



**FOR
LEASE**

40,000 SF

**340-350 RESEARCH DRIVE, PARCEL 33
CENTERPOINT COMMERCE & TRADE PARK - EAST
PITTSTON TOWNSHIP, PITTSTON, PA 18640**

.....

INDUSTRIAL



SAMPLE BUILDING PHOTOS



FUTURE CENTERPOINT EAST TAX-ABATED BUILDING NEAR I-81 & I-476

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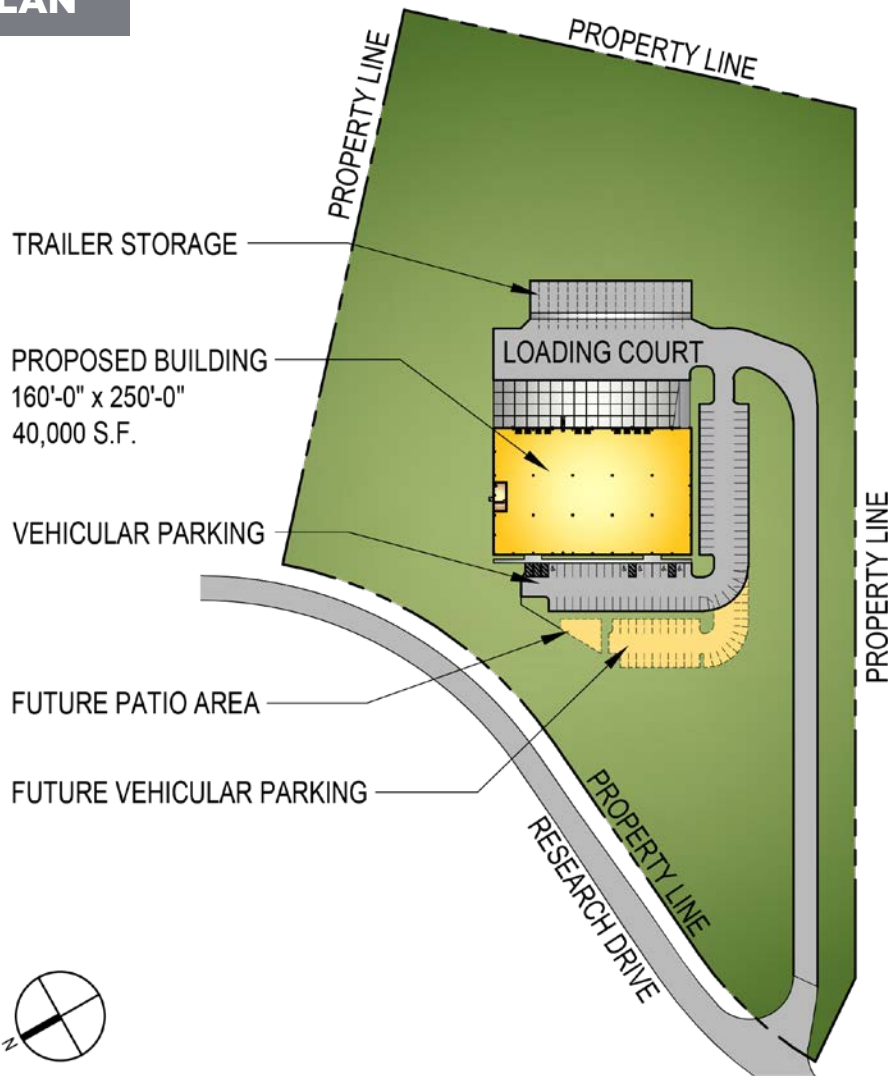
570.823.1100



