



**FOR
LEASE**

24,000 SF

**195 ENTERPRISE WAY, PARCEL 5B
CENTERPOINT COMMERCE & TRADE PARK WEST
PITTSTON TOWNSHIP (PITTSTON), PA 18640**

.....

**MODERN
COMMERCIAL
BUILDING**

**PRIME INTERSTATE
VISIBILITY**



IMMEDIATE ACCESS TO I-81 AND I-476

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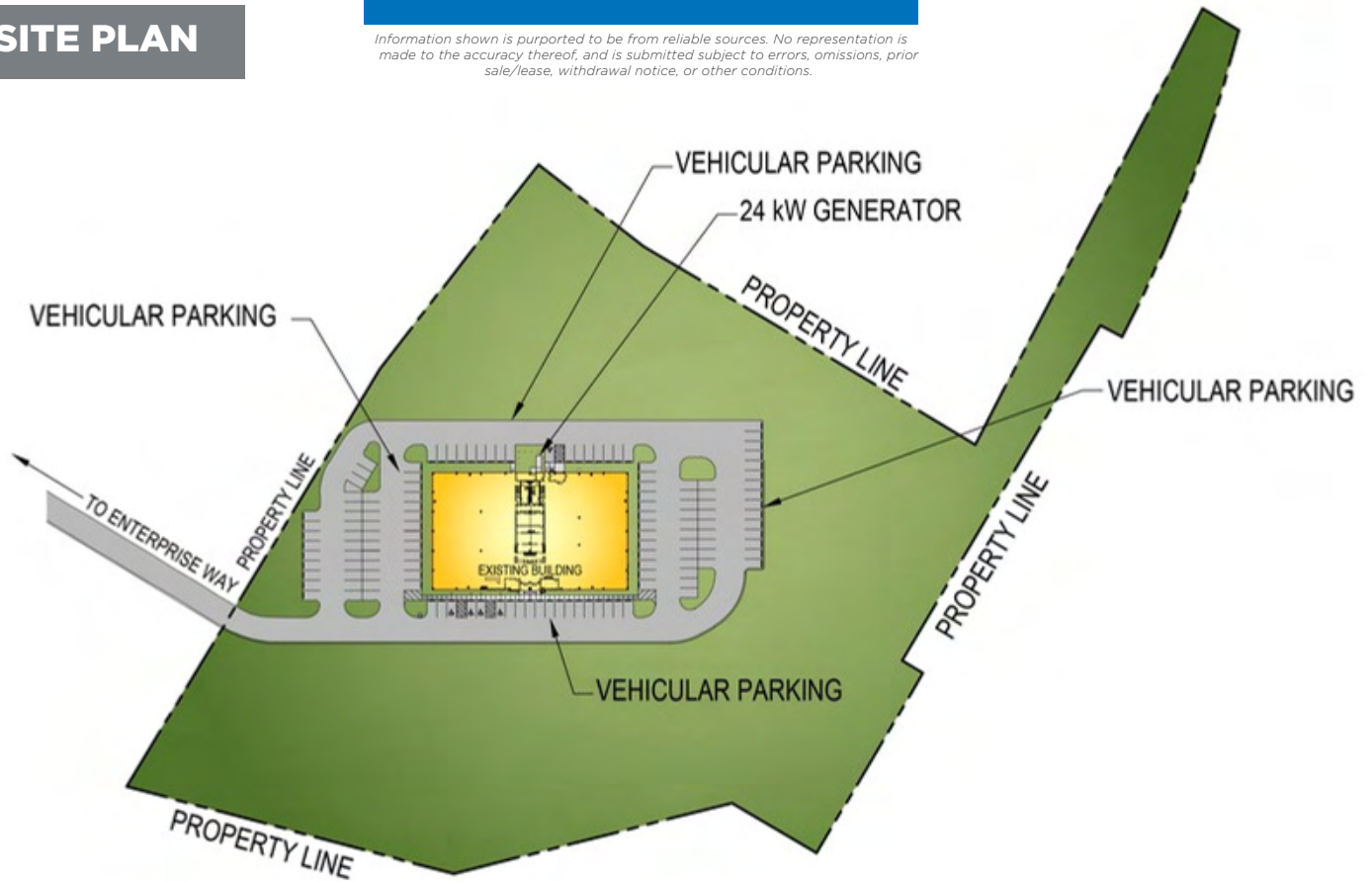
570.823.1100



