



**FOR
LEASE**

84,341 SF

**195-199 RESEARCH DRIVE
CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP (PITTSBURGH), PA**

.....

INDUSTRIAL



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

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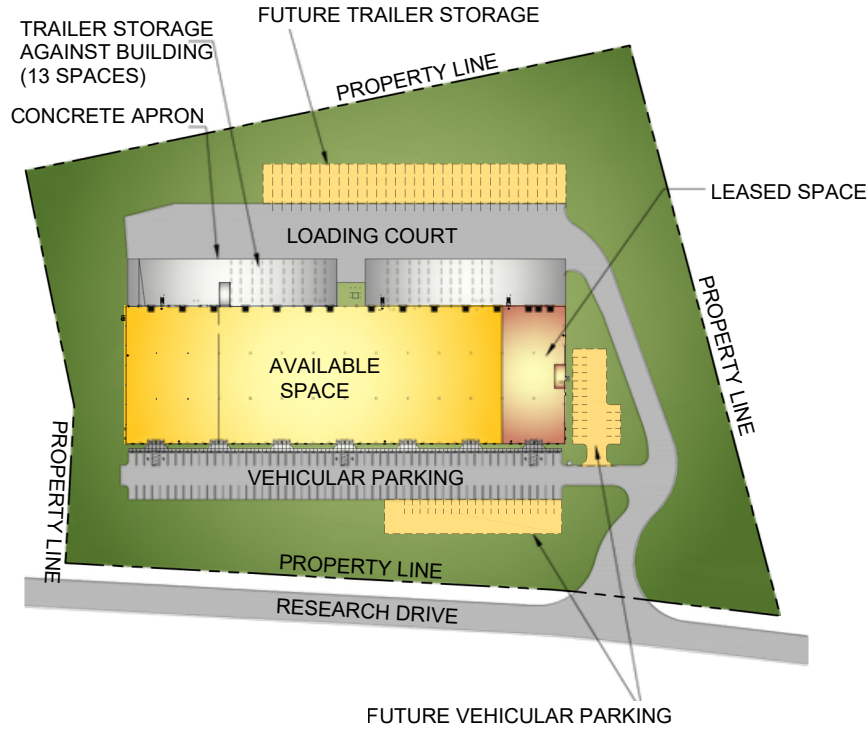
570.823.1100



