



FOR
LEASE

63,256 SF

201-217 RESEARCH DRIVE, PARCEL 19
CENTERPOINT COMMERCE & TRADE PARK - EAST
JENKINS TOWNSHIP, PITTSBURGH, PA 18640

• • • • •

INDUSTRIAL



PRIME LOCATION: CENTERPOINT EAST BUILDING NEAR I-81 & I-476

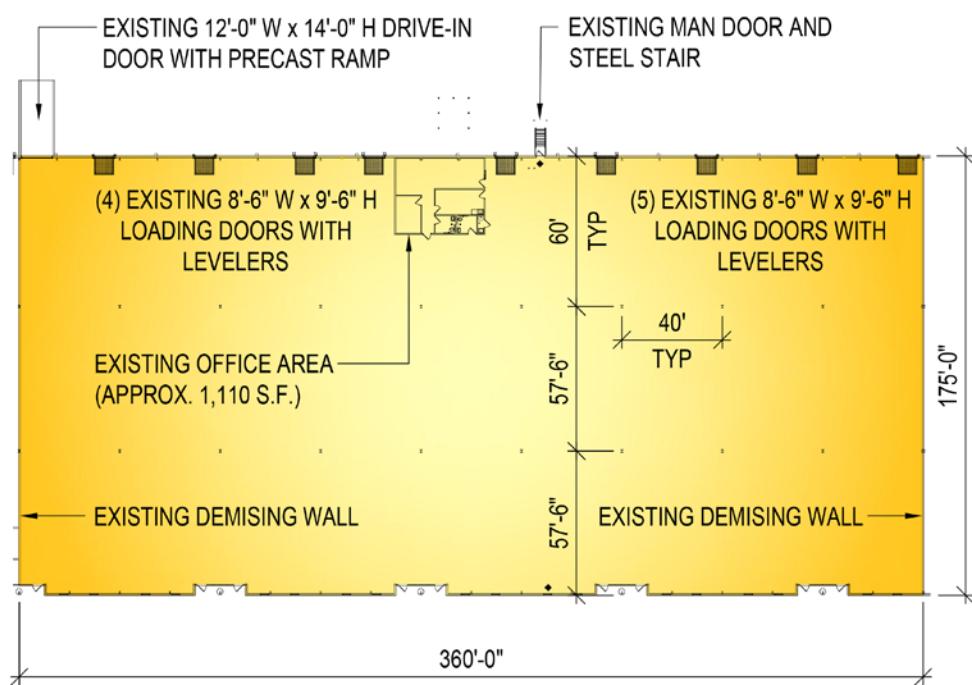
PLANS

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

201-217 RESEARCH DRIVE, JENKINS TOWNSHIP, PA

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SIZE

- **AVAILABLE SPACE:** Available 63,256 SF space within an existing 98,000 SF building.
- **ACREAGE:** 11.56 acres
- **BUILDING DIMENSIONS:** 175'-0" (width) x 560'-0" (length)
- **OFFICE FIT-OUT:** Approximately 1,110 SF.

BUILDING CONSTRUCTION

- **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats.
- **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 31'-1".
- **COLUMN SPACING:** 40'-0" x 57'-6" bay spacing with a 60'-0" deep staging bay.

LOADING

- **DOCK EQUIPMENT:** Nine (9) 8'-6" x 9'-6" vertical lift dock doors with 30,000 lb capacity mechanical levelers with bumpers by *Rite-Hite* or equal.
- Future/potential dock doors are available.

UTILITIES

- **WAREHOUSE HEATING:** Energy-efficient, gas fired unit heaters.
- **WAREHOUSE LIGHTING:** Energy-efficient LED lighting.
- **OFFICE LIGHTING:** 2 x 4 fluorescent fixtures with prismatic lenses.
- **ELECTRICAL:** 400 Amp, 120/208 Volt, 3 phase service.
- **FIRE PROTECTION:** Ordinary Hazard Class III wet sprinkler system, ESFR capable.
- **UTILITIES:** Provisions for domestic water and natural gas are provided. All utilities shall be separately metered.

