

# 4,726 SF

ON 11.4 ACRES

## 1192 SATHERS DRIVE

GRIMES INDUSTRIAL ESTATES  
PITTSTON TOWNSHIP, PA



### OFFICE SPACE - LESS THAN 5 MINUTES TO I-81 & I-476



#### DIRECTIONS TO 1192 SATHERS DRIVE:

##### Traveling South on I-81

Take I-81 South to Exit 178 toward PA-315/WB / Scr Intl Airport/Avoca. Proceed through first roundabout. At second roundabout, follow signs for 315 North. Then take Navy Way 0.9 miles to Commerce Drive. Turn right and follow Commerce Drive 0.6 miles to Sathers Drive. Turn left and follow Sathers Drive 1 mile. Building is on left.

##### Traveling North on I-81

Take I-81 North to Exit 178 toward PA-315/WB / Scr Intl Airport/Avoca. Bear right at the roundabout. Then take Navy Way 0.9 miles to Commerce Drive. Turn right and follow Commerce Drive 0.6 miles to Sathers Drive. Turn left and follow Sathers Drive 1 mile. Building is on left.

# PLANS AND SPECIFICATIONS

## SIZE

- The existing building is a multi-tenant, flexible space building containing a total of 70,000 S.F.
- The available space contains 4,726 SF of office space.
- Building dimensions are 560'-0" x 125'-0".
- Site contains 11.4 acres.

## PARKING AND AMENITIES

- On-site parking available for 23 vehicles.
- Site has professionally maintained landscaping.
- Marquee sign at entrance to site.

## BUILDING CONSTRUCTION

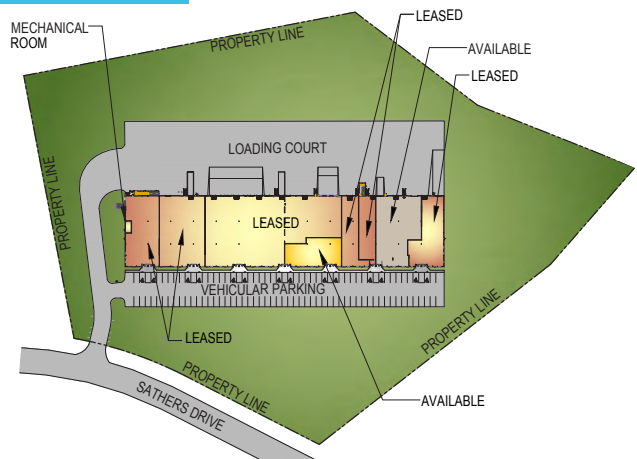
- Exterior wall system is constructed with a combination of architectural masonry, aluminum frame entrance system, and insulated metal wall panels.
- Floor is 6" thick reinforced concrete floor slab.
- Building roof is precision roll formed Butler MR-24 panels.
- Bay spacing is 40'-0" x 50'-0" typical.
- Entire space is fit-out as office space.

*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*

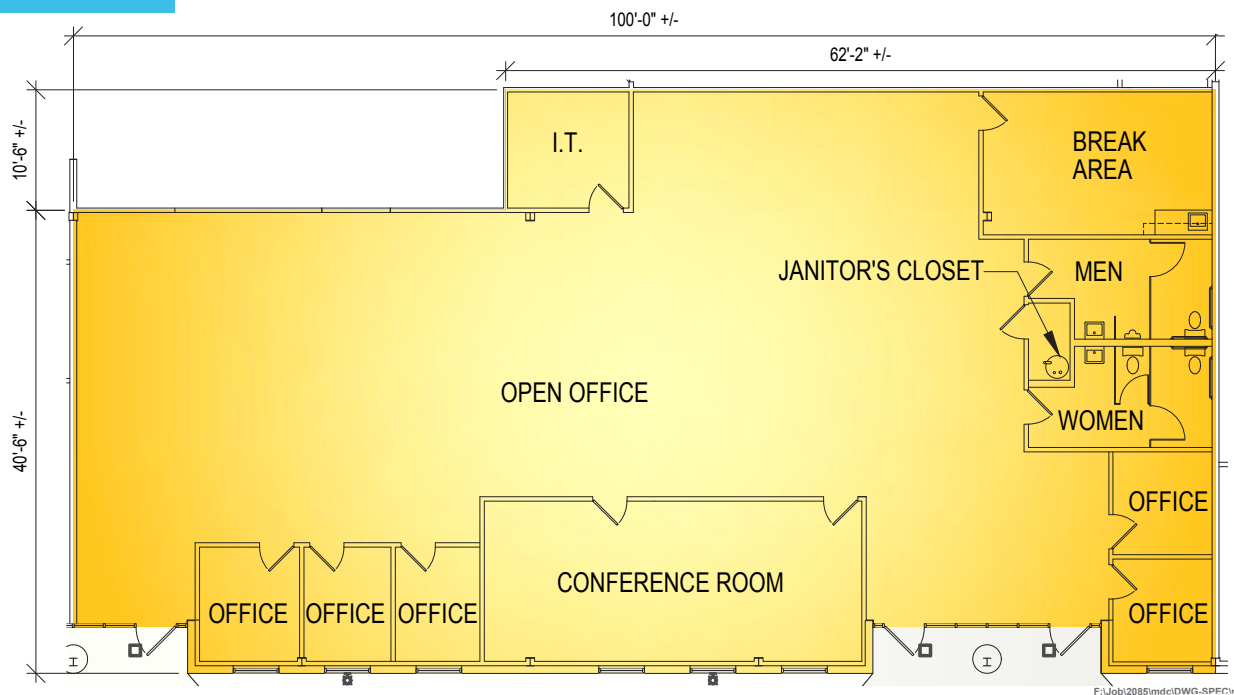
## UTILITIES

- Available electrical service is a 200 AMP, 120/208 volt, 3- phase service, expandable.
- HVAC is provided through a gas/electric, packaged, rooftop unit.
- Office lighting is 2 x 4 fluorescent troffers with prismatic lenses.
- Fire protection system is an Light Hazard, Class II.
- Provisions for domestic water and natural gas are provided.
- All utilities shall be separately metered.

## SITE PLAN



## FLOOR PLAN



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