



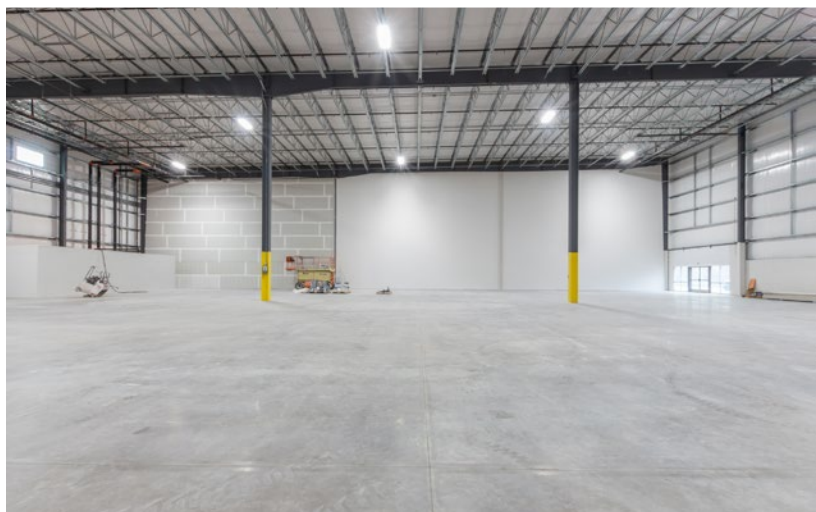
**FOR
LEASE**

19,513 SF

**139 COMMONWEALTH DRIVE, PARCEL 3, SUITE 102
CENTERPOINT COMMERCE & TRADE PARK SOUTH
JENKINS TOWNSHIP (PITTSTON), PA**

.....

