



**FOR
LEASE**

136,500 SF

**144-154 COMMONWEALTH DRIVE, PARCEL 2
CENTERPOINT COMMERCE & TRADE PARK SOUTH
JENKINS TOWNSHIP, PITTSBURGH, PA**

.....

INDUSTRIAL

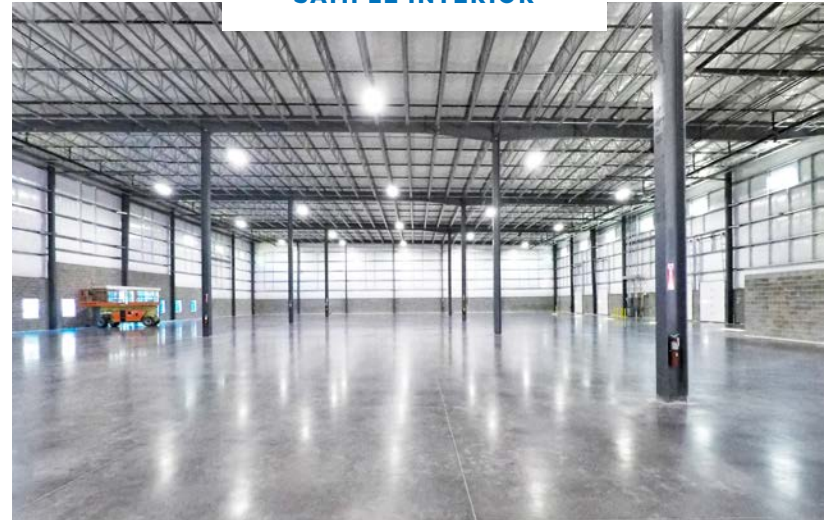
**10-YEAR, 100% REAL ESTATE
TAX ABATEMENT
ON IMPROVEMENTS**