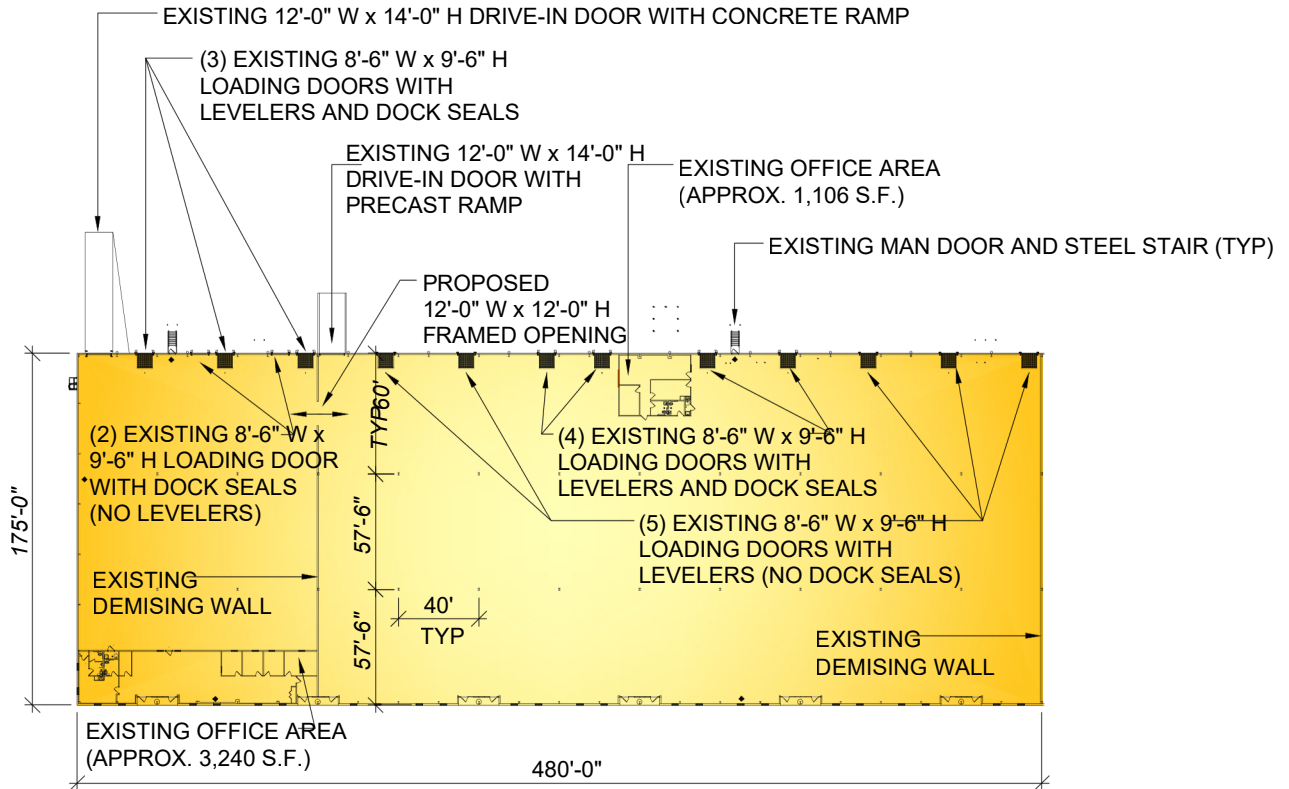
PLANS

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



SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 84,341 SF with 3,240 SF and 1,106 SF office spaces
- ▶ **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
- ▶ The building contains 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ **DOCK EQUIPMENT:** Existing available space contains three (3) 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 five (5) 8'-6" x 9'-6" loading doors with 30,000 LB capacity mechanical levelers with bumpers by Rite-Hite or equal.
- ▶ Existing available space contains two (2) 8'-6" x 9'-6" loading doors with bumpers and dock seals by Rite-Hite or equal.
- ▶ Existing available space contains four (4) 8'-6" x 9'-6" loading doors with 30,000 LB capacity mechanical levelers with bumpers and dock seals by Rite-Hite or equal.
- ▶ Existing available space contains one (1) 12'-0" x 14'-0" vertical lift drive-in door by Haas Door or equal with a concrete ramp.
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UTILITIES

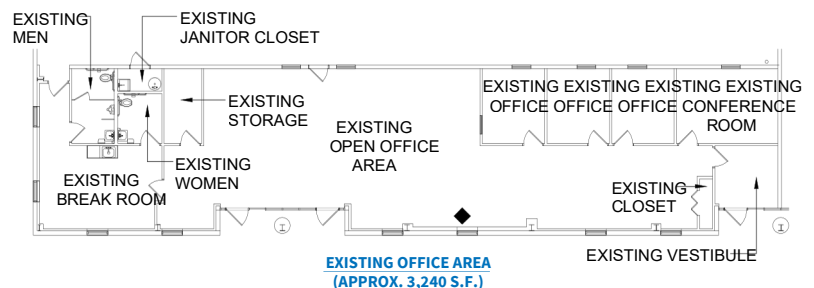
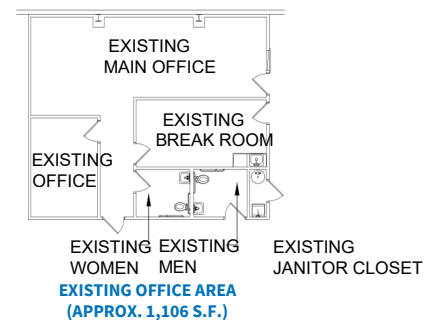
- ▶ **WAREHOUSE HEATING:** Energy-efficient, gas fired unit heaters
- ▶ **WAREHOUSE LIGHTING:** fluorescent and LED fixtures
- ▶ **ELECTRICAL:** 225 amp, 120/208 volt, 3 phase service and a 400 amp, 120/208 volt, 3 phase service
- ▶ **FIRE PROTECTION:** Ordinary Hazard Class III sprinkler system, ESFR capable
- ▶ **UTILITIES:** All utilities shall be separately metered

PARKING

- ▶ On-site parking for approximately ninety-two (92) 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.



CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



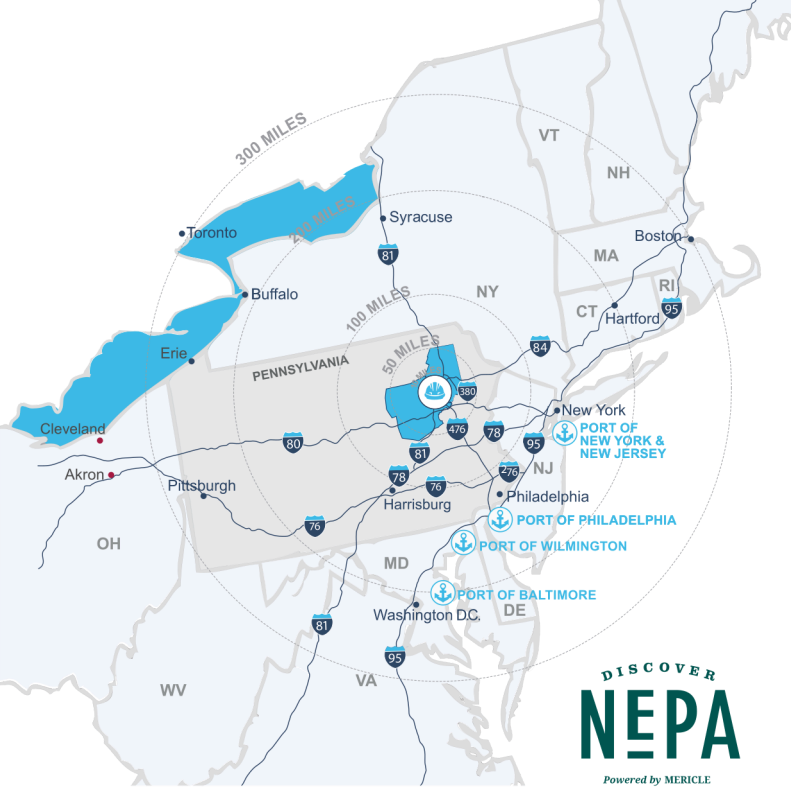
DEEP WATER PORTS

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



TRAVEL DISTANCES

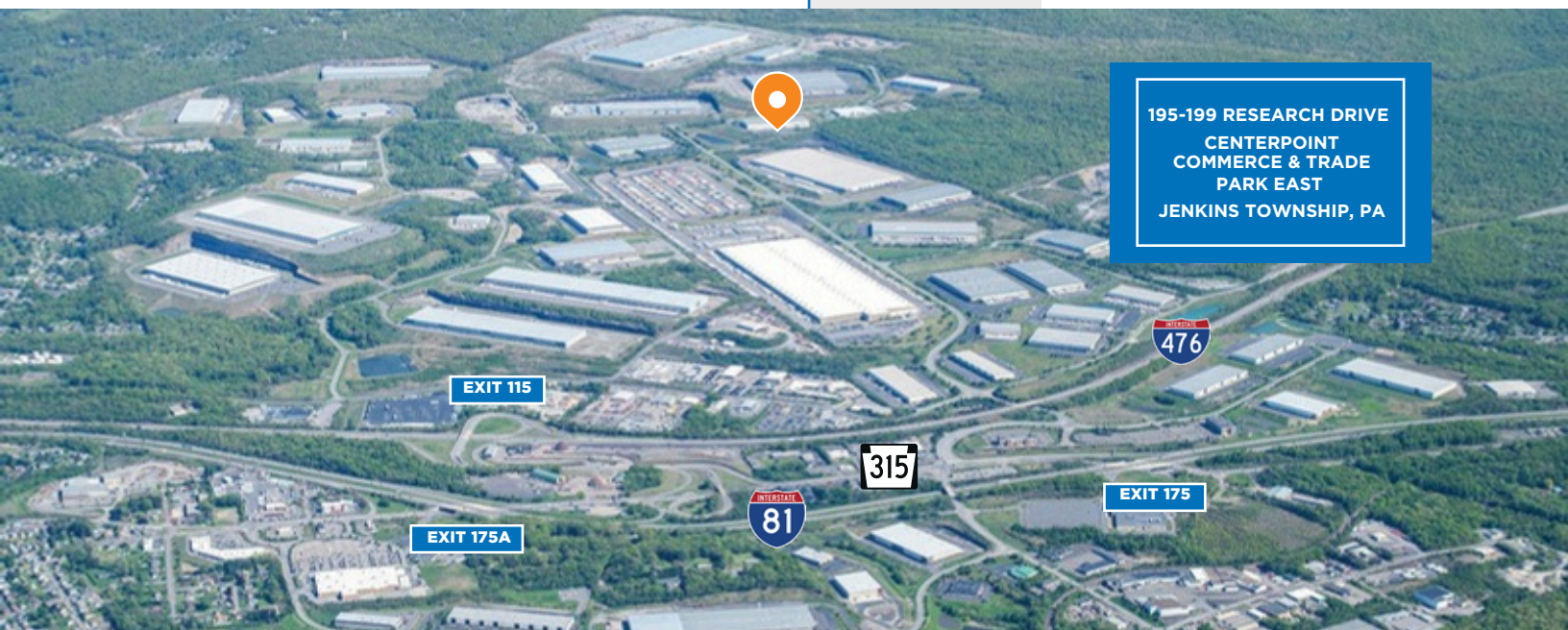
CITY	MI AWAY
Delaware Water Gap, PA	57
Allentown, PA	67
Morristown, NJ	96
Philadelphia, PA	113
Harrisburg, PA	116
Port of Newark, NJ	126
New York, NY	128
Syracuse, NY	152
Baltimore, MD	194
Hartford, CT	198
Washington DC	237
Pittsburgh, PA	290
Boston, MA	301



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.



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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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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