



**FOR
LEASE**

56,038 SF

**505-535 KEYSTONE AVENUE, PARCEL 7
CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP (PITTSTON), PA 18640**

.....

OFFICE



MODERN OFFICE SPACE IN CENTERPOINT EAST, MINUTES FROM I-81, I-476

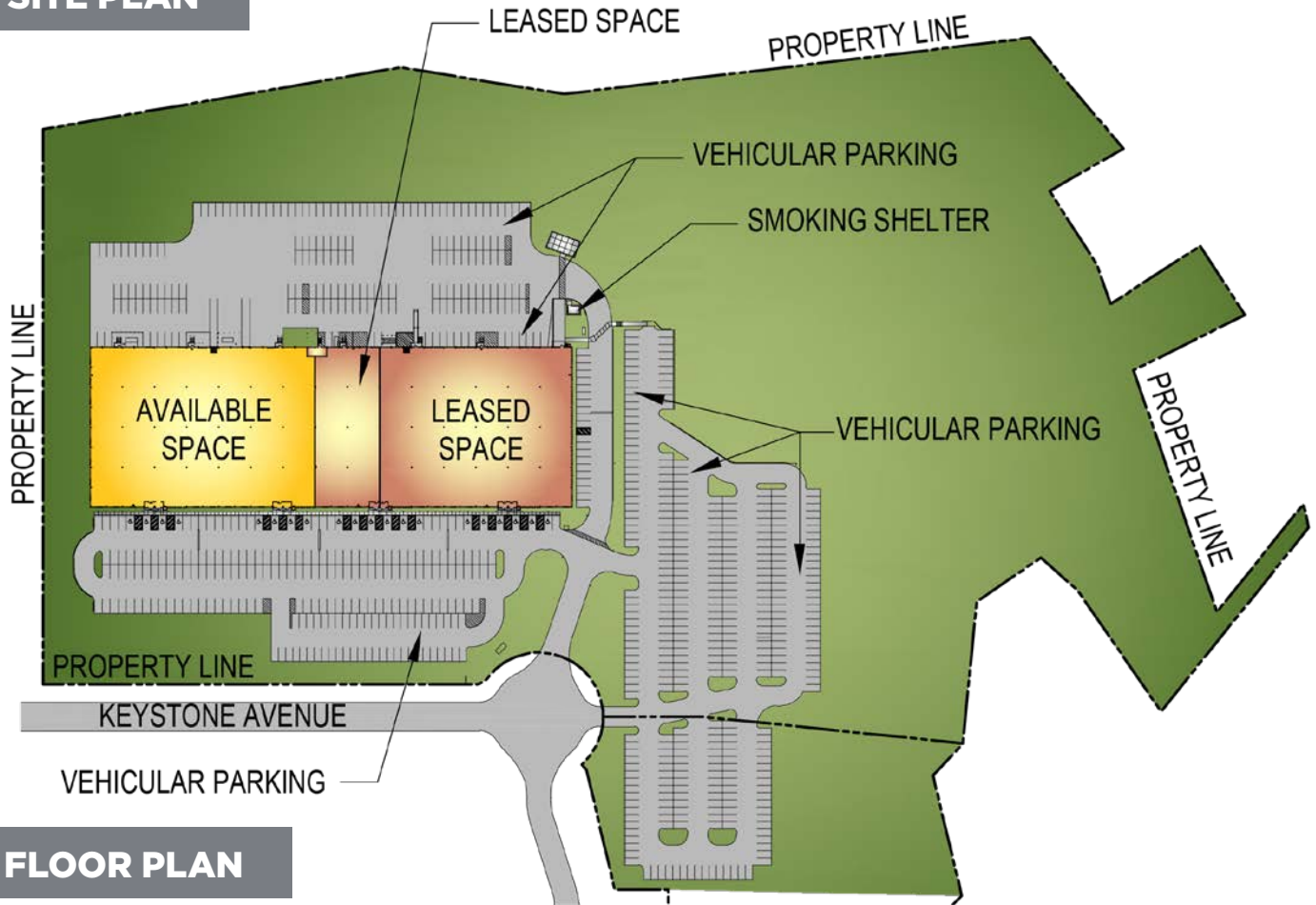
mericle.com | mericlereadytogo.com  570.823.1100