INDUSTRIAL



4-STAR INDUSTRIAL SPACE WITH TAX ABATEMENT NEAR I-81 & I-476

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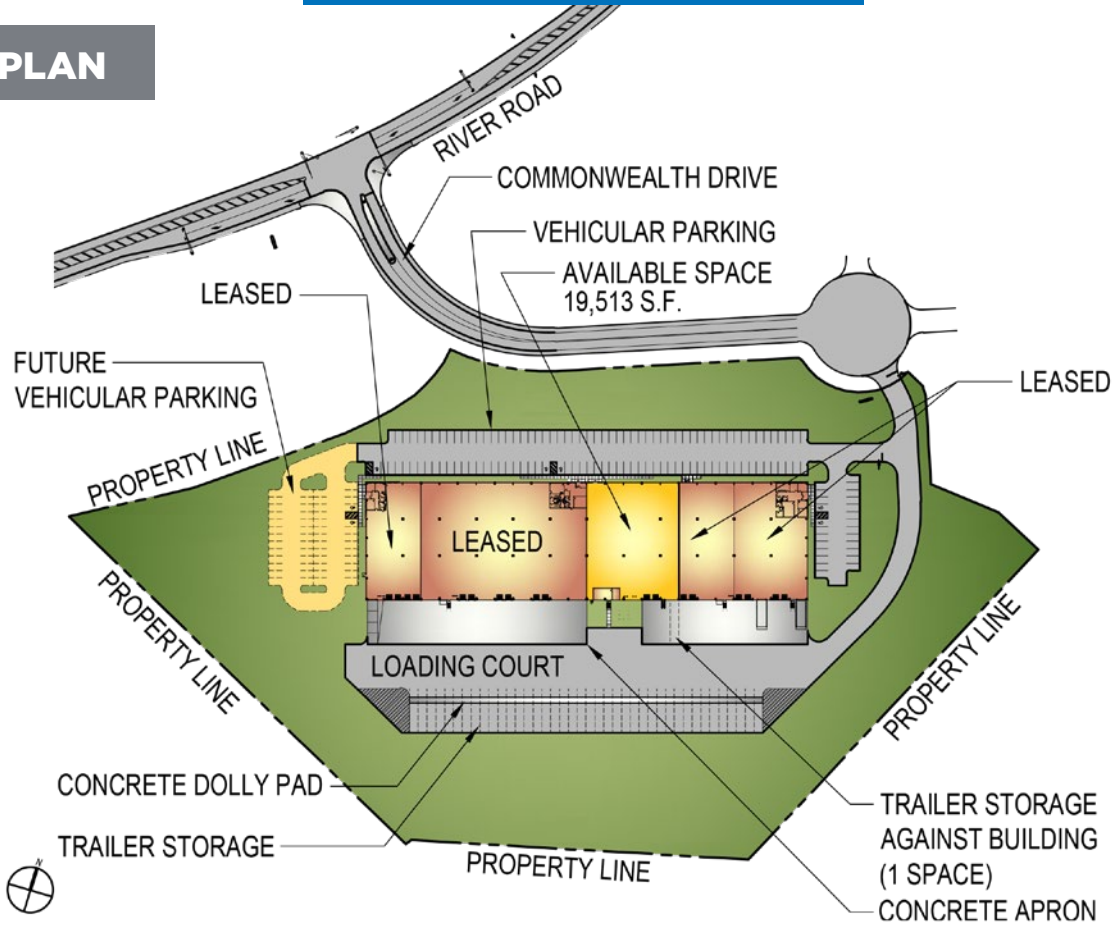
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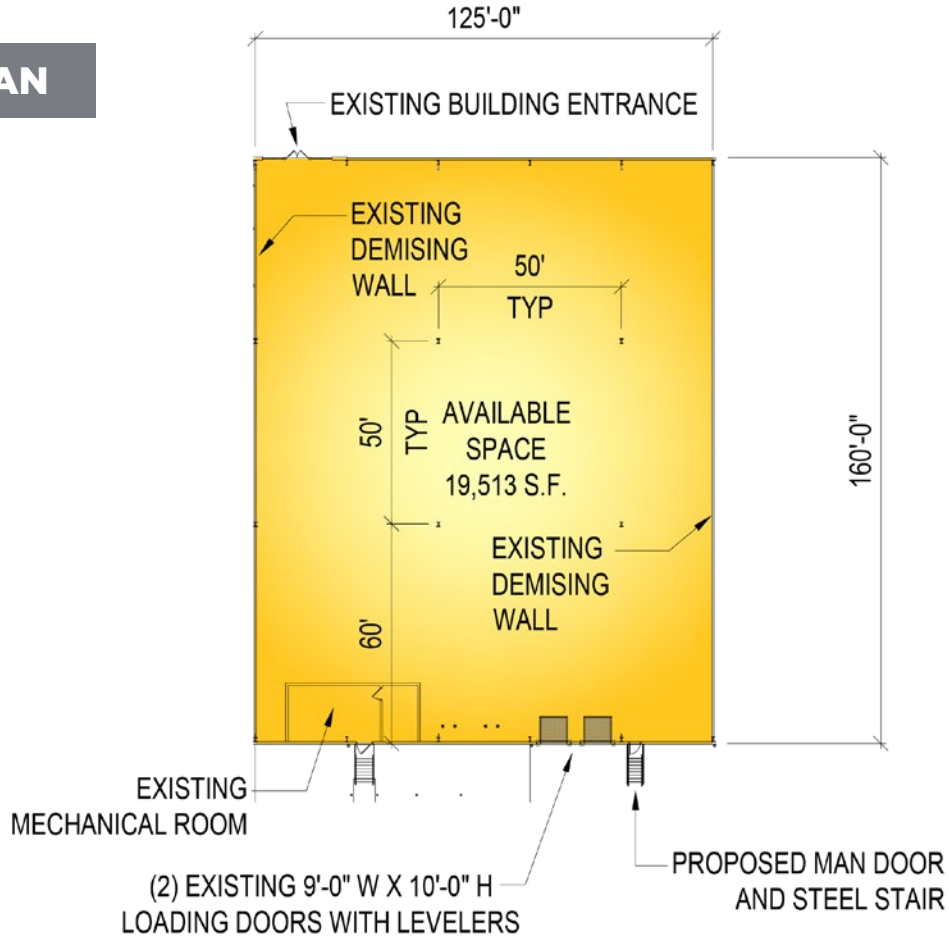
PLANS

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

139 COMMONWEALTH DRIVE, JENKINS TOWNSHIP, PA

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SIZE

- ▶ **AVAILABLE SPACE:** 19,513 SF space within an existing 96,000 SF building.
- ▶ **ACREAGE:** 13.42 acres
- ▶ **BUILDING DIMENSIONS:** 160'-0" (width) x 600'-0" (length)
- ▶ **AVAILABLE SPACE DIMENSIONS:** Approx. 160'-0" (width) x 125'-0" (length)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *SpecChem* siliconate 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:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 35'-4".
- ▶ **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.