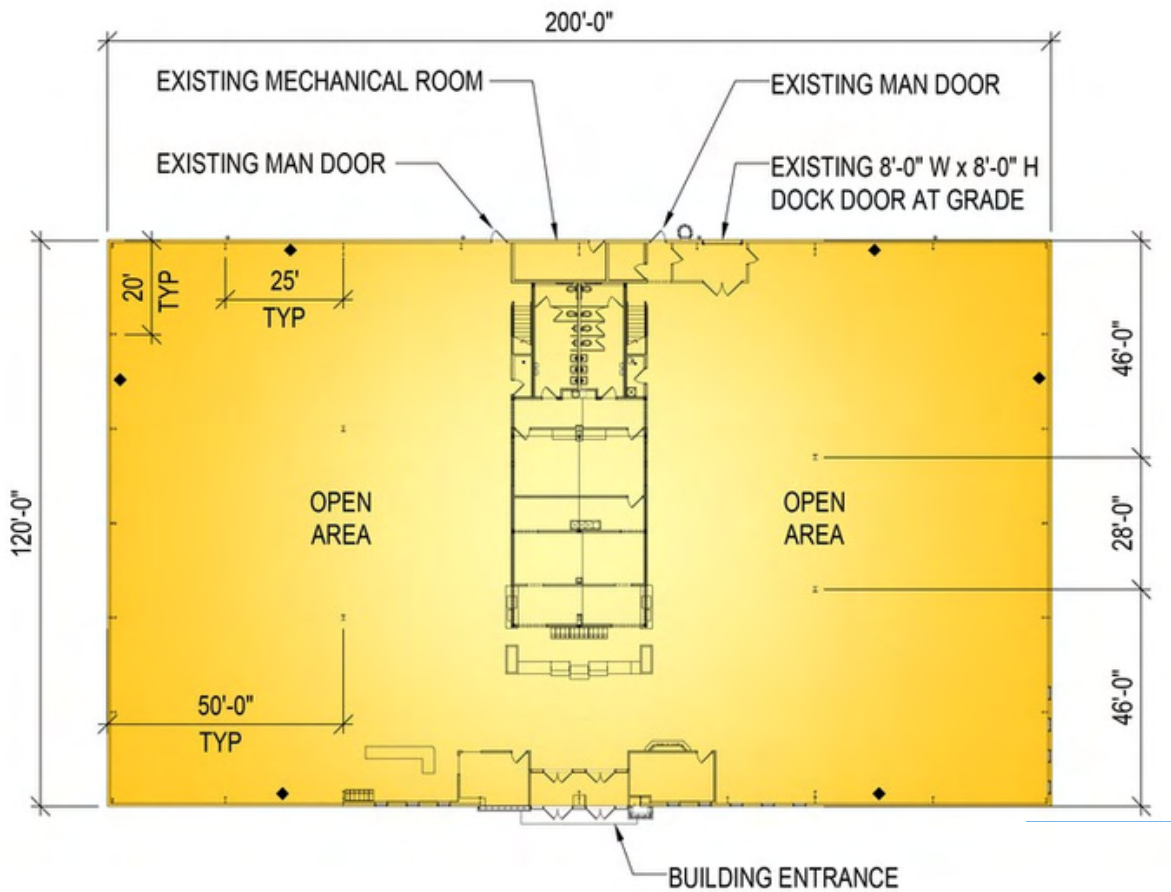
PLANS

SITE PLAN

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.



