



**FOR
LEASE**

6,082 SF

**1200 SATHERS DRIVE, PARCEL
GRIMES INDUSTRIAL PARK
PITTSTON TOWNSHIP (PITTSTON), PA 18640**

.....

FLEX



FLEX SPACE LOCATED LESS THAN FIVE MINUTES FROM I-81 & I-476

mericle.com | mericlereadytogo.com



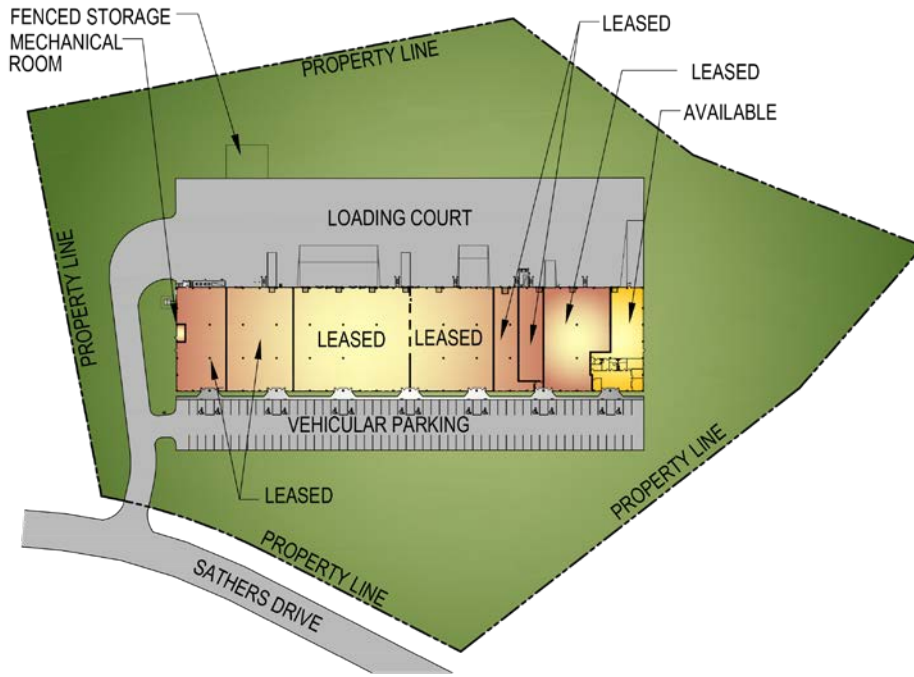
570.823.1100



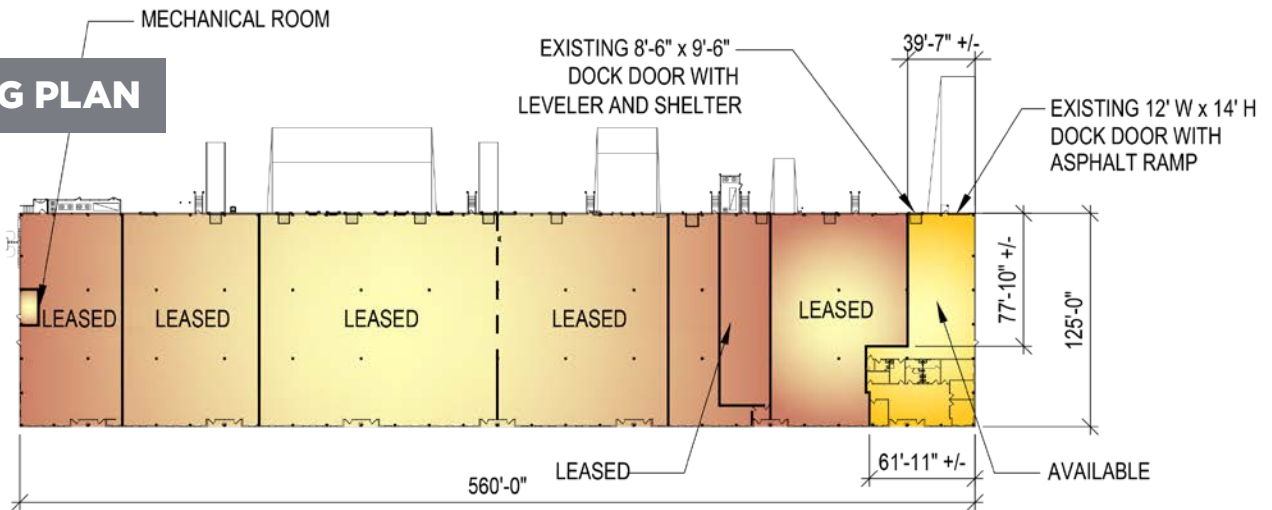
PLANS

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.