SITE FEATURES

- ▶ Professionally prepared & maintained landscaping.

LOADING

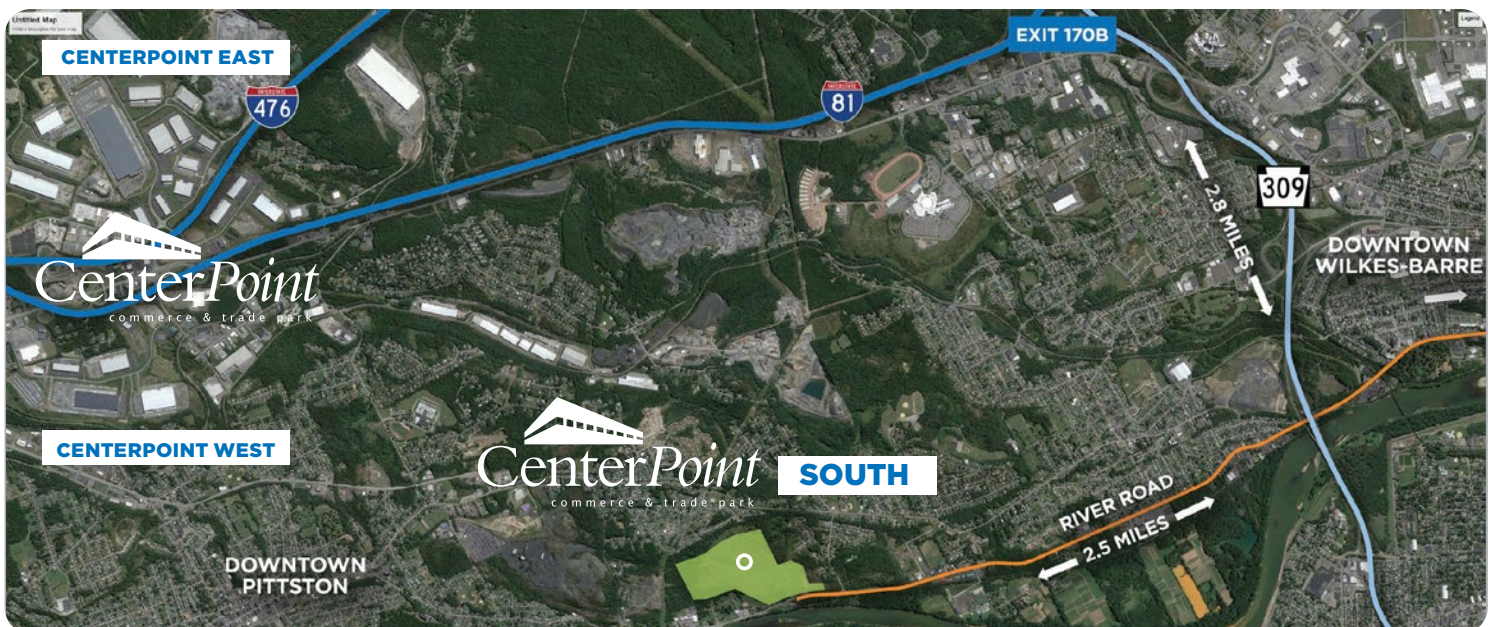
- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** Two (2) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal. Future/potential dock doors are available.
- ▶ Prefabricated steel track guards 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:** Existing electrical power available up to 800 Amps.
- ▶ **UTILITIES:** All utilities shall be separately metered.

PARKING

- ▶ On-site parking for approx. (69) vehicles with future parking for up to (52) vehicles.
- ▶ On-site trailer storage for approx. (25) trailers with 8' wide concrete dolly pad and approx. (4) trailers against the building.
- ▶ 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.



