



**FOR
LEASE**

42,175 SF

**505-525 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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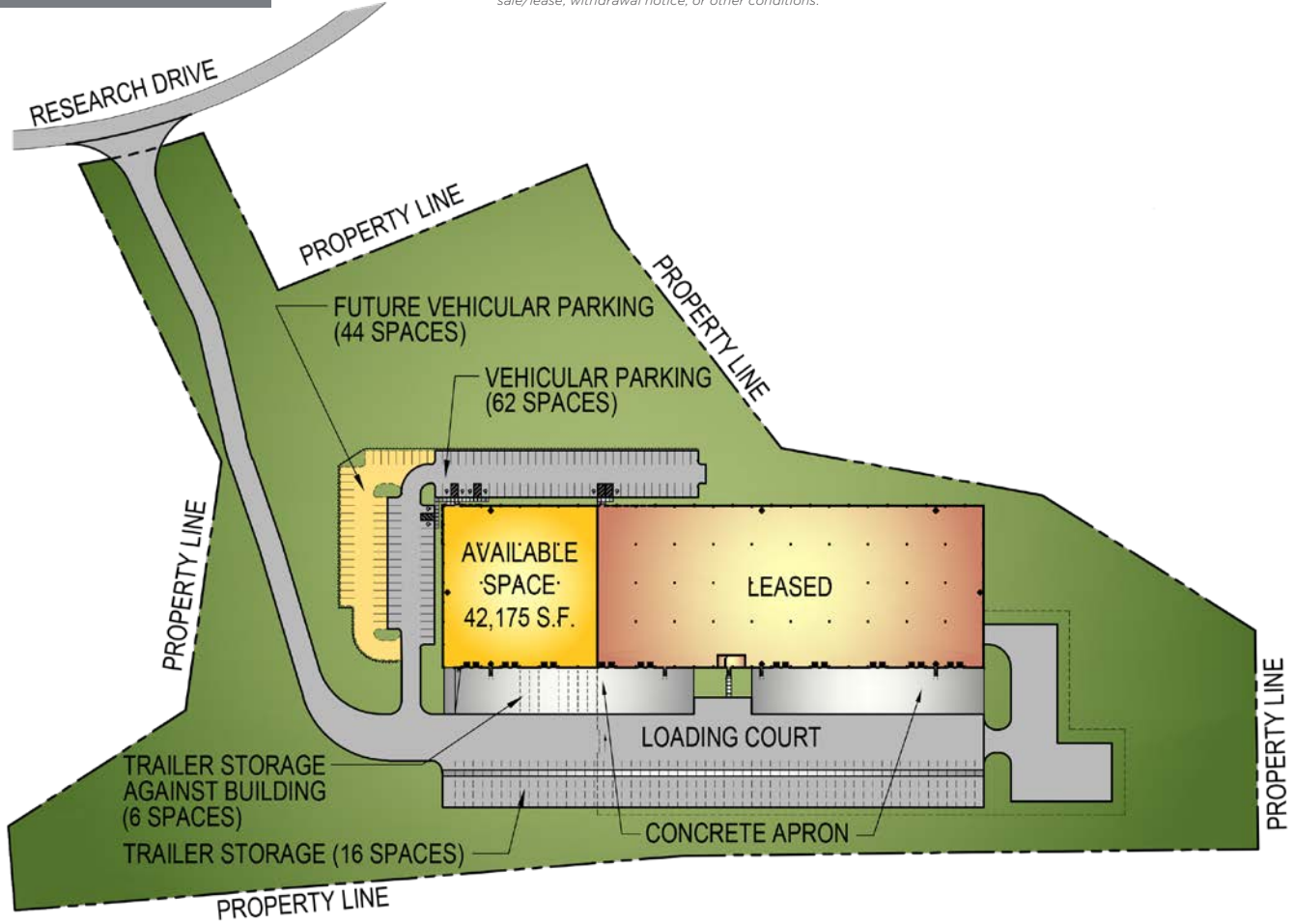
570.823.1100



