



FOR
LEASE

70,122 SF

144-154 COMMONWEALTH DRIVE, PARCEL 2
CENTERPOINT COMMERCE & TRADE PARK SOUTH
JENKINS TOWNSHIP (PITTSTON), PA

• • • • •

INDUSTRIAL

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

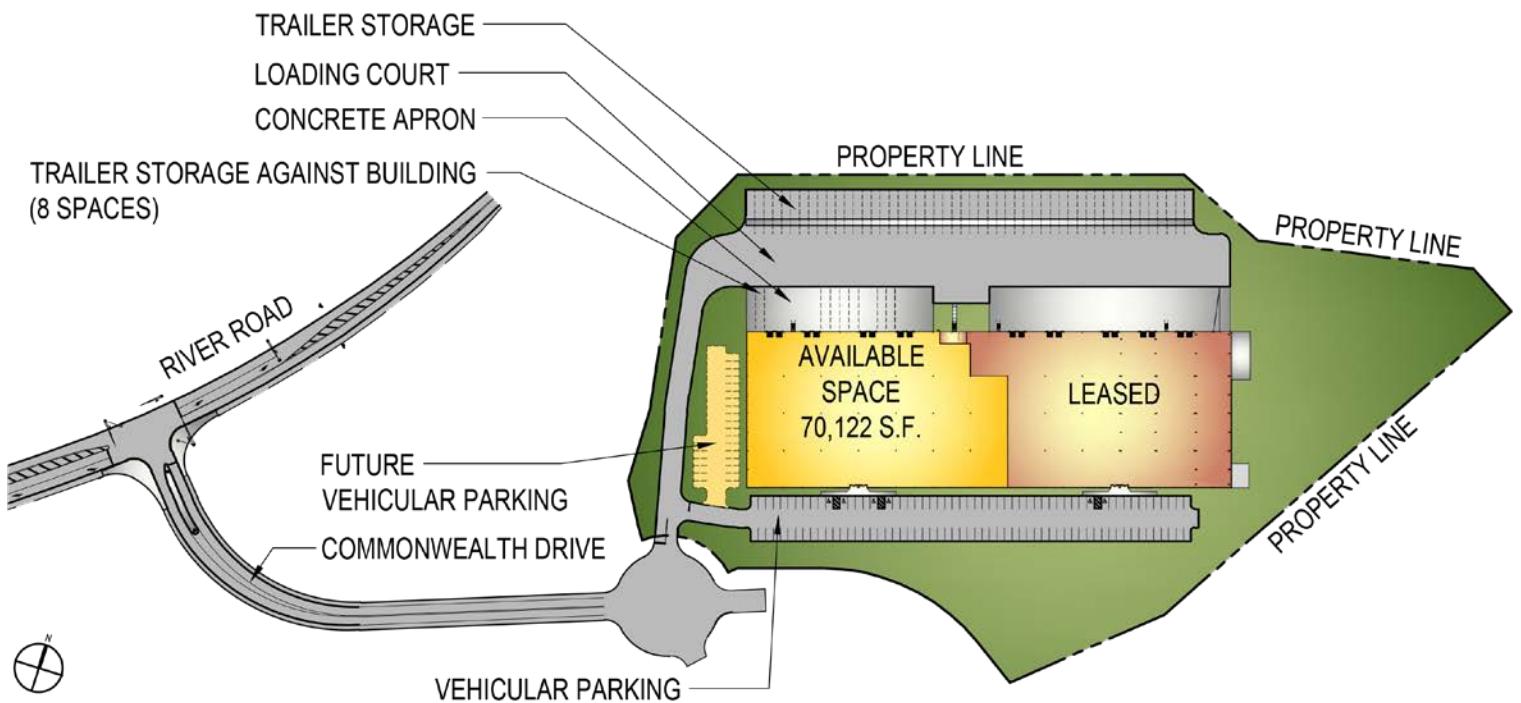


CENTERPOINT SOUTH TAX-ABATED BUILDING NEAR I-81 AND I-476

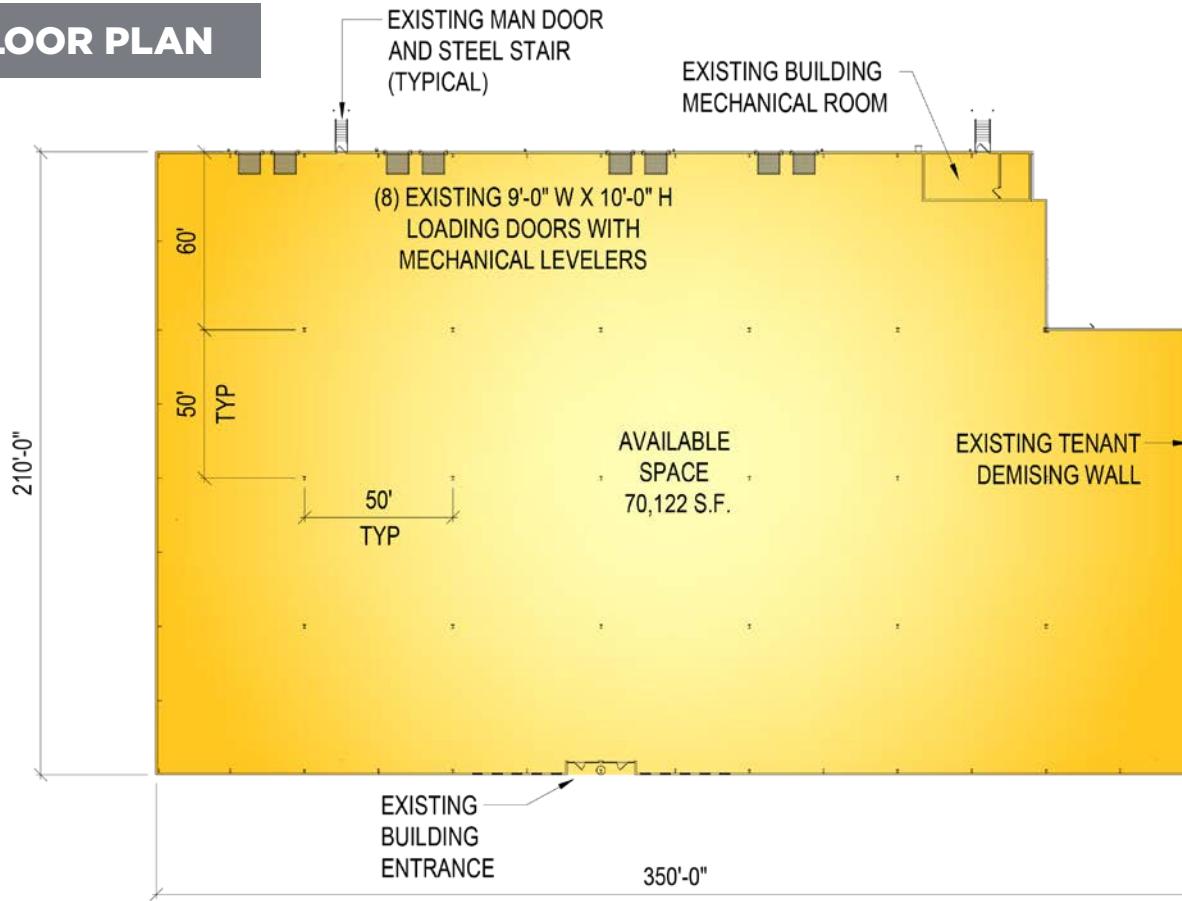
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 **MERICLE**
COMMERCIAL REAL ESTATE SERVICES

SITE PLAN



FLOOR PLAN



SIZE

- **AVAILABLE SPACE:** 70,122 SF space within an existing 136,500 SF building.
- **ACREAGE:** 12.00 acres
- **BUILDING DIMENSIONS:** 210'(w) x 650'(l)
- **AVAILABLE SPACE DIMENSIONS:** 210'(w) x 350'(l)

BUILDING CONSTRUCTION

- **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor is 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 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:** Eight (8) 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