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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

MILES AWAY

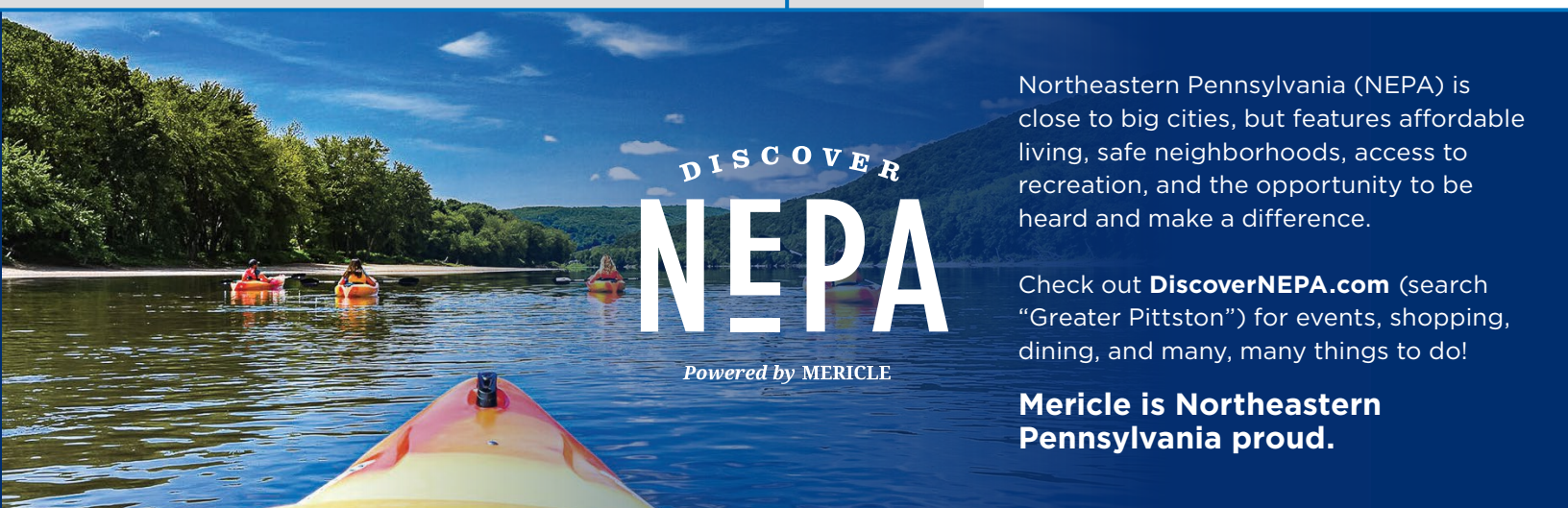
Philadelphia, PA	116
New York/New Jersey	126
Wilmington, DE	132
Baltimore, MD	191



TRAVEL DISTANCES

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

NEPA

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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.



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.

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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.