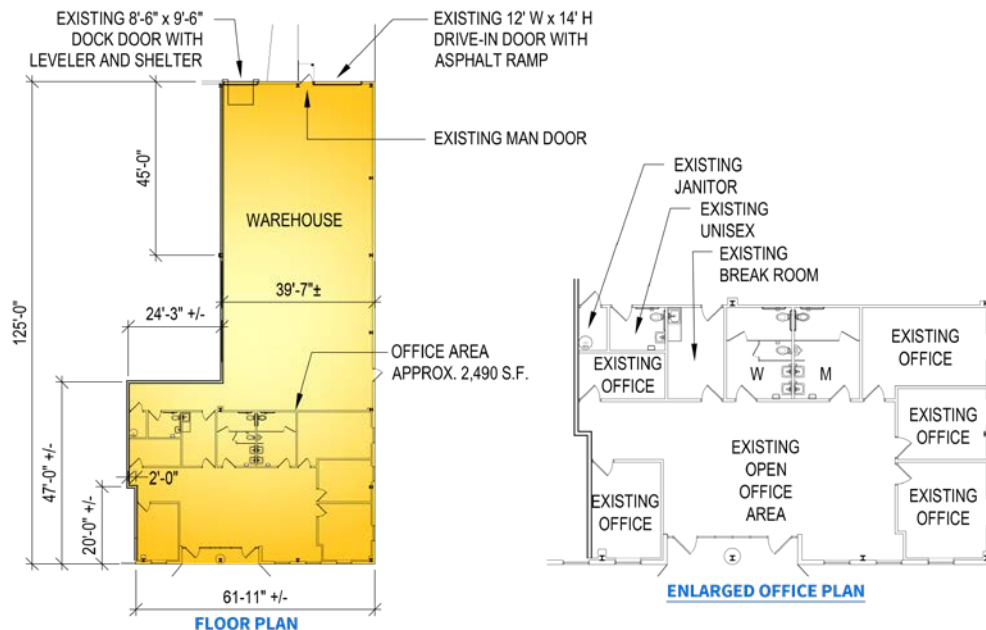
SITE PLAN



BUILDING PLAN



FLOOR PLAN



FOR LEASE

1200 SATHERS DRIVE, PITSTON TOWNSHIP, PA

mericle.com | mericlereadytogo.com

SIZE

- ▶ **AVAILABLE SPACE:** 6,082 SF space within an existing 70,000 SF building.
- ▶ **ACREAGE:** 11.4 acres
- ▶ **BUILDING DIMENSIONS:** 125'-0" (width) x 560'-0" (length)
- ▶ **OFFICE FIT-OUT:** Approx: 2,940 SF

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick reinforced concrete floor slab.
- ▶ **ROOF:** Butler Manufacturing, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum frame entrance system, and insulated metal wall panels.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 27'-6".
- ▶ **COLUMN SPACING:** 40'-0" x 40'-0" bay spacing with 40'-0" x 45'-0" at staging bay.

LOADING

- ▶ **DOCK EQUIPMENT:** One (1) 12' x 14' vertical lift drive-in door with asphalt ramp.
- ▶ One (1) 8'-6" x 9'-6" vertical-lift dock door with 30,000 lb capacity leveler with bumpers by Rite-Hite or equal and a dock shelter.

PARKING

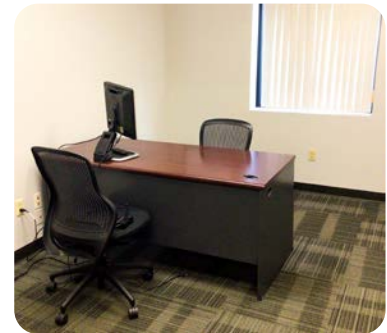
- ▶ On-site parking for approx. (12) vehicles.

UTILITIES

- ▶ **WAREHOUSE HVAC:** Gas-fired unit heaters.
- ▶ **OFFICE HVAC:** Packaged, gas/electric rooftop unit.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **OFFICE LIGHTING:** 2 x 4 fluorescent fixtures with prismatic lenses.
- ▶ **ELECTRICAL:** 200 Amp, 120/208 Volt, 3-phase service.
- ▶ **FIRE PROTECTION:** Light Hazard, Class II.
- ▶ **UTILITIES:** All utilities shall be separately metered

SITE FEATURES

- ▶ Marquee sign with masonry base at site entrance.
- ▶ Professionally prepared landscape design and maintenance.



LABOR DRAW

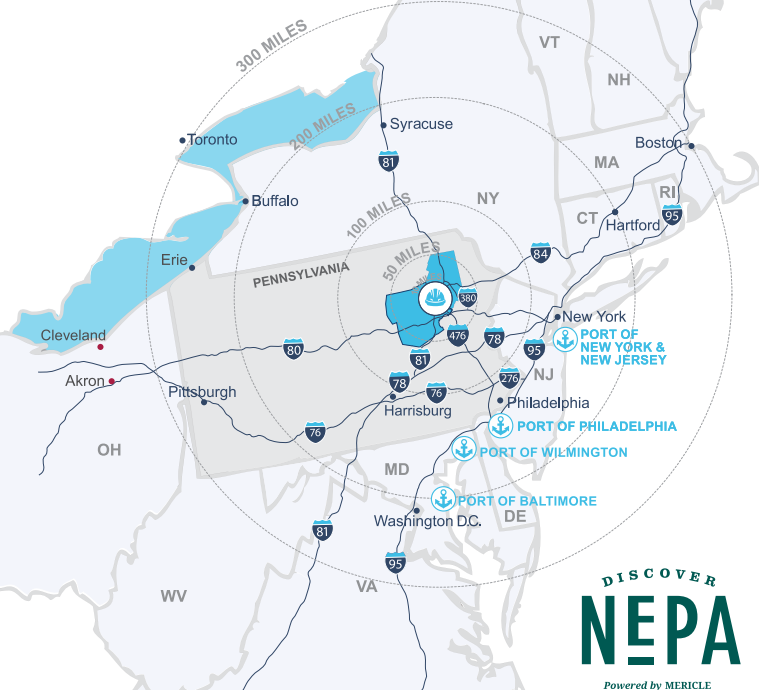
Approximately 464,000 people live within 20 miles of the park and more than 705,000 people live within 30 miles.

This 70,000 square foot flex building is located in the heart of one of the most densely populated areas in Northeastern Pennsylvania.



GREAT ACCESS

Grimes Industrial Park has great highway access and is located less than five minutes from I-81 and I-476.



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



TRAVEL DISTANCES

CITY	MI AWAY
Downtown Pittston, PA	6
Downtown Scranton, PA	10
Downtown Wilkes-Barre, 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



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
bbesecker@mericle.com

JIM HILSHER, Vice President
jhilsher@mericle.com

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.