UTILITIES

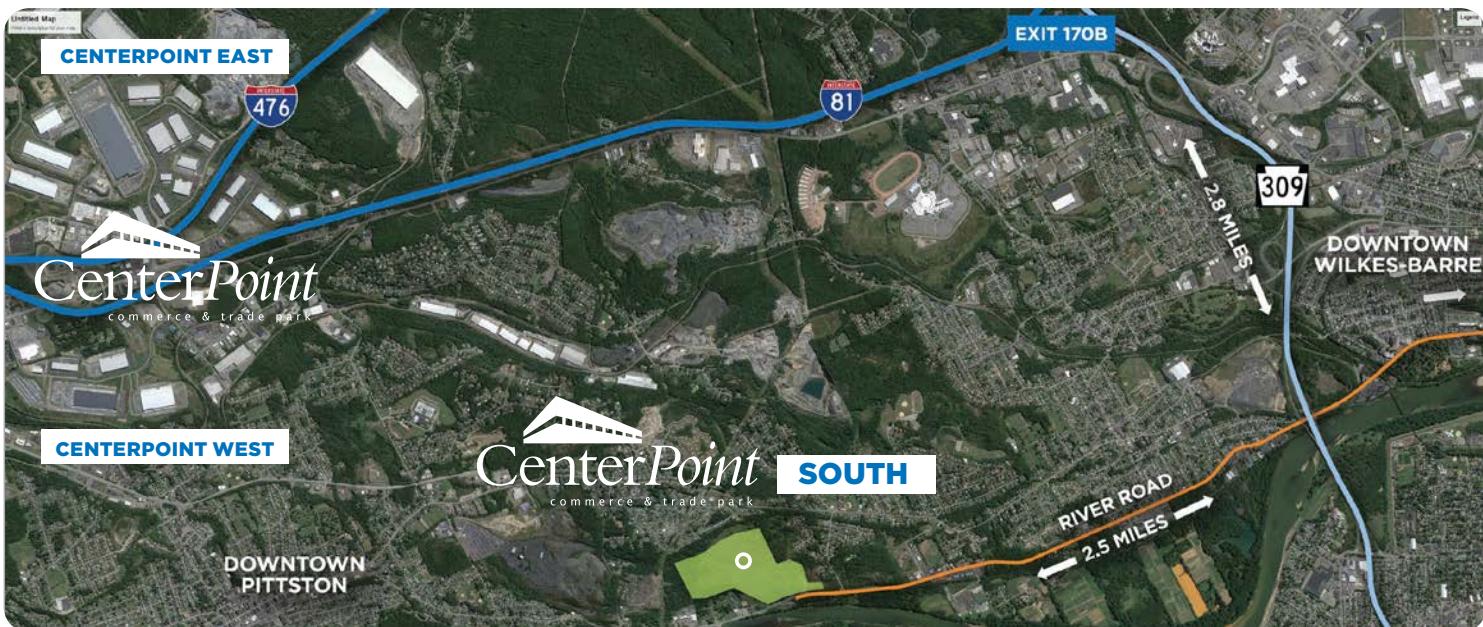
- **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- **ELECTRICAL POWER:** Power available up to multiples of 3,200 Amps.
- **UTILITIES:** All utilities shall be separately metered.

PARKING

- On-site parking for approximately (59) vehicles with future parking for up to (25) vehicles.
- On-site trailer storage for approximately (26) trailers with 8' wide concrete dolly pad and approximately (8) trailers against the building.
- 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



TRAVEL DISTANCES

PORT

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

CITY

Downtown Pittston	2
Downtown Wilkes-Barre	5
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



DISCOVER
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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 "Greater Pittston") for events, shopping, dining, and many, many things to do!

Mericle is Northeastern Pennsylvania proud.

