



**FOR  
LEASE**

# 42,175 SF

**505 RESEARCH DRIVE, PARCEL 40  
CENTERPOINT COMMERCE & TRADE PARK EAST  
PITSTON TOWNSHIP (PITSTON), PA**

.....

**INDUSTRIAL**

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



**CENTERPOINT EAST TAX-ABATED INDUSTRIAL BUILDING NEAR I-81 & I-476**

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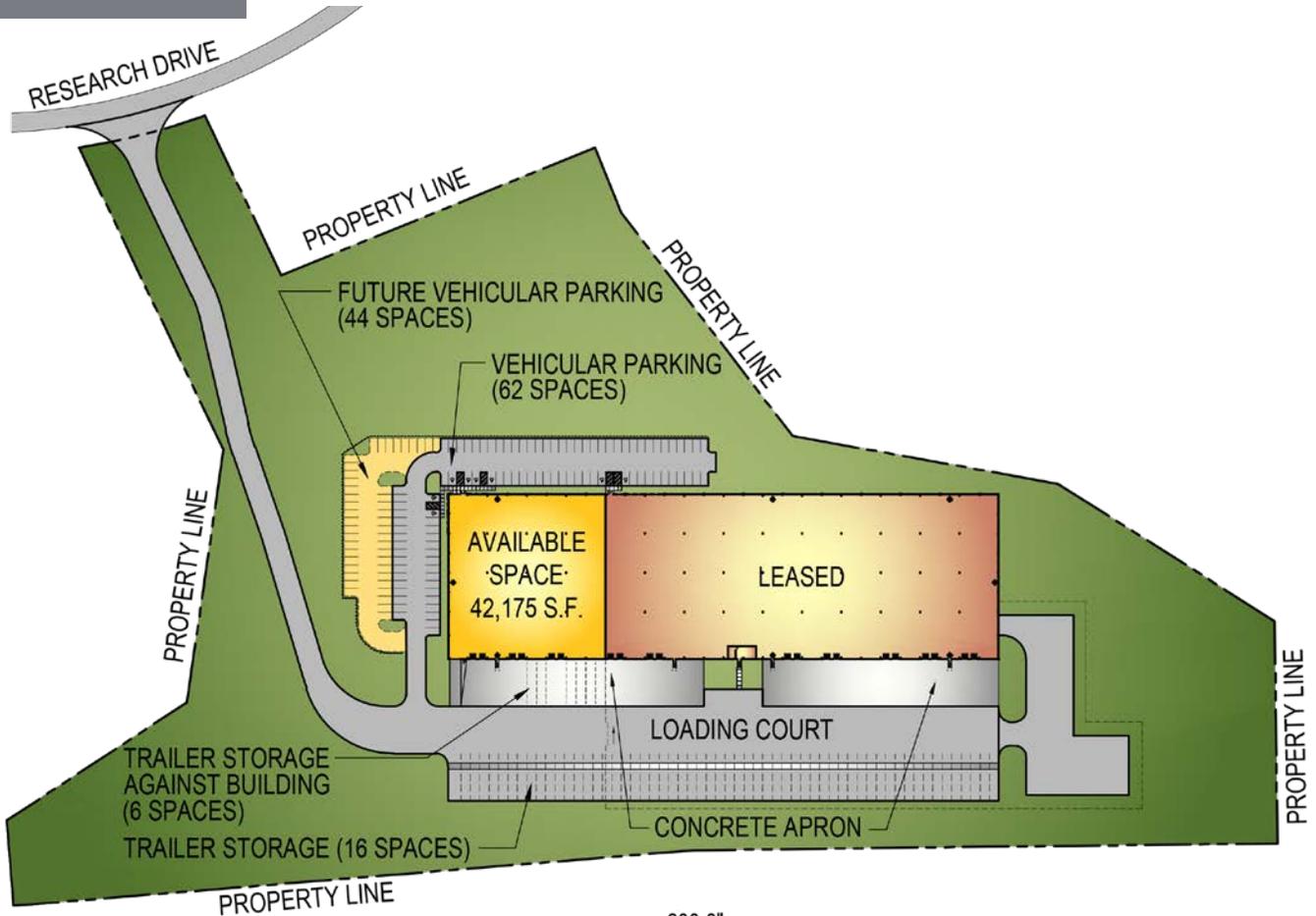
**570.823.1100**



