



**FOR
LEASE**

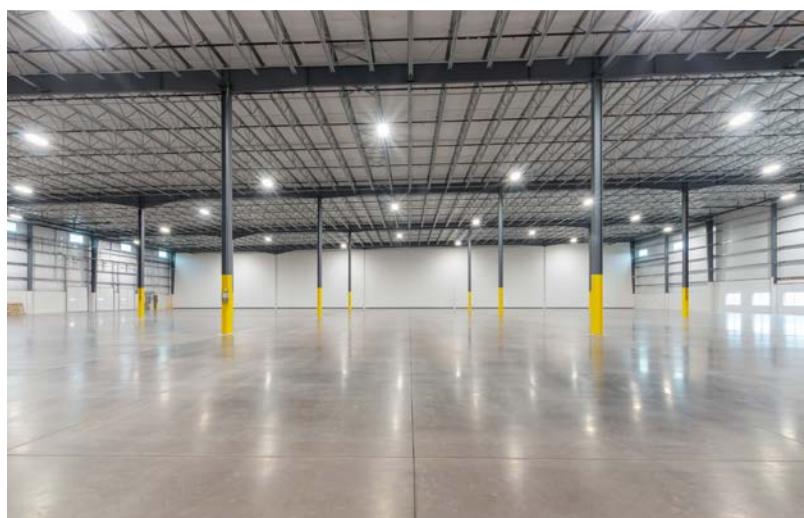
54,710 SF

**420-450 KEYSTONE AVENUE, PARCEL 5
CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP (PITTSBURGH), PA 15110**

.....

INDUSTRIAL

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



54,710 SF WITH I-81 FRONTAGE AND IMMEDIATE HIGHWAY ACCESS

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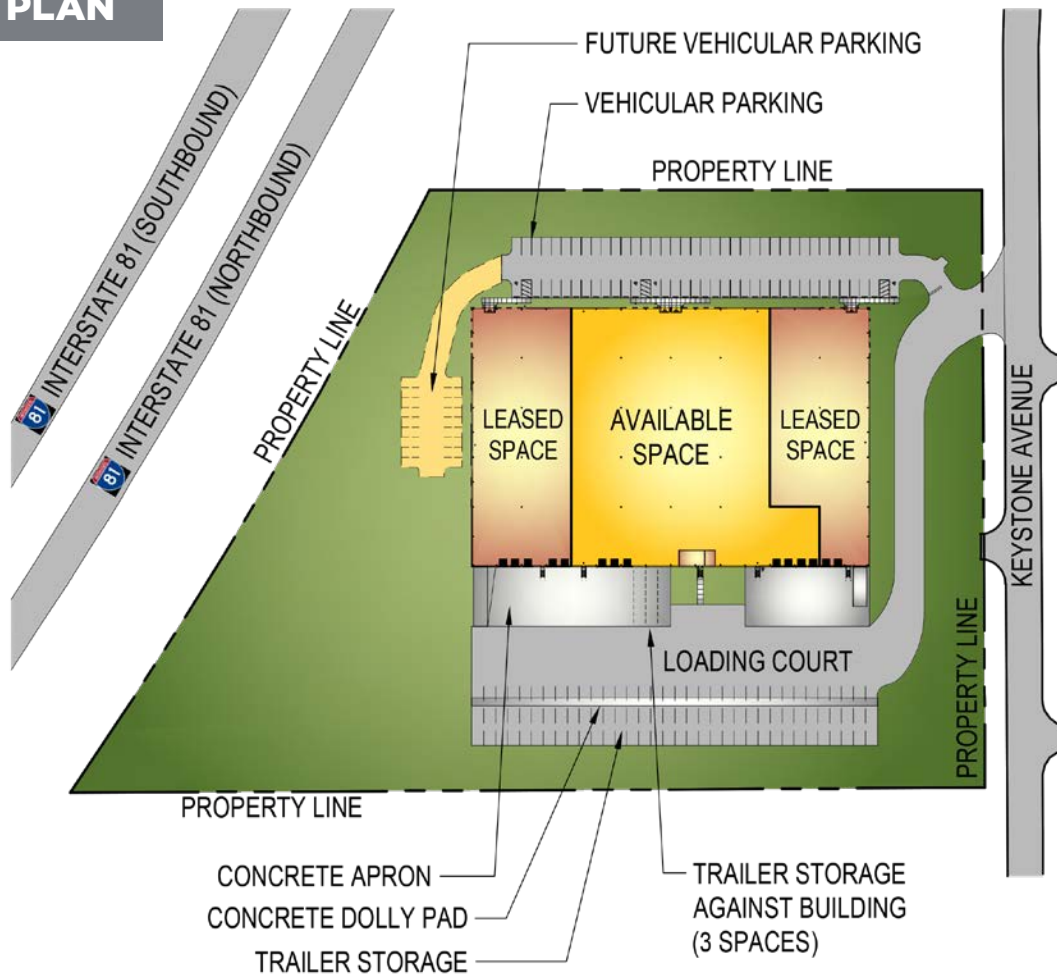
570.823.1100