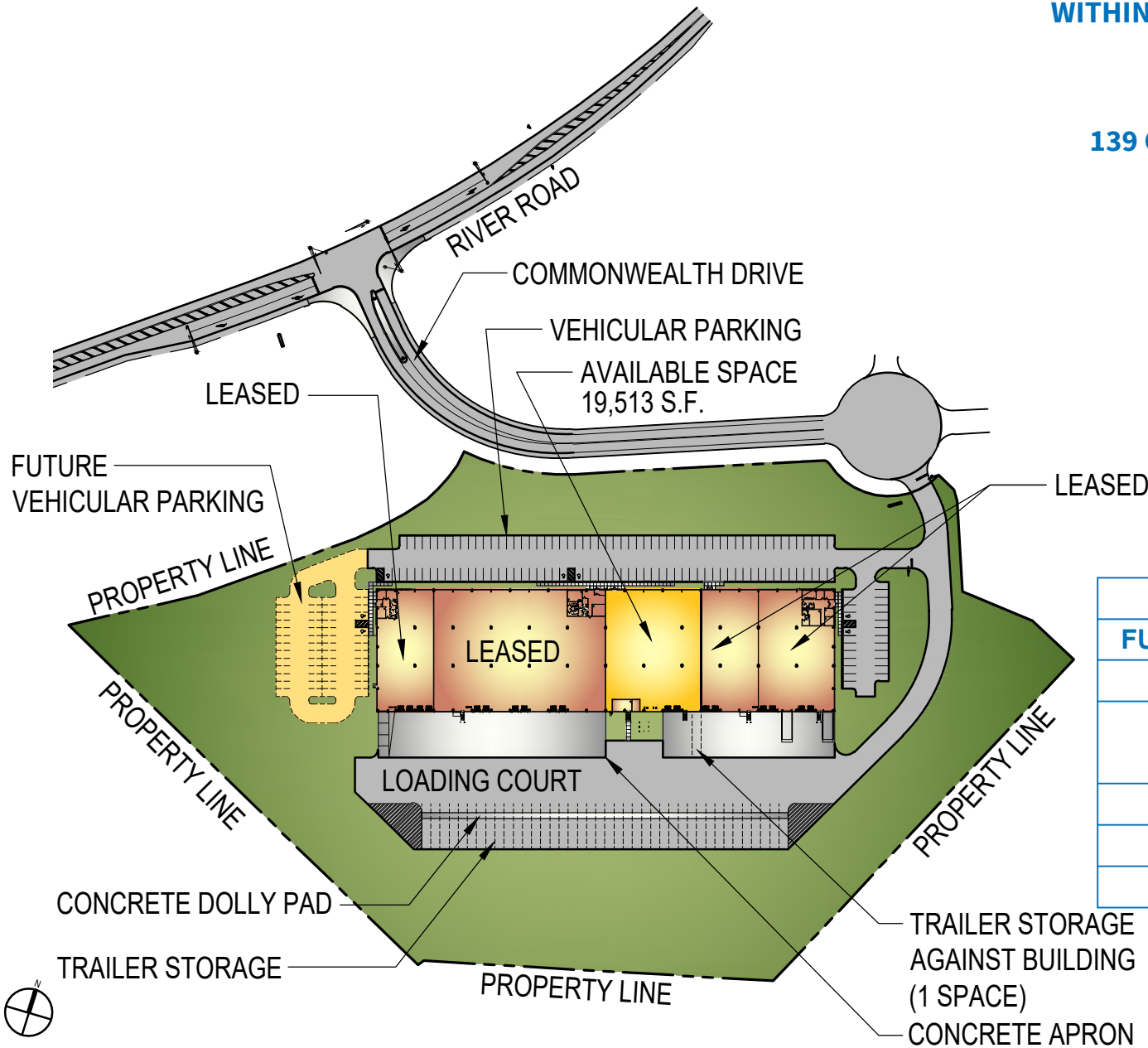
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CONCEPTUAL SITE PLAN

**AVAILABLE 19,513 S.F. SPACE
WITHIN AN EXISTING 96,000 S.F. BUILDING**

**PARCEL #3
139 COMMONWEALTH DRIVE, SUITE 102
CENTERPOINT COMMERCE
AND TRADE PARK - SOUTH
JENKINS TOWNSHIP
PITTSBURGH, PA 15236**



VEHICULAR PARKING	69
FUTURE VEHICULAR PARKING	52
TRAILER STORAGE	25
TRAILER STORAGE AGAINST BUILDING	1
DOCK DOORS	2
DRIVE-IN DOOR	-
ACREAGE	13.42

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Q:\Shared\Properties\CPS\137 Commonwealth (3) (J3206)\Base Bldg. (J3206)\Project\DBS\Mktg\MRKT3206-PARCEL 3 (19513 SF) (021826).dwg MP

