

24,000 SF

260-280 ARMSTRONG ROAD

CENTERPOINT COMMERCE & TRADE
PARK EAST, JENKINS TOWNSHIP, PA
EXIT 175 OF I-81

HIGHLY VISIBLE SITE!



Building rendering.

LERTA APPROVED

MULTI-YEAR, 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS!

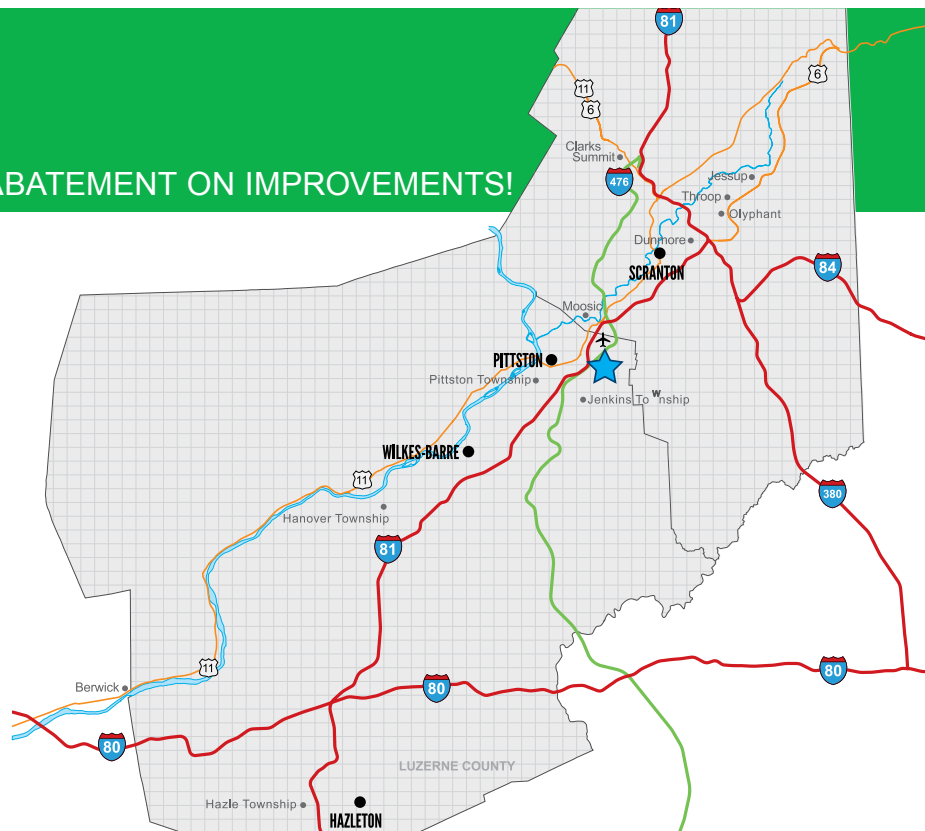


DIRECTIONS TO CENTERPOINT COMMERCE & TRADE PARK EAST:

Traveling North on I-81 - Take Exit 175 (Pittston/Route 315 North). Make the first right just before the auto dealership. Follow road under I-476 overpass. Proceed straight into the park.

Traveling South on I-81 - Take Exit 175A (Pittston/Route 315 South). Follow Rt. 315 south 1/2 mile to first light. Turn left and follow road under I-476 overpass. Proceed straight into the park.

Traveling on I-476 (PA Turnpike) - Take Exit 115 (Wyoming Valley). Follow Rt. 315 south 1/2 mile to first light. Turn left and follow road under I-476 overpass. Proceed straight into the park.