PARKING

- On-site parking for approximately (69) vehicles with future parking for up to (34) vehicles.
- On-site trailer storage for approximately (13) trailers against the building, with future trailer storage for up to (32) trailers.
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 130' 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.



This 98,000 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.



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

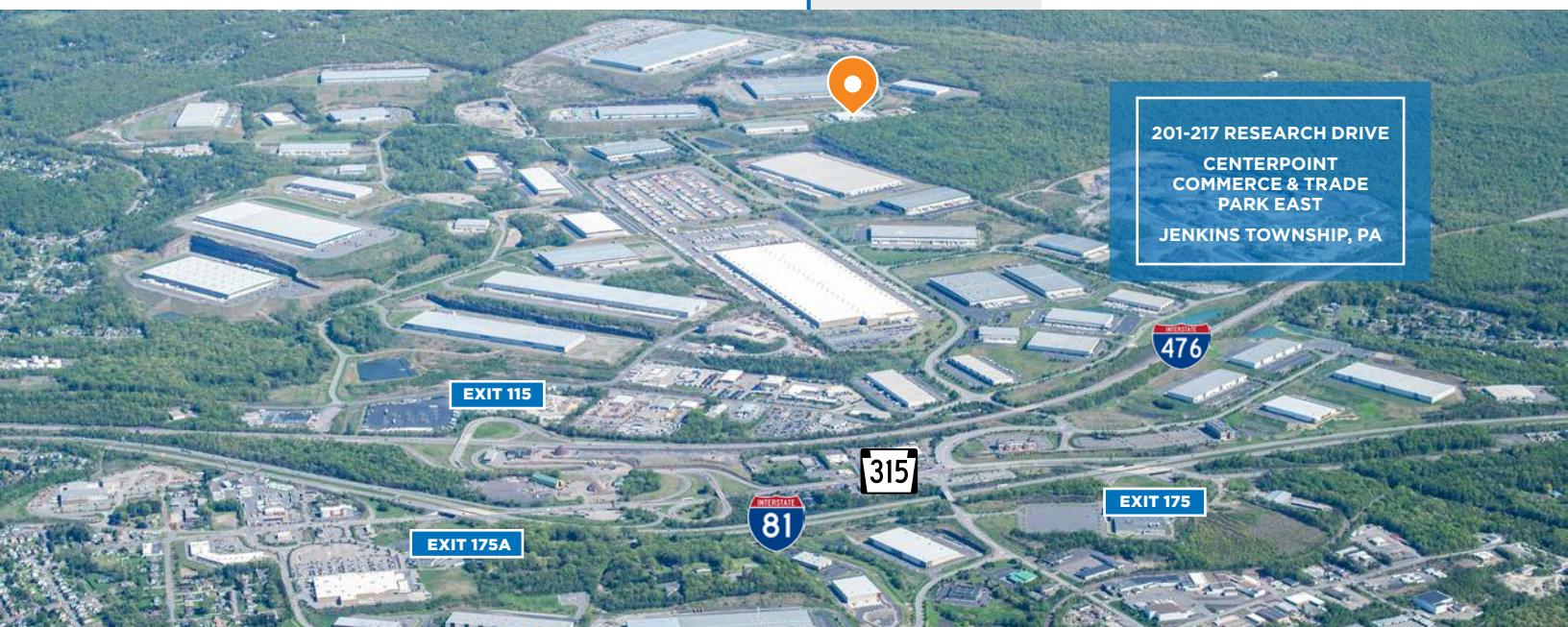
	MI AWAY
Philadelphia, PA	120
New York/New Jersey	121
Wilmington, DE	132
Baltimore, MD	191



