



**FOR
LEASE**

77,846 SF

**400-450 KEYSTONE AVENUE, PARCEL 5
CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PITTSTON, PA 18640**

.....

INDUSTRIAL

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



CONSTRUCTION PROGRESS, MARCH 2024



HIGHLY VISIBLE SITE ALONG ONE OF THE REGION'S BUSIEST HIGHWAYS, I-81

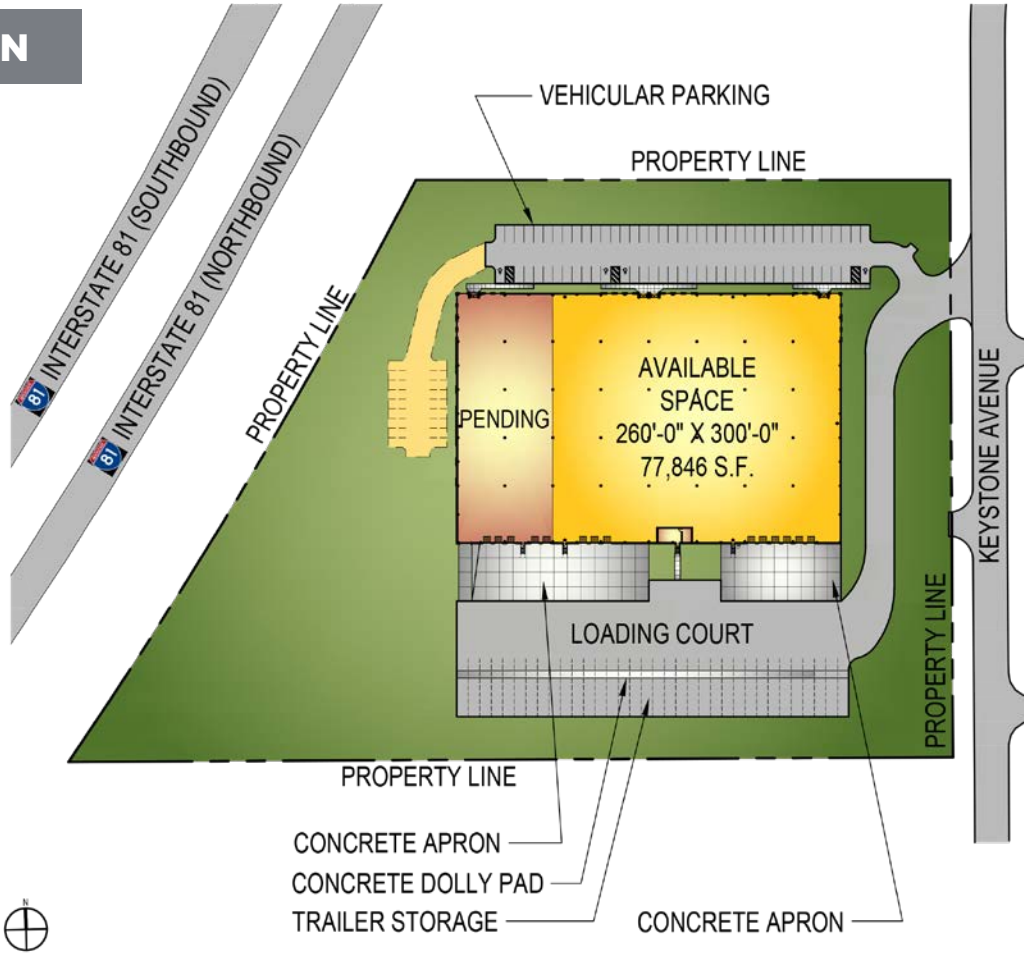
mericle.com  **570.823.1100**



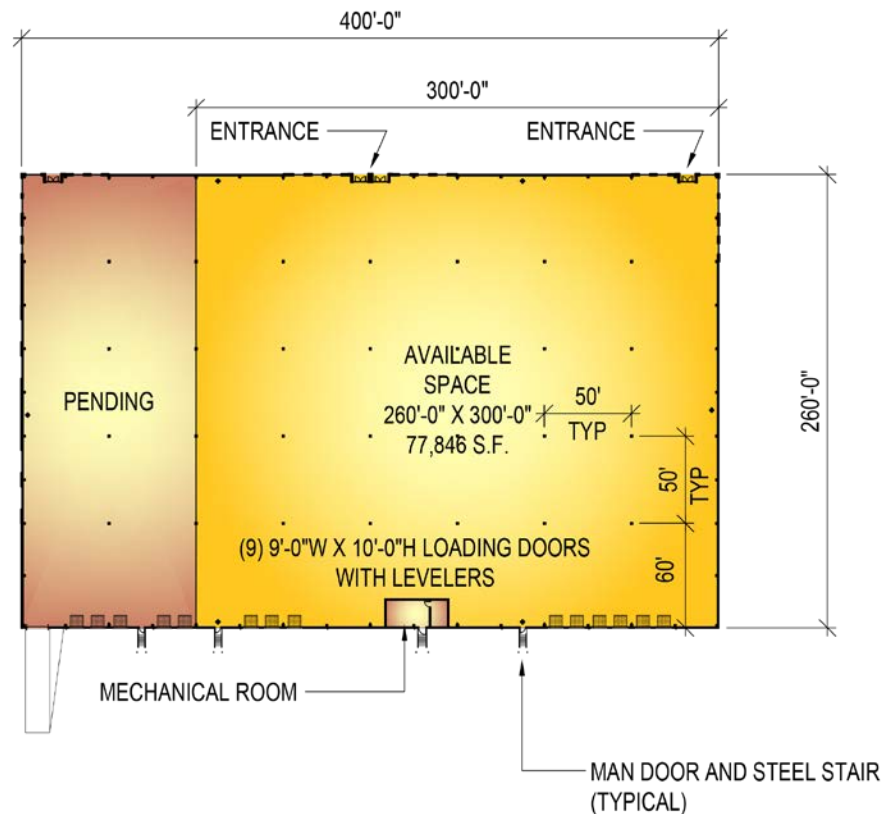
PLANS

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

400-450 KEYSTONE AVENUE, PITTSBURGH, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 77,846 SF within a 104,000 SF building.
- ▶ **ACREAGE:** 10.09 acres
- ▶ **BUILDING DIMENSIONS:** 260'-0" (width) x 400'-0" (length)
- ▶ **AVAILABLE SPACE DIMENSIONS:** 260'-0" (width) x 300'-0" (length)
- ▶ Tenant space availability ranges from 25,539 SF to 77,846 SF

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor shall be treated with *SpecChem* silicate sealer/densifier and *E-Cure* curing compound.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 33'-7".
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ The building shall be provided with 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** Nine (9) 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.
- ▶ Drive-in doors can be added as needed.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL SERVICE:** Electrical power available up to multiples of 4,000 Amps.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** 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, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.
- ▶ On-site parking for approx. (56) vehicles with future parking for up to (18) additional spaces.
- ▶ On-site trailer storage for approx. (26) trailers with 8' wide concrete dolly pad.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approx. 180' total loading court depth

SITE FEATURES

- ▶ Professionally prepared & maintained landscaping.



LABOR DRAW

More than 700,000 people live within 30 miles, and more than 51 million people live within 200 miles of CenterPoint Commerce & Trade Park.

This 104,000 square foot high-profile industrial building is centrally located within the Scranton/Wilkes-Barre labor market. Chewy.com, Geisinger, Isuzu, Lowe's, Neiman Marcus, The Home Depot, and more have major facilities centers in CenterPoint Commerce & Trade Park.