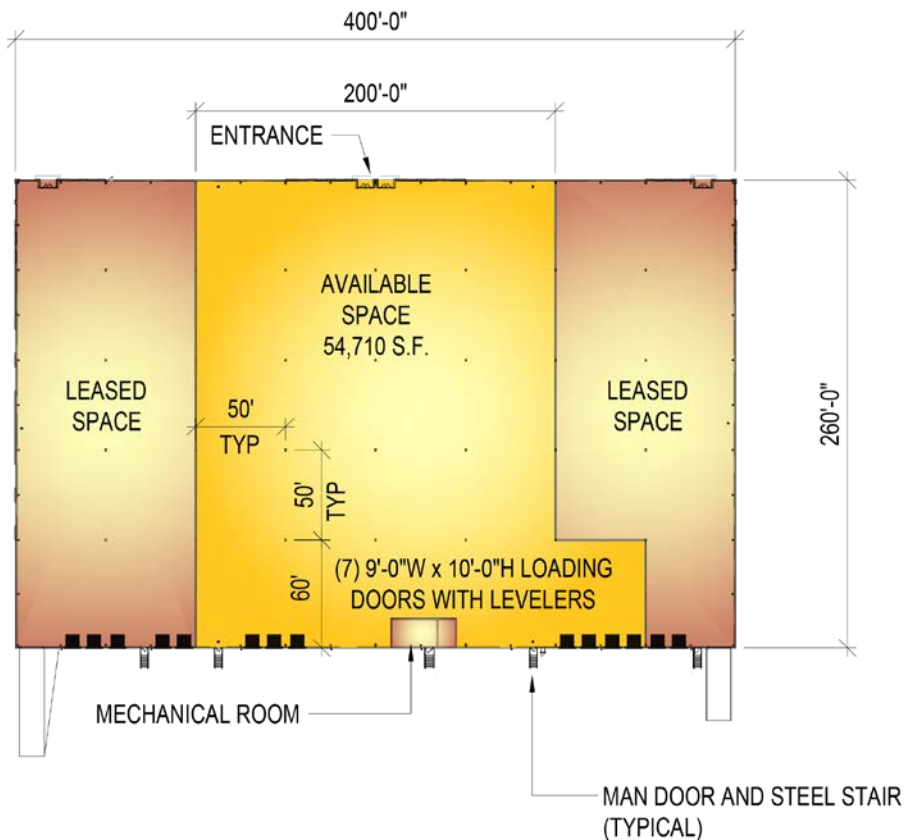
PLANS

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

420-450 KEYSTONE AVENUE, PITTSBURGH, PA

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SIZE

- ▶ **AVAILABLE SPACE:** 54,710 SF within an existing 104,000 SF building.
- ▶ **ACREAGE:** 10.09 acres
- ▶ **BUILDING DIMENSIONS:** 260'-0" (width) x 400'-0" (length)
- ▶ **AVAILABLE SPACE DIMENSIONS:** 200'-0" (width) x 200'-0" (length), 250'-0" (width) x 60'-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 33'-7".
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ The building contains 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** Seven (7) 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

- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL:** Power available up to multiples of 4,000 Amps.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.

PARKING

- ▶ On-site parking for approximately (31) vehicles with future parking for up to (18) additional spaces.
- ▶ On-site trailer storage for approximately (21) trailers with 8' wide concrete dolly pad and approximately (3) 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.

SITE FEATURES

- ▶ Professionally prepared & maintained landscaping.