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



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
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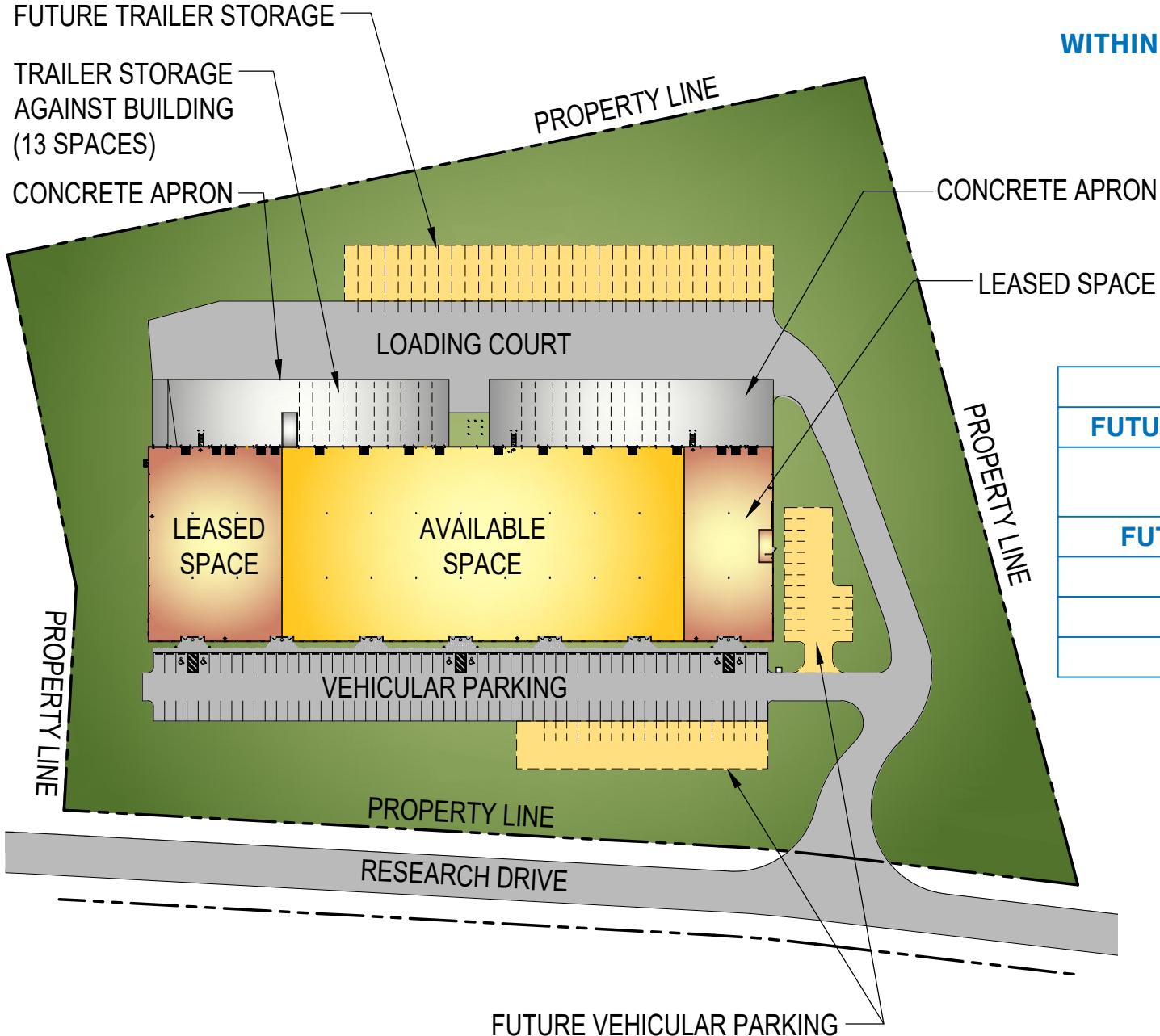
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CONCEPTUAL SITE PLAN

AVAILABLE 63,256 S.F. SPACE
WITHIN AN EXISTING 98,000 S.F. BUILDING

PARCEL #19
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VEHICULAR PARKING	69
FUTURE VEHICULAR PARKING	34
TRAILER STORAGE AGAINST BUILDING	13
FUTURE TRAILER STORAGE	32
DOCK DOORS	9
DRIVE-IN DOORS	1
ACREAGE	11.56+/-