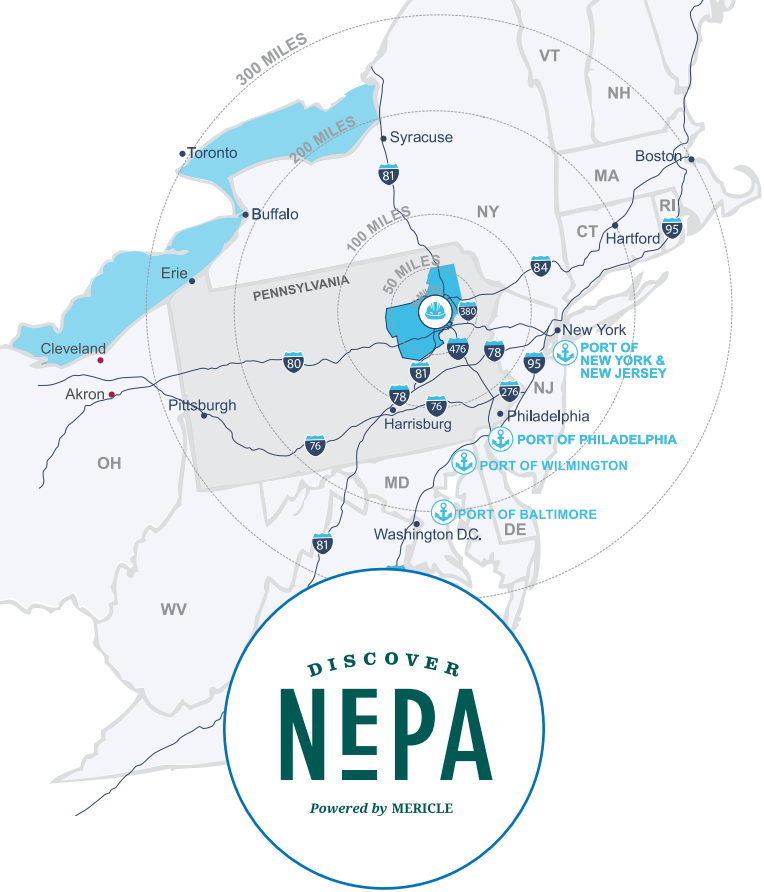
TAX SAVINGS

Every building constructed in CenterPoint receives a 10-year, 100% real estate tax abatement on improvements via the LERTA program.

FOR LEASE

400-450 KEYSTONE AVENUE, PITTSBURGH, PA

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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 “Pittston”) for events, shopping, dining, and many, many things to do!

Mericle is Northeastern Pennsylvania proud.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



DEEP WATER PORTS

