



**26.08 ACRES  
IN NORTHEASTERN PA!**

DESIGNED FOR UP TO  
**83,200 SF**

500-698 SATHERS DRIVE  
GRIMES INDUSTRIAL PARK  
PITTSBURGH, PA

# Great I-81 Corridor Location

READYTOGO!™ SITES AVAILABLE



## MILES TO KEY CITIES FROM GRIMES INDUSTRIAL PARK

|                    |     |
|--------------------|-----|
| Wilkes-Barre       | 5   |
| Scranton           | 7   |
| Hazleton           | 30  |
| Delaware Water Gap | 58  |
| Binghamton         | 62  |
| Allentown          | 81  |
| Morristown, NJ     | 97  |
| Harrisburg         | 118 |
| Philadelphia       | 112 |
| Port of Newark     | 128 |
| New York City      | 133 |
| Syracuse           | 151 |
| Baltimore          | 183 |
| Washington D.C.    | 224 |
| Pittsburgh         | 269 |
| Boston             | 310 |
| Cleveland          | 356 |

**570.823.1100**  
**mericle.com**



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

*Developing Northeastern Pennsylvania's I-81 Corridor Since 1985*

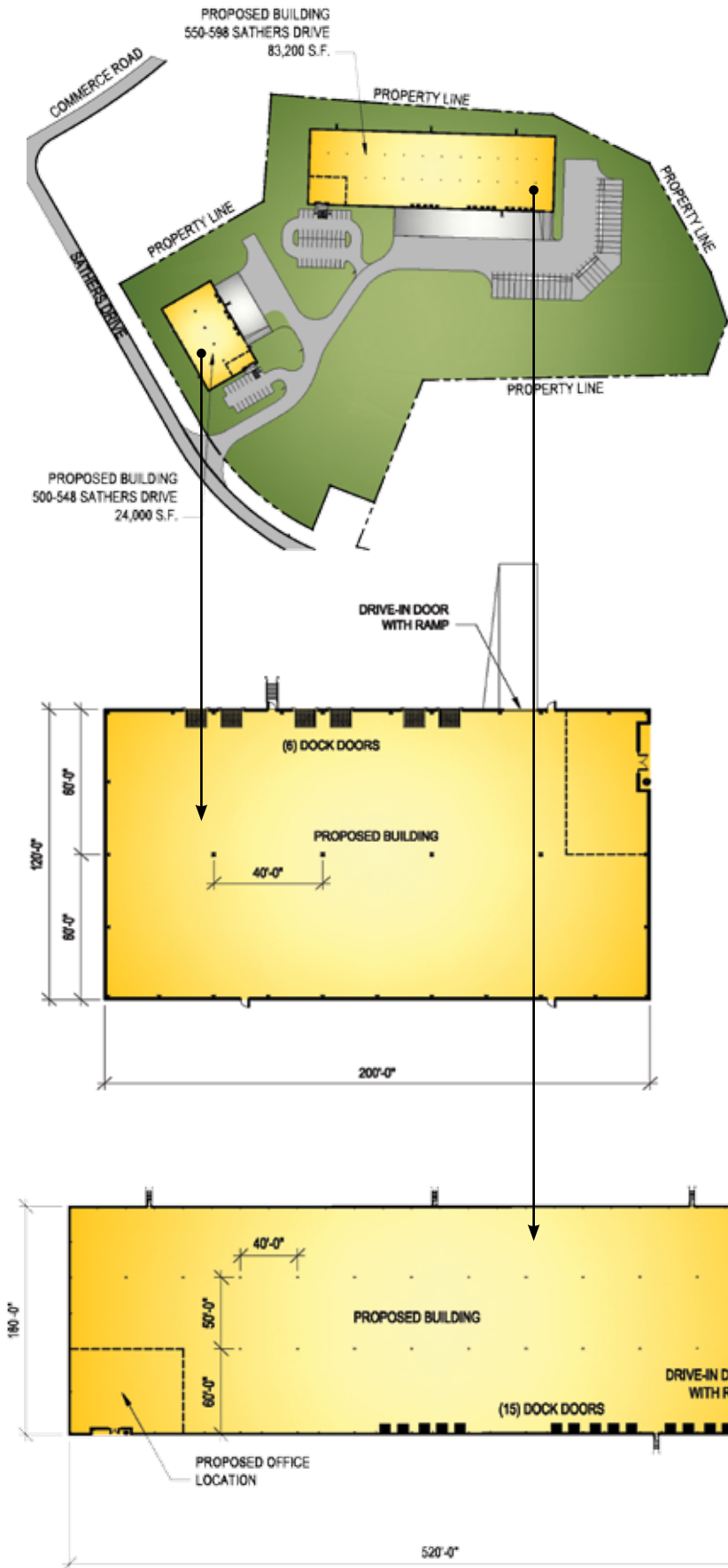
## 500-598 SATHERS DRIVE

GRIMES INDUSTRIAL PARK  
PITTSBURGH, PA

UP TO