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

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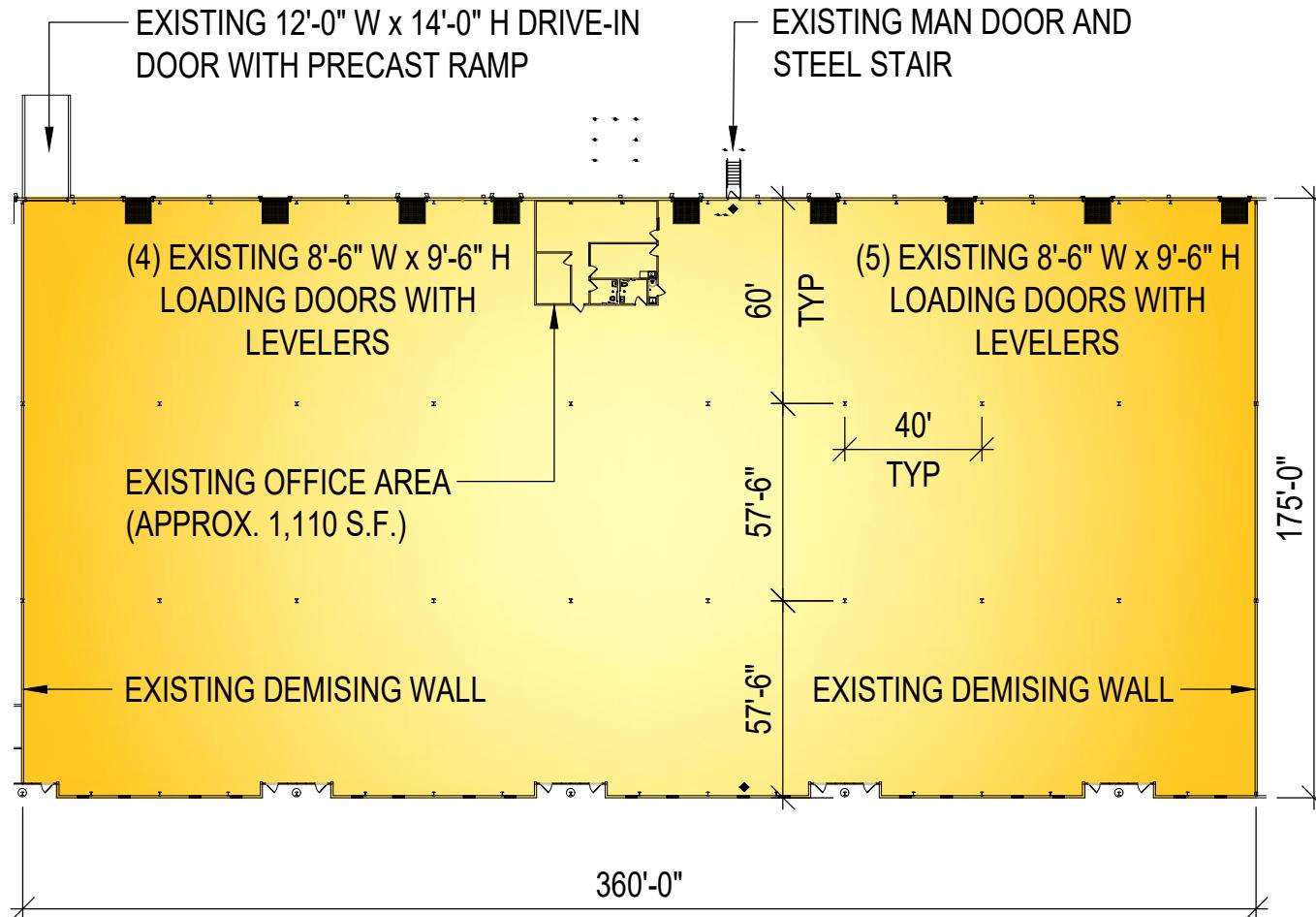
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL FLOOR PLAN