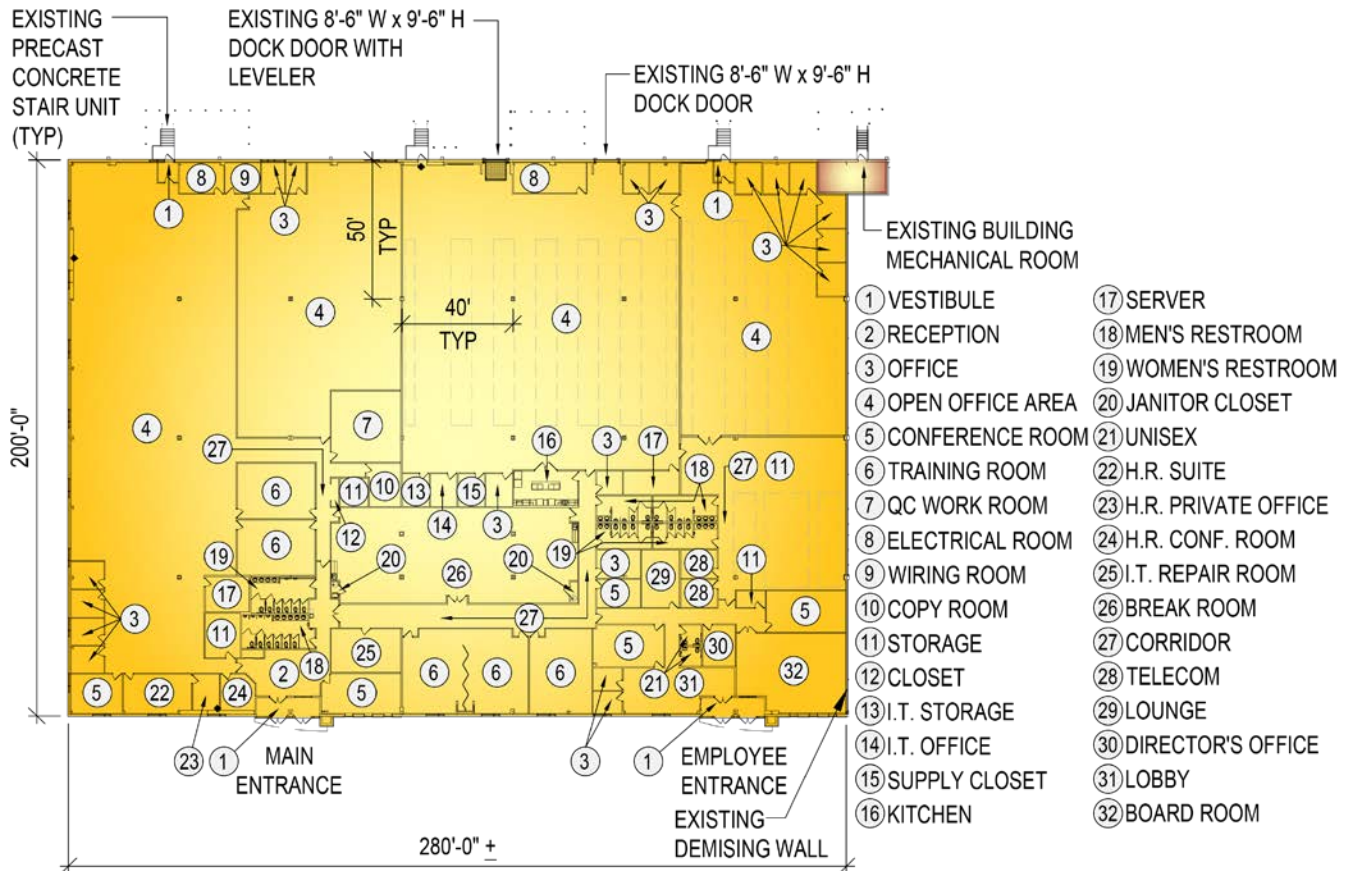
PLANS

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SITE PLAN



FLOOR PLAN



FOR LEASE

505-535 KEYSTONE AVENUE, PITTSBURGH, PA

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SIZE

- ▶ **AVAILABLE SPACE:** 56,038 SF space within an existing 120,056 SF building on 26.06 acres.
- ▶ **BUILDING DIMENSIONS:** 600'-0" (length) x 200'-0" (width)

