FOR LEASE

35,463 SF

209-217 RESEARCH DRIVE
CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP (PITTSTON),PA

INDUSTRIAL





INDUSTRIAL SPACE WITH ACCESS TO I-81 AND I-476

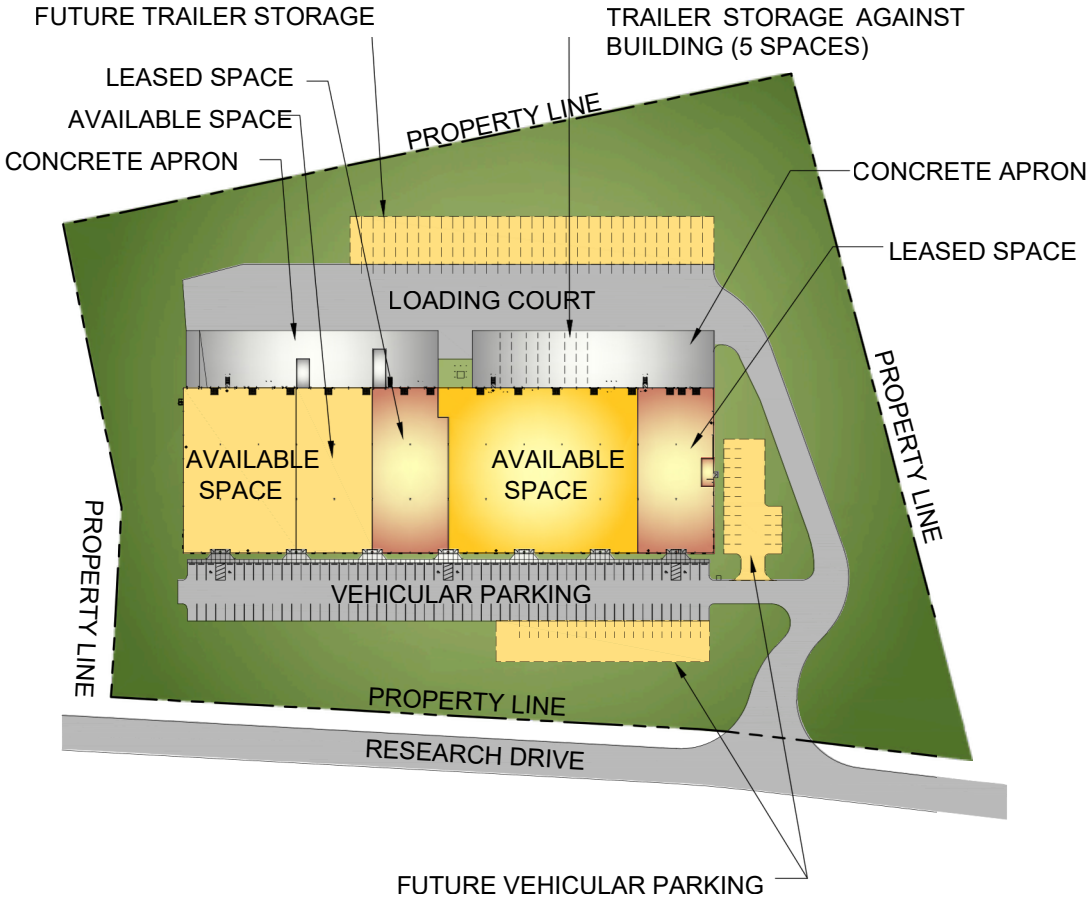
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COMMERCIAL REAL ESTATE SERVICES