AVAILABLE 63,256 S.F. SPACE
WITHIN AN EXISTING 98,000 S.F. BUILDING

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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 11.56 acres
- On-site parking for approximately sixty-nine (69) vehicles with future parking for up to thirty-four (34) vehicles
- On-site trailer storage for approximately thirteen (13) trailers against the building with future trailer storage for up to thirty-two (32) trailers
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 130' 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

BUILDING IMPROVEMENTS

- Existing building contains 98,000 square feet
- Existing building dimensions are 175'-0" (width) x 560'-0" (length)
- Available space contains 63,256 square feet
- Available space contains an office fit-out approximately 1,110 square feet
- Available space dimensions are approximately 175'-0" (width) x 360'-0" (length)
- 40'-0" x 57'-6" bay spacing with a 60'-0" deep staging bay
- 6" thick concrete floor slab, reinforced with welded steel mats.
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- Average structural clear height of approximately 31'-1"
- *Butler Manufacturing*, MR-24 standing seam
- Available space contains nine (9) 8'-6" x 9'-6" vertical lift dock doors with 30,000 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

UTILITIES AND BUILDING SYSTEMS

- Existing warehouse heating system consists of energy efficient, gas fired unit heaters
- Existing electrical service is a 400 amp, 120/208 volt, 3 phase service
- Existing warehouse lighting consists of energy efficient fluorescent T-bay fixtures
- Existing office lighting consists of 2 x 4 fluorescent fixtures with prismatic lenses
- Fire Protection System consists of Ordinary Hazard Class III wet sprinkler system, ESFR capable
- Provisions for domestic water and natural gas are provided
- All utilities are separately metered