PORT

MI AWAY

Philadelphia, PA	120
New York/New Jersey	121
Wilmington, DE	132
Baltimore, MD	191



TRAVEL DISTANCES

CITY

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



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.

BOB BESECKER, Vice President
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BILL JONES, Vice President
bjones@mericle.com

To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

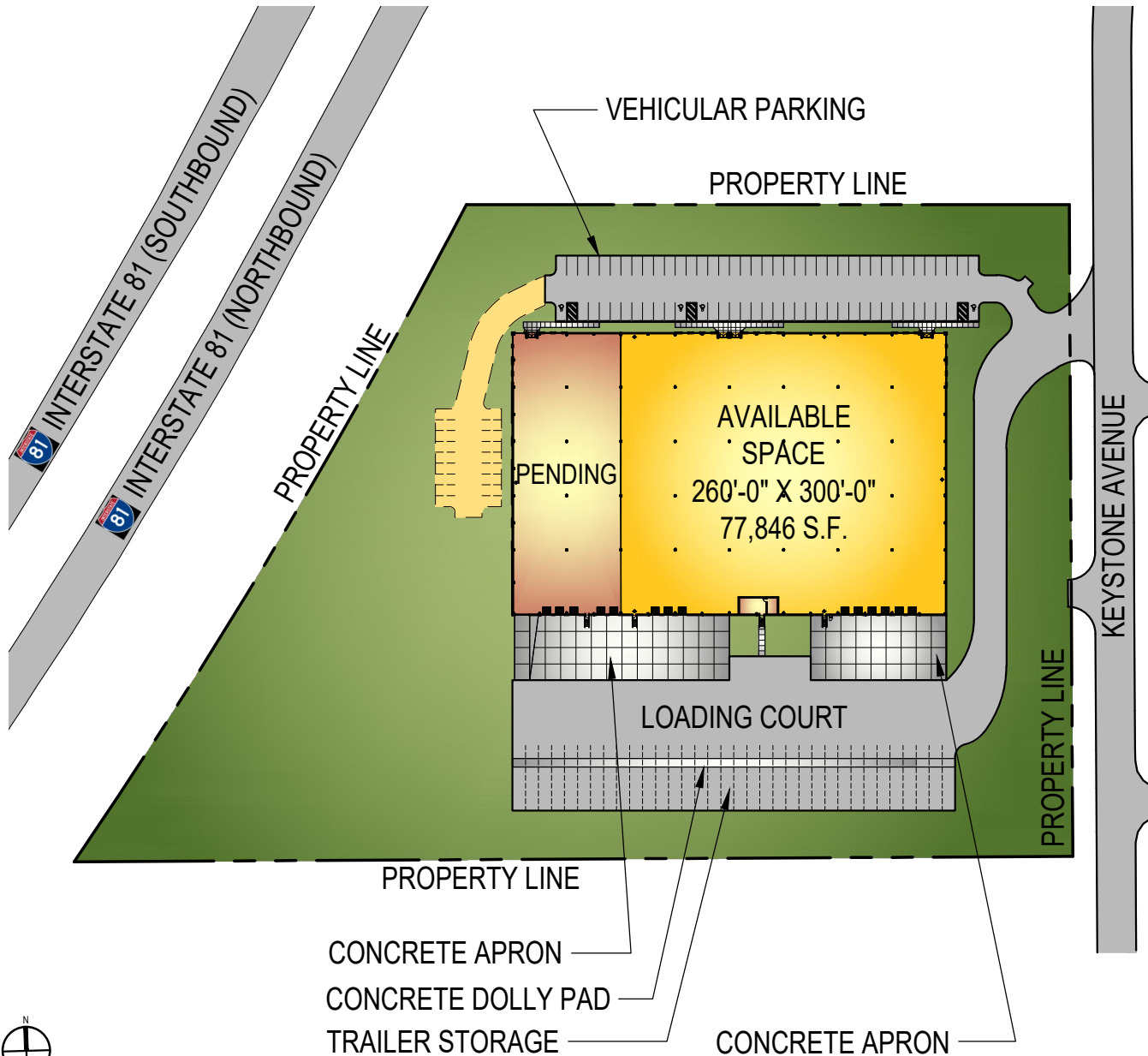
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CONCEPTUAL SITE PLAN