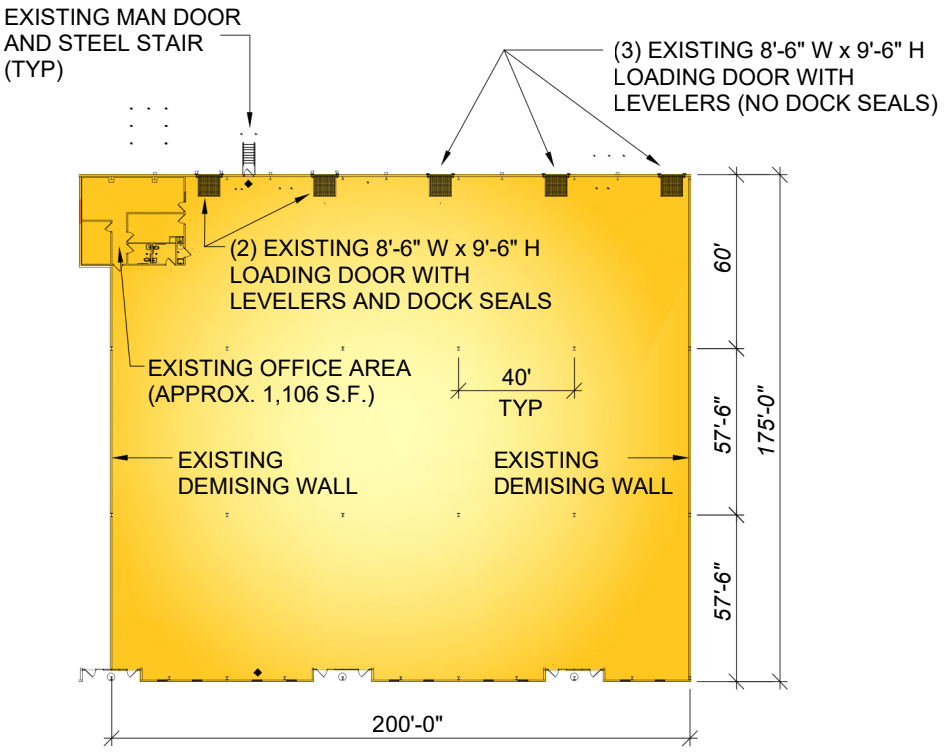
PLANS

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



SPECS

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SIZE

- **AVAILABLE SPACE:** 35,463 SF within an existing 98,000 SF building
- **ACREAGE:** 11.56 acres
- **BUILDING DIMENSIONS:** 175′-0″ (width) x 560′-0″ (length)

BUILDING CONSTRUCTION

- **FLOOR:** 6″ thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *L&M Dress and Seal WB* or equal.
- **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:** Existing available space contains two (2) 8′-6″ x 9′-6″ vertical lift dock doors with 30,000 LB capacity mechanical levelers with bumpers and dock seals by Rite-Hite or equal.
- Existing available space contains three (3) 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

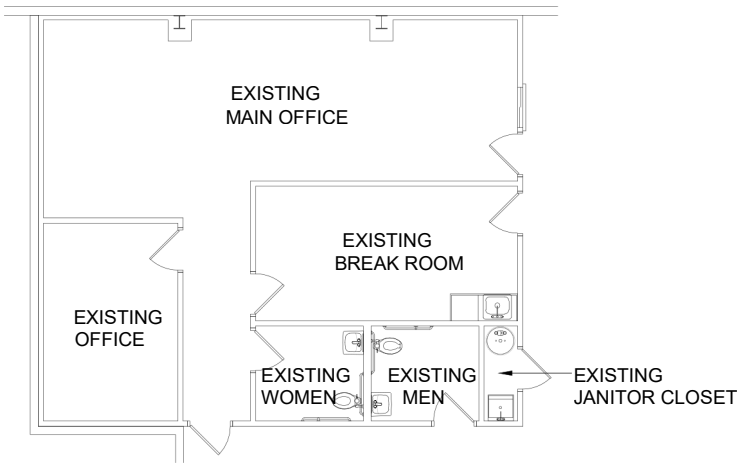
- **WAREHOUSE HEATING:** Energy-efficient, gas fired unit heaters
- **WAREHOUSE LIGHTING:** LED fixtures
- **ELECTRICAL:** 400 Amp, 120/208 Volt, Phase 3 service
- **FIRE PROTECTION:** Ordinary Hazard Class III sprinkler system, ESFR capable
- **UTILITIES:** All utilities shall be separately metered

PARKING

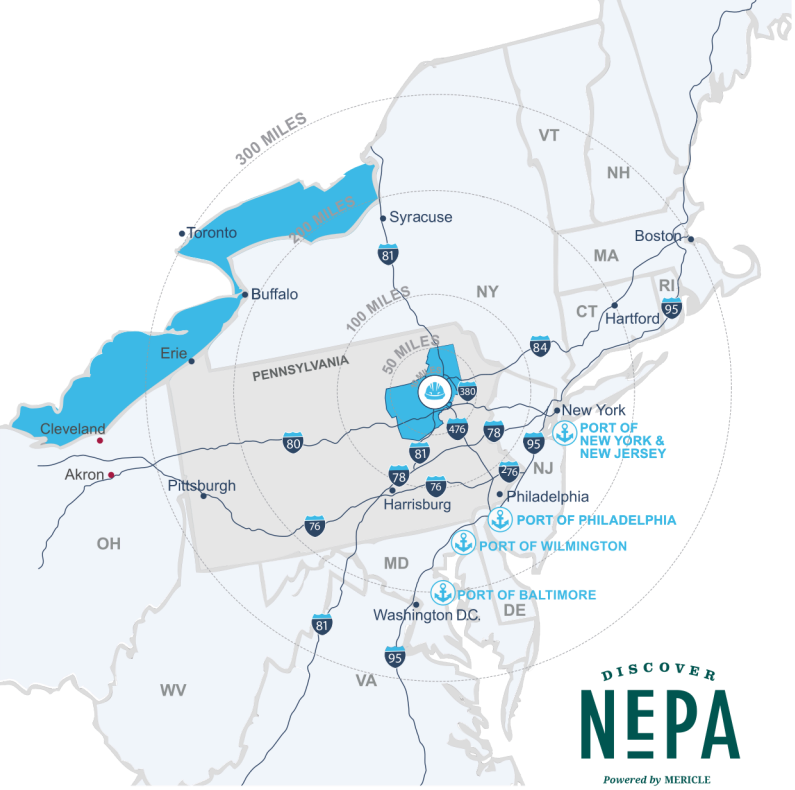
- On-site parking for approximately thirty-nine (39) vehicles with future parking for up to thirty-four (34) vehicles.
- 8″ thick x 60′ deep, reinforced concrete dock apron at loading dock with an approximate 130′ total loading court depth.
- Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas

SITE FEATURES

- Professionally prepared & maintained landscaping.



EXISTING OFFICE AREA
(APPROX. 1,106 S.F.)



CENTRALLY LOCATED
ON NORTHEASTERN PENNSYLVANIA'S
I-81 CORRIDOR

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!

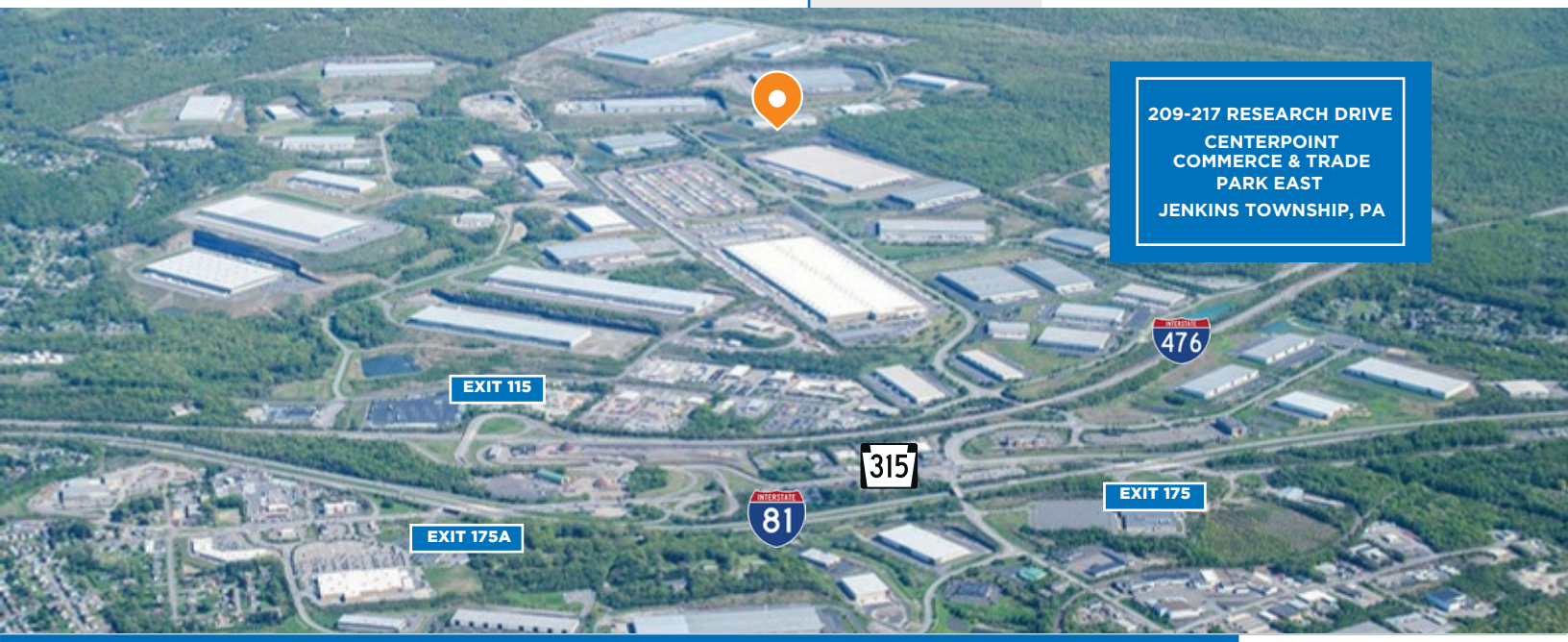
Mericle is Northeastern Pennsylvania proud.

DEEP WATER PORTS

PORT	MI AWAY
Philadelphia, PA	120
New York/NewJersey	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



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