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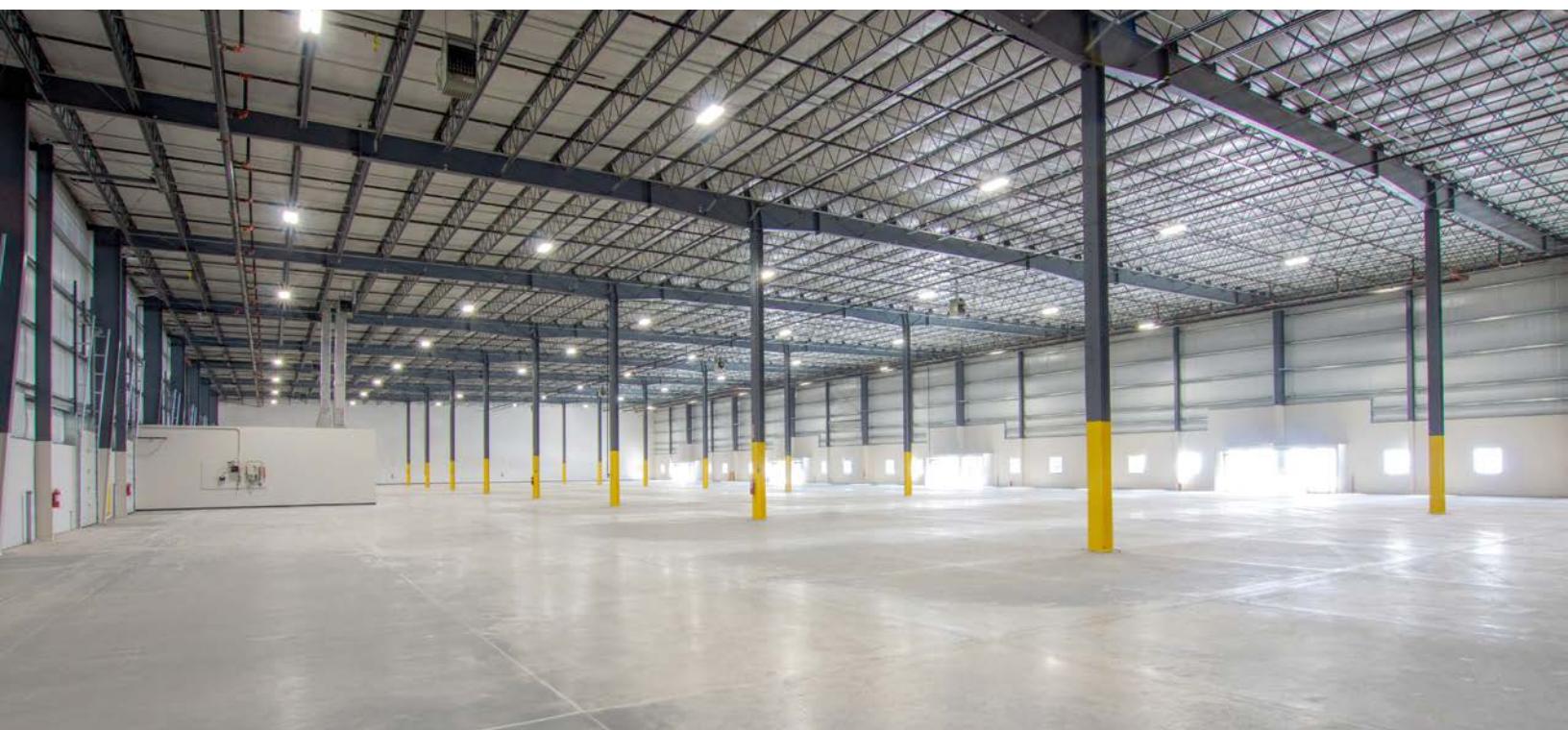
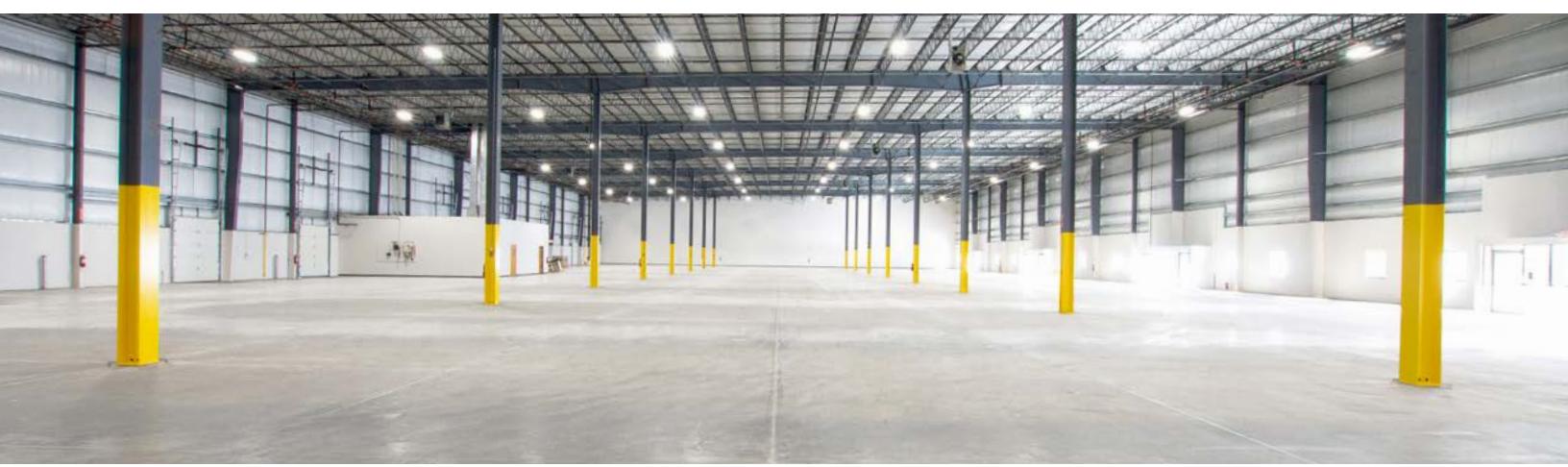
PHOTO
COLLAGE