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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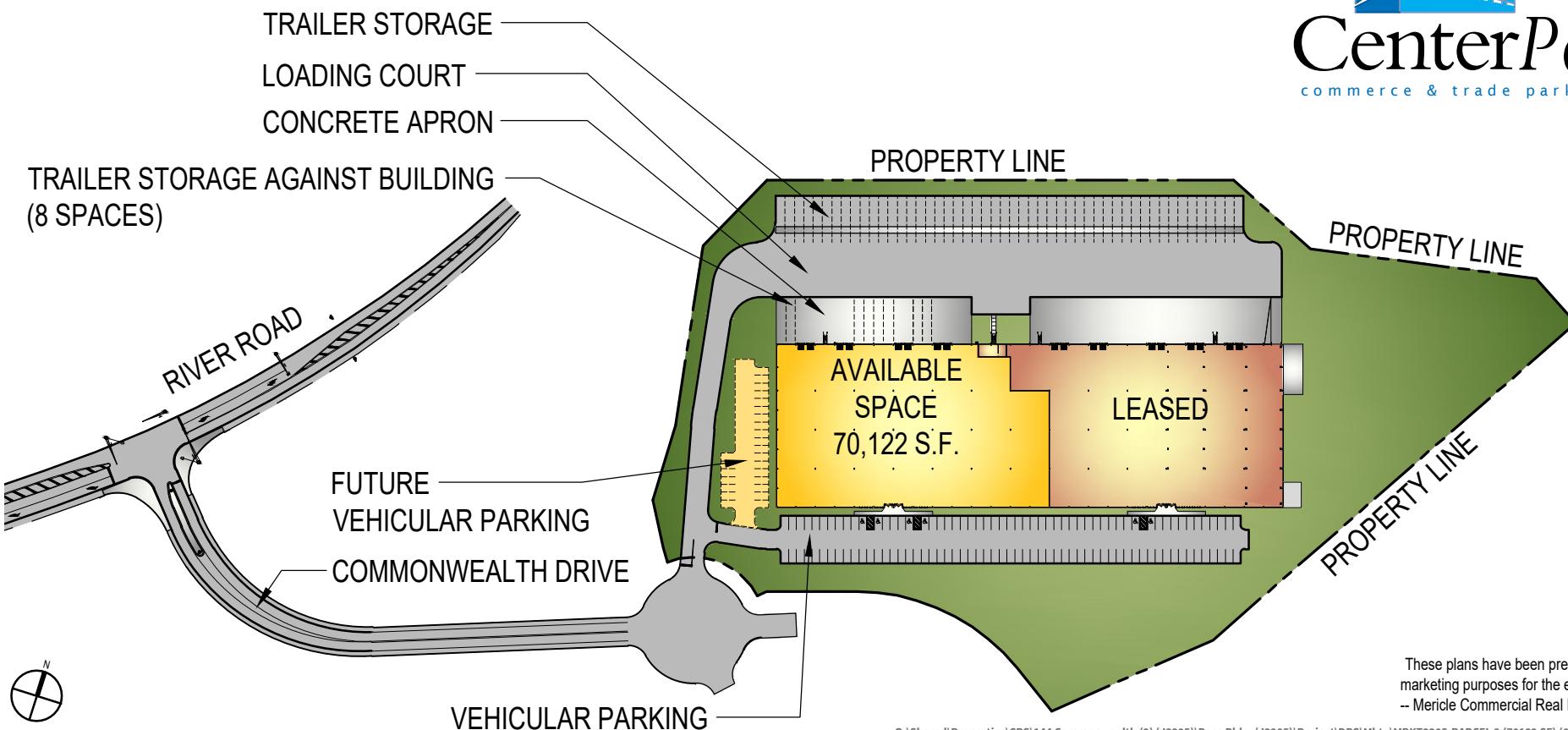


CONCEPTUAL SITE PLAN

AVAILABLE 70,122 S.F. SPACE
WITHIN AN EXISTING 136,500 S.F. BUILDING

VEHICULAR PARKING	59
FUTURE VEHICULAR PARKING	25
TRAILER STORAGE	26
TRAILER STORAGE AGAINST BUILDING	8
DOCK DOORS	8
DRIVE-IN DOOR	-
ACREAGE	12.00

PARCEL #2
144-146 COMMONWEALTH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - SOUTH
JENKINS TOWNSHIP
PITTSTON, PA 18640