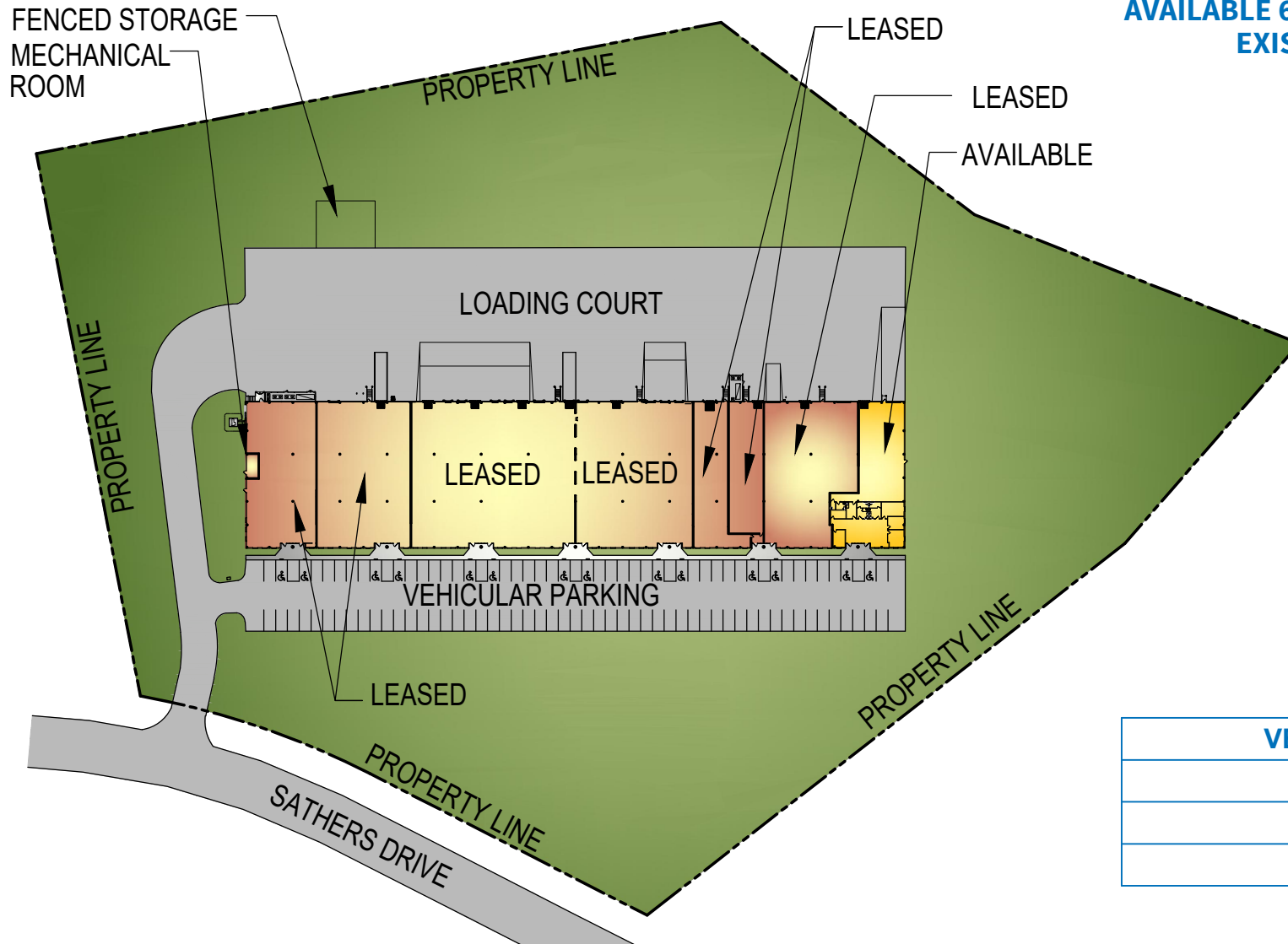
mericle.com  **570.823.1100**



CONCEPTUAL SITE PLAN

**AVAILABLE 6,082 S.F. SPACE WITHIN AN
EXISTING 70,000 S.F. BUILDING**

**PARCEL #6
1200 SATHERS DRIVE
GRIMES INDUSTRIAL PARK
PITTSTON TOWNSHIP
PITTSTON, PA 18640**



VEHICULAR PARKING	12
DOCK DOORS	1
DRIVE-IN DOOR	1
ACREAGE	11.4

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

Q:\Shared\Properties\GRIMES\1200 Sathers (6) (J2085)\Base Bldg. (J2085)\Project\DBS\Mktg\MKT-2085- 1200 Sathers Drive (042225).dwg MP