**AVAILABLE 77,846 S.F. SPACE
WITHIN A PROPOSED 104,000 S.F. BUILDING**

**PARCEL #5
400-450 KEYSTONE AVENUE
CENTERPOINT COMMERCE AND
TRADE PARK - EAST PHASE IIC
JENKINS TOWNSHIP
PITTSBURGH, PA 15234**



TRAILER STORAGE	26
VEHICULAR PARKING	56
FUTURE VEHICULAR PARKING	18
DOCK DOORS	9
DRIVE-IN DOORS	0
ACREAGE	10.09

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

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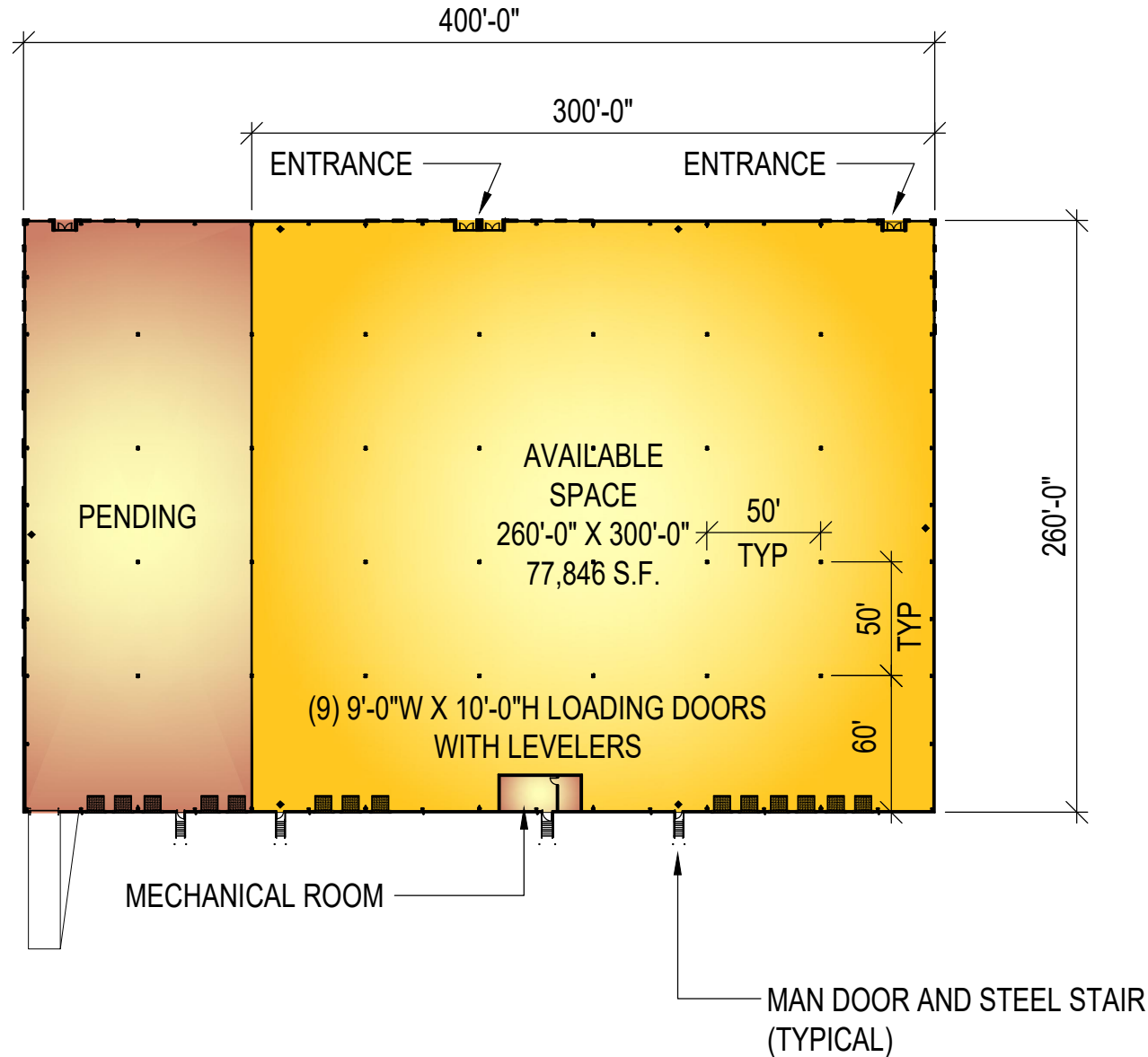
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL FLOOR PLAN

AVAILABLE 77,846 S.F. SPACE
WITHIN A PROPOSED 104,000 S.F. BUILDING

PARCEL #5
400-450 KEYSTONE AVENUE
CENTERPOINT COMMERCE AND
TRADE PARK - EAST PHASE IIC
JENKINS TOWNSHIP
PITTSTON, PA 18640



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

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

SITE IMPROVEMENTS

- Site contains approximately 10.09 acres
- On-site parking for approximately fifty-six (56) vehicles with future parking for up to eighteen (18) additional spaces
- On-site trailer storage for approximately twenty-six (26) trailers with 8' wide concrete dolly pad
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 180' 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

**AVAILABLE 77,846 S.F. SPACE
WITHIN A PROPOSED 104,000 S.F. BUILDING**

**PARCEL #5
400-450 KEYSTONE AVENUE
CENTERPOINT COMMERCE AND
TRADE PARK - EAST PHASE IIC
JENKINS TOWNSHIP
PITTSBURGH, PA 15110**

BUILDING IMPROVEMENTS

- Building shall be 104,000 square feet
- Building dimensions shall be 260'-0" (width) x 400'-0" (length)
- Available space dimensions shall be 260'-0" (width) x 300'-0" (length)
- Tenant space availability ranges from 25,539 SF to 77,846 SF
- 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 shall be treated with *SpecChem* silicate sealer / densifier and *E-Cure* curing compound
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- Average structural clear height of approximately 33'-7"
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- The building shall be provided with 3'-0" high x 6'-0" wide clerestory windows
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UTILITIES AND BUILDING SYSTEMS

- The warehouse heating system shall consist of energy efficient, roof mounted *Cambridge* direct-fire units
- Electrical power available up to multiples of 4,000 amps
- Warehouse lighting shall consist of energy efficient LED fixtures
- Fire Protection System shall consist of an Early Suppression Fast Response (ESFR) wet pipe sprinkler system
- Provisions for domestic water and natural gas shall be provided
- All utilities shall be separately metered

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