LABOR DRAW

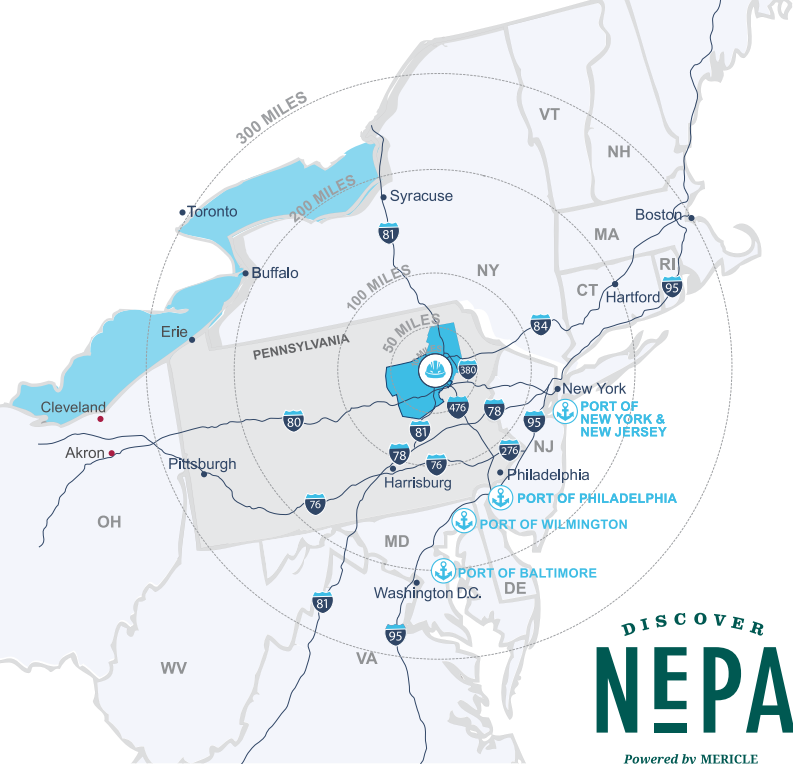
More than 700,000 people live within 30 miles, and more than 51 million people live within 200 miles of CenterPoint Commerce & Trade Park.

This 104,000 square foot high-profile industrial building is centrally located within the Scranton/Wilkes-Barre labor market. Chewy.com, Geisinger, Isuzu, Lowe's, Neiman Marcus, The Home Depot, and more have major facilities 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.



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



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BILL JONES, Vice President
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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.

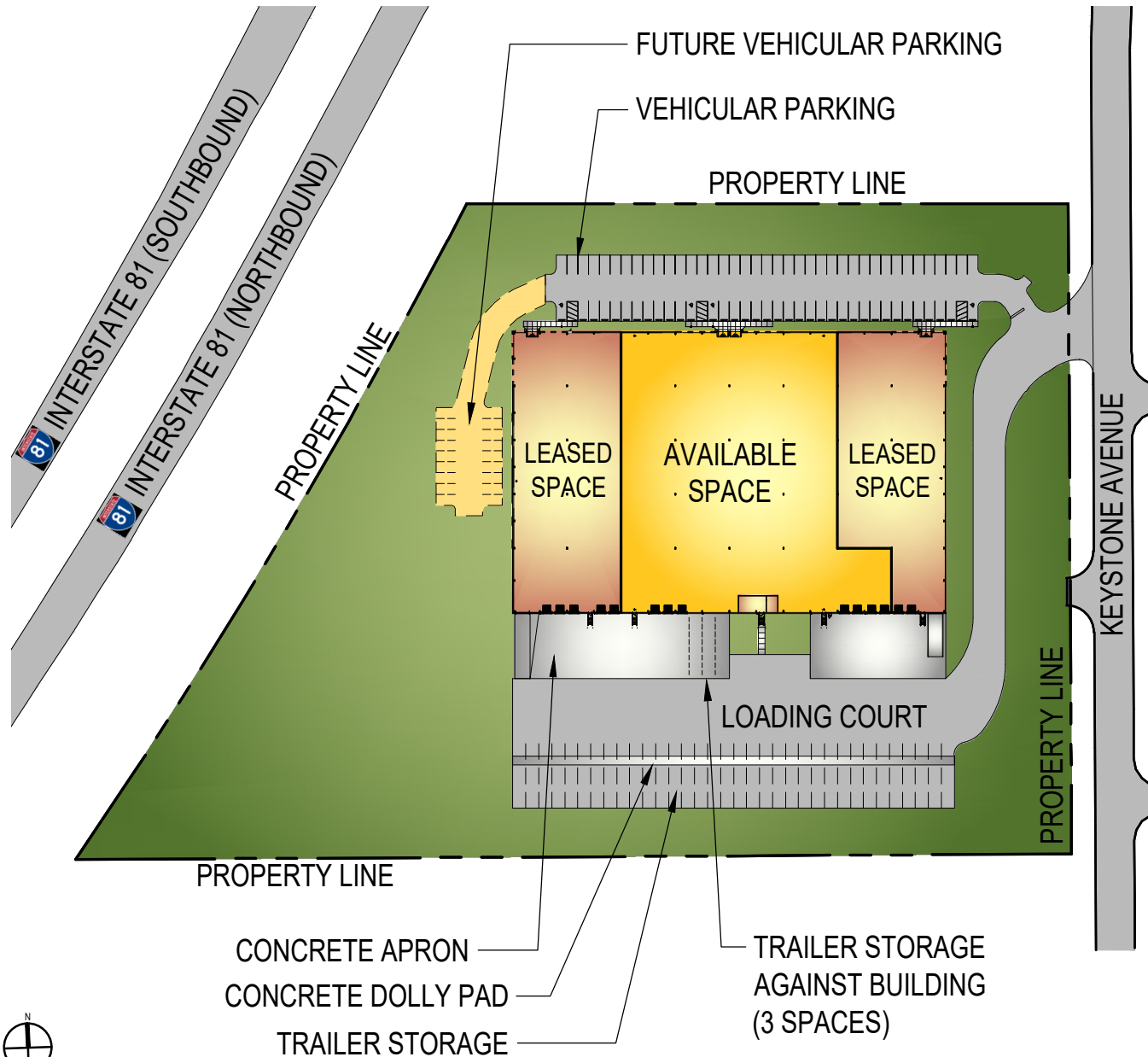
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CONCEPTUAL SITE PLAN