570.823.1100



mericle.com



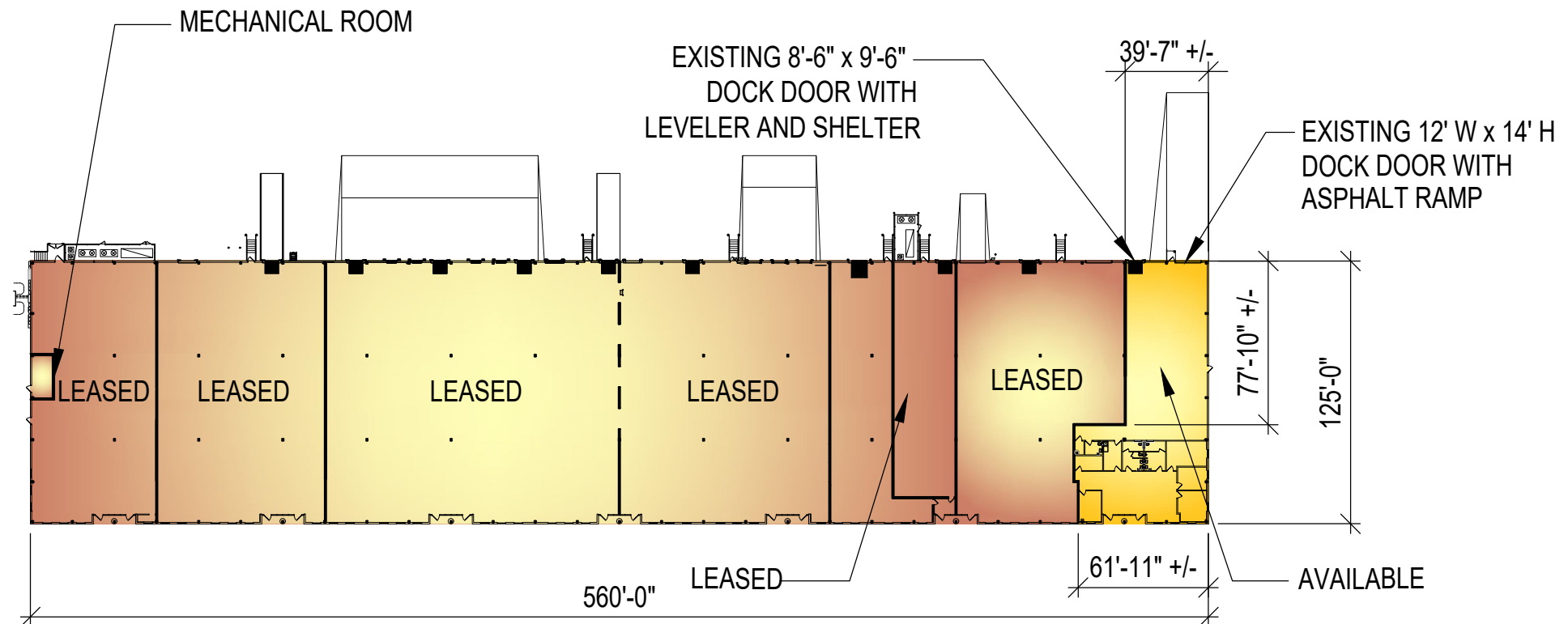
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL BUILDING PLAN

AVAILABLE 6,082 S.F. SPACE WITHIN AN
EXISTING 70,000 S.F. BUILDING

PARCEL #6
1200 SATHERS DRIVE
GRIMES INDUSTRIAL PARK
PITTSTON TOWNSHIP
PITTSTON, PA 18640



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

Q:\Shared\Properties\GRIMES\1200 Sathers (6) (J2085)\Base Bldg. (J2085)\Project\DBS\Mktg\MKT-2085- 1200 Sathers Drive (042225).dwg MP