FLOOR PLAN



FOR LEASE

195 ENTERPRISE WAY, PITTSBURGH, PA

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SPECS

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SIZE

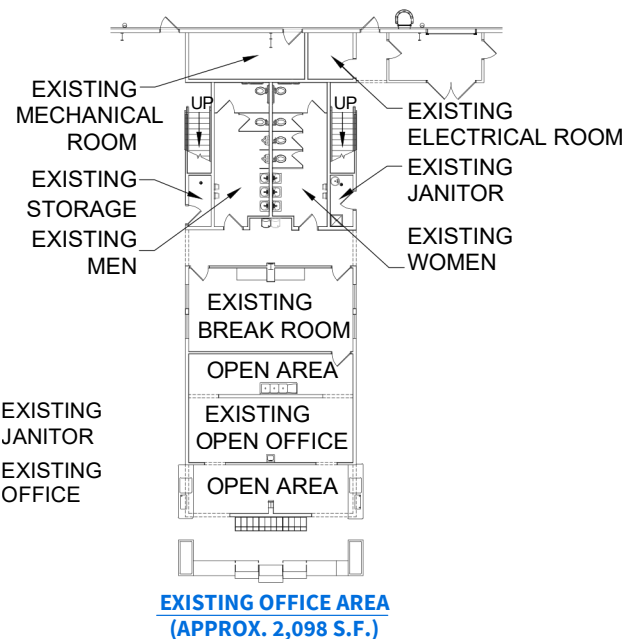
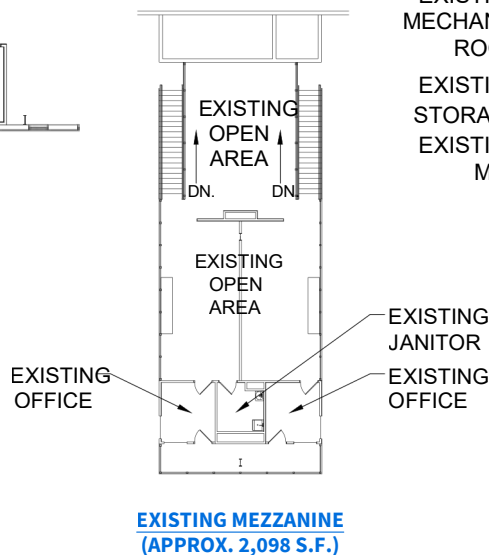
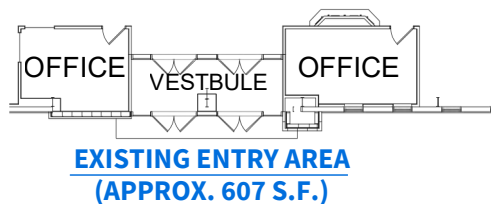
- ▶ **AVAILABLE SPACE:** Existing 24,000 SF building contains a 2,098 SF office area, a 607 SF entry area, and a 2,098 SF mezzanine.
- ▶ **ACREAGE:** 9.39 acres
- ▶ **BUILDING DIMENSIONS:** 120'-0" (width) x 200'-0" (length)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor has been treated with *L&M Dress and Seal WB*.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and *Butler Texturewall* insulated metal wall panels with R-value of 15.4.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 26'-5".
- ▶ **COLUMN SPACING:** 50'-0" x 40'-0" bay spacing (typical).
- ▶ The building contains 2'-8" high x 2'-8" wide clerestory windows

LOADING

- ▶ **DRIVE-IN DOORS:** One (1) 8'-0" x 8'-0" vertical lift dock door at grade by *Haas Door* or equal. More doors can be added.



UTILITIES

- ▶ **HEATING & COOLING:** Individually controlled, gas/electric packaged roof-top units designed for approximate 300 SF per ton for the Open Area and 400 SF per ton for the Mezzanine and area below.
- ▶ **LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL POWER:** 1,200 Amp rated 208/120 Volt multi gang meter assembly, (2) 400 Amp and (1) 225 Amp meters active at this location.
- ▶ **GENERATOR:** Existing 24 kW gas generator providing warehouse emergency lighting power.
- ▶ **FIRE PROTECTION:** Ordinary Hazard, Class III, wet-pipe sprinkler system. Rooms with ceilings have an Ordinary Hazard, Group 2 system.
- ▶ **UTILITIES:** Provisions for domestic water and natural gas are provided. All utilities shall be separately metered.

PARKING

- ▶ On-site parking for approximately one hundred thirty-two (132) vehicles.
- ▶ Asphalt paving, including light duty pave in vehicle parking areas.

SITE FEATURES

- ▶ Professionally prepared and maintained landscaping. Marquee sign at site entrance