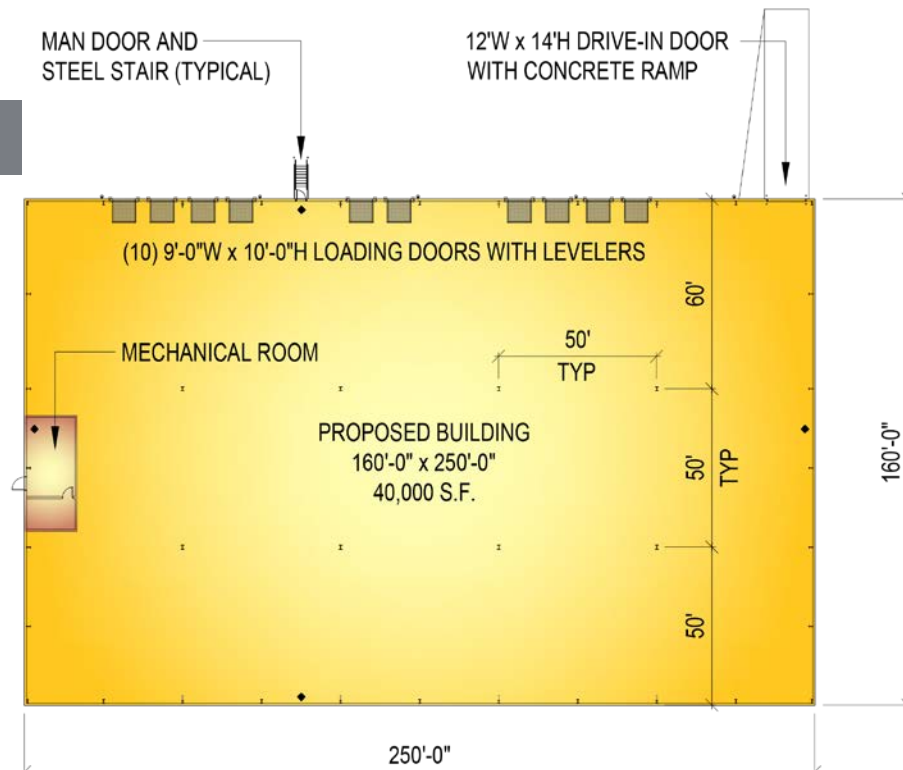
PLANS

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

340-350 RESEARCH DRIVE, PITTSBURGH, PA

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SIZE

- ▶ **AVAILABLE SPACE:** 40,000 SF building
- ▶ **ACREAGE:** 14.22 acres
- ▶ **BUILDING DIMENSIONS:** 160'-0" (width) x 250'-0" (length)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor shall be 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 35'-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

- ▶ **DOCK EQUIPMENT:** Ten (10) 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.
- ▶ **DRIVE-IN DOOR:** The building shall be provided with 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:** Available up to multiples of 4,000 Amps.
- ▶ **FIRE PROTECTION:** Early Suppression Fast Response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** Provisions for domestic water and natural gas are provided. All utilities shall be separately metered.

PARKING

- ▶ On-site parking for approx. (81) vehicles with future parking for up to (29) additional spaces.
- ▶ On-site trailer storage for approx. (17) 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

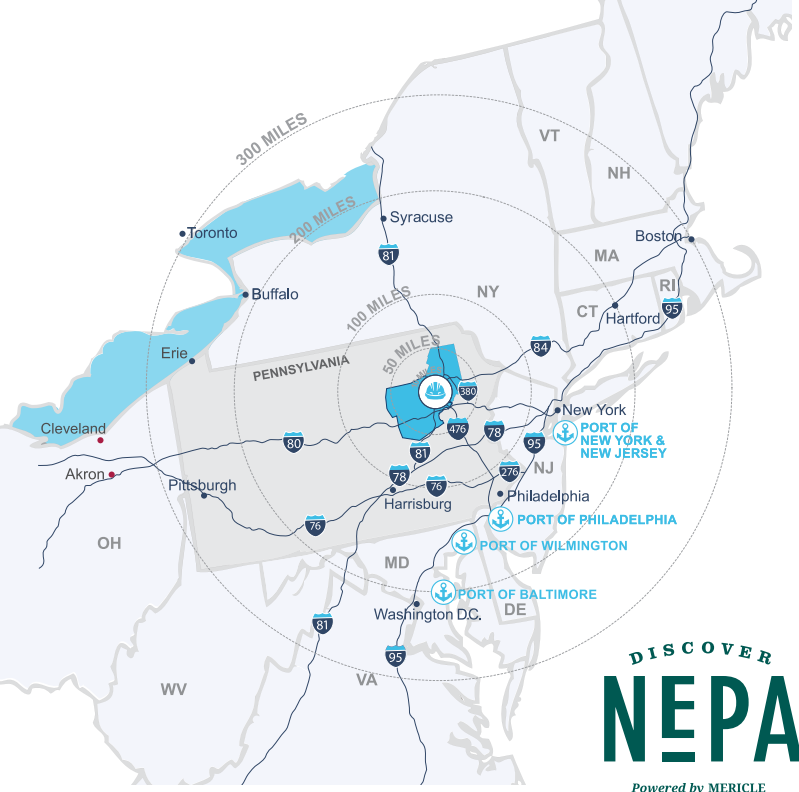
More than 700,000 people live within 30 miles, and more than 51 million people live within 200 miles of CenterPoint Commerce & Trade Park.

This proposed 40,000 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.