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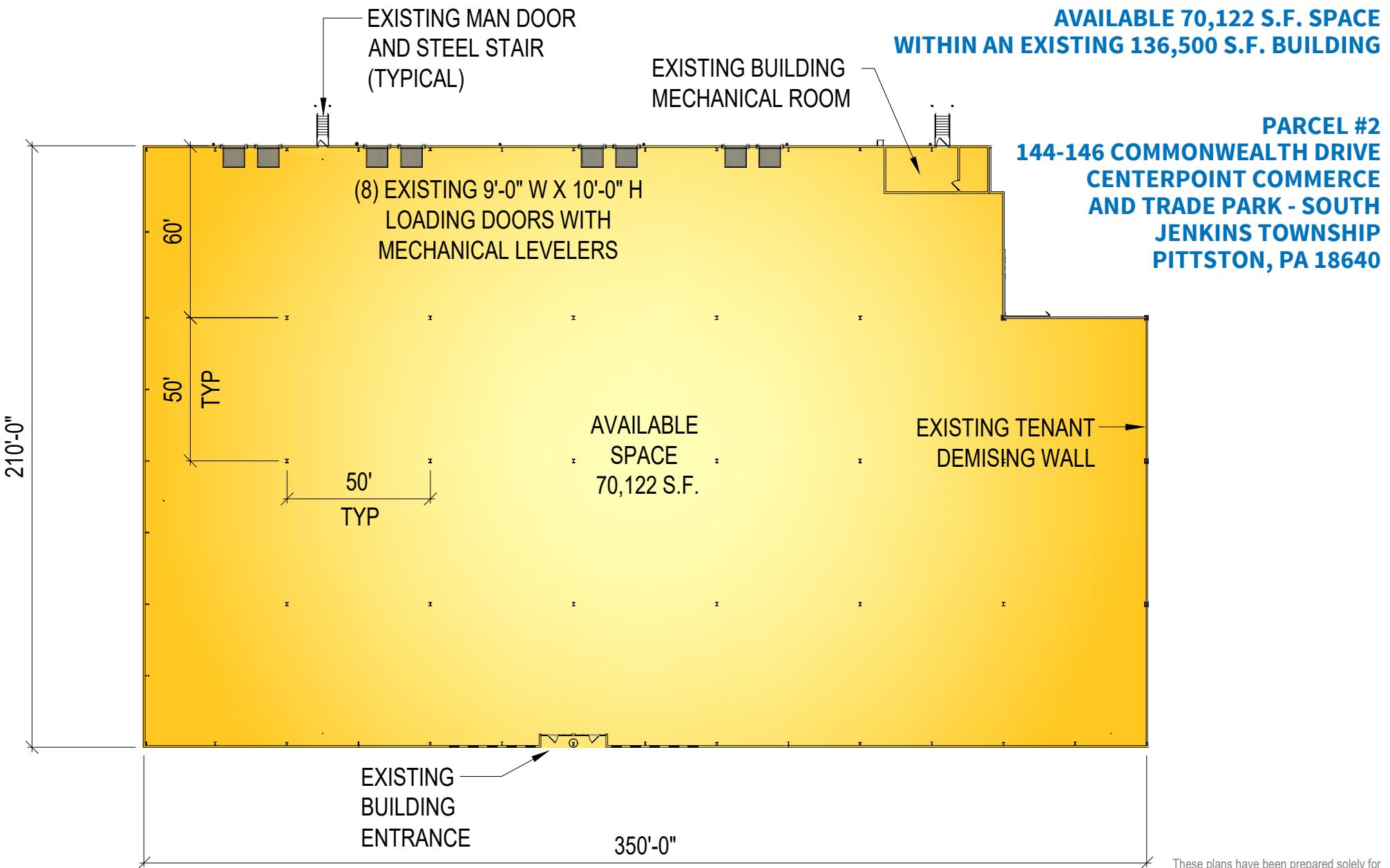
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East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL FLOOR PLAN