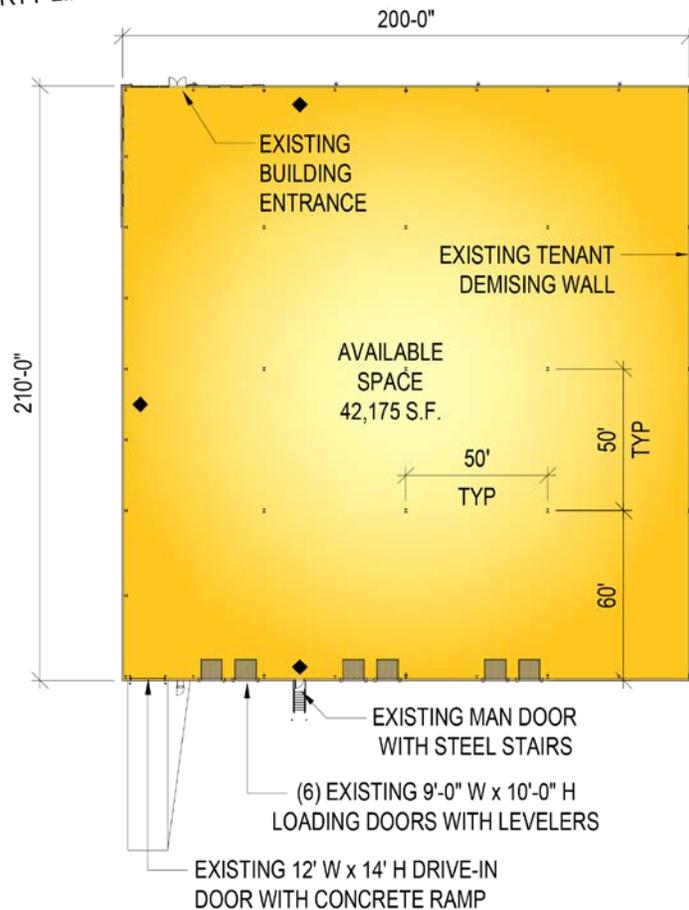
# PLANS

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

505 RESEARCH DRIVE, PITTSBURGH TOWNSHIP, PA

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 42,175 SF within an existing 147,000 SF building.
- ▶ **ACREAGE:** 21.52 acres
- ▶ **BUILDING DIMENSIONS:** 210'-0" (width) x 700'-0" (length)
- ▶ **AVAILABLE SPACE DIMENSIONS:** 210'-0" (width) x 200'-0" (length)

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor has been 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 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 34'-4".
- ▶ **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:** Six (6) 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 door is available, see Conceptual Future Dock plan for location and quantity.

- ▶ Prefabricated steel track guards and Classic dock seal with head curtain by *Rite-Hite* or equal.
- ▶ **DRIVE-IN DOORS:** One (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.
- ▶ **ELECTRICAL:** Power available up to 800 Amps.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered

## PARKING

- ▶ On-site parking for approximately (62) vehicles with future parking for up to (44) vehicles.
- ▶ On-site trailer storage for approximately (16) 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.

## 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 147,000 square foot industrial building is centrally located within the Scranton/Wilkes-Barre labor market.

Chewy.com, Isuzu, Lowe's, Neiman Marcus, The Home Depot, and more have major fulfillment centers in CenterPoint Commerce & Trade Park.