570.823.1100



mericle.com



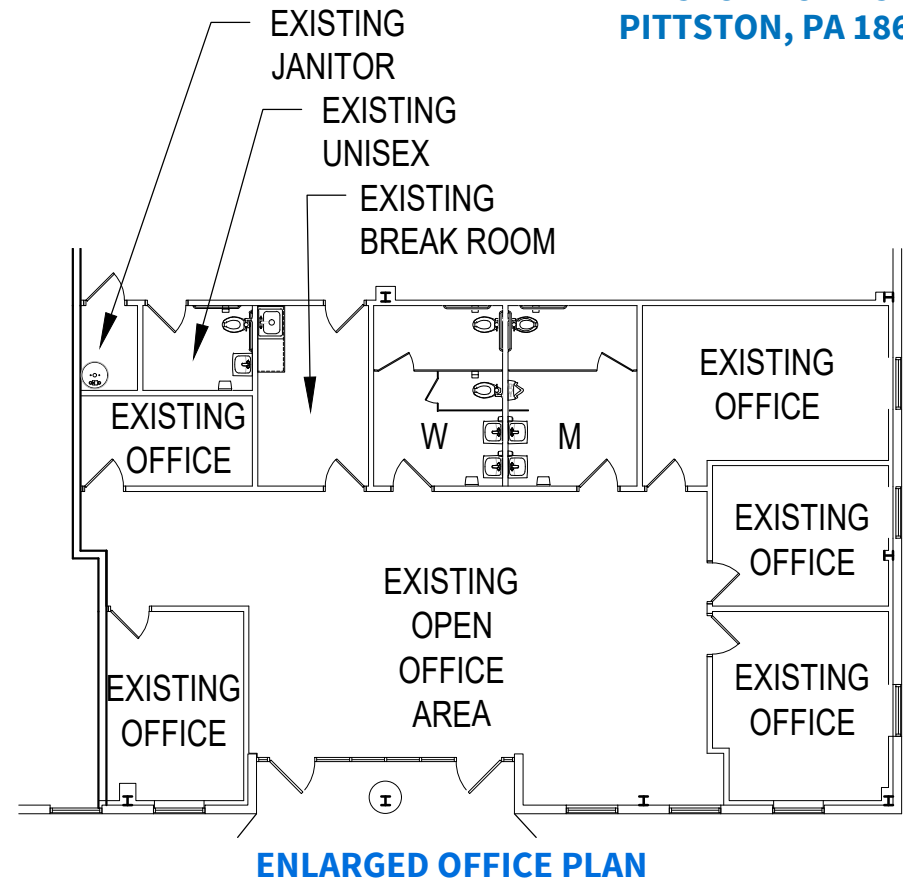
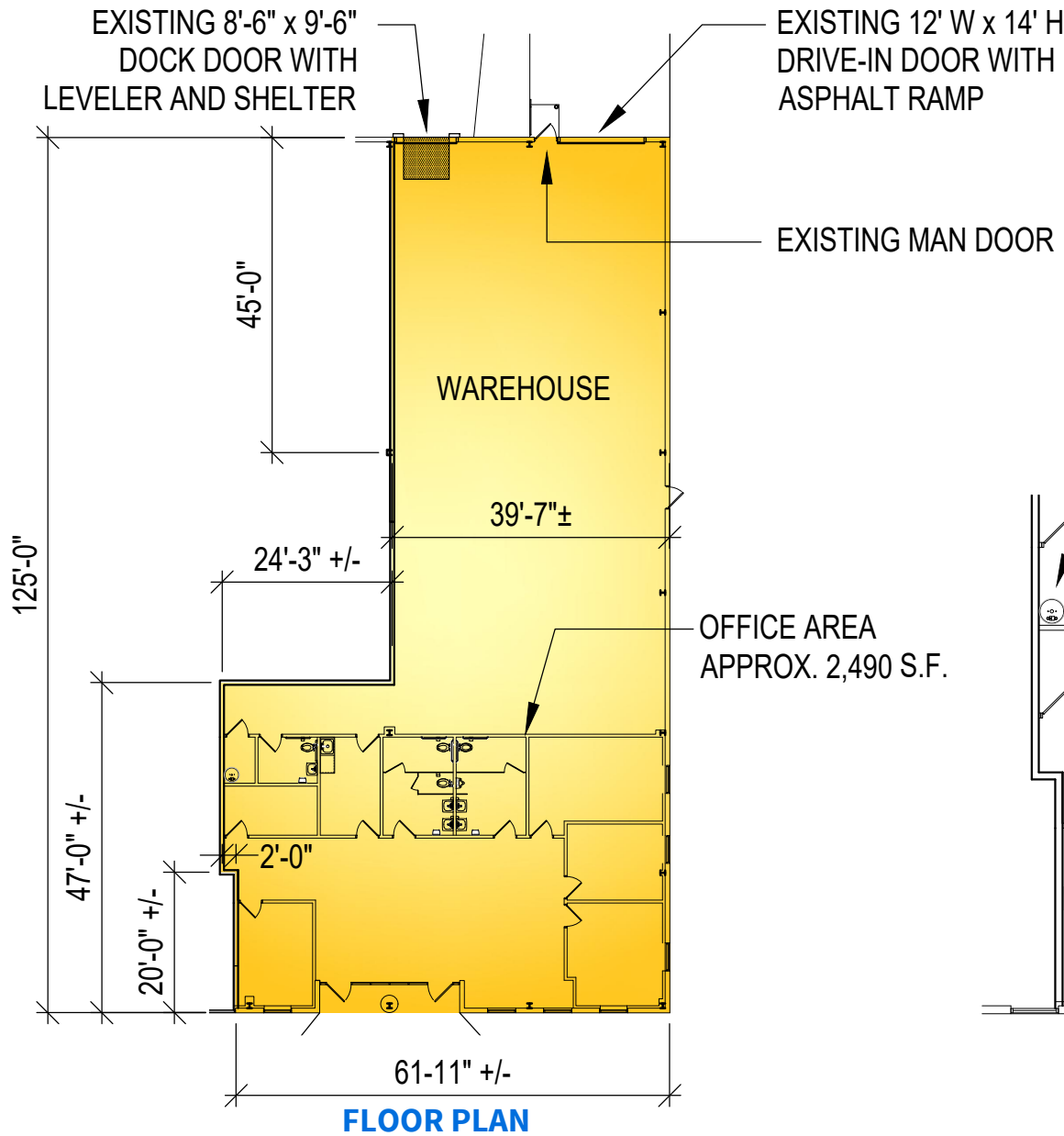
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL FLOOR PLAN

**AVAILABLE 6,082 S.F. SPACE WITHIN AN
EXISTING 70,000 S.F. BUILDING**

**PARCEL #6
1200 SATHERS DRIVE
GRIMES INDUSTRIAL PARK
PITTSTON TOWNSHIP
PITTSTON, PA 18640**



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

Q:\Shared\Properties\GRIMES\1200 Sathers (6) (J2085)\Base Bldg. (J2085)\Project\DBS\Mktg\MKT-2085- 1200 Sathers Drive (042225).dwg MP

570.823.1100



mericle.com



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 11.4 acres
- On-site parking for approximately twelve (12) vehicles
- Marquee sign with masonry base at site entrance
- Professionally prepared and maintained landscaping

BUILDING IMPROVEMENTS

- Existing building contains 70,000 square feet
- Existing building dimensions are 125'-0" (width) x 560'-0" (length)
- Available space contains 6,082 square feet
- Available space contains an office fit-out approximately 2,940 S.F.
- 40'-0" x 40'-0" bay spacing with 40'-0" x 45'-0" at staging bay
- 6" thick reinforced concrete floor slab
- Average structural clear height of approximately 27'-6"
- *Butler Manufacturing*, MR-24 standing seam
- Exterior wall system consisting of architectural masonry, aluminum frame entrance system, and insulated metal wall panels
- Existing warehouse has one (1) 12' x 14' vertical lift drive-in door with asphalt ramp, and one (1) 8'-6" x 9'-6" vertical-lift dock door with 30,000 lb capacity leveler with bumpers by *Rite-Hite* or equal and a dock shelter

UTILITIES AND BUILDING SYSTEMS

- Existing warehouse heating consists of gas-fired unit heaters
- Existing electrical service is a 200 AMP, 120/208 volt, 3- phase service
- Existing warehouse lighting consists of energy efficient LED fixtures
- Existing office lighting consists of 2 x 4 fluorescent fixtures with prismatic lenses
- Existing office heating / cooling system consists of packaged, gas / electric roof top unit
- Fire Protection System is a Light Hazard, Class II
- Provisions for domestic water and natural gas are provided
- All utilities are separately metered

**AVAILABLE 6,082 S.F. SPACE WITHIN AN
EXISTING 70,000 S.F. BUILDING**

**PARCEL #6
1200 SATHERS DRIVE
GRIMES INDUSTRIAL PARK
PITTSTON TOWNSHIP
PITTSTON, PA 18640**

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

Q:\Shared\Properties\GRIMES\1200 Sathers (6) (J2085)\Base Bldg. (J2085)\Project\DBS\Mktg\MKT-2085- 1200 Sathers Drive (042225).dwg MP





**FOR
LEASE**

6,082 SF

**1200 SATHERS DRIVE, PARCEL
GRIMES INDUSTRIAL PARK
PITTSTON TOWNSHIP (PITTSTON), PA 18640**

.....