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



350 RESEARCH DRIVE
CENTERPOINT
COMMERCE & TRADE
PARK EAST
JENKINS TOWNSHIP, PA



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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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.

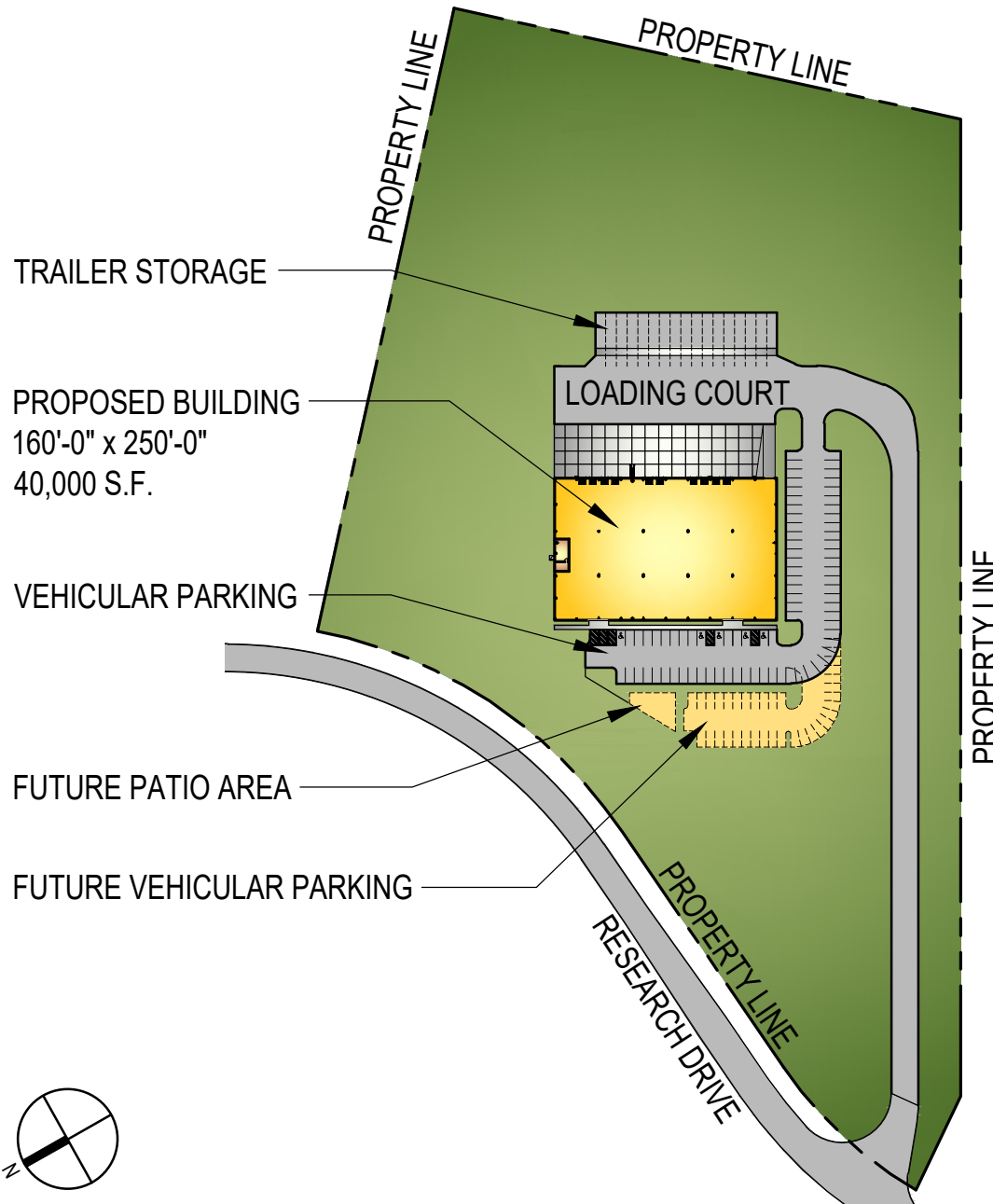
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CONCEPTUAL SITE PLAN

PROPOSED 40,000 S.F. BUILDING

PARCEL #33
340-350 RESEARCH DRIVE
CENTERPOINT COMMERCE AND
TRADE PARK - EAST PHASE IIB
PITTSTON TOWNSHIP
PITTSTON, PA 18640