GREAT LABOR DRAW AREA



CONSTRUCTION PROGRESS, MARCH 2024

SAMPLE INTERIOR



CENTERPOINT SOUTH TAX-ABATED BUILDING NEAR I-81 AND I-476

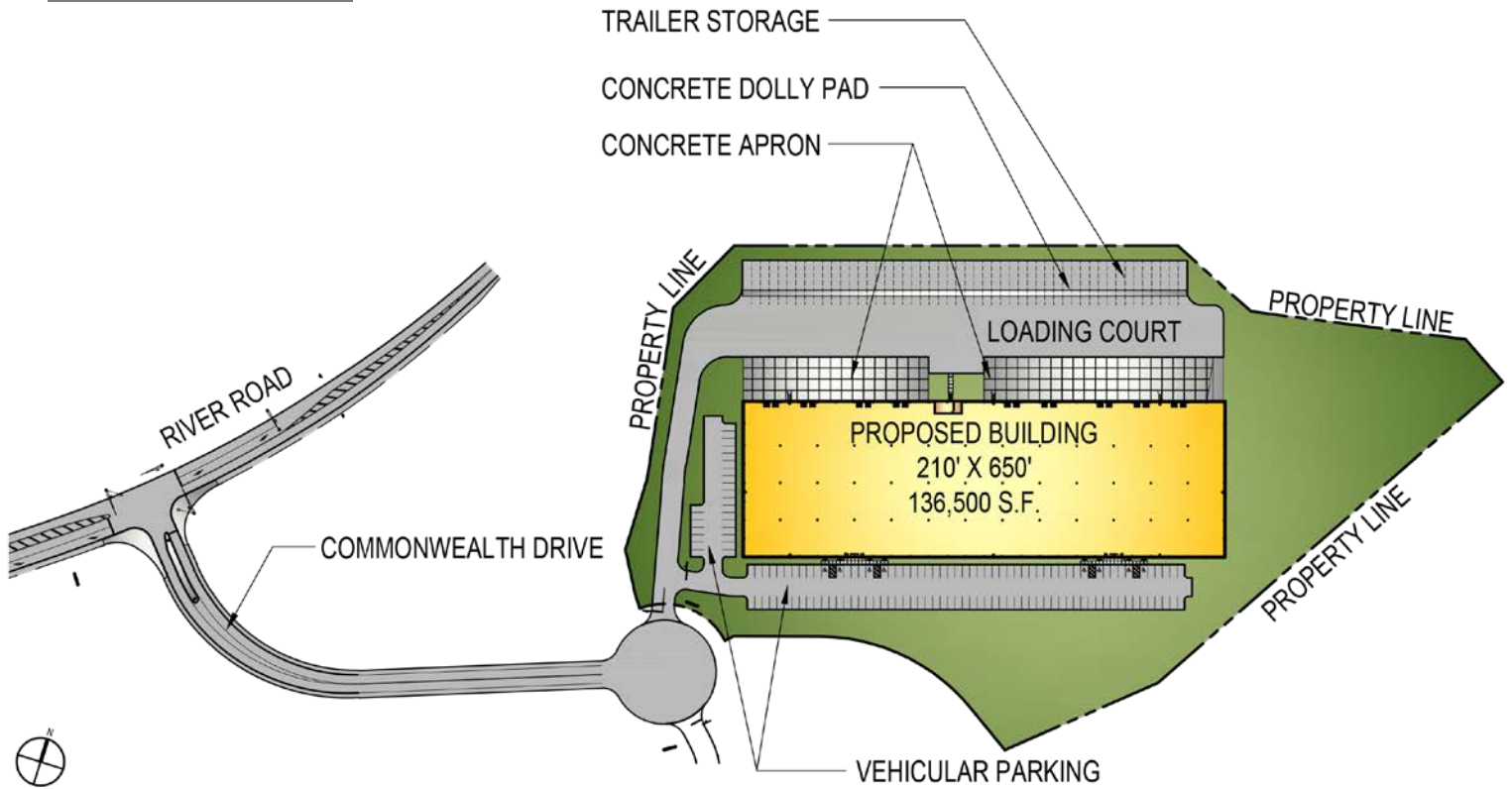
mericle.com  **570.823.1100**



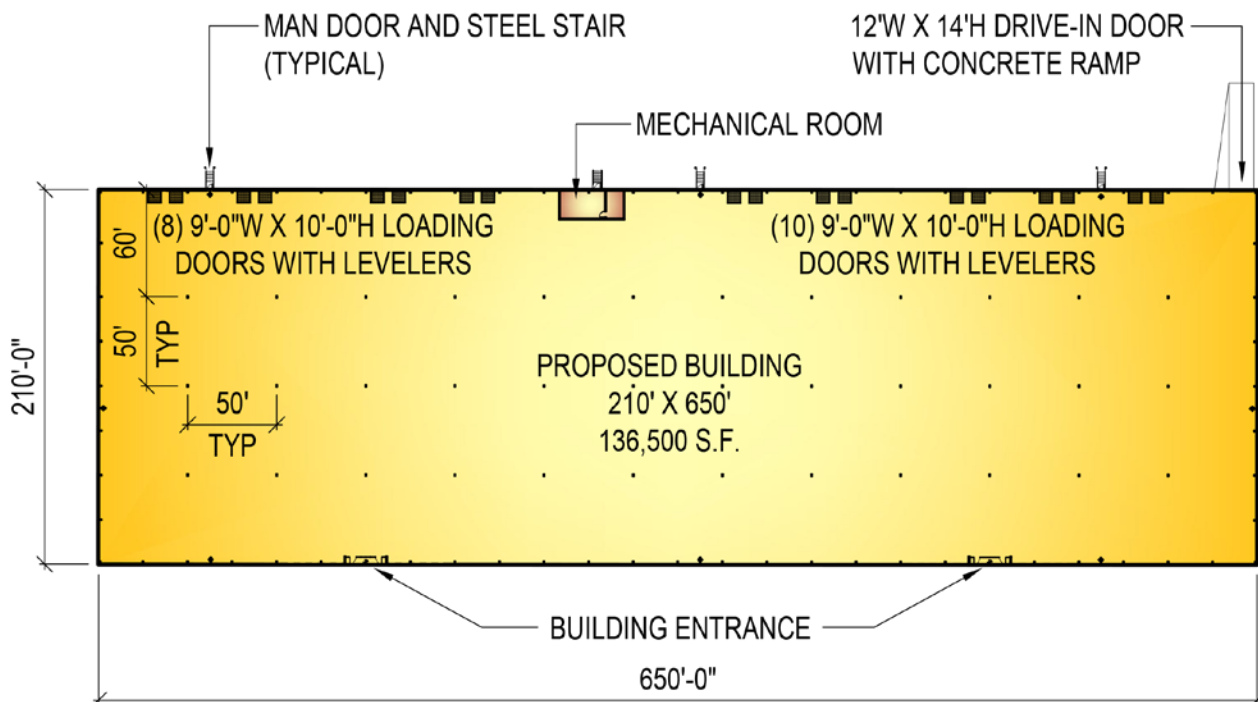
PLANS

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

144-154 COMMONWEALTH DRIVE, JENKINS TOWNSHIP, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 136,500 SF
- ▶ **ACREAGE:** 12.00 acres
- ▶ **BUILDING DIMENSIONS:** 210'(w) x 650'(l)
- ▶ Tenant space availability ranges from approx. 31,642 SF to Total Building Square Footage.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced w/welded steel mats. Floor is treated with *SpecHard* lithium silicate sealer/densifier and *E-Cure* curing compound.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 metal roof system.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 34'-8".
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** Eighteen (18) 9'-0" x 10'-0" vertical-lift dock doors w/vision kits by *Haas Door* or equal w/40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.