## TAX SAVINGS

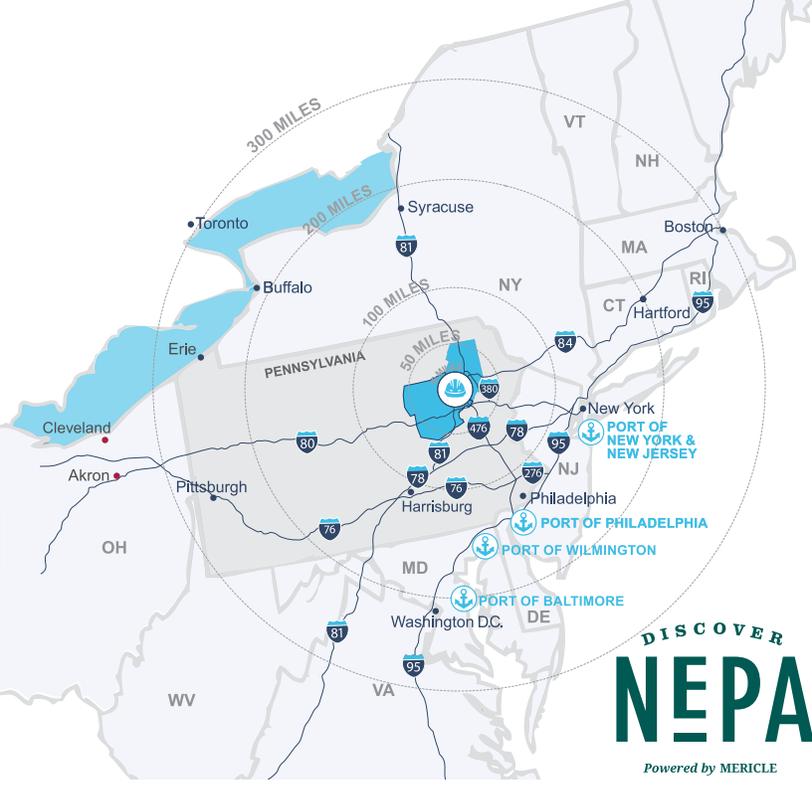
Every building constructed in CenterPoint receives a 10-year, 100% real estate tax abatement on improvements via the *LERTA* program.

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505 RESEARCH DRIVE, PITTSTON TOWNSHIP, PA

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# 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

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.**



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.

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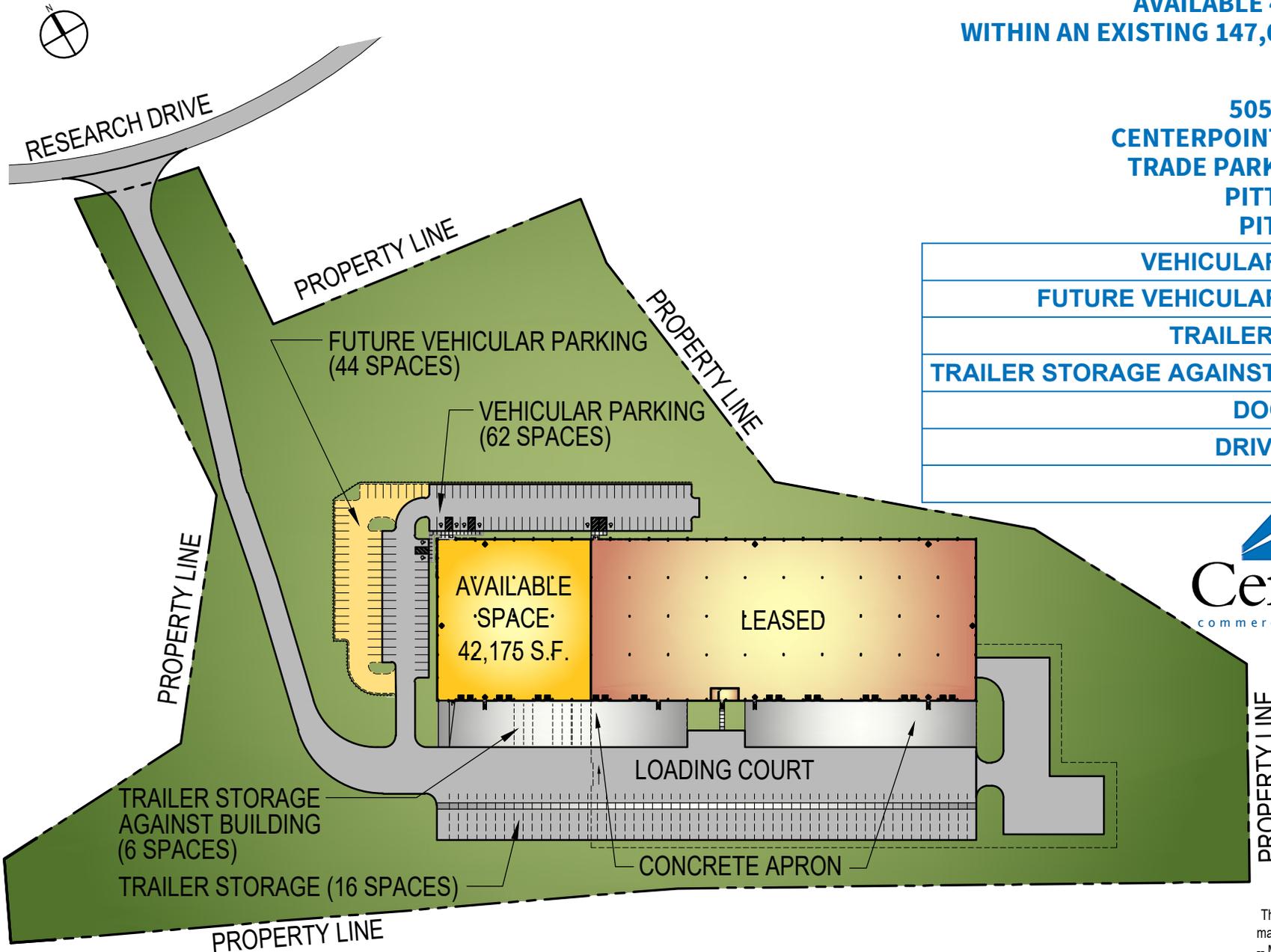