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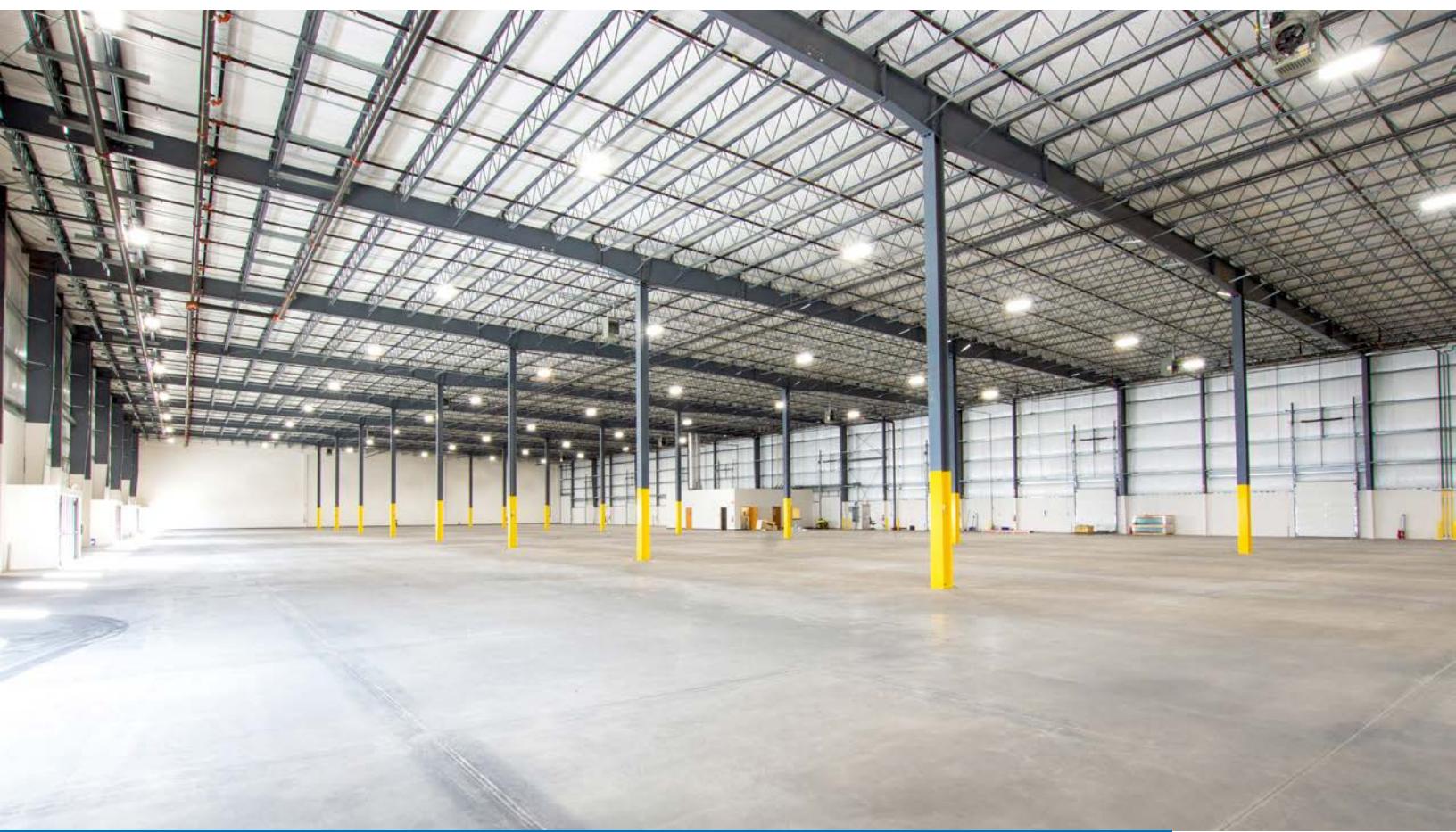
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BOB BESECKER, Vice President
bbesecker@mericle.com

JIM HILSHER, Vice President
jhilsher@mericle.com

BILL JONES, Vice President
bjones@mericle.com

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