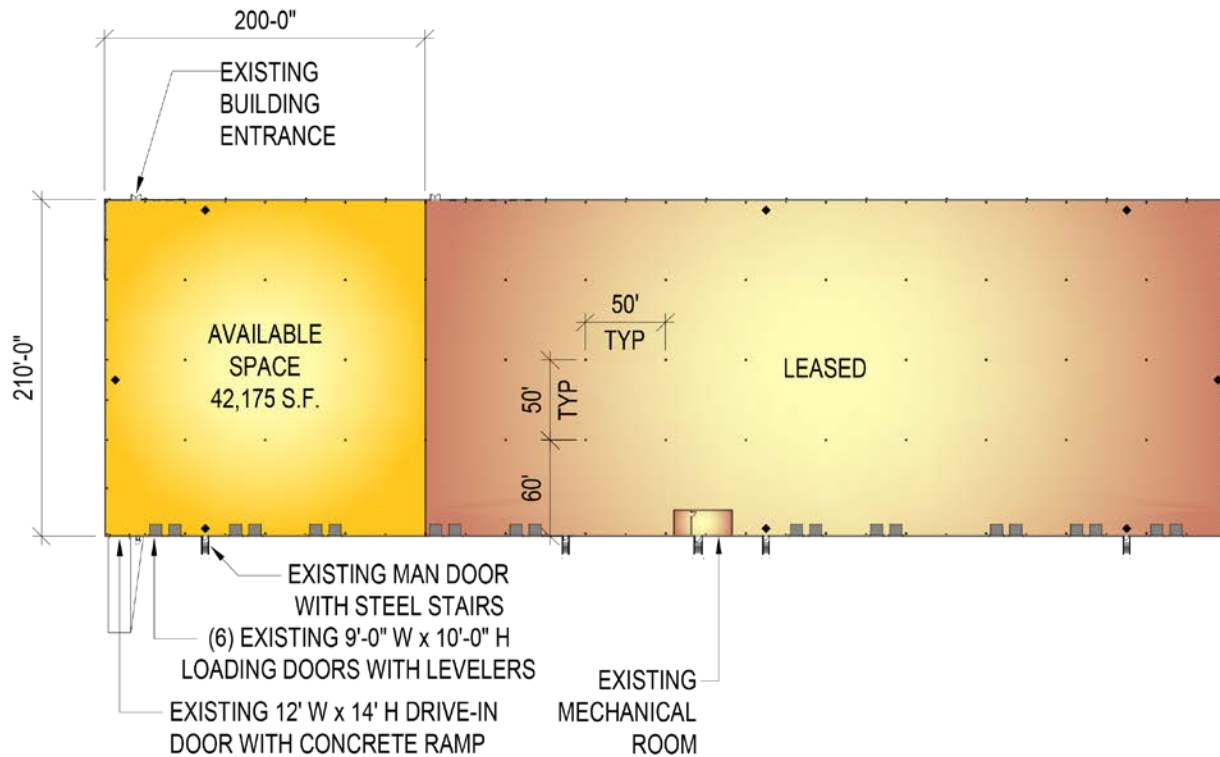
PLANS

SITE PLAN

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.



FLOOR PLAN



FOR LEASE

505-525 RESEARCH DRIVE, PITTSBURGH, 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'(w) X 700'(l)
- ▶ **AVAILABLE SPACE DIMENSIONS:** 210'(w) X 200'(l)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced w/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 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.
- ▶ **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.