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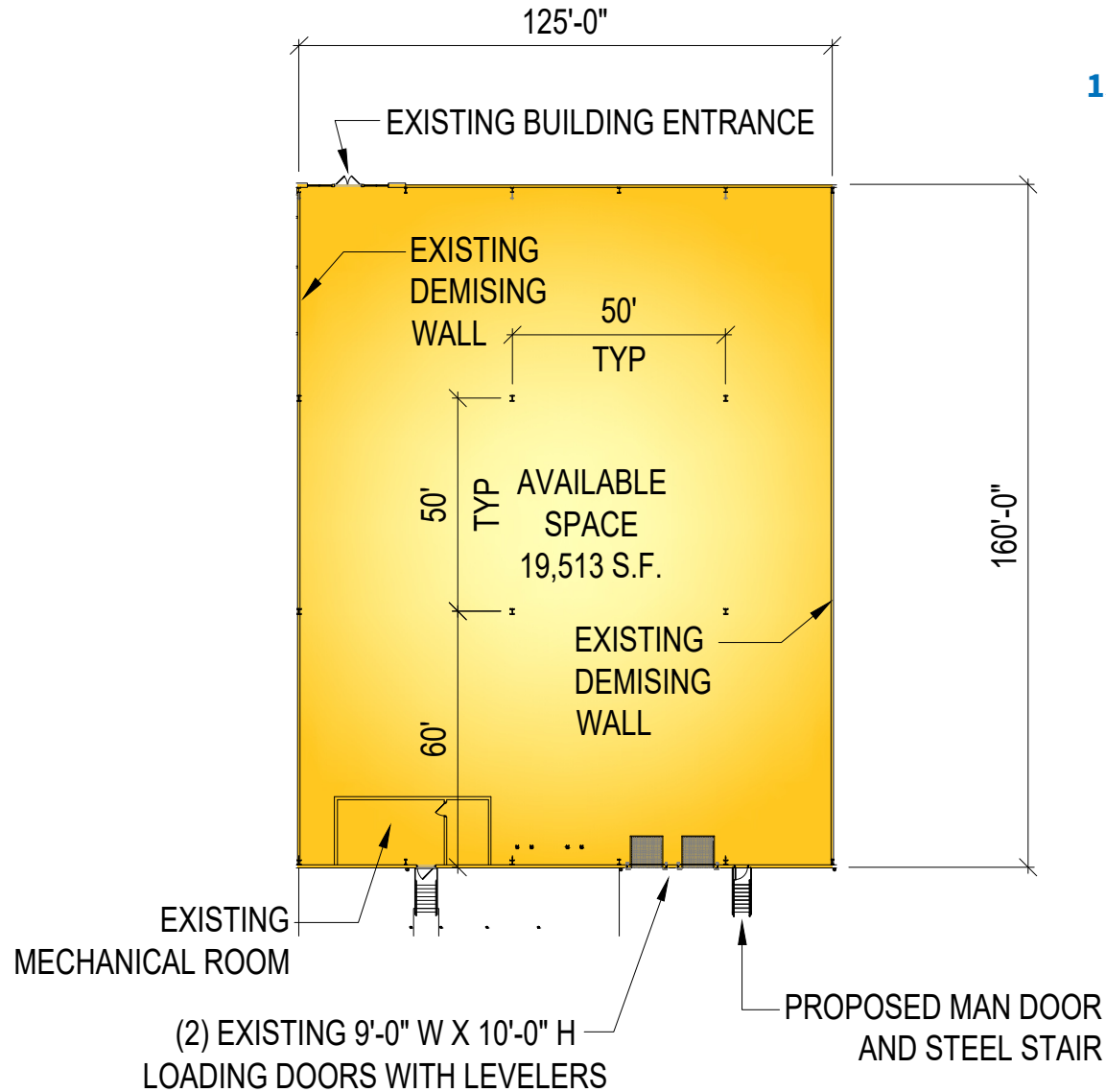
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL FLOOR PLAN

AVAILABLE 19,513 S.F. SPACE
WITHIN AN EXISTING 96,000 S.F. BUILDING

PARCEL #3
139 COMMONWEALTH DRIVE, SUITE 102
CENTERPOINT COMMERCE
AND TRADE PARK - SOUTH
JENKINS TOWNSHIP
PITTSBURGH, PA 15240



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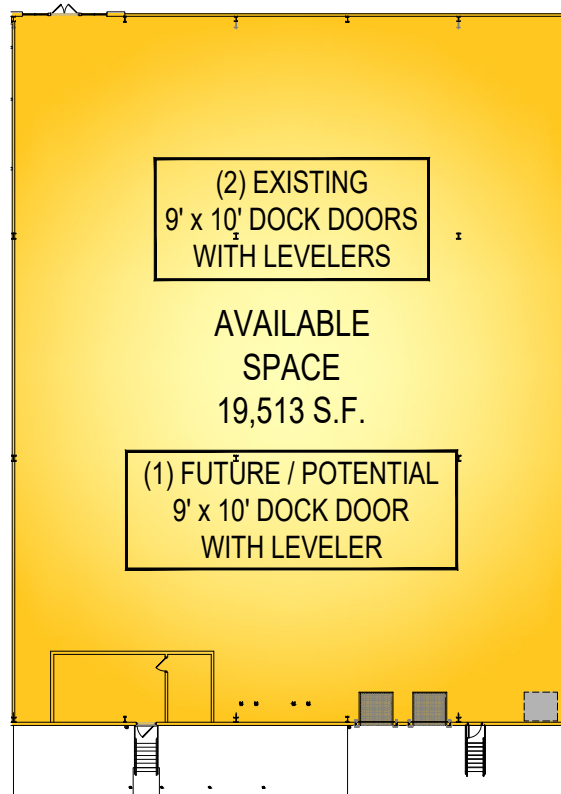
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CONCEPTUAL FUTURE DOCKS