OFFICE IMPROVEMENTS

- ▶ Main entrance consisting of a vestibule area, VCT flooring, reception desk and approx. 10'-0" high suspended ceiling.
- ▶ Employee entrance consisting of a vestibule area, VCT flooring, security desk and approx. 9'-0" high suspended ceiling.
- ▶ HR suite consisting of an open office area, HR private office and HR conference room.
- ▶ Large board room consisting of double entry wood doors, premium finish carpet tile flooring, oak tongue and groove wainscoting, exterior windows to allow natural lighting, wall mounted TV capability.
- ▶ Several conference rooms with premium finish carpet tile flooring, wall mounted TV capability.
- ▶ Several offices varying in size throughout the space.
- ▶ Several large training rooms, one with a folding partition, premium finish carpet tile flooring, wall mounted TV capability.
- ▶ Large break room consisting of double entry wood doors, VCT flooring, approx. 10'-0" high suspended ceiling, two (2) millwork locations with stainless steel sinks and upper cabinets.
- ▶ Fully operational kitchen consisting of two (2) stove-top ovens with exhaust venting and an sprinkler system, built-in oven and broiler, built-in microwave, built-in dish washer, premium flooring, millwork with stainless steel sink and upper cabinets.
- ▶ Two (2) unisex restrooms with VCT flooring, FRP wall panels, wall mounted Xlerator hand dryers.
- ▶ Several multi-fixture restrooms located throughout the space consisting of VCT flooring, FRP wall panels, wall mounted Xlerator hand dryers.
- ▶ One (1) IT repair room consisting of linoleum flooring.
- ▶ Two (2) open office areas with premium finish carpet tile flooring, approx. 10'-0" high suspended ceiling, wall mounted TV capability.
- ▶ One (1) open office area with concrete floors, approximately 9'-9" high suspended ceiling, wall mounted TV capability.
- ▶ One (1) open office area with concrete floors, approximately 10'-0" high suspended ceiling, wall mounted TV capability.

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 frame windows, insulated metal panels, and aluminum frame curtainwall entrances with canopies.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 30'-10".
- ▶ **COLUMN SPACING:** 40'-0" x 50'-0" bay spacing.

LOADING

- ▶ **DOCK EQUIPMENT:** One (1) 8'-6" x 9'-6" vertical lift, insulated steel door by *Haas Door* or equal with minimum 30,000 LB capacity mechanical leveler with bumpers by *Rite-Hite* or equal.
- ▶ One (1) 8'-6" x 9'-6" vertical lift, insulated steel door by *Haas Door* or equal with bumpers by *Rite-Hite* or equal.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Multiple packaged gas/electric roof top units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **OFFICE LIGHTING:** 2 x 4 fluorescent fixtures.
- ▶ **ELECTRICAL:** Five (5) 400 Amp, 120/208 Volt, 3 phase services.
- ▶ **GENERATORS:** Two (2) 200kW generators providing full facility standby power.
- ▶ **FIRE PROTECTION:** Ordinary Hazard Class III Wet sprinkler system.
- ▶ **UTILITIES:** Provisions for domestic water and natural gas are provided. All utilities shall be separately metered.