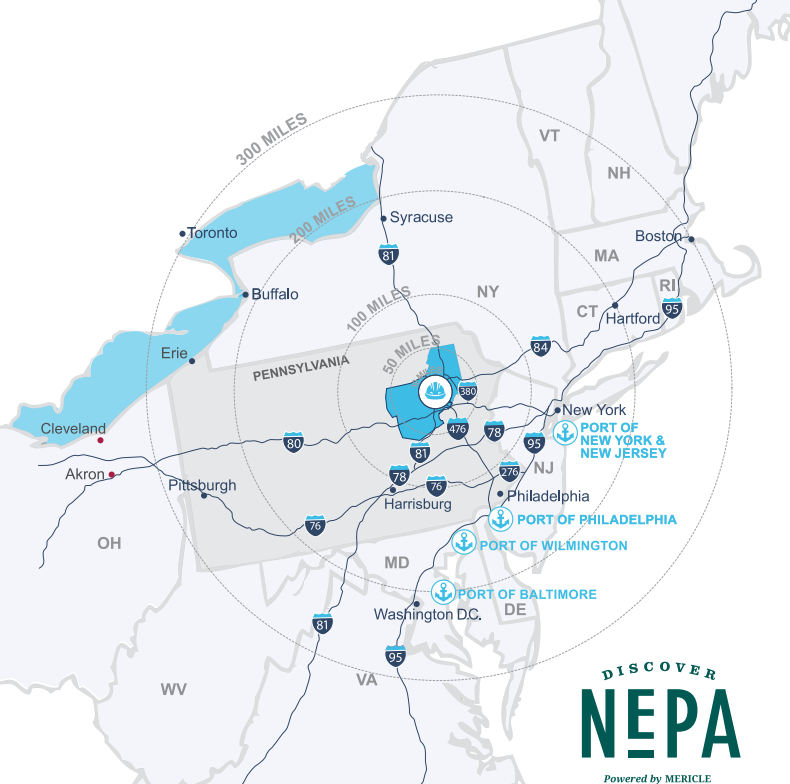
TAX SAVINGS

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

FOR LEASE

505-525 RESEARCH DRIVE, 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.

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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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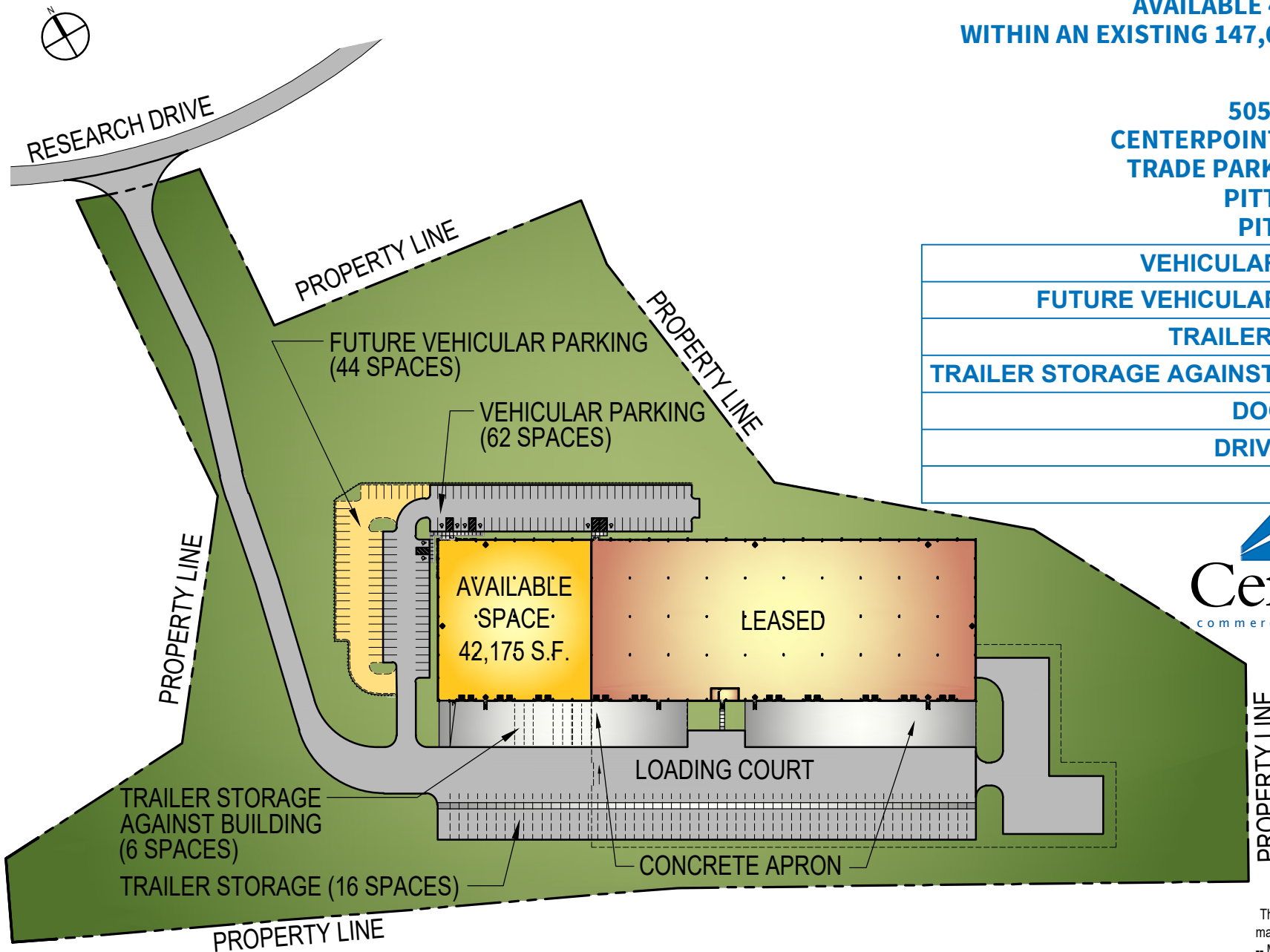