# CONCEPTUAL SITE PLAN

**AVAILABLE 42,175 S.F. SPACE  
WITHIN AN EXISTING 147,000 S.F. BUILDING**

**PARCEL #40  
505 RESEARCH DRIVE  
CENTERPOINT COMMERCE AND  
TRADE PARK - EAST PHASE IIB  
PITTSSTON TOWNSHIP  
PITTSSTON, PA 18640**

<b>VEHICULAR PARKING</b>	<b>62</b>
<b>FUTURE VEHICULAR PARKING</b>	<b>44</b>
<b>TRAILER STORAGE</b>	<b>16</b>
<b>TRAILER STORAGE AGAINST BUILDING</b>	<b>6</b>
<b>DOCK DOORS</b>	<b>6</b>
<b>DRIVE-IN DOOR</b>	<b>1</b>
<b>ACREAGE</b>	<b>21.52</b>



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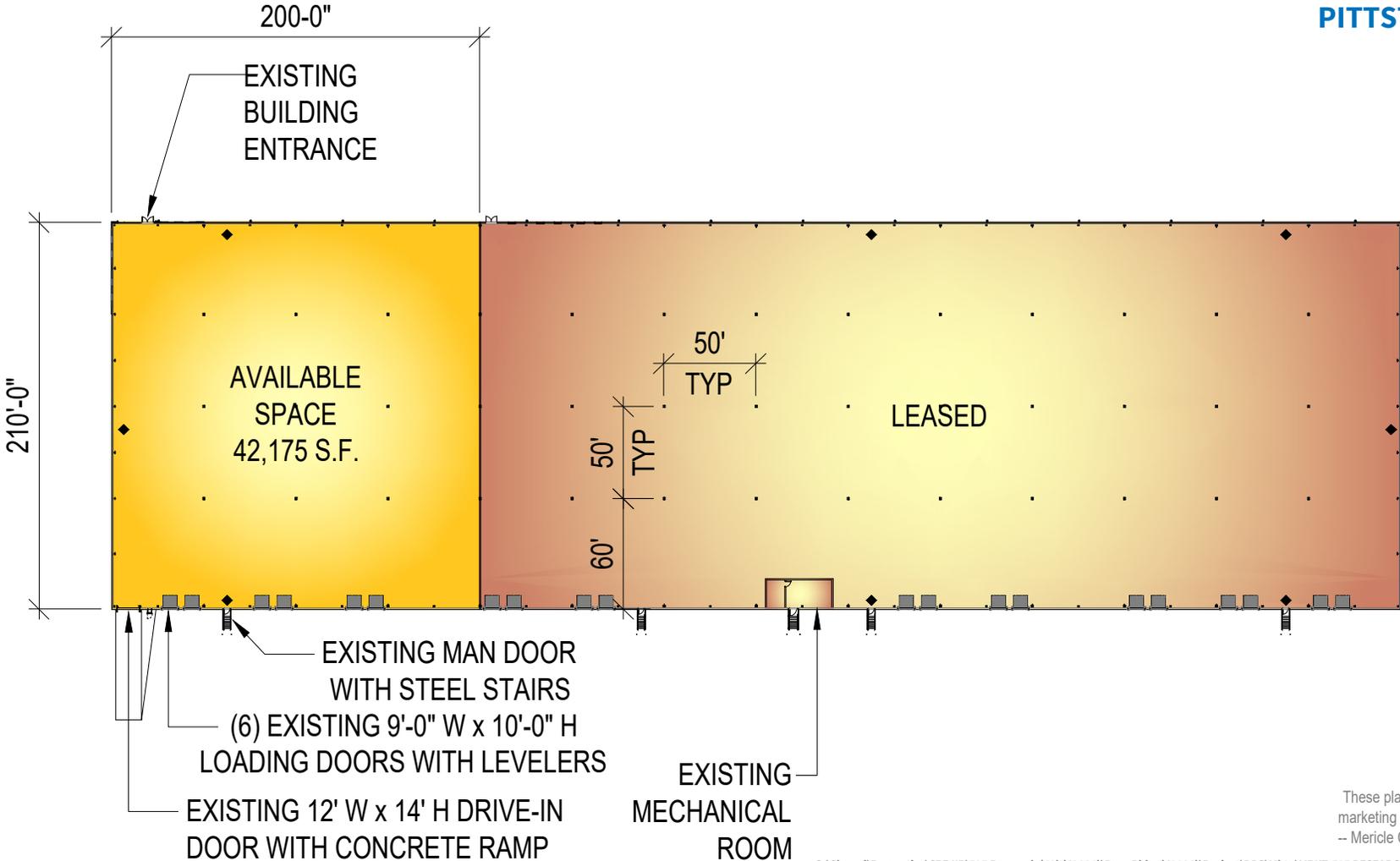
East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