**PHOTO
COLLAGE**



FOR LEASE

1200 SATHERS DRIVE, PITTSTON TOWNSHIP, PA

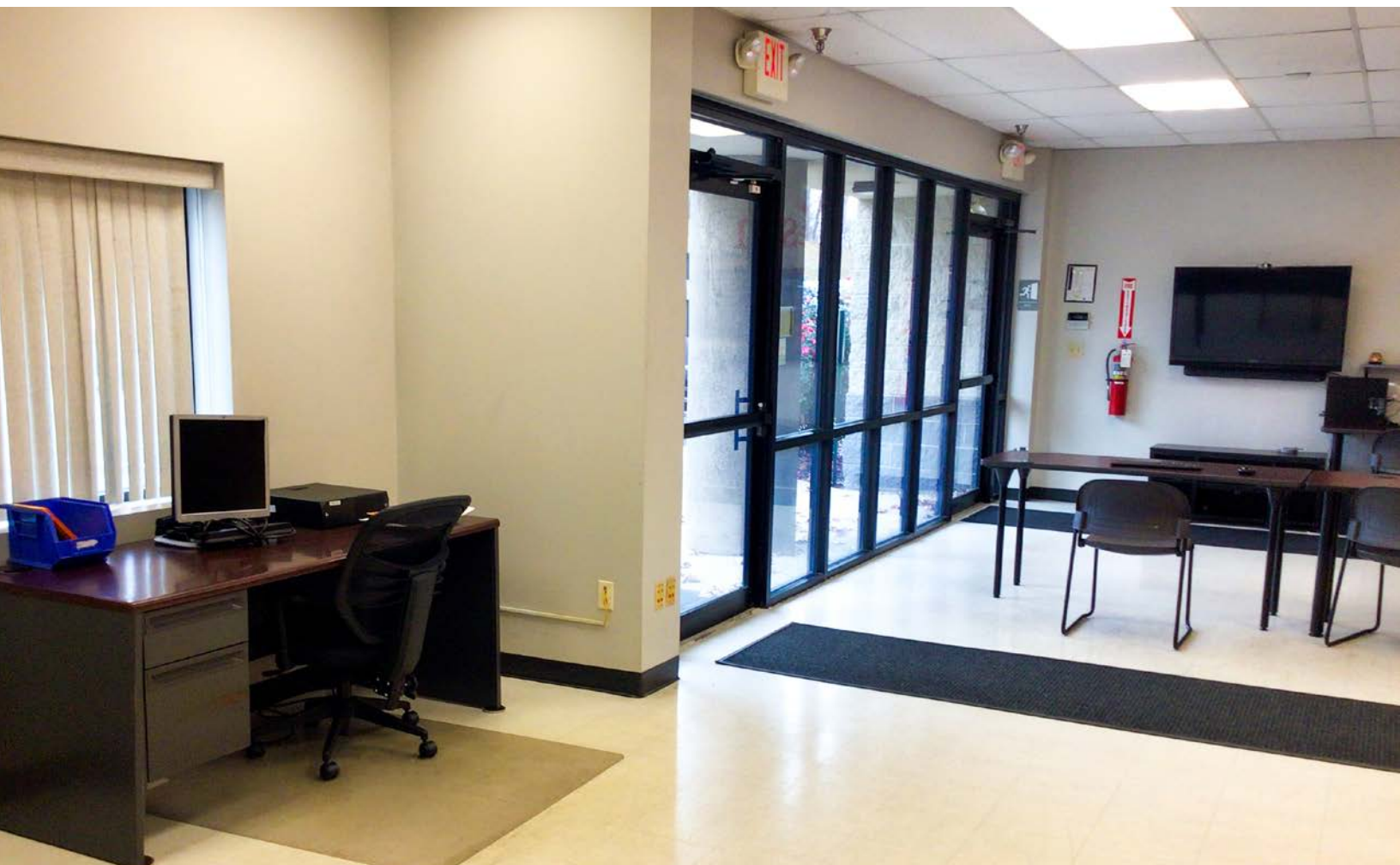
mericle.com | mericlereadytogo.com



FOR LEASE

1200 SATHERS DRIVE, PITTSTON TOWNSHIP, PA

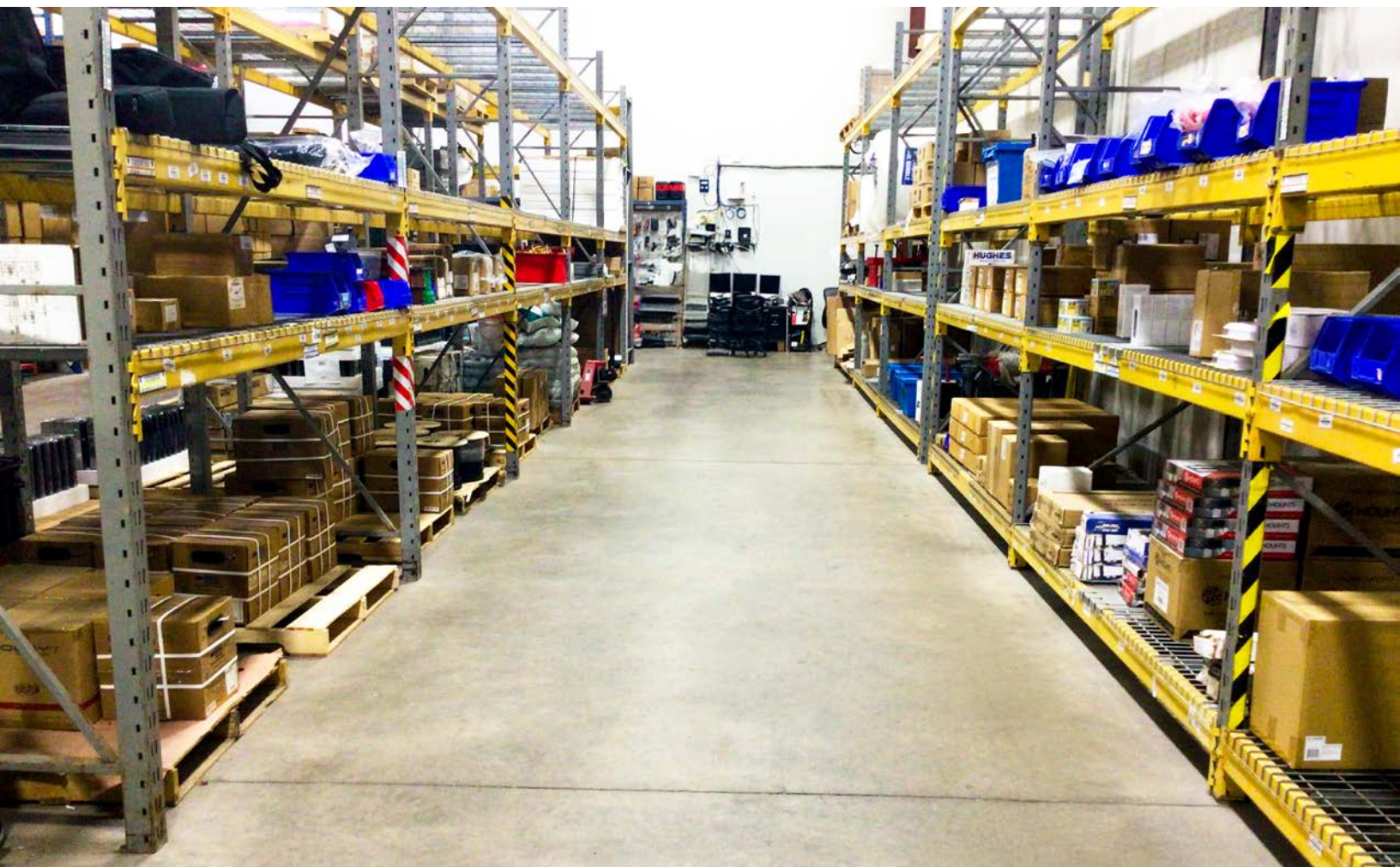
mericle.com | mericlereadytogo.com



FOR LEASE