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



DEEP WATER PORTS

PORT

MI AWAY

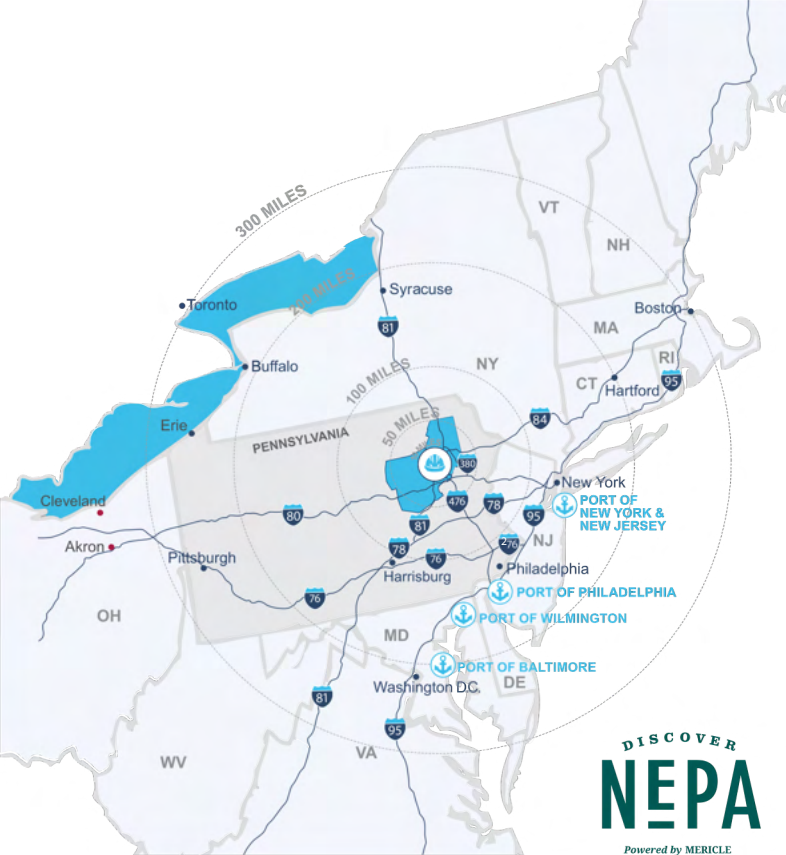
Philadelphia, PA	120
New York/New Jersey	121
Wilmington, DE	132
Baltimore, MD	191



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



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.

BOB BESECKER, Vice President
bbesecker@mericle.com

JIM HILSHER, Vice President
jhilsher@mericle.com

BILL JONES, Vice President
bjones@mericle.com

To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

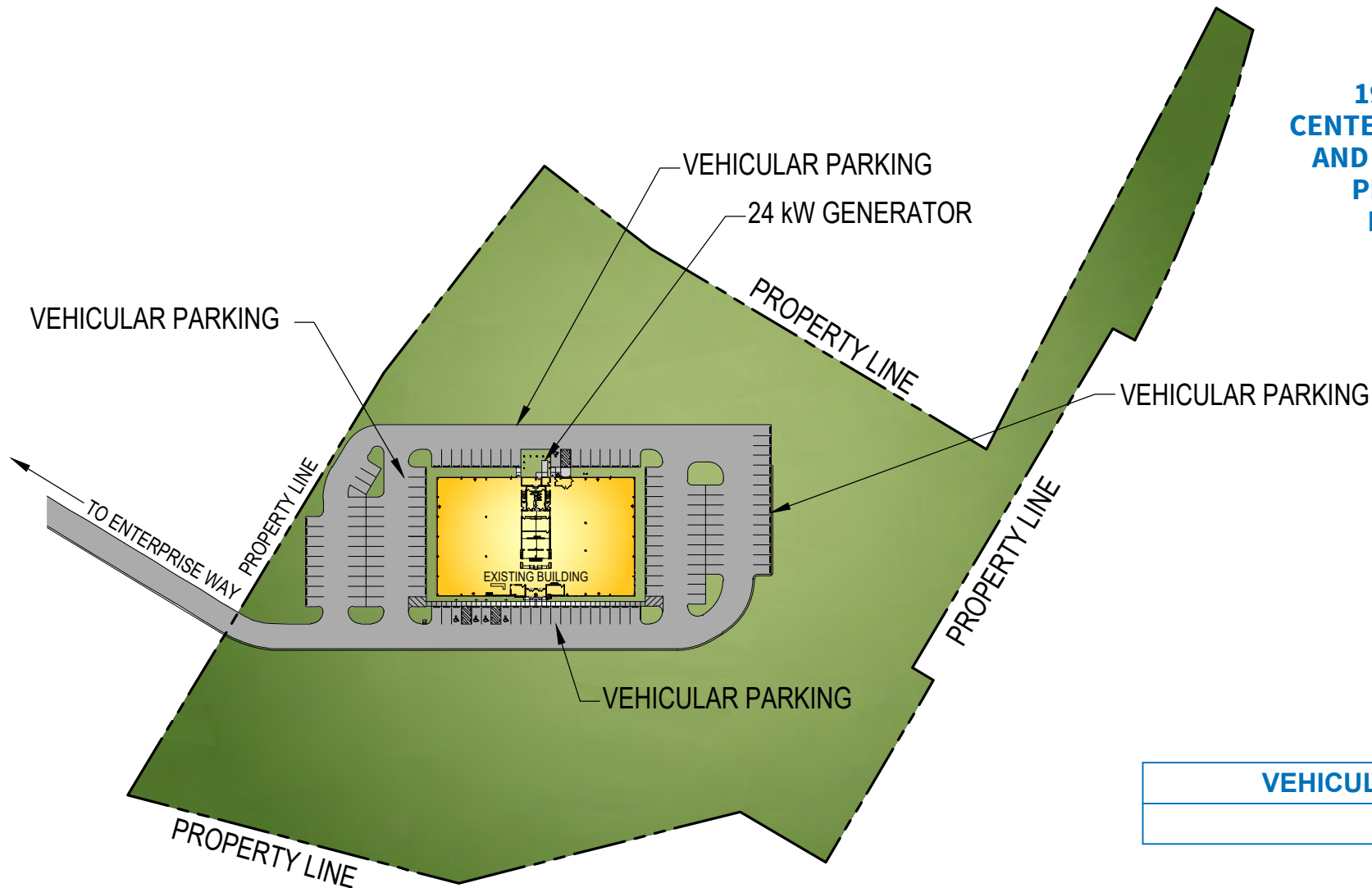
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CONCEPTUAL SITE PLAN