VEHICULAR PARKING	81
FUTURE VEHICULAR PARKING	29
TRAILER STORAGE	17
DOCK DOORS	10
DRIVE-IN DOOR	1
ACREAGE	14.22

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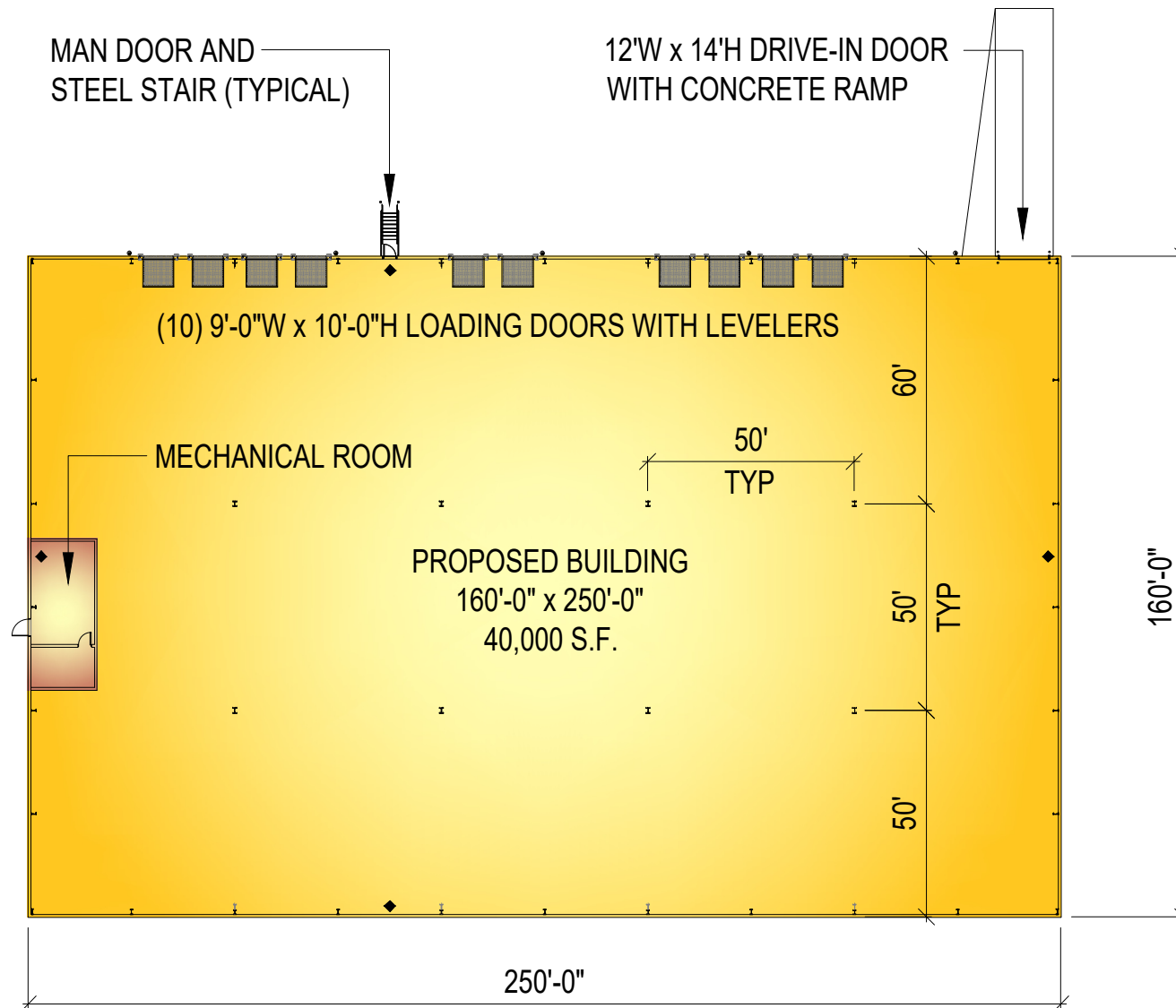
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL BUILDING PLAN

PROPOSED 40,000 S.F. BUILDING

PARCEL #33
340-350 RESEARCH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - EAST
PITTSBURGH TOWNSHIP
PITTSBURGH, PA 15114