CONCEPTUAL SITE PLAN

**AVAILABLE 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
PITTSTON TOWNSHIP
PITTSTON, PA 18640**

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



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

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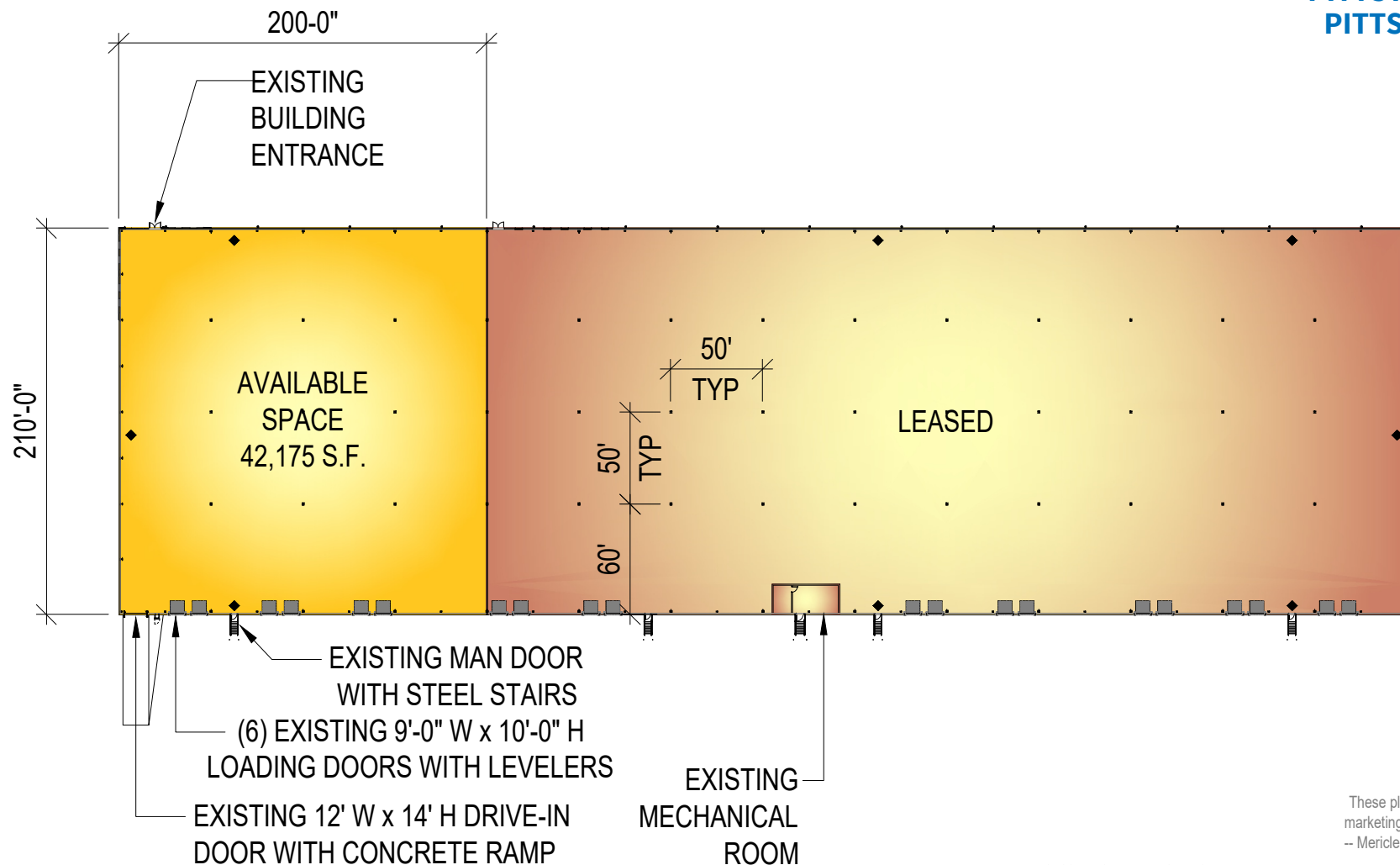
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL BUILDING 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
PITTSBURGH TOWNSHIP
PITTSBURGH, PA 15240