EXISTING 24,000 S.F. BUILDING

PARCEL #5B
195 ENTERPRISE WAY
CENTERPOINT COMMERCE
AND TRADE PARK - WEST
PITTSTON TOWNSHIP
PITTSTON, PA 18640



VEHICULAR PARKING	132
ACREAGE	9.39

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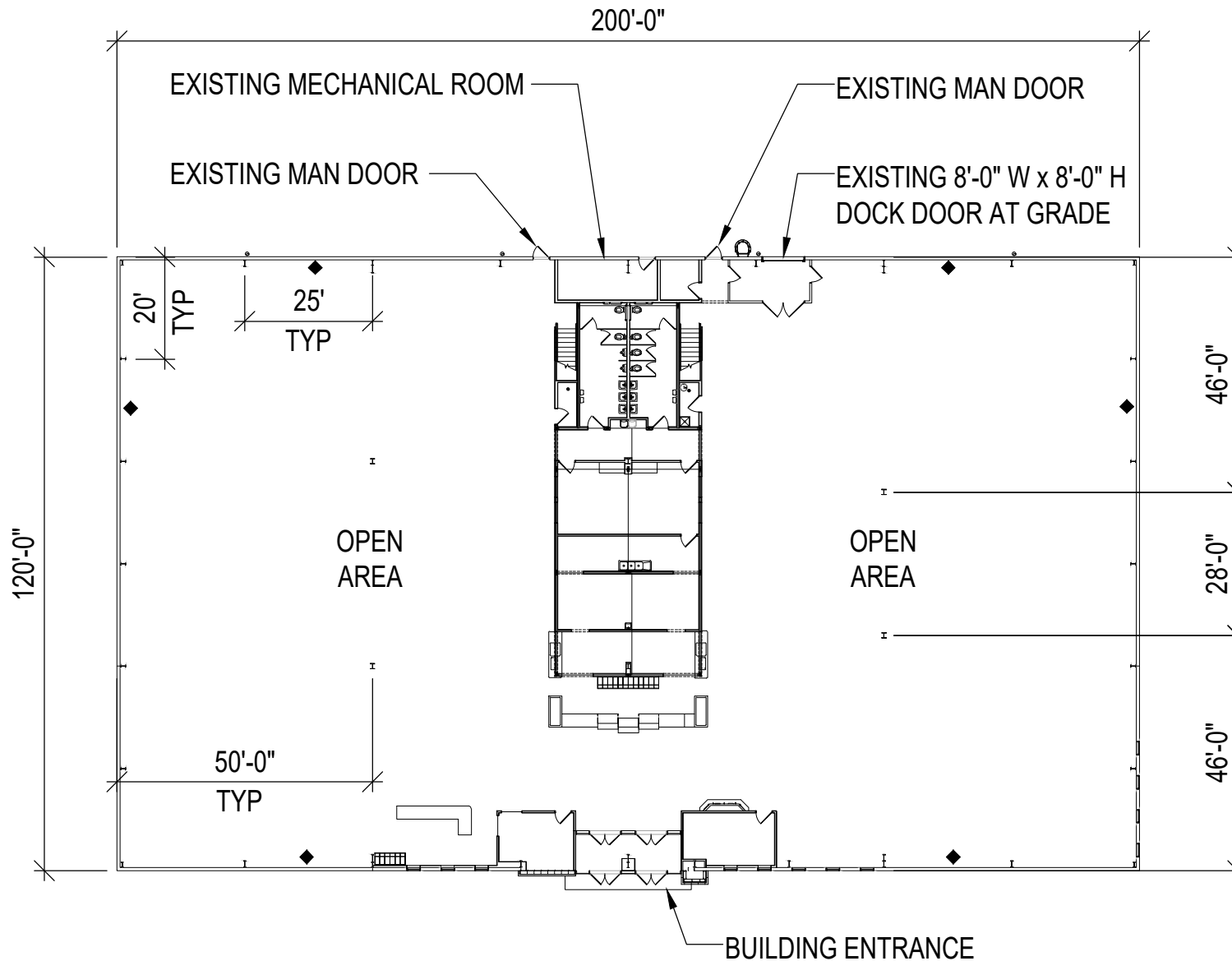
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL BUILDING PLAN