PARKING & SITE FEATURES

- ▶ On-site parking for approx. 329 vehicles.
- ▶ Asphalt paving, including heavy duty pave in rear parking area.
- ▶ Professionally prepared & maintained landscaping.
- ▶ Marquee sign at site entrance, directional signage on-site.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



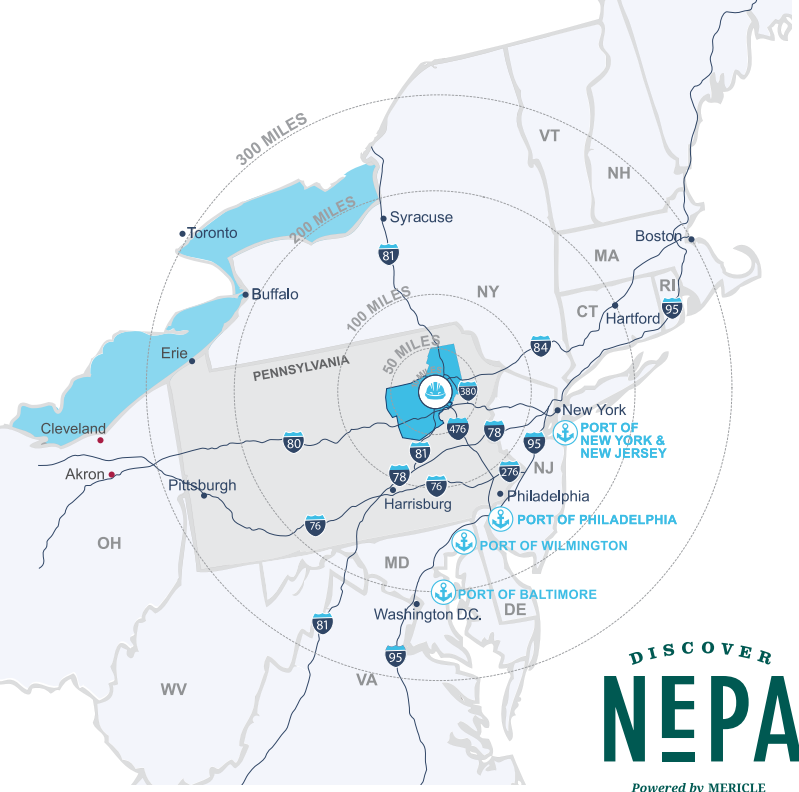
**DEEP
WATER
PORTS**

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



**TRAVEL
DISTANCES**

CITY	MI AWAY
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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Check out **DiscoverNEPA.com** (search "Pittston") for events, shopping, dining, and many, many things to do!

Mericle is Northeastern Pennsylvania proud.



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PARK EAST
PITTSION, PA 18640



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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.