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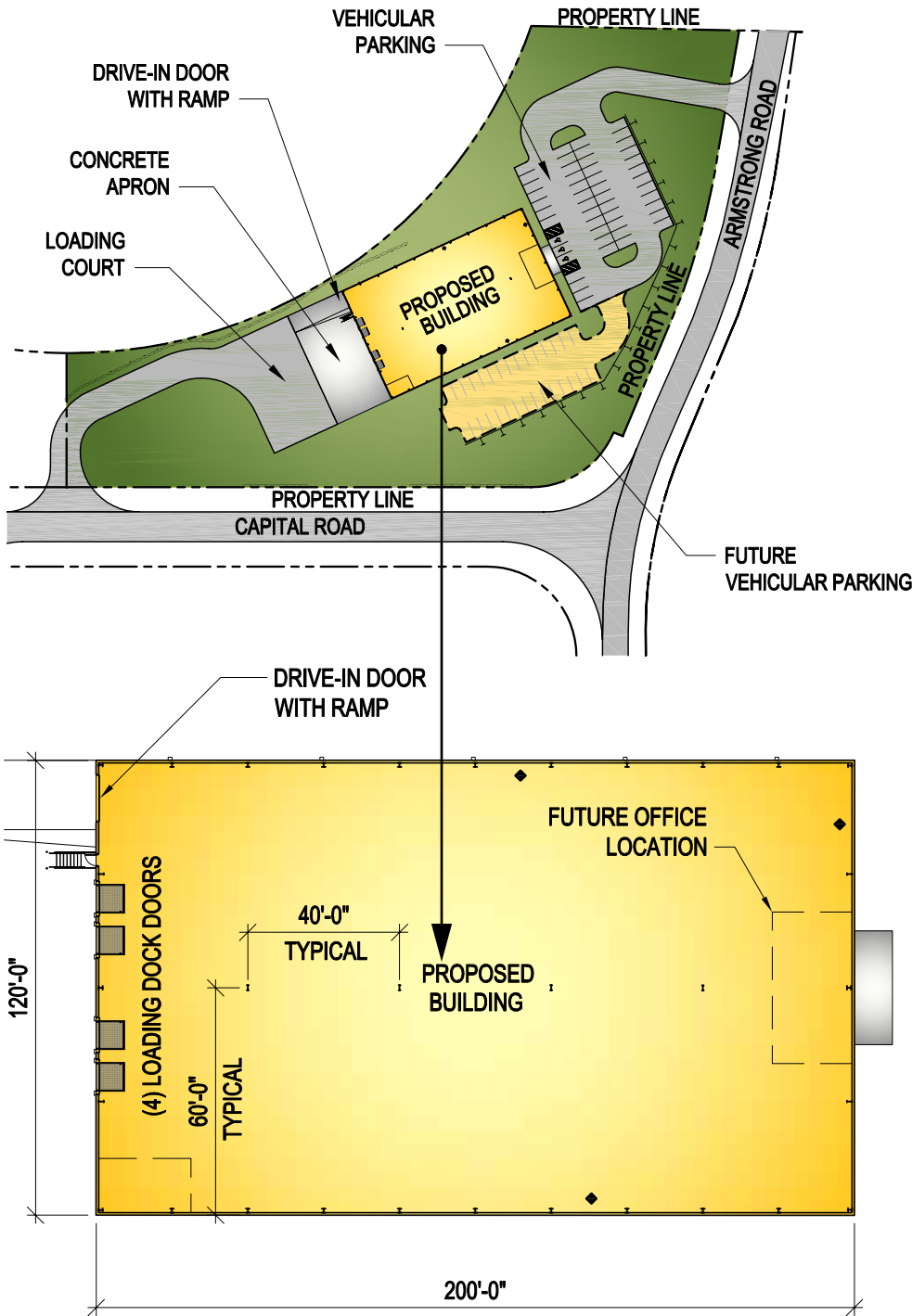
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

24,000 SF ON 4.01 ACRES IN NORTHEASTERN PA!

260-280 ARMSTRONG ROAD

CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA



PROPOSED BUILDING IMPROVEMENTS

- 24,000 square feet
- Dimensions 200'(length) x 120'(width)
- Space can be subdivided as small as 9,600 SF
- 30'-32' ceiling clear height
- 6" reinforced concrete floor
- MR24 standing seam roof system
- (4) 9' x 10' vertical lift dock doors
- (2) 12' x 14' vertical lift drive-in door

PROPOSED UTILITIES & SYSTEMS

- Energy efficient Cambridge heating units in warehouse; Gas/electric rooftop HVAC for offices
- 277/480V 3 Phase 800A electric
- Energy efficient fluorescent T-bay lighting
- ESFR fire protection
- Provisions for domestic water and natural gas
- All utilities shall be separately metered

PROPOSED SITE IMPROVEMENTS

- On-site parking for approximately 50 vehicles
- Additional future parking for approximately 30 vehicles
- Professionally prepared landscape design

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.