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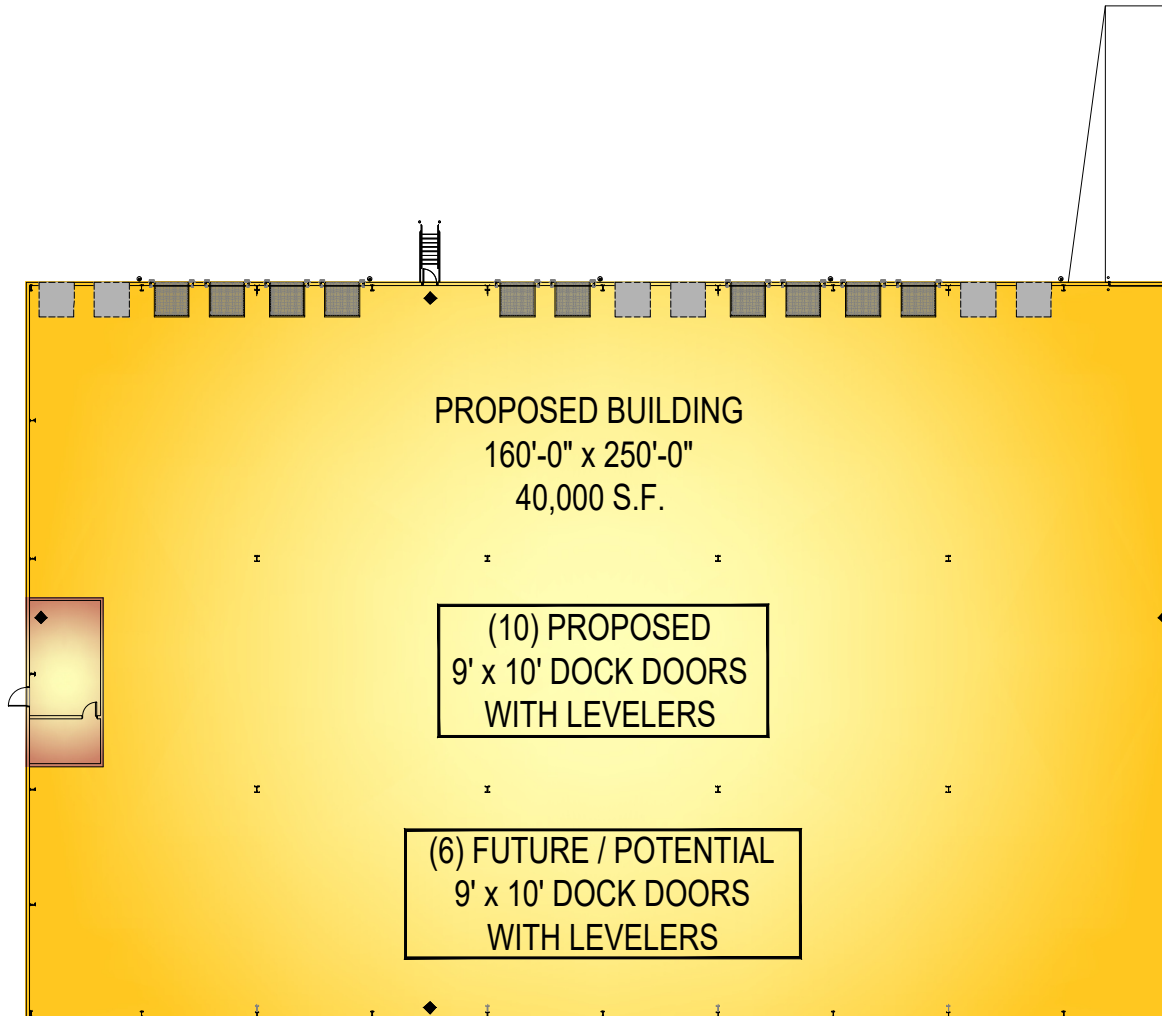
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL FUTURE DOCKS

PROPOSED 40,000 S.F. BUILDING

PARCEL #33
340-350 RESEARCH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - EAST
PITTSTON TOWNSHIP
PITTSTON, PA 18640



PROPOSED BUILDING	
PROPOSED DOCK DOORS	10
FUTURE DOCK DOORS	6



PROPOSED DOCK DOOR



FUTURE DOCK DOOR

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100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
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WE BUILD COMMUNITIES.

PROPOSED 40,000 S.F. BUILDING

SITE IMPROVEMENTS

- Site contains approximately 14.22 acres
- On-site parking for approximately one hundred eighty-one (81) vehicles with future parking for up to twenty-nine (29) additional spaces
- On-site trailer storage for approximately seventeen (17) 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

PARCEL #33
340-350 RESEARCH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - EAST
PITTSTON TOWNSHIP
PITTSTON, PA 18640

BUILDING IMPROVEMENTS

- Building shall be 40,000 square feet
- Building dimensions shall be 160'-0" (width) x 250'-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 shall be 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
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- The building shall be provided with 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

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

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