollards for safety.
- Professionally prepared and maintained landscaping
- Multiple sign locations

AVAILABLE 16,713 S.F. OFFICE SPACE WITHIN A TWO STORY 31,005 S.F. MULTI-TENANT BUILDING

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BUILDING IMPROVEMENTS

- Multi-tenant building contains 31,005 square feet (SF), up to 16,713 square feet of office space.
- Additional, onsite building contains 3,524 SF
- Multi-tenant building dimensions are approximately 240'-0" x 60'-0"
- Retail space available from 933 SF.
- Steel framed, multi-tenant building with 30'-0" x 60'-0" column spacing
- Open interior floor slab at grade provided for maximum tenant fit-out flexibility
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and e.i.f.s.
- 12 feet floor to floor height with common elevator lobby for office space

UTILITIES AND BUILDING SYSTEMS

- Proposed heating/ventilation/cooling shall be individually sized gas-electric packaged rooftop units.
- Proposed electrical service is a minimum 225 amp, 480/277 volt, 3-phase service.
- Proposed exterior general lighting shall be LED
- Proposed Fire Protection System shall be Ordinary Hazard, Class II.
- Provisions for domestic water and natural gas shall be provided
- All utilities shall be separately metered

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