# CONCEPTUAL BUILDING PLAN

AVAILABLE 42,175 S.F. SPACE  
WITHIN AN EXISTING 147,000 S.F. BUILDING

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505 RESEARCH DRIVE  
CENTERPOINT COMMERCE AND  
TRADE PARK - EAST PHASE IIB  
PITTSSTON TOWNSHIP  
PITTSSTON, PA 18640



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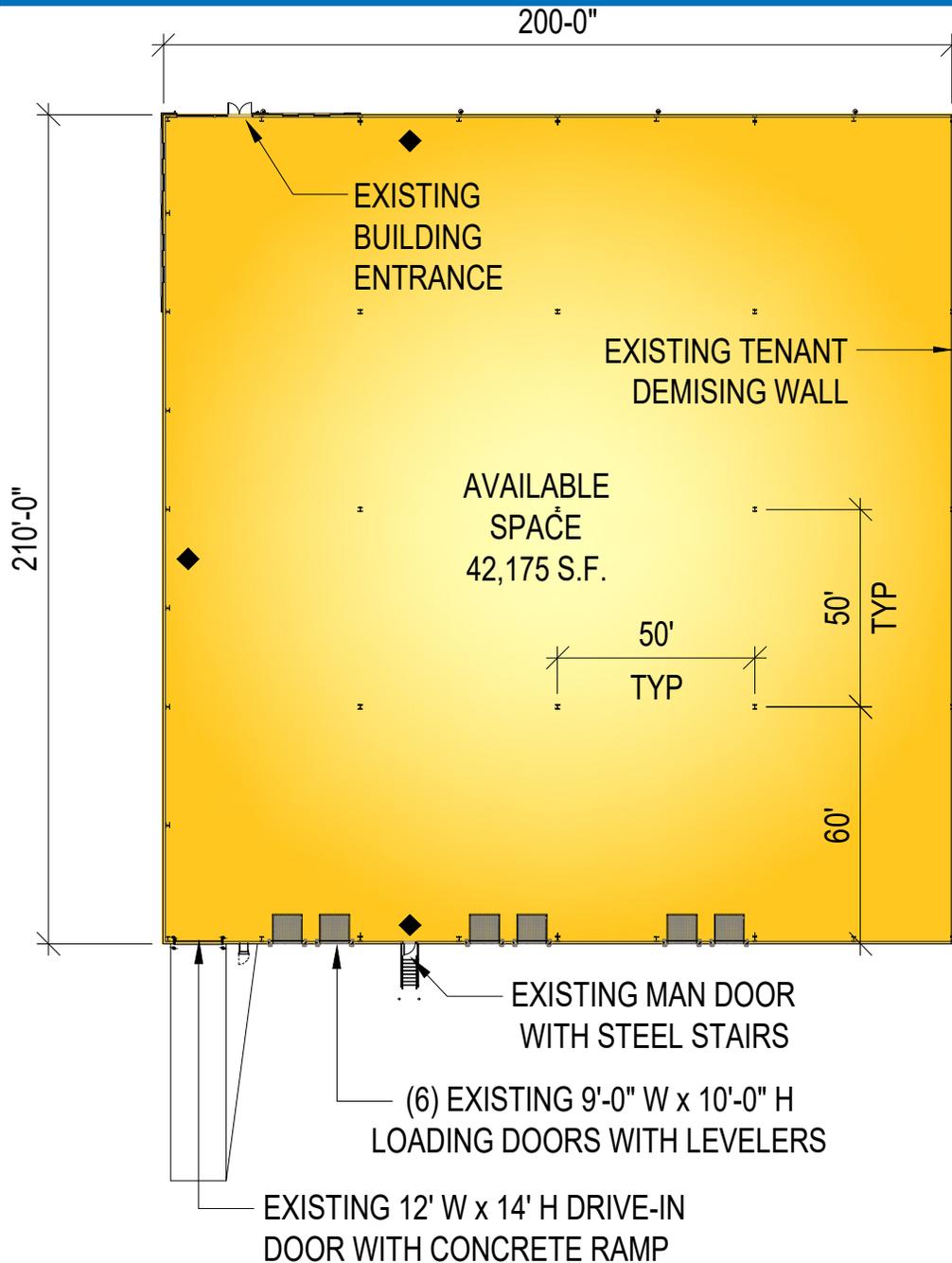
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# CONCEPTUAL FLOOR PLAN