EXISTING 24,000 S.F. BUILDING

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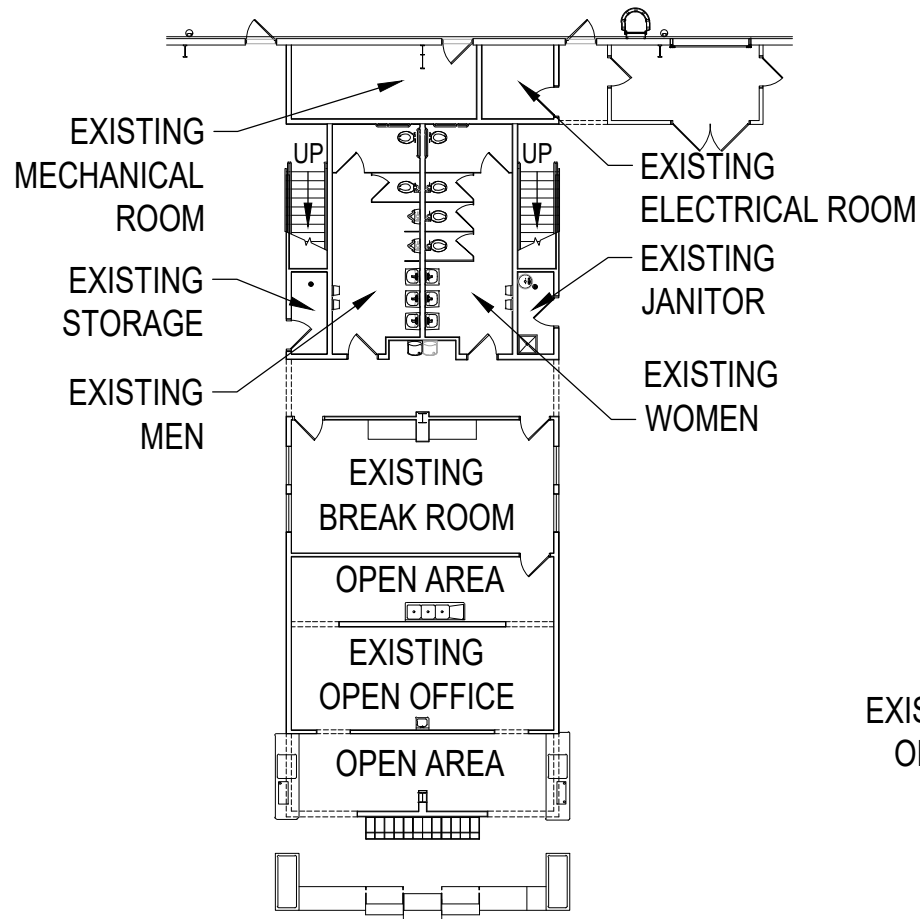
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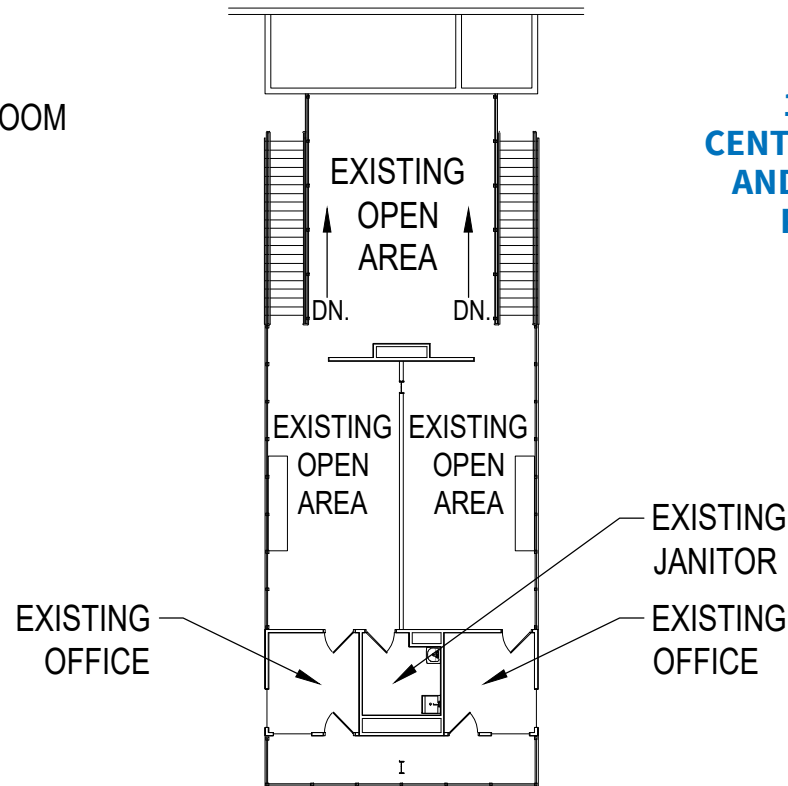
CONCEPTUAL OFFICE PLAN