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UP TO 24,000 SF



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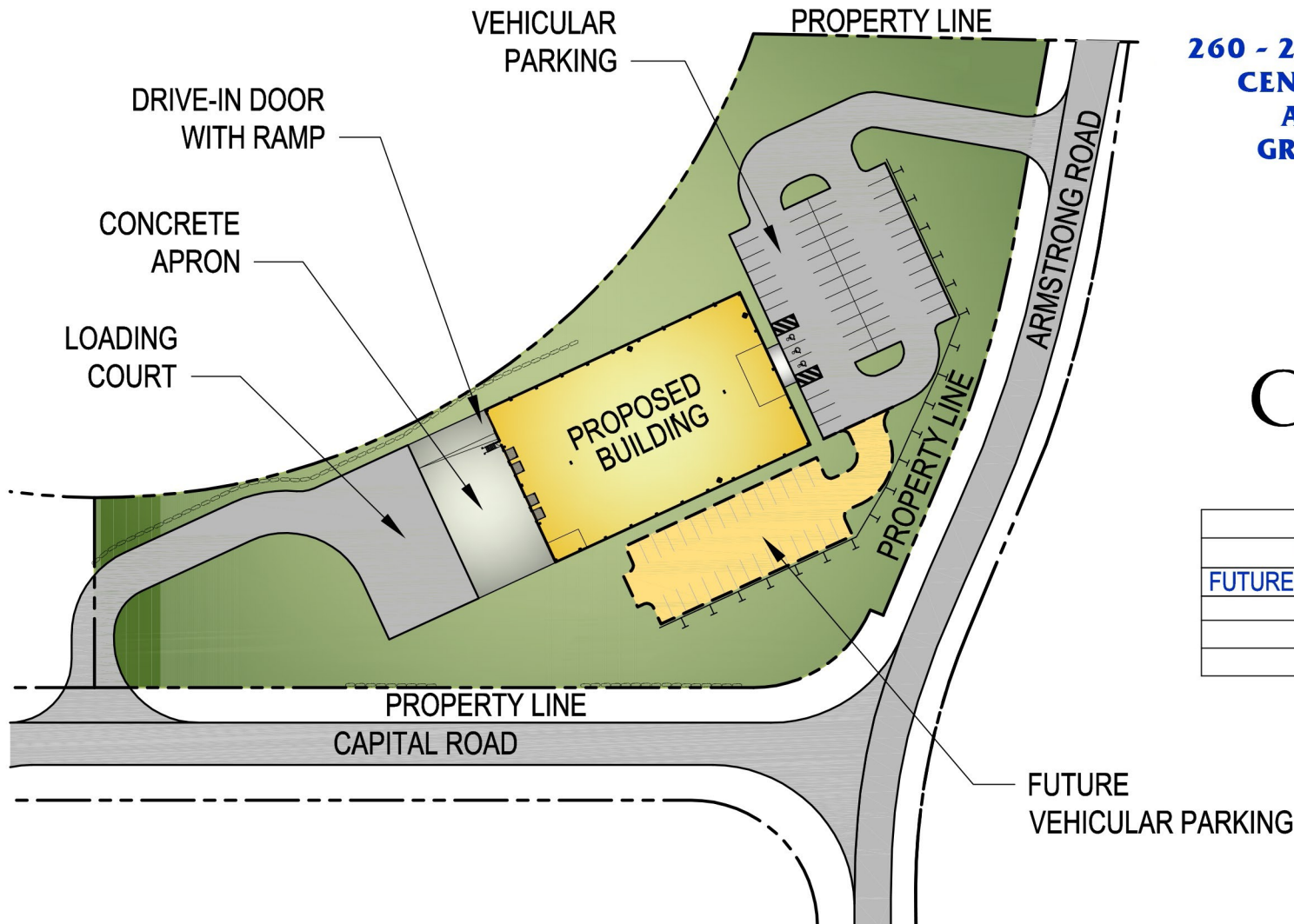
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PROPOSED 24,000 S.F. BUILDING