**AVAILABLE 54,710 S.F. SPACE
WITHIN AN EXISTING 104,000 S.F. BUILDING**

**PARCEL #5
420-450 KEYSTONE AVENUE
CENTERPOINT COMMERCE AND
TRADE PARK - EAST PHASE IIC
JENKINS TOWNSHIP
PITTSBURGH, PA 15110**



VEHICULAR PARKING	31
FUTURE VEHICULAR PARKING	18
TRAILER STORAGE	21
TRAILER STORAGE AGAINST BUILDING	3
DOCK DOORS	7
DRIVE-IN DOOR	0
ACREAGE	10.09

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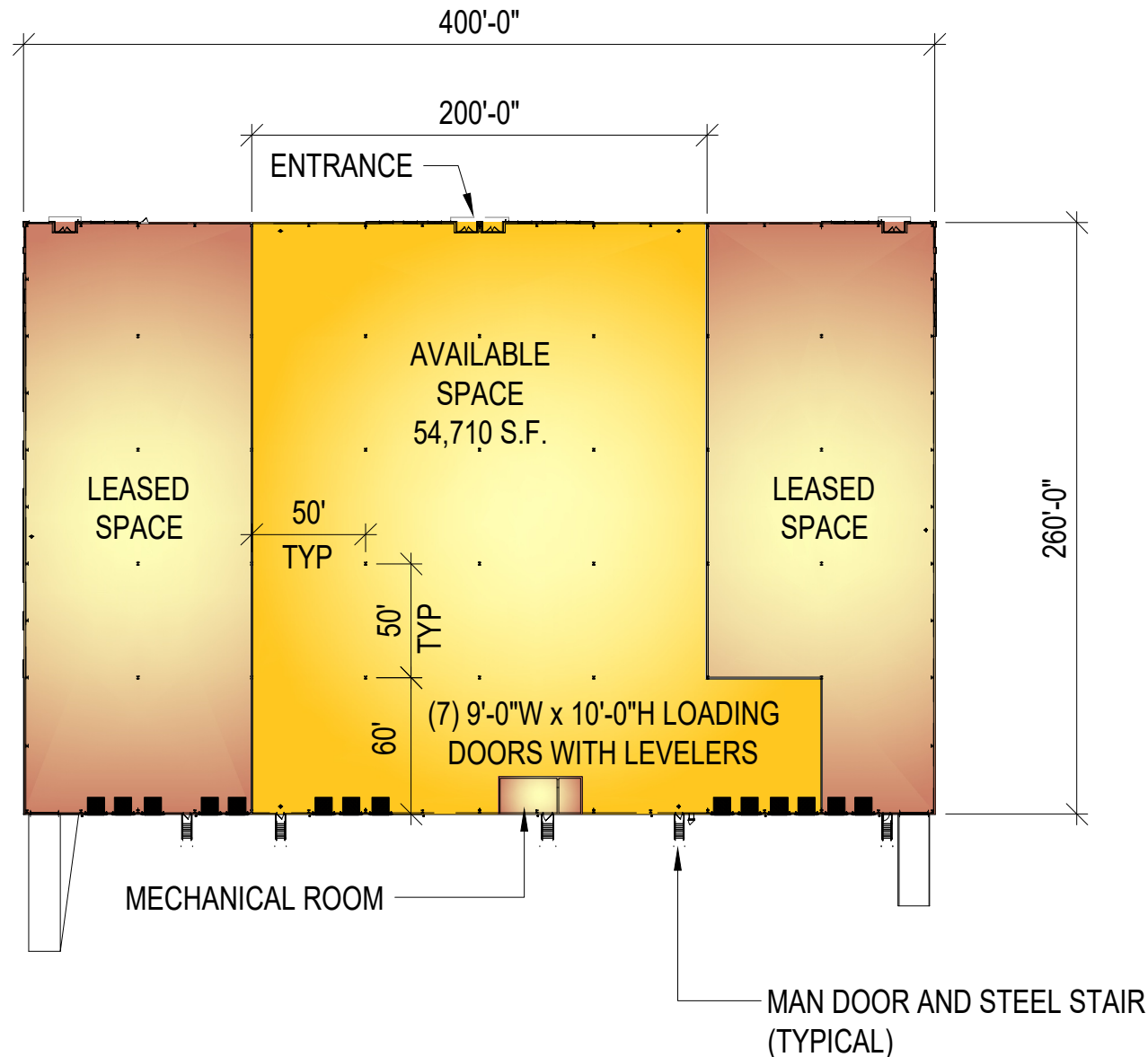
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL FLOOR PLAN