- ▶ **DRIVE-IN DOORS:** (1) 12'-0" x 14'-0" vertical-lift drive-in door by *Haas Door* or equal and reinforced concrete ramp.

UTILITIES

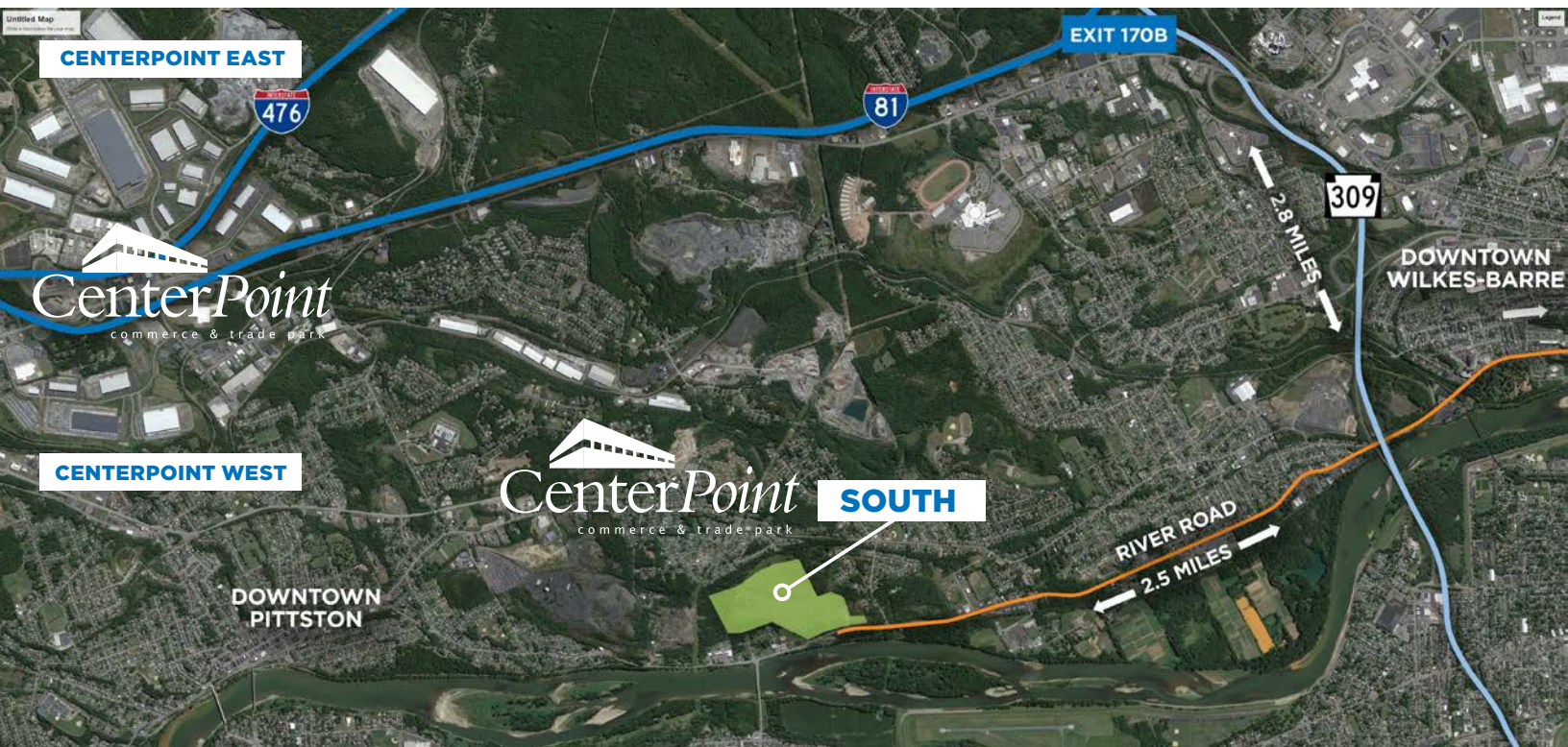
- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps.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

PARKING

- ▶ On-site parking for approximately (139) vehicles.
- ▶ On-site trailer storage for approximately (50) trailers with 8' wide concrete dolly pad.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 190' 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.