# 83,200 SF

## ON 15.14 ACRES IN NORTHEASTERN PA!



### 500-548 SATHERS DRIVE PROPOSED PROPERTY DETAILS

- 24,000 SF (200' x 120') on 15.14 acres
- 30' clear structural height at low eave
- 6" thick reinforced concrete floor
- Six (6) 9' x 10' vertical lift dock doors with 30,000 lb. capacity, Rite-Hite mechanical levelers with bumpers
- One (1) 12' x 14' vertical lift drive-in door with ramp
- ESFR fire protection system
- Energy-efficient, fluorescent T-Bay lighting
- 277/480 volt, 3-phase electrical service (800 amp expandable to 4000 amp)

### 500-598 SATHERS DRIVE PROPOSED PROPERTY DETAILS

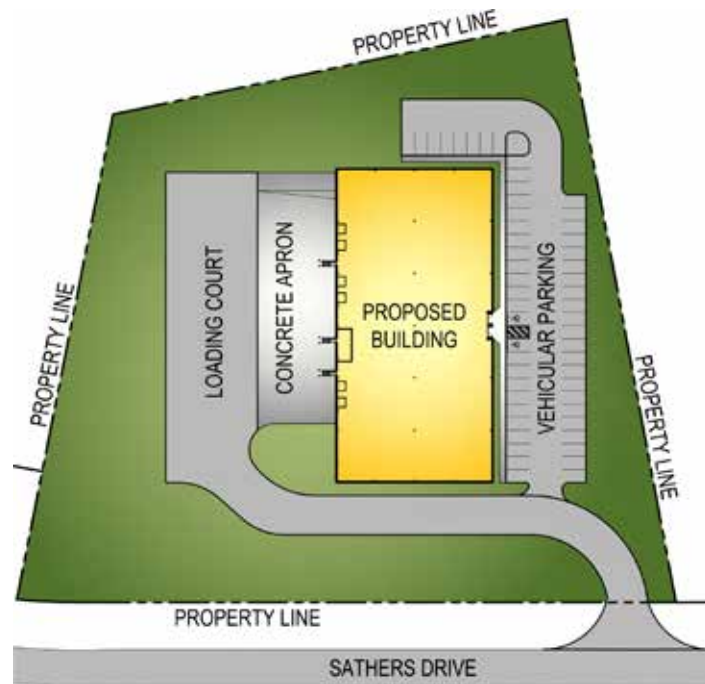
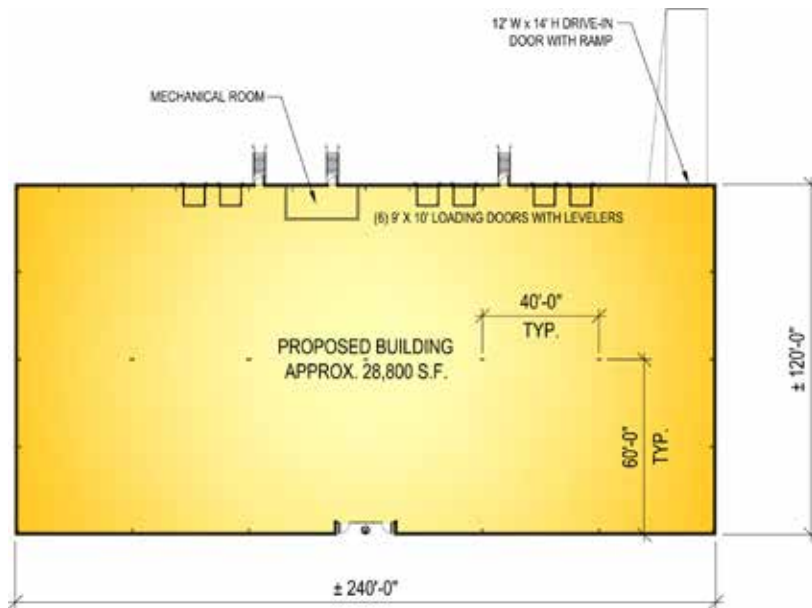
- 83,200 SF (520' x 160') on 15.14 acres
- 30' clear structural height at low eave
- 6" thick reinforced concrete floor
- Fifteen (15) 9' x 10' vertical lift dock doors with 30,000 lb. capacity, Rite-Hite mechanical levelers with bumpers
- One (1) 12' x 14' vertical lift drive-in door with ramp
- ESFR fire protection system
- Energy-efficient, fluorescent T-Bay lighting
- 277/480 volt, 3-phase electrical service (800 amp expandable to 4000 amp)