1200 SATHERS DRIVE, PITTSTON TOWNSHIP, PA

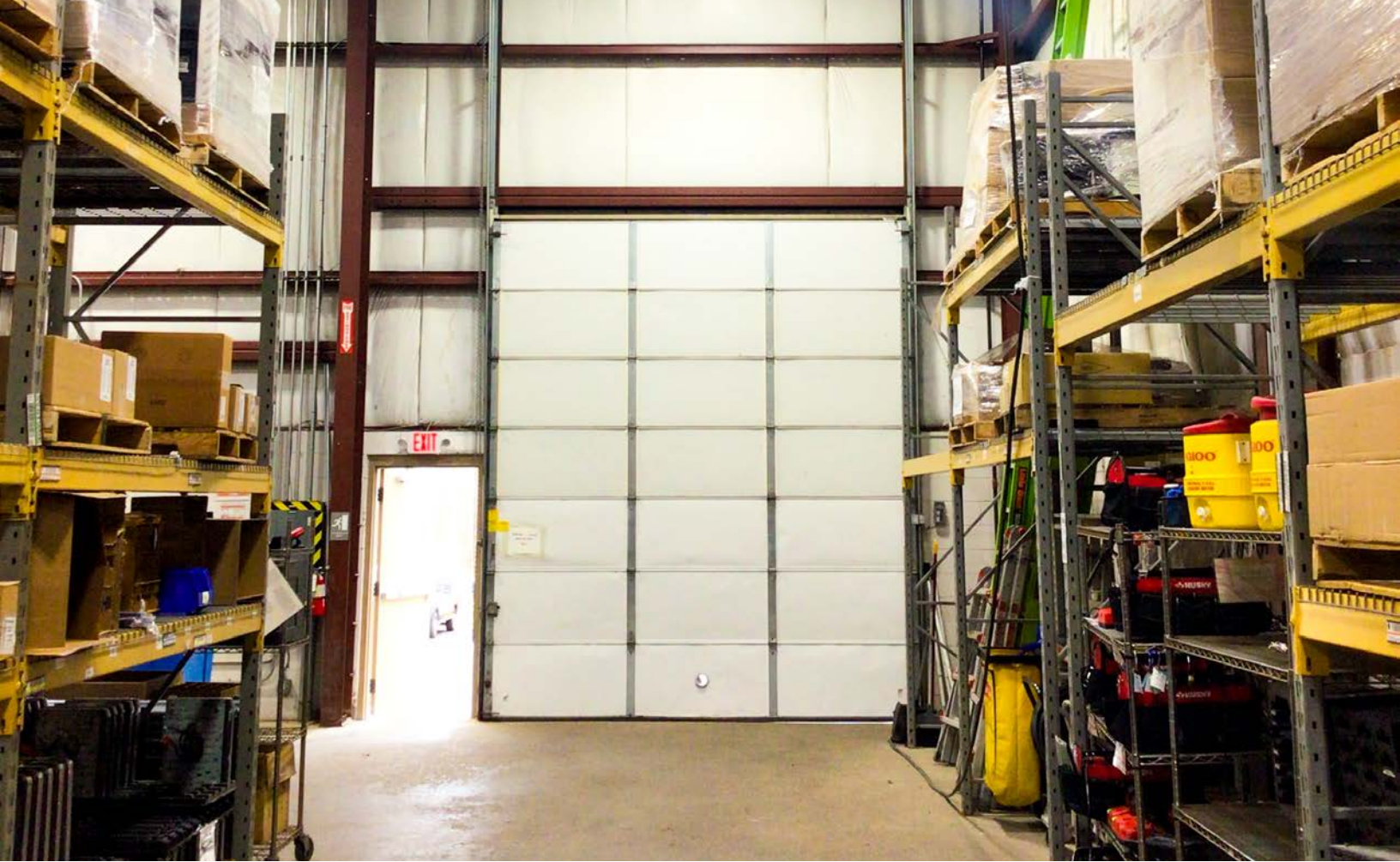
mericle.com | mericlereadytogo.com



FOR LEASE

1200 SATHERS DRIVE, PITTSTON TOWNSHIP, PA

mericle.com | mericlereadytogo.com



FOR LEASE

1200 SATHERS DRIVE, PITTSTON TOWNSHIP, PA

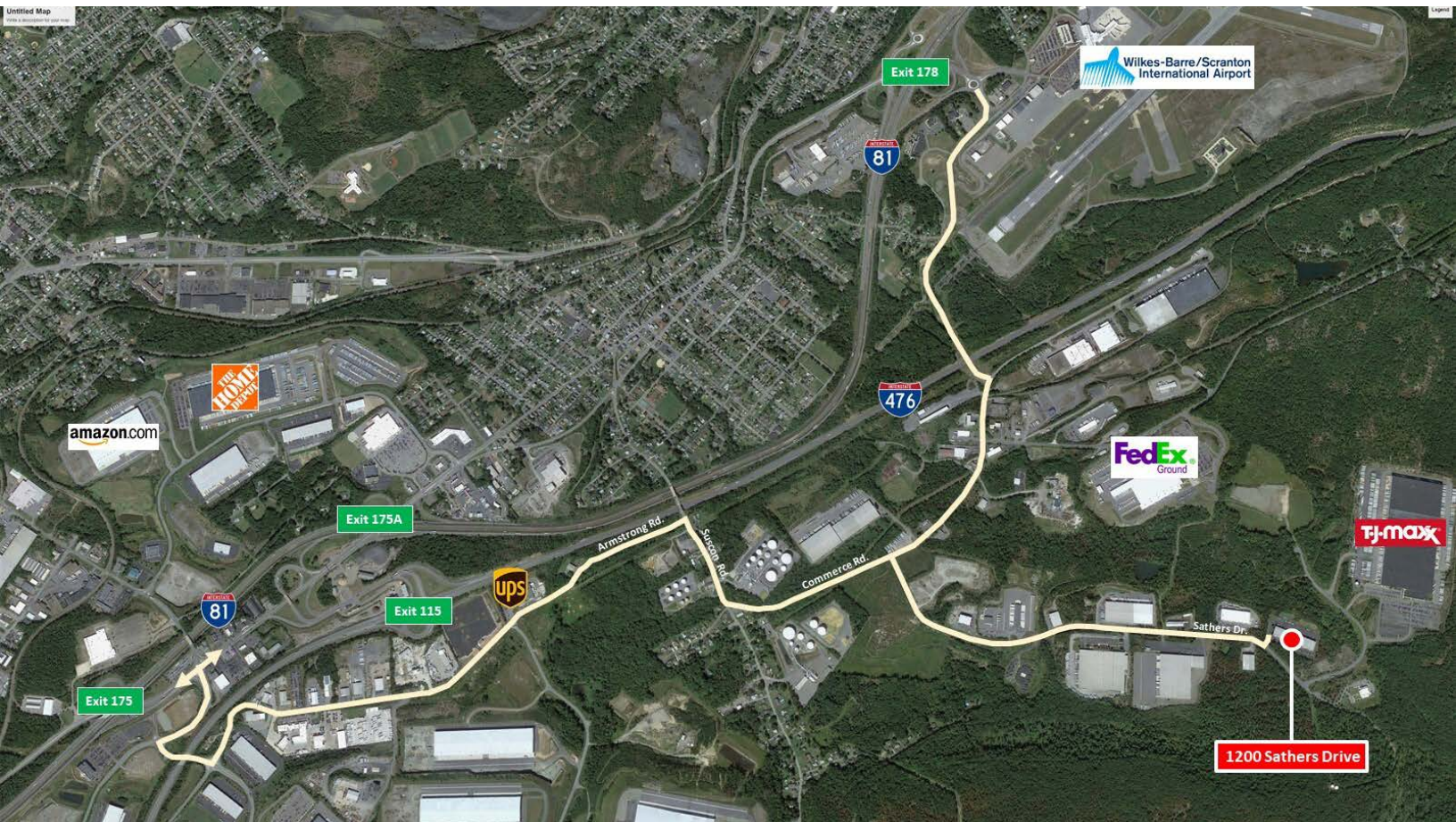
mericle.com | mericlereadytogo.com



FOR LEASE

1200 SATHERS DRIVE, PITTSTON TOWNSHIP, PA

mericle.com | mericlereadytogo.com



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
bbesecker@mericle.com

JIM HILSHER, Vice President
jhilsher@mericle.com

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.

mericle.com  570.823.1100