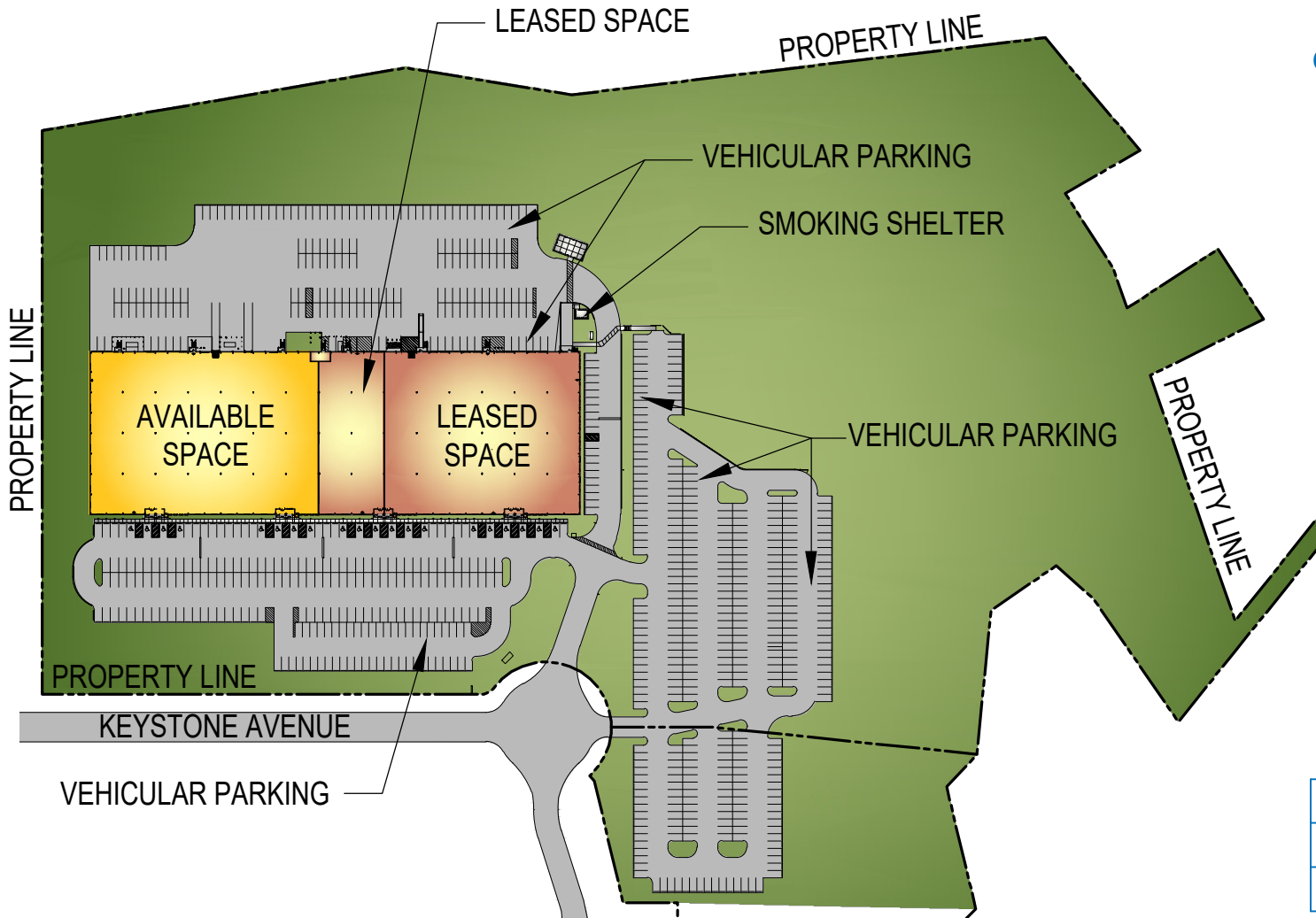
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CONCEPTUAL SITE PLAN