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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 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**

**PARCEL #40
505 RESEARCH DRIVE
CENTERPOINT COMMERCE AND
TRADE PARK - EAST PHASE IIB
PITTSBURGH TOWNSHIP
PITTSBURGH, PA 15110**

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
- 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
- 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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CENTERPOINT COMMERCE & TRADE PARK EAST
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**PHOTO
COLLAGE**



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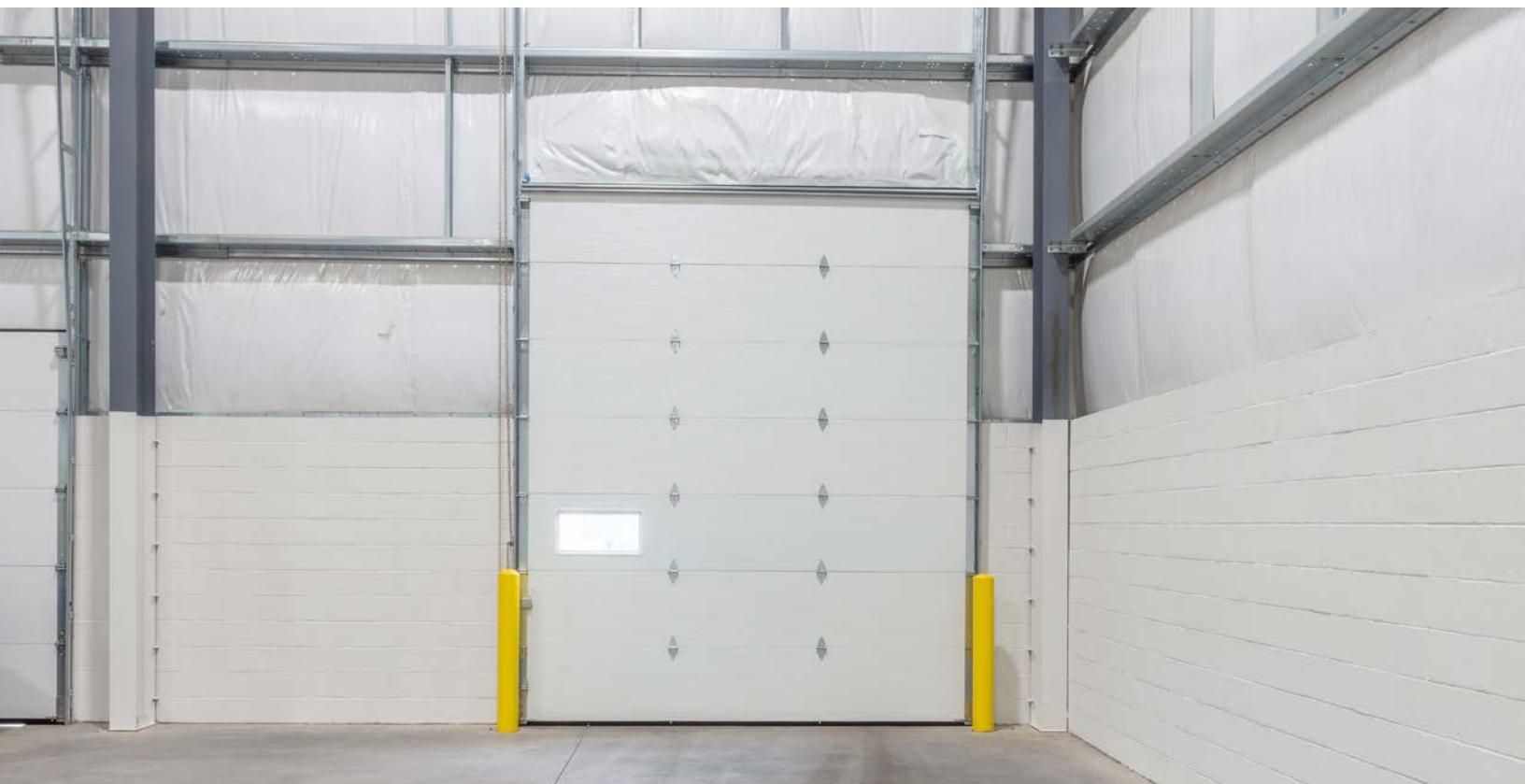
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