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PITTSSTON TOWNSHIP  
PITTSSTON, PA 18640**



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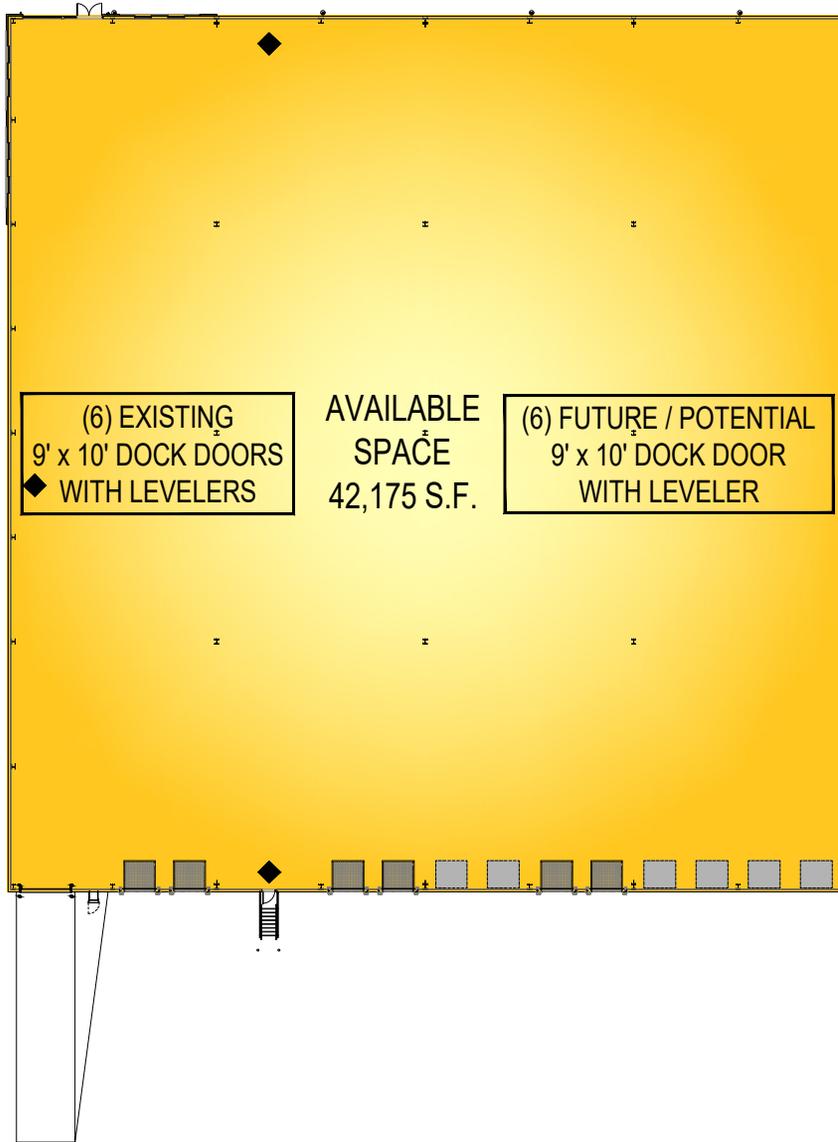
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# CONCEPTUAL FUTURE DOCKS