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UTILITIES

NATURAL GAS

CenterPoint South natural gas service will be provided by UGI Penn Natural Gas (UGI PNG) via a proposed main operating at intermediate pressure along the park's access road.

WATER

CenterPoint South water service will be provided by Pennsylvania American Water Company (PAWC).

ELECTRIC

CenterPoint South electrical service shall be supplied by PPL Electric Utilities (PPL).

SANITARY SEWER

CenterPoint South sanitary sewage treatment will be provided by the Wyoming Valley Sanitary Authority (WVSA), which currently has an approved treatment capacity of 32 MGD and receives an average flow of 24 MGD at its treatment plant located in Hanover Township.

TELECOMMUNICATIONS

CenterPoint South telecommunications services will be provided by Verizon and additional local providers.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



DEEP WATER PORTS

PORT

MI AWAY

Philadelphia, PA	116
New York/New Jersey	126
Wilmington, DE	132
Baltimore, MD	191



TRAVEL DISTANCES

CITY

Downtown Wilkes-Barre	5
Downtown Pittston	6
Downtown Scranton	16
Delaware Water Gap, PA	57
Allentown, PA	67
Morristown, NJ	106
Philadelphia, PA	115
Harrisburg, PA	112
New York, NY	130
Syracuse, NY	147
Baltimore, MD	191
Hartford, CT	207
Washington DC	227
Pittsburgh, PA	272
Boston, MA	308



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.

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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

PROPOSED 136,500 S.F. BUILDING

TRAILER STORAGE	50
VEHICULAR PARKING	139
DOCK DOORS	18
DRIVE-IN DOOR	1
ACREAGE	12.00

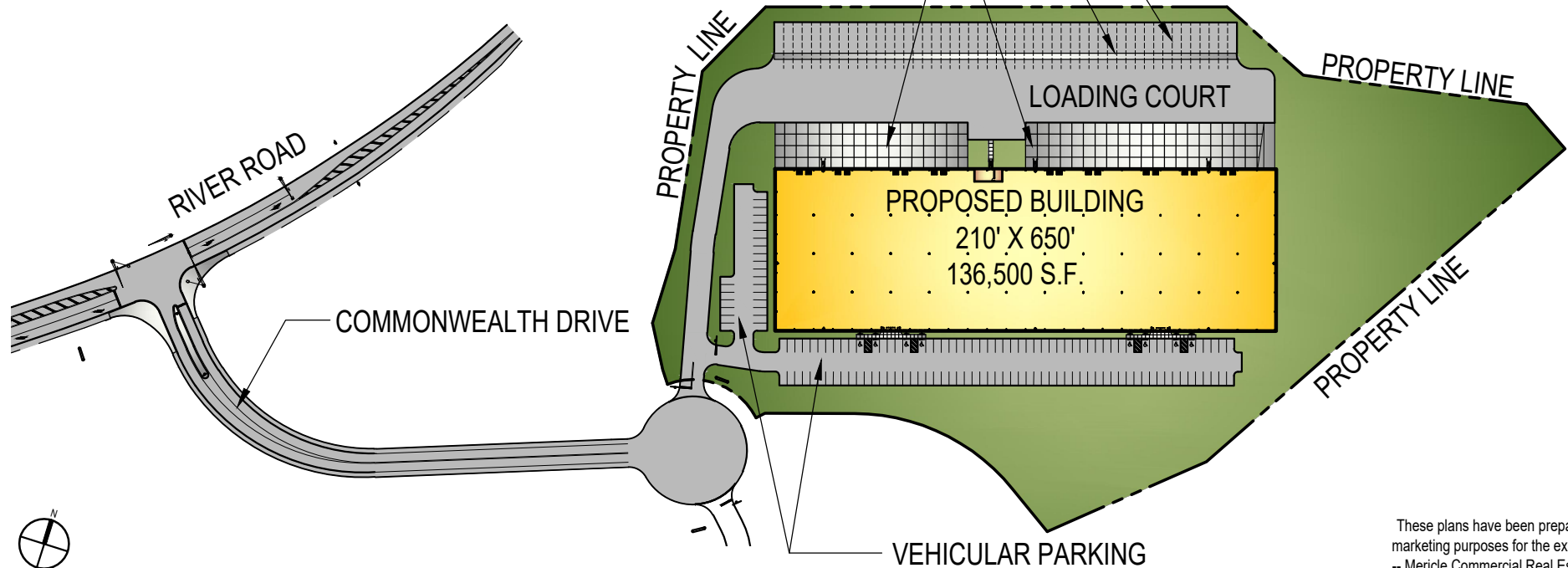
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PITTSSTON, PA 18640