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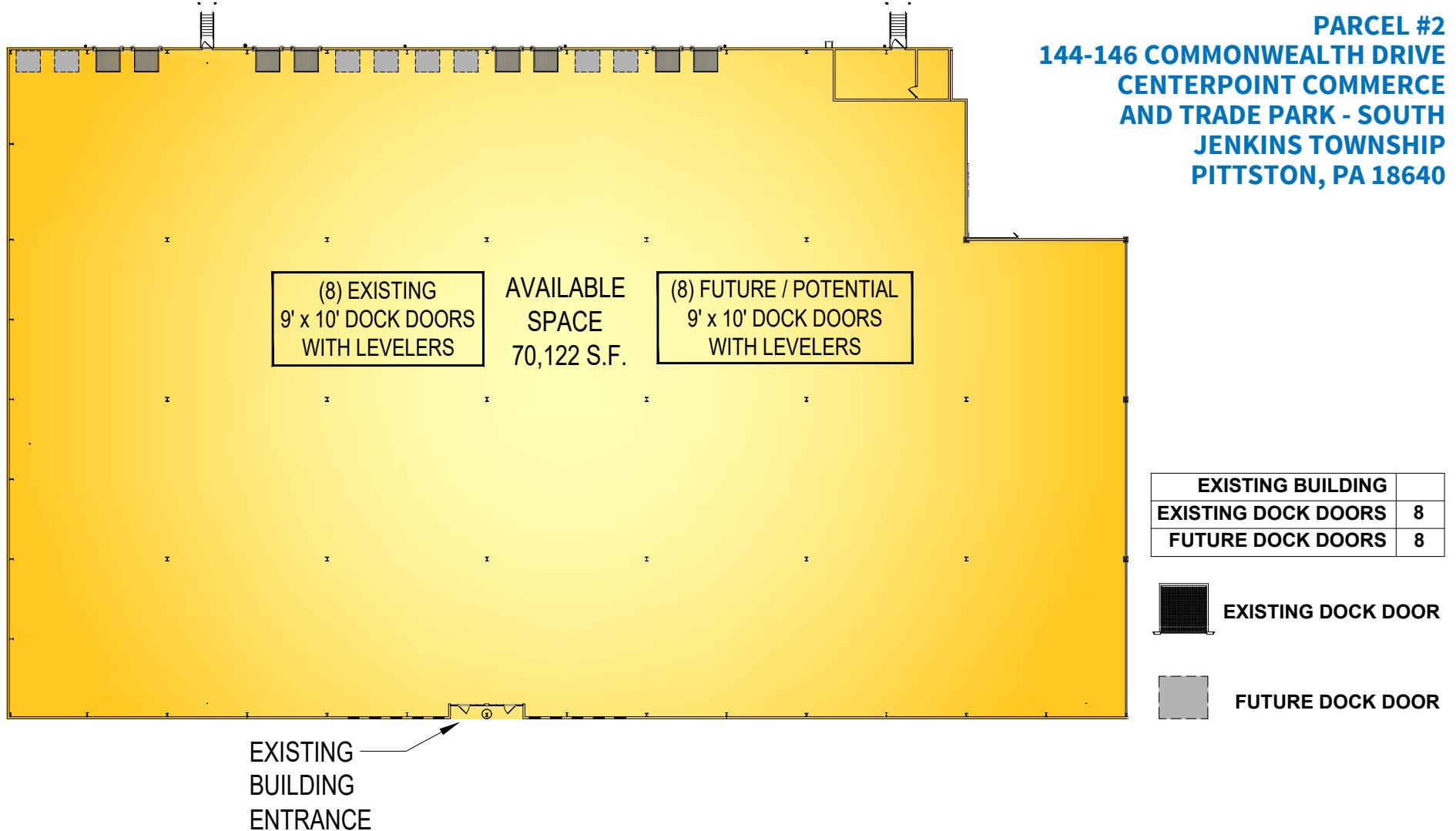


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CONCEPTUAL FUTURE DOCKS

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SITE IMPROVEMENTS

- Site contains approximately 12.00 acres
- On-site parking for approximately fifty-nine (59) vehicles with future parking for up to twenty-five (25) vehicles
- On-site trailer storage for approximately twenty-six (26) trailers with 8' wide concrete dolly pad and approximately eight (8) trailers against the building
- 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
- Professionally prepared and maintained landscaping

BUILDING IMPROVEMENTS

- Existing building contains 136,500 square feet
- Existing building dimensions are 210'-0" (width) x 650'-0" (length)
- Available space contains 70,122 square feet
- Available space dimensions are approximately 210'-0" (width) x 350'-0" (length)
- 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay
- 6" thick concrete floor slab, reinforced with welded steel mats. Floor is 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.
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- Average structural clear height of approximately 34'-8"
- *Butler Manufacturing*, MR-24 standing seam
- The building contains 3'-0" high x 6'-0" wide clerestory windows
- Existing available space contains eight (8) 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, see Conceptual Future Docks plan for location and quantity
- Prefabricated steel track guards and Classic dock seal with head curtain by *Rite-Hite* or equal