PARCEL #6
260 - 280 ARMSTRONG ROAD
CENTERPOINT COMMERCE
AND TRADE PARK-EAST
GREATER PITTSBURGH AREA
LUZERNE COUNTY, PA



AVAILABLE S.F.	24,000 S.F.
PARKING SPACES	50
FUTURE PARKING SPACES	30
LOADING DOORS	4
DRIVE-IN DOORS	1
ACREAGE	4.01



CONCEPTUAL SITE PLAN

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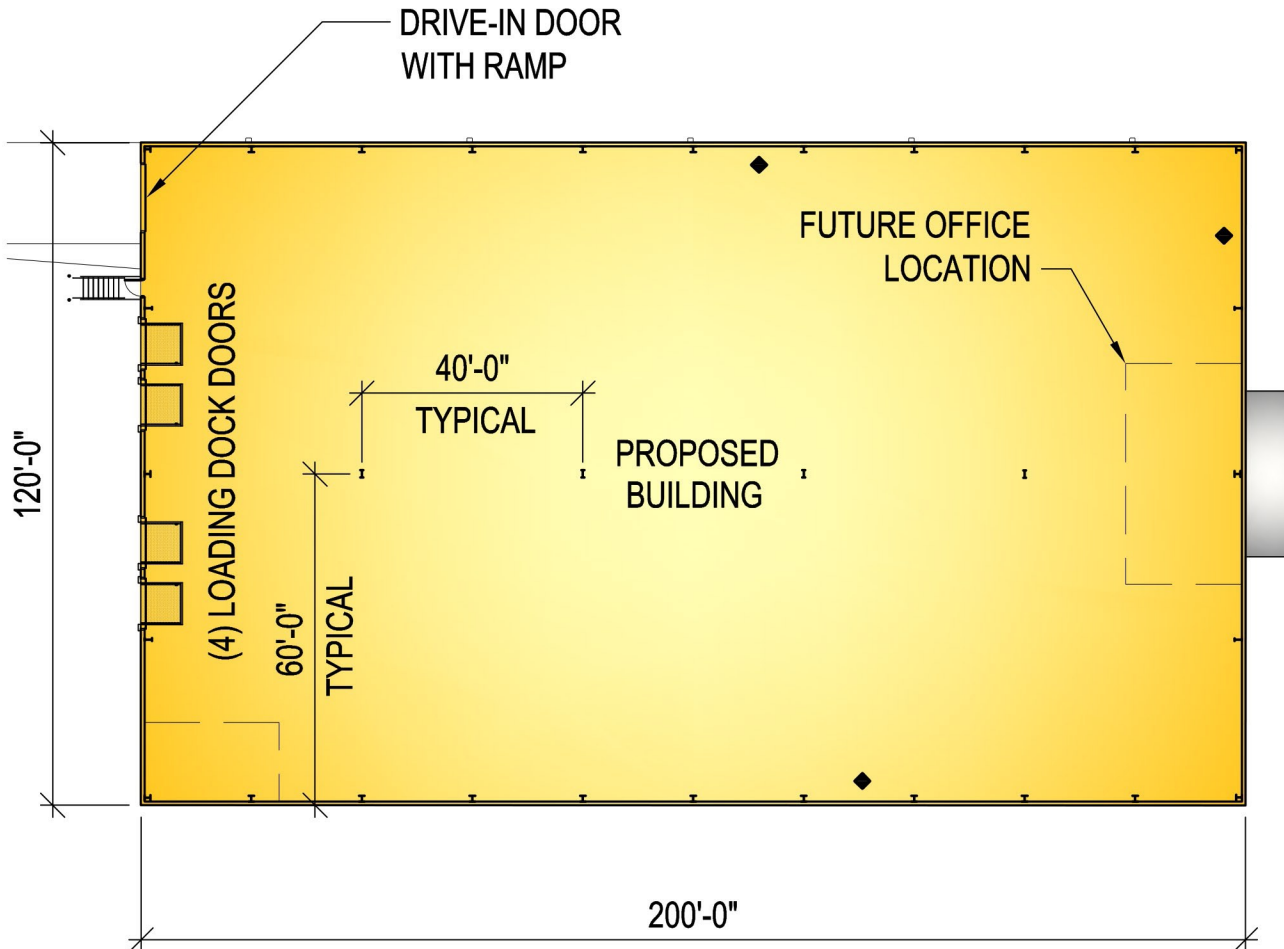


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CONCEPTUAL FLOOR PLAN

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- SITE CONTAINS APPROXIMATELY 4.01 ACRES
- ON-SITE PARKING FOR APPROXIMATELY 50 VEHICLES.
- FUTURE 30 ADDITIONAL PARKING SPACES AVAILABLE.
- CONCRETE WHEEL STOPS ADJACENT TO SIDEWALKS.
- PROFESSIONALLY PREPARED LANDSCAPE DESIGN.
- A 12" DEEP x 72" HIGH x 80" WIDE, STEEL FRAMED, INTERNALLY ILLUMINATED, DOUBLE SIDED ALUMINUM BOX SIGN WITH WHITE PLAQUES SHALL BE PROVIDED AND INSTALLED ON A MASONRY SIGN BASE.

BUILDING IMPROVEMENTS

- BUILDING CONTAINS 24,000 SQUARE FEET.
- BUILDING DIMENSIONS 200' (LENGTH) X 120' (WIDTH).
- 30' CLEAR STRUCTURAL HEIGHT AT LOW EAVE.