**AVAILABLE 42,175 S.F. SPACE  
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TRADE PARK - EAST PHASE IIB  
PITTSBURGH TOWNSHIP  
PITTSBURGH, PA 15240**



(6) EXISTING  
9' x 10' DOCK DOORS  
WITH LEVELERS

AVAILABLE  
SPACE  
42,175 S.F.

(6) FUTURE / POTENTIAL  
9' x 10' DOCK DOOR  
WITH LEVELER

<b>EXISTING BUILDING</b>	
<b>EXISTING DOCK DOORS</b>	<b>6</b>
<b>FUTURE DOCK DOORS</b>	<b>6</b>

 **EXISTING DOCK DOOR**

 **FUTURE DOCK DOOR**

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## SITE IMPROVEMENTS

- Site contains approximately 21.52 acres
- On-site parking for approximately sixty-two (62) vehicles with future parking for up to forty-four (44) vehicles
- On-site trailer storage for approximately sixteen (16) 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 42,175 S.F. SPACE  
WITHIN AN EXISTING 147,000 S.F. BUILDING**

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TRADE PARK - EAST PHASE IIB  
PITTSSTON TOWNSHIP  
PITTSSTON, PA 18640**

## BUILDING IMPROVEMENTS

- Existing building contains 147,000 square feet
- Existing building dimensions are 210'-0" (width) x 700'-0" (length)
- Available space contains 42,175 square feet
- Available space dimensions are approximately 210'-0" (width) x 200'-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 has been 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.
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- Average structural clear height of approximately 34'-4"
- *Butler Manufacturing*, MR-24 standing seam
- The building contains 3'-0" high x 6'-0" wide clerestory windows
- Existing available space contains six (6) 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 door is available, see Conceptual Future Dock plan for location and quantity
- Prefabricated steel track guards and Classic dock seal with head curtain by *Rite-Hite* or equal
- Existing available space contains one (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal and reinforced concrete ramp

## 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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**PHOTO  
COLLAGE**