AVAILABLE 56,038 S.F. SPACE
WITHIN AN EXISTING 120,056 S.F. BUILDING

PARCEL #7
505-535 KEYSTONE AVENUE
CENTERPOINT COMMERCE AND
TRADE PARK - EAST PHASE IIC
PITTSTON, PA 18640



VEHICULAR PARKING	329
DOCK DOORS	2
ACREAGE	26.06

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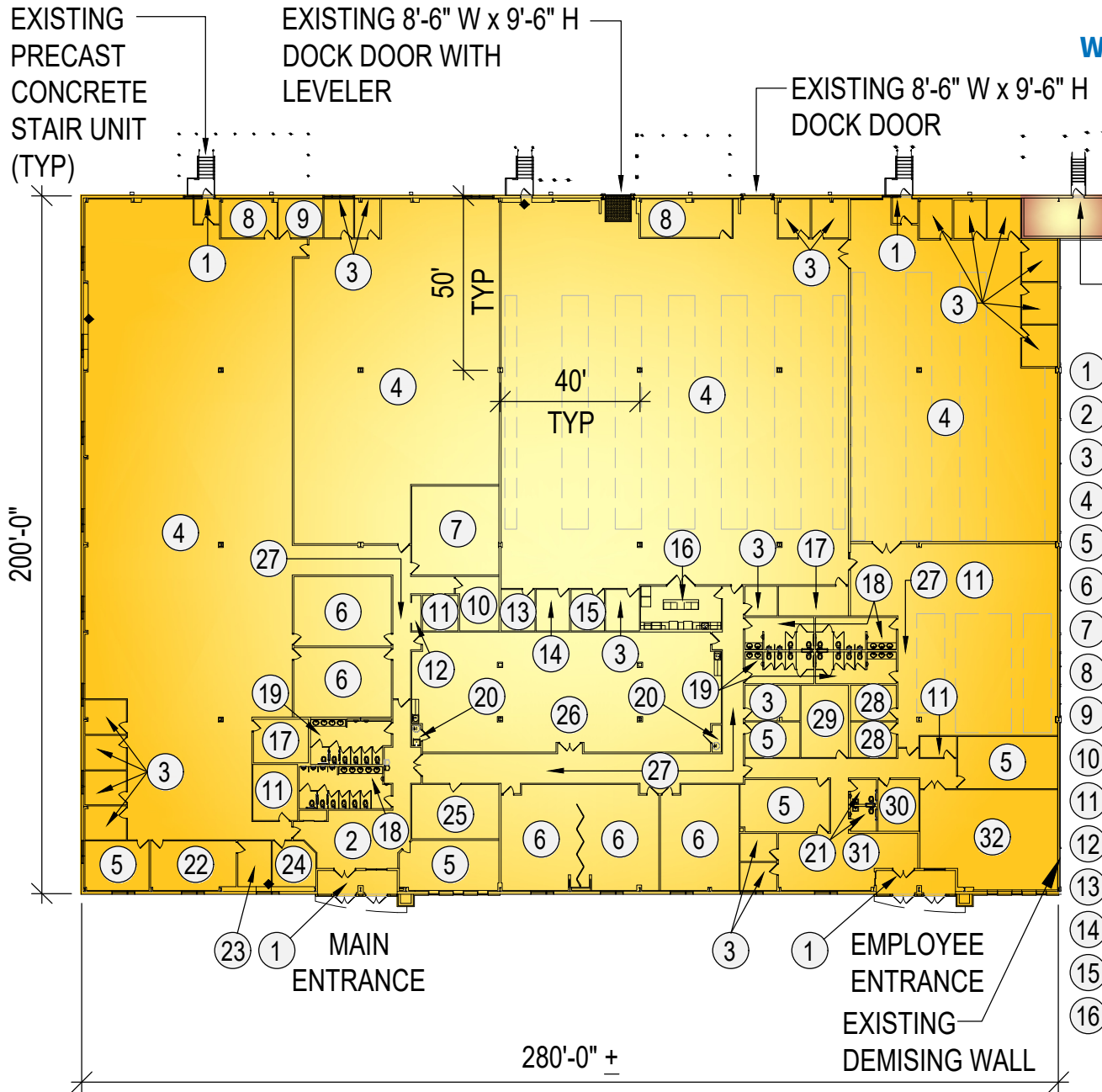
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL FLOOR PLAN

**AVAILABLE 56,038 S.F. SPACE
WITHIN AN EXISTING 120,056 S.F. BUILDING**

**PARCEL #7
505-535 KEYSTONE AVENUE
CENTERPOINT COMMERCE AND
TRADE PARK - EAST PHASE IIC
PITTSBURGH, PA 15201**



EXISTING BUILDING
MECHANICAL ROOM

- ① VESTIBULE
- ② RECEPTION
- ③ OFFICE
- ④ OPEN OFFICE AREA
- ⑤ CONFERENCE ROOM
- ⑥ TRAINING ROOM
- ⑦ QC WORK ROOM
- ⑧ ELECTRICAL ROOM
- ⑨ WIRING ROOM
- ⑩ COPY ROOM
- ⑪ STORAGE
- ⑫ CLOSET
- ⑬ I.T. STORAGE
- ⑭ I.T. OFFICE
- ⑮ SUPPLY CLOSET
- ⑯ KITCHEN
- ⑰ SERVER
- ⑱ MEN'S RESTROOM
- ⑲ WOMEN'S RESTROOM
- ⑳ JANITOR CLOSET
- ㉑ UNISEX
- ㉒ H.R. SUITE
- ㉓ H.R. PRIVATE OFFICE
- ㉔ H.R. CONF. ROOM
- ㉕ I.T. REPAIR ROOM
- ㉖ BREAK ROOM
- ㉗ CORRIDOR
- ㉘ TELECOM
- ㉙ LOUNGE
- ㉚ DIRECTOR'S OFFICE
- ㉛ LOBBY
- ㉜ BOARD ROOM