**AVAILABLE 19,513 S.F. SPACE
WITHIN AN EXISTING 96,000 S.F. BUILDING**

**PARCEL #3
139 COMMONWEALTH DRIVE, SUITE 102
CENTERPOINT COMMERCE
AND TRADE PARK - SOUTH
JENKINS TOWNSHIP
PITTSTON, PA 18640**



EXISTING BUILDING	
EXISTING DOCK DOORS	2
FUTURE DOCK DOORS	1



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SITE IMPROVEMENTS

- Site contains approximately 13.42 acres
- On-site parking for approximately sixty-nine (69) vehicles with future parking for up to fifty-two (52) vehicles
- On-site trailer storage for approximately twenty-five (25) trailers with 8' wide concrete dolly pad and approximately four (4) trailers against the building
- 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 19,513 S.F. SPACE
WITHIN AN EXISTING 96,000 S.F. BUILDING**

**PARCEL #3
139 COMMONWEALTH DRIVE, SUITE 102
CENTERPOINT COMMERCE
AND TRADE PARK - SOUTH
JENKINS TOWNSHIP
PITTSBURGH, PA 15110**

BUILDING IMPROVEMENTS

- Existing building contains 96,000 square feet
- Existing building dimensions are 160'-0" (width) x 600'-0" (length)
- Available space contains 19,513 square feet
- Available space dimensions are approximately 160'-0" (width) x 125'-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 35'-4"
- *Butler Manufacturing*, MR-24 standing seam
- The building contains 3'-0" high x 6'-0" wide clerestory windows
- Existing available space contains two (2) 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 an energy efficient, roof mounted *Cambridge* direct-fire unit
- Existing Electrical power available up to 800 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

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JENKINS TOWNSHIP (PITTSTON), PA**

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**PHOTO
COLLAGE**



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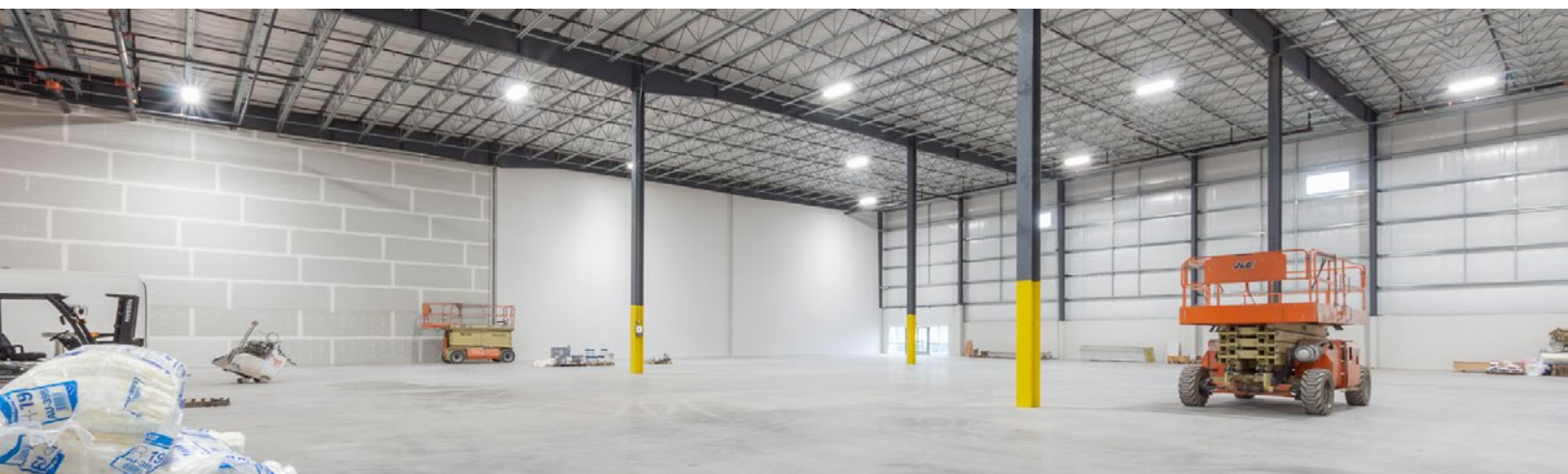
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