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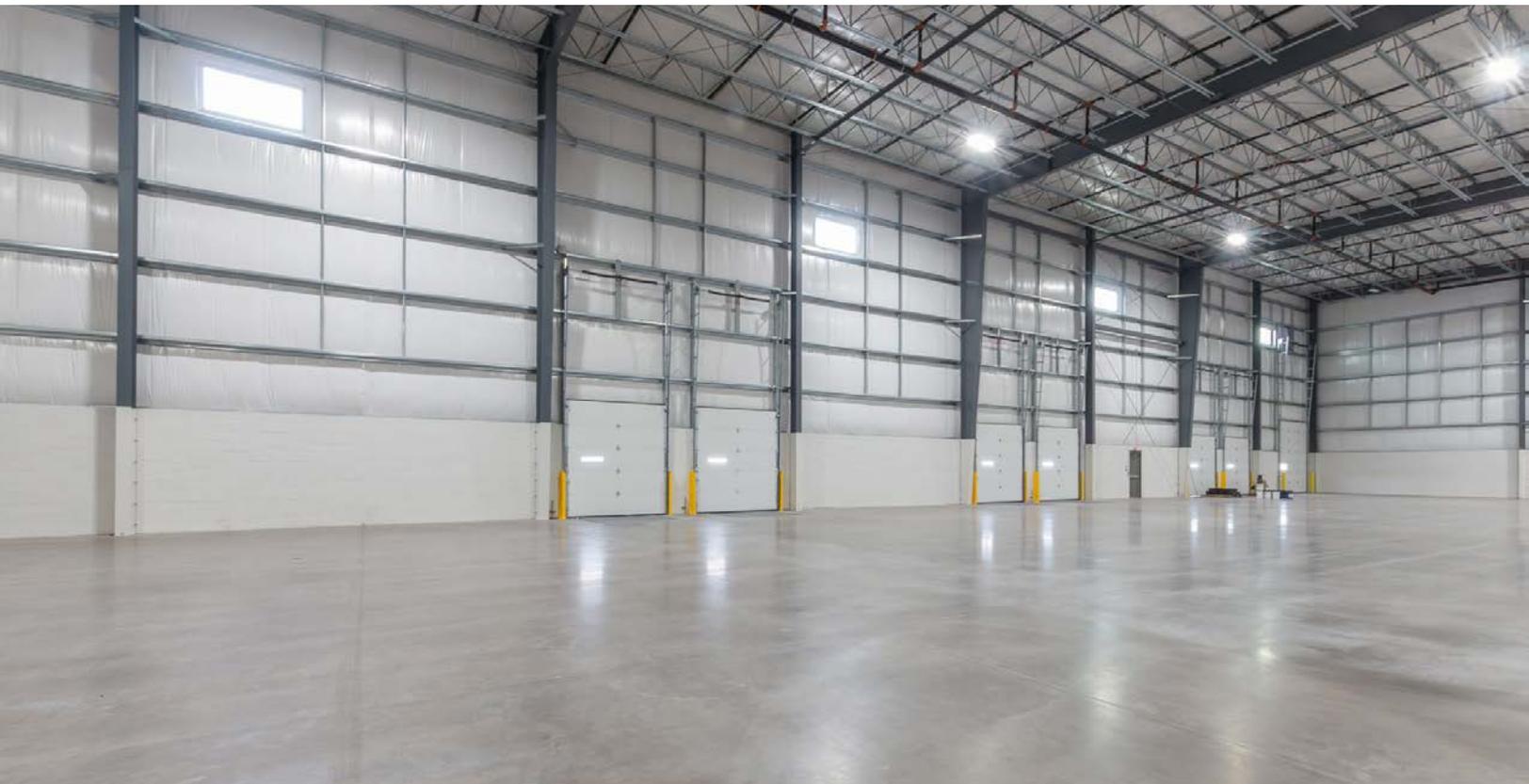
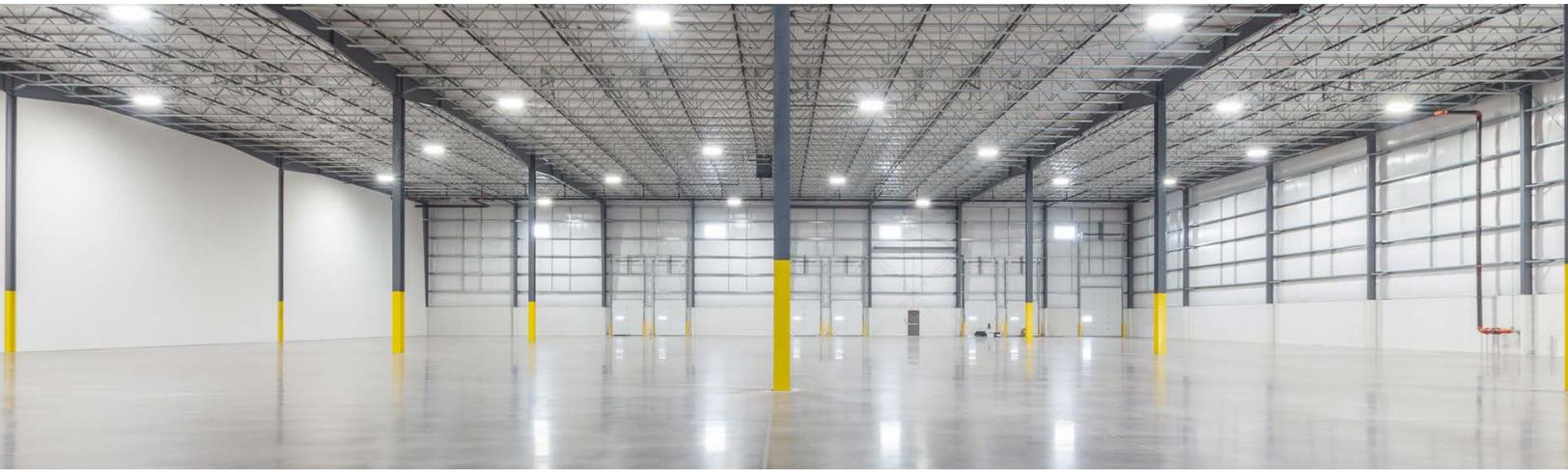
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**BILL JONES, Vice President**  
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