UTILITIES AND BUILDING SYSTEMS

- Existing warehouse heating system consists of energy efficient, roof mounted *Cambridge* direct-fire units
- Existing Electrical power available up to multiples of 3,200 amps
- Existing warehouse lighting consists of energy efficient LED fixtures
- Fire Protection System consists of Early Suppression Fast Response (ESFR) wet sprinkler system
- Provisions for domestic water and natural gas are provided
- All utilities are separately metered

**AVAILABLE 70,122 S.F. SPACE
WITHIN AN EXISTING 136,500 S.F. BUILDING**

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PHOTO
COLLAGE



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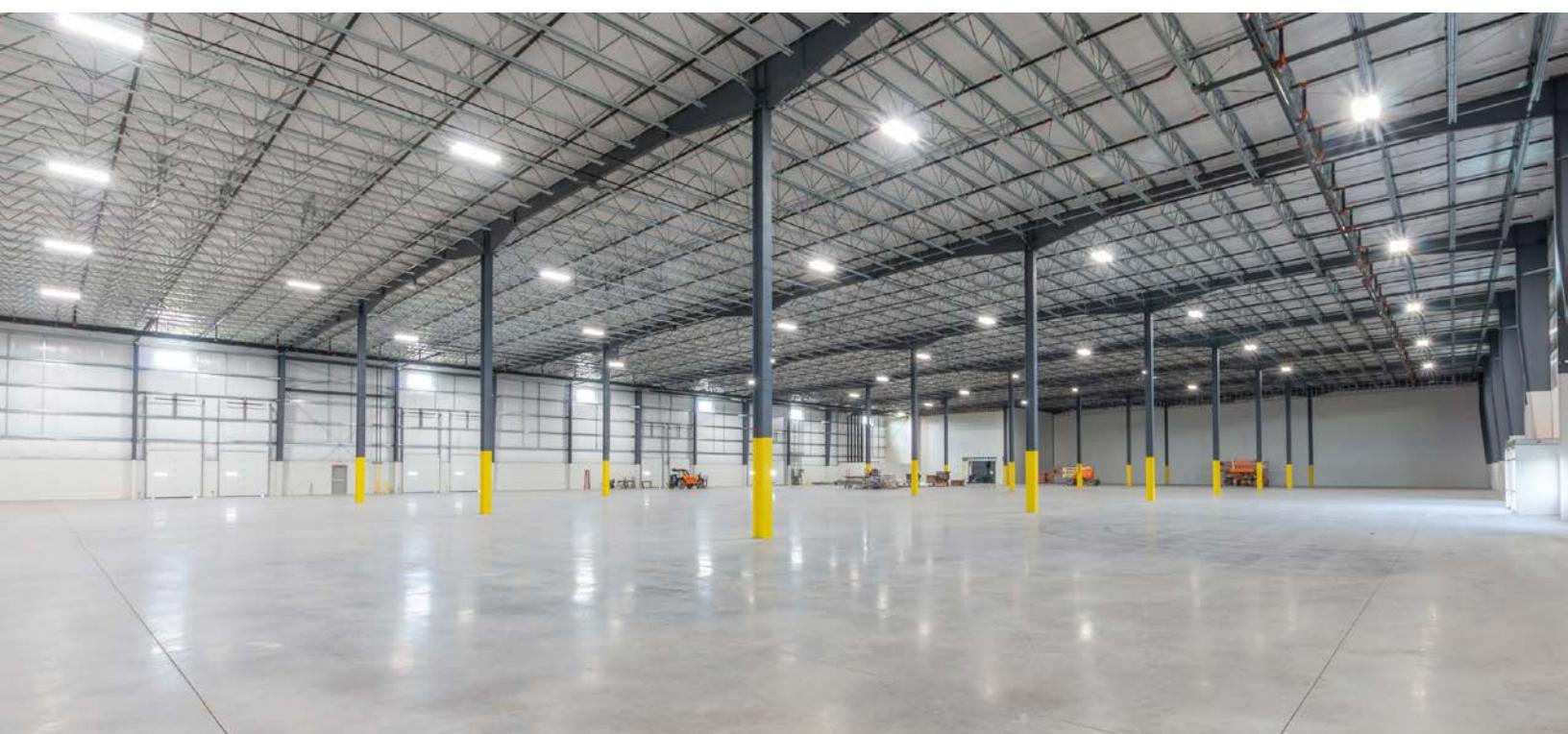
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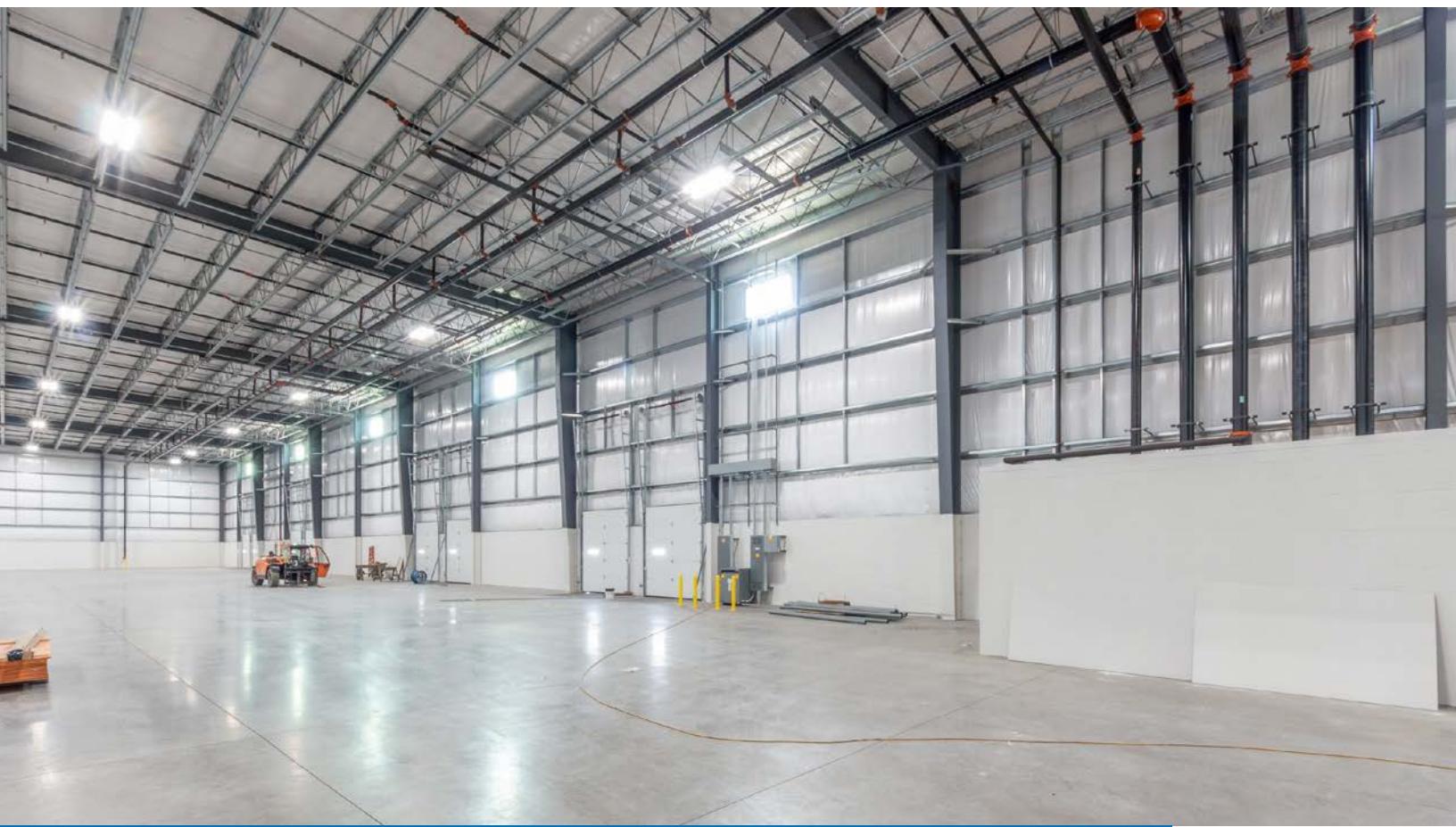
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