EXISTING 24,000 S.F. BUILDING

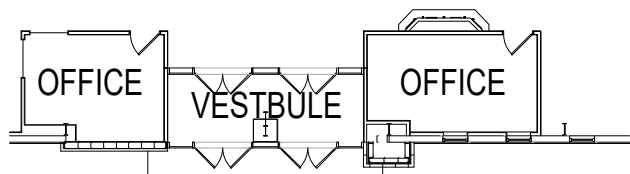
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EXISTING OFFICE AREA
(APPROX. 2,098 S.F.)



EXISTING MEZZANINE
(APPROX. 2,098 S.F.)



EXISTING ENTRY AREA
(APPROX. 607 S.F.)

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EXISTING 24,000 S.F. BUILDING

SITE IMPROVEMENTS

- Site contains approximately 9.39 acres
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BUILDING IMPROVEMENTS

- Existing building contains 24,000 square feet
- Existing building dimensions are 120'-0" (width) x 200'-0" (length)
- Existing building contains a 2,098 square foot office area, a 607 square foot entry area and a 2,098 square foot mezzanine
- 6" thick concrete floor slab, reinforced with welded steel mats. Floor has been treated with *L&M Dress and Seal WB*
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and *Butler Texturewall* insulated metal wall panels with R-value of 15.4
- Average structural clear height of approximately 26'-5"
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- The building contains 2'-8" high x 2'-8" wide clerestory windows
- The building contains one (1) 8'-0" x 8'-0" vertical lift dock door at grade by *Haas Door* or equal

UTILITIES AND BUILDING SYSTEMS

- Existing HVAC consists of individually controlled, gas/electric packaged roof-top units designed for approximate 300 S.F. per ton for the Open Area and 400 S.F. per ton for the Mezzanine and area below
- Existing Electrical power consists of a 1,200 Amp rated 208/120 volt multi gang meter assembly, (2) 400 Amp and (1) 225 Amp meters active at this location
- Existing 24 kW gas generator providing warehouse Emergency lighting power
- Existing warehouse lighting consists of energy efficient LED fixtures
- Fire Protection System consists of Ordinary Hazard, Class III, wet-pipe sprinkler system. Rooms with ceilings have an Ordinary Hazard, Group 2 system
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