**600-698 SATHERS DRIVE**

GRIMES INDUSTRIAL PARK  
PITSTON TOWNSHIP, PA

UP TO  
**28,800 SF**

**ON 4 ACRES**  
IN NORTHEASTERN PA!



## 600-698 SATHERS DRIVE PROPOSED PROPERTY DETAILS

- 28,800 SF (240' x 120') on approximately 4 acres
- 30' clear structural height at low eave
- 6" thick reinforced concrete floor
- Six (6) 9' x 10' vertical lift dock doors with
- 30,000 lb. capacity, Rite-Hite mechanical levelers with bumpers
- One (1) 12' x 14' vertical lift drive-in door with ramp
- ESFR fire protection system
- Energy efficient, fluorescent T-Bay lighting
- 277/480 volt, 3-phase electrical service (800 amp expandable to 4000 amp)
- On-site parking for 54 vehicles

Mericle Commercial Real Estate Services can construct your building faster than any other developer along Northeastern Pennsylvania's I-81 Corridor.

### **GUARANTEED.**

Select a ReadyToGo!™ Site, and we'll have your building ready for occupancy within months of lease signing.

**DEVELOPMENT DIVISION:**  
**570.823.1100**

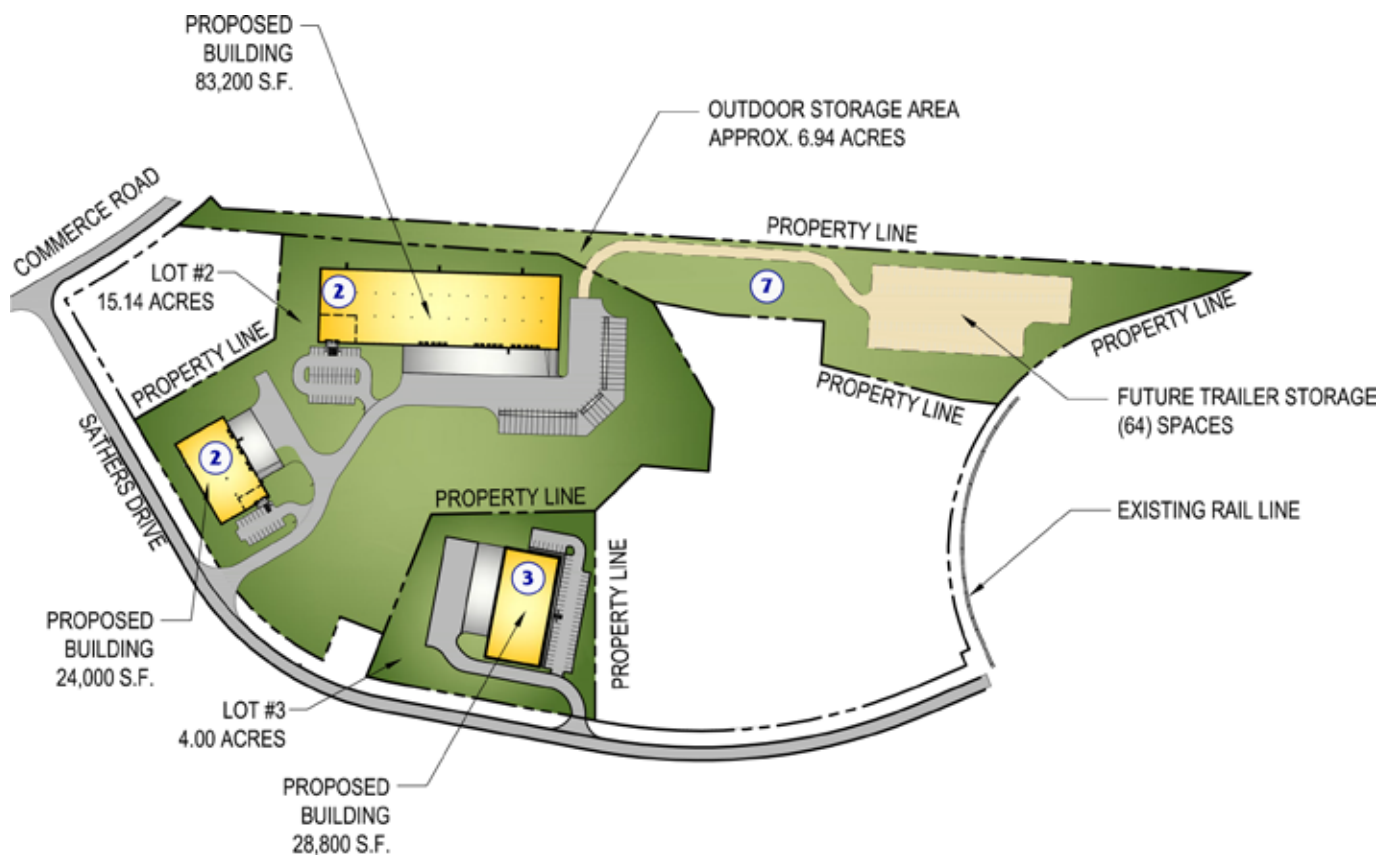
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