TRAILER STORAGE

CONCRETE DOLLY PAD

CONCRETE APRON



These plans have been prepared solely for marketing purposes for the exclusive use of -- Mericle Commercial Real Estate Services

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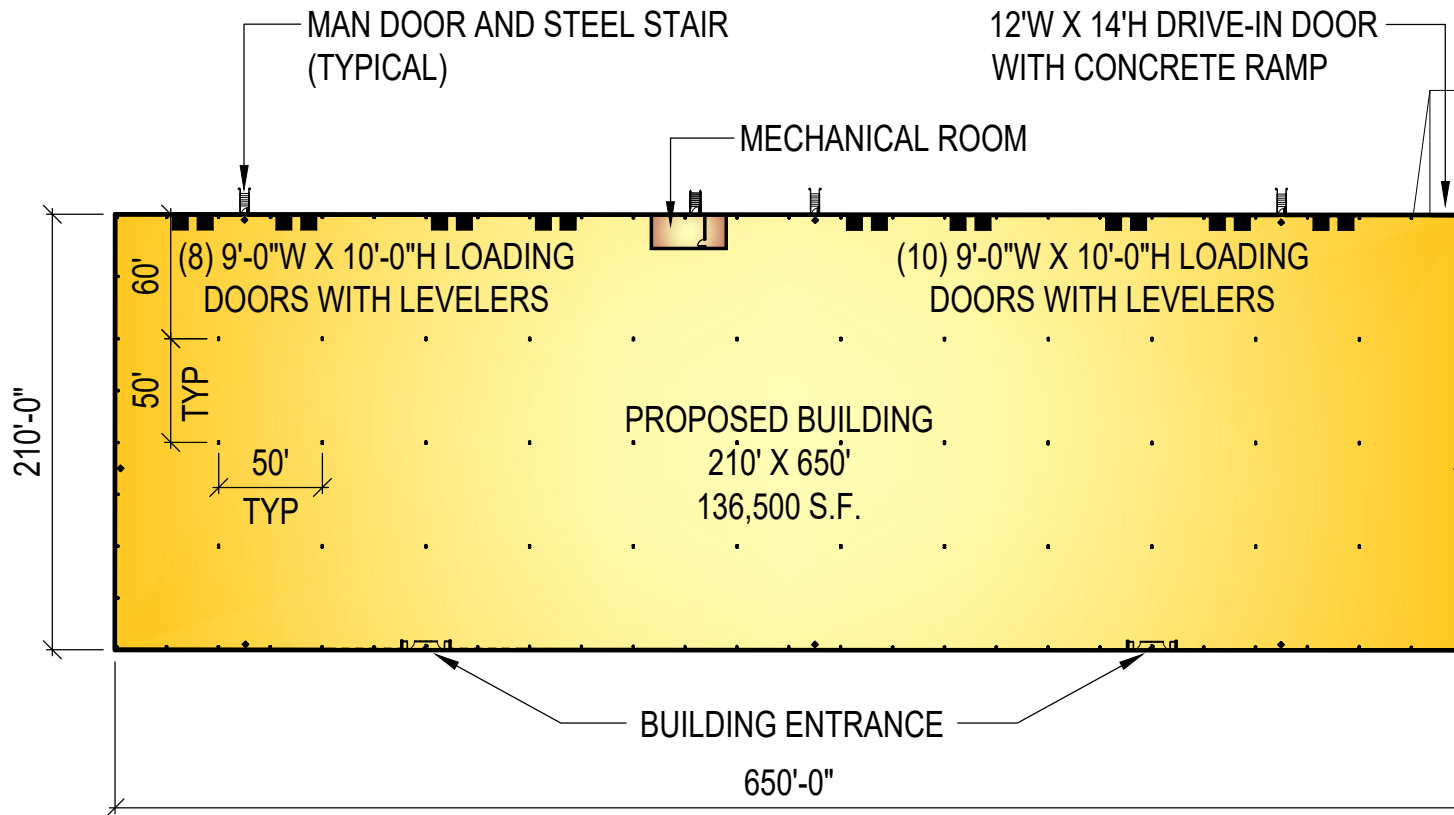
East Mountain Corporate Center
 100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL BUILDING PLAN

PROPOSED 136,500 S.F. BUILDING

PARCEL #2
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CENTERPOINT COMMERCE
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PITTSTON, PA 18640



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**PHOTO
COLLAGE**



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