**AVAILABLE 54,710 S.F. SPACE
WITHIN AN EXISTING 104,000 S.F. BUILDING**

**PARCEL #5
420-450 KEYSTONE AVENUE
CENTERPOINT COMMERCE AND
TRADE PARK - EAST PHASE IIC
JENKINS TOWNSHIP
PITTSBURGH, PA 15240**



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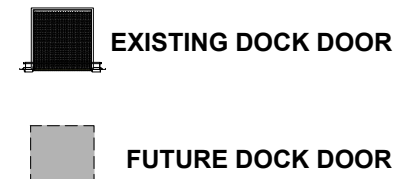
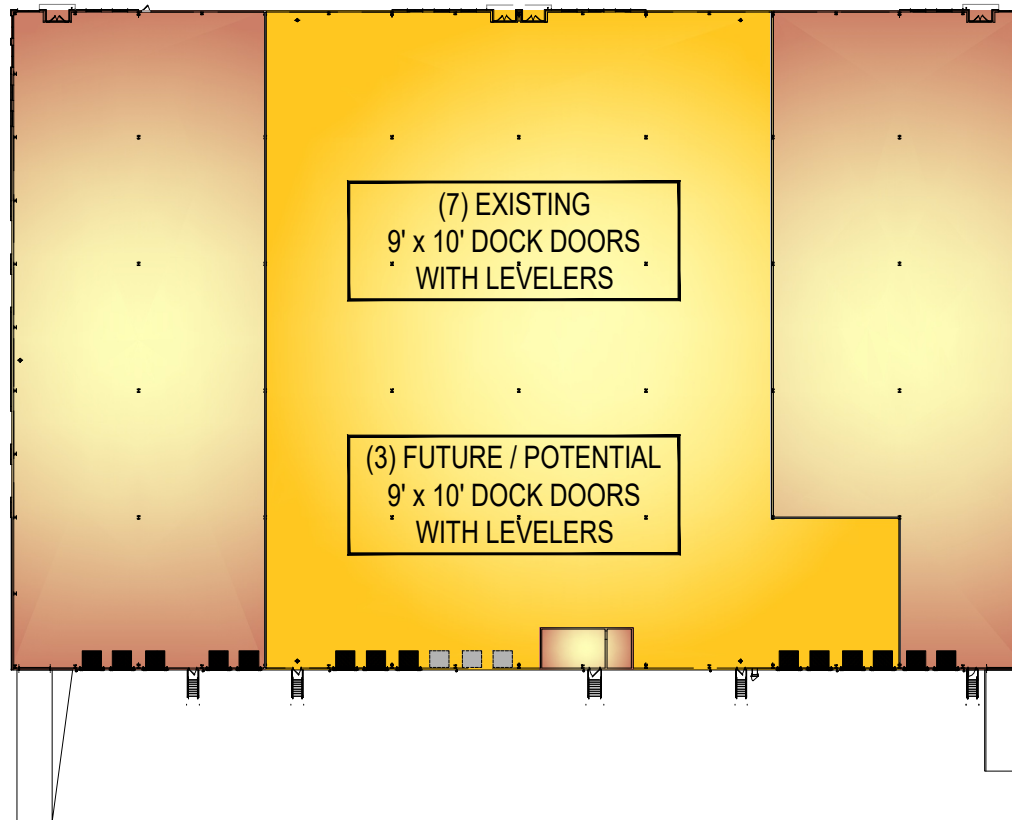
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
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CONCEPTUAL FUTURE DOCKS