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

WE BUILD BUILDINGS.
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SITE IMPROVEMENTS

- Site contains approximately 26.06 acres
- On-site parking for approximately three hundred twenty-nine (329) vehicles
- Asphalt paving, including heavy duty pave in rear parking area
- Professionally prepared and maintained landscaping
- Marquee sign at site entrance, directional signage on site

BUILDING IMPROVEMENTS

- Building contains 120,056 square feet
- Building dimensions are 600'-0" (length) x 200'-0" (width)
- Available Space is 56,038 square feet
- Available Space is office build-out with acoustical ceiling tiles at varying heights between 8'-0" and 10'-0" above finish floor
- 40'-0" x 50'-0" bay spacing
- 6" thick concrete floor slab reinforced with welded steel mats
- *Butler Manufacturing*, MR-24 standing seam
- Exterior wall system consisting of architectural masonry, aluminum frame windows, insulated metal panels, and aluminum frame curtainwall entrances with canopies
- Available Space contains (1) 8'-6"x 9'-6" vertical lift, insulated steel door by *Haas Door* or equal with minimum 30,000 LB capacity mechanical leveler with bumpers by *Rite-Hite* or equal
- Available Space contains (1) 8'-6"x 9'-6" vertical lift, insulated steel door by *Haas Door* or equal with bumpers by *Rite-Hite* or equal
- Average structural clear height of approximately 30'-10"

UTILITIES AND BUILDING SYSTEMS

- Available Space heating system consists of multiple packaged gas/electric roof top units
- Available Space electrical services are five (5) 400 AMP, 120/208V, 3 phase services
- Available Space Office lighting is 2 x 4 fluorescent fixtures
- Available Space has two (2) 200kW generators providing full facility standby power
- Fire protection system is an ordinary Hazard Class III Wet sprinkler system
- Provisions for domestic water and natural gas are provided
- All utilities are separately metered

**AVAILABLE 56,038 S.F. SPACE
WITHIN AN EXISTING 120,056 S.F. BUILDING**

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**AVAILABLE 56,038 S.F. SPACE
WITHIN AN EXISTING 120,056 S.F. BUILDING**

OFFICE IMPROVEMENTS

- Main entrance consisting of a vestibule area, VCT flooring, reception desk and approximately 10'-0" high suspended ceiling.
- Employee entrance consisting of a vestibule area, VCT flooring, security desk and approximately 9'-0" high suspended ceiling.
- H.R. suite consisting of an open office area, H.R. private office and H.R. Conference Room.
- Large Board Room consisting double entry wood doors, premium finish carpet tile flooring, Oak tongue and groove wainscoting, exterior windows to allow natural lighting, wall mounted T.V. capability.
- Several Conference Rooms with premium finish carpet tile flooring, wall mounted T.V. capability.
- Several Offices varying in size throughout the space.
- Several large Training Rooms, one with a folding partition, premium finish carpet tile flooring, wall mounted T.V. capability.
- Large Break Room consisting of double entry wood doors, VCT flooring, approximately 10'-0" high suspended ceiling, two (2) millwork locations with stainless steel sinks and upper cabinets.
- Fully operational Kitchen consisting of two (2) stove-top ovens with exhaust venting and ansoil sprinkler system, built-in oven and broiler, built-in microwave, built-in dish washer, premium flooring, millwork with stainless steel sink and upper cabinets.
- Two (2) Unisex restrooms with VCT flooring, FRP wall panels, wall mounted Xlerator hand dryers.
- Several multi-fixture restrooms located throughout the space consisting of VCT flooring, FRP wall panels, wall mounted Xlerator hand dryers.
- One (1) I.T. Repair Room consisting of linoleum flooring.
- Two (2) Open Office Areas with premium finish carpet tile flooring, approximately 10'-0" high suspended ceiling, wall mounted T.V. capability.
- One (1) Open Office Area with concrete floors, approximately 9'-9" high suspended ceiling, wall mounted T.V. capability.
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CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP (PITTSTON), PA 18640**

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**PHOTO
COLLAGE**



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