AVAILABLE 54,710 S.F. SPACE
WITHIN AN EXISTING 104,000 S.F. BUILDING

PARCEL #5
420-450 KEYSTONE AVENUE
CENTERPOINT COMMERCE AND
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JENKINS TOWNSHIP
PITTSTON, PA 18640



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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 10.09 acres
- On-site parking for approximately thirty-one (31) vehicles with future parking for up to eighteen (18) additional spaces
- On-site trailer storage for approximately twenty-one (21) trailers with 8' wide concrete dolly pad and approximately three (3) 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 54,710 S.F. SPACE
WITHIN AN EXISTING 104,000 S.F. BUILDING**

**PARCEL #5
420-450 KEYSTONE AVENUE
CENTERPOINT COMMERCE AND
TRADE PARK - EAST PHASE IIC
JENKINS TOWNSHIP
PITTSBURGH, PA 15110**

BUILDING IMPROVEMENTS

- Existing building contains 104,000 square feet
- Existing building dimensions are 260'-0" (width) x 400'-0" (length)
- Available space contains 54,710 square feet
- Available space dimensions are approximately 200'-0" (width) x 200'-0" (length), 250'-0" (width) x 60'-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* 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 33'-7"
- *Butler Manufacturing*, MR-24 standing seam
- The building contains 3'-0" high x 6'-0" wide clerestory windows
- Available space contains seven (7) 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

- The warehouse heating system consists of energy efficient, roof mounted *Cambridge* direct-fire units
- Electrical power consists of multiples of 4,000 amps
- The warehouse lighting consists of energy efficient LED fixtures
- Fire Protection System consists of an Early Suppression Fast Response (ESFR) wet pipe sprinkler system
- Provisions for domestic water and natural gas are provided
- All utilities are separately metered

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54,710 SF

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CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP (PITTSTON), PA 18640**

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**PHOTO
COLLAGE**



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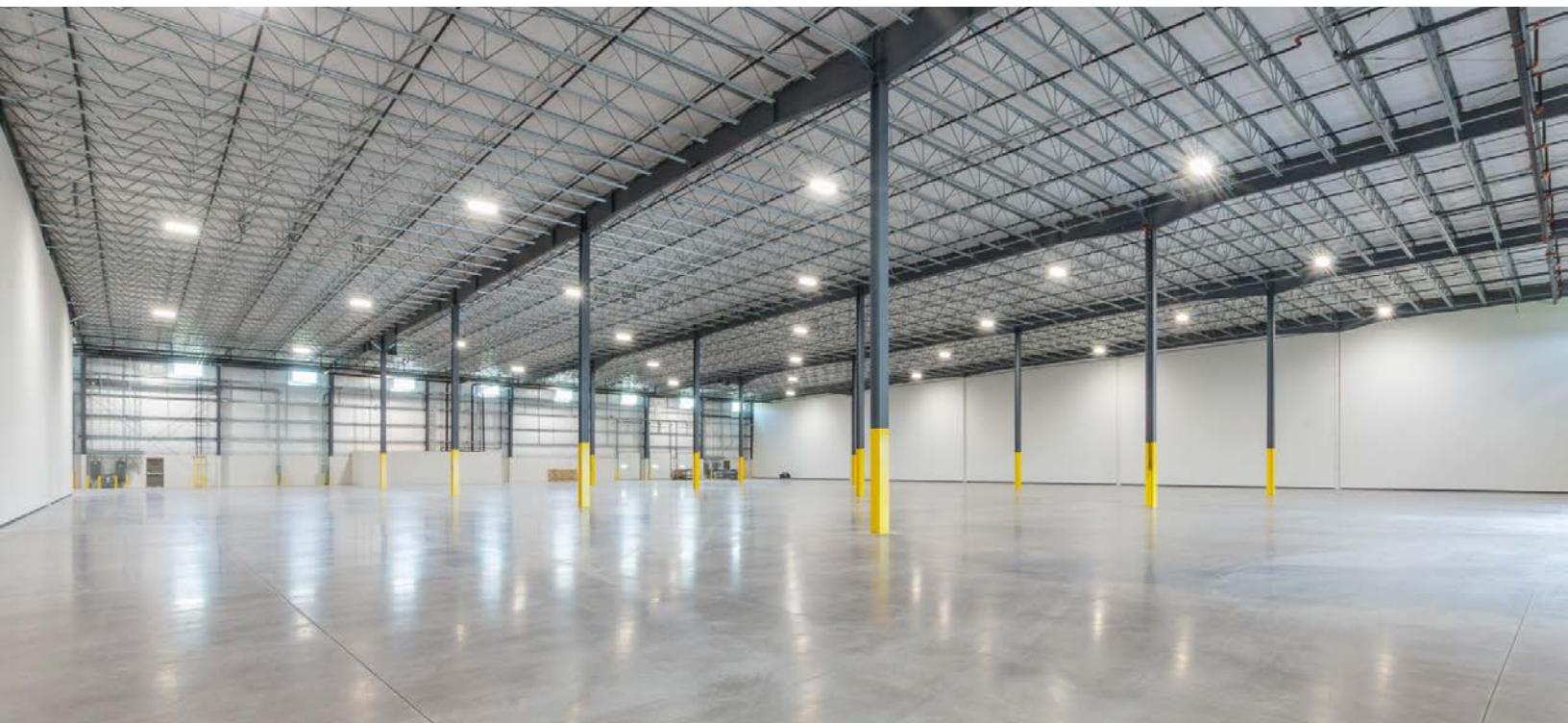
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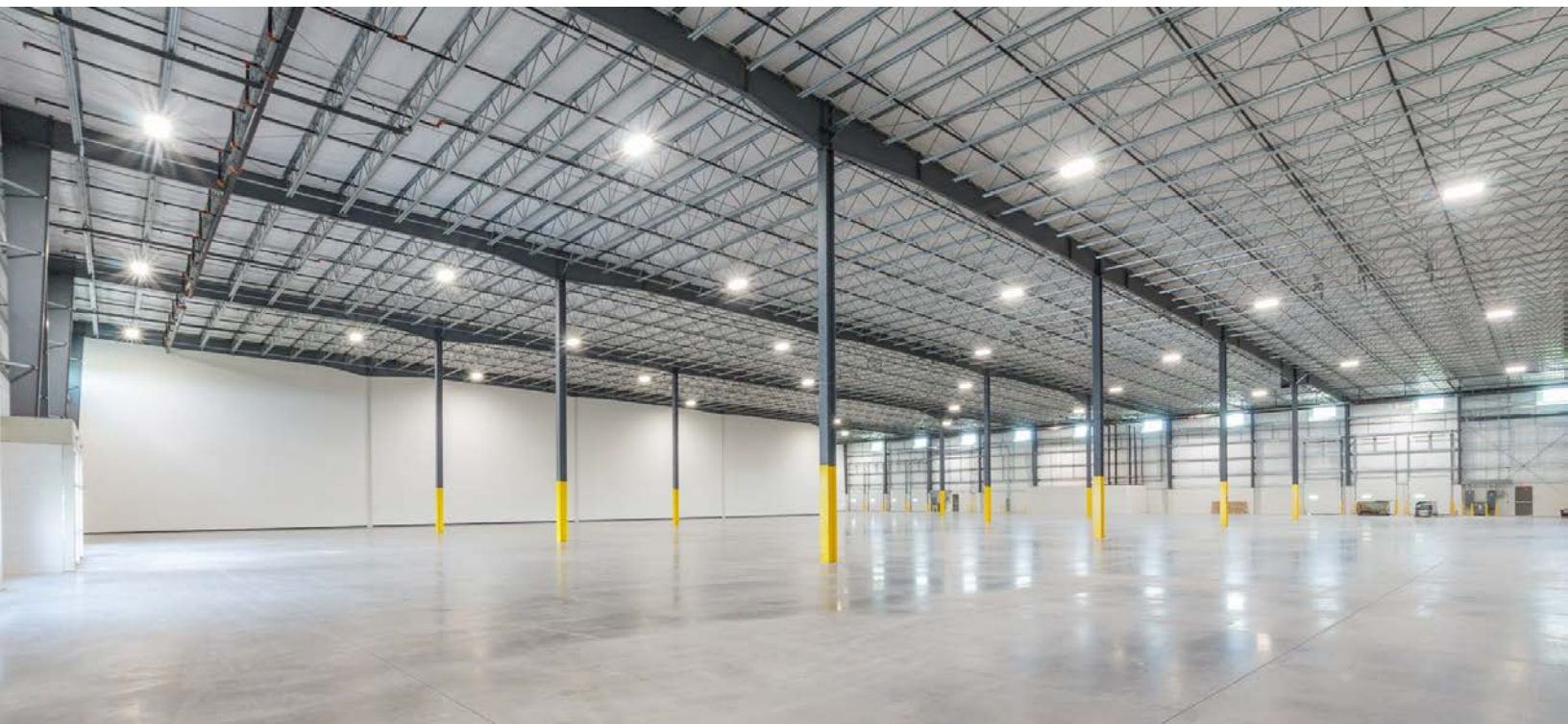
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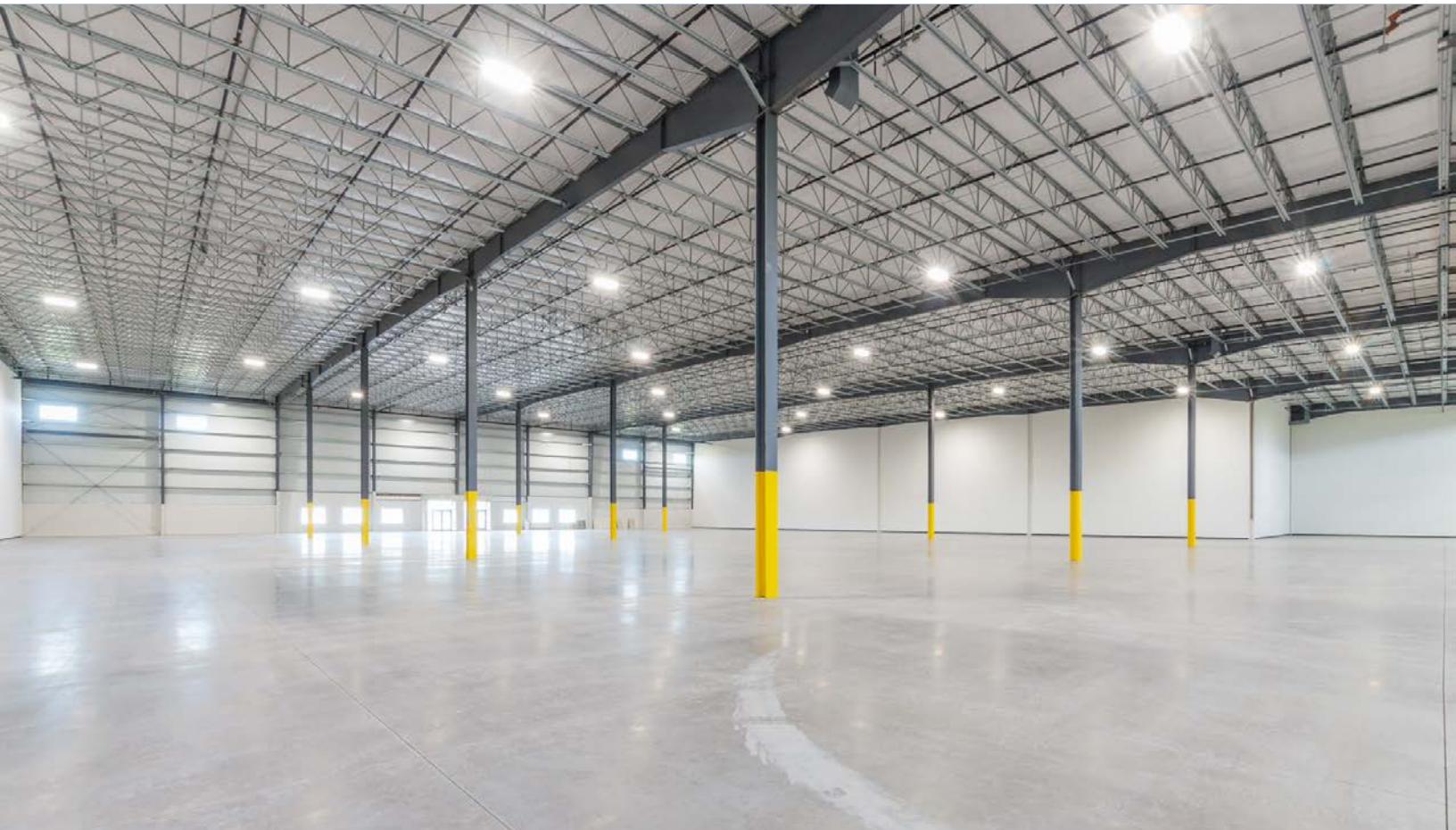
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jhilsher@mericle.com

BILL JONES, Vice President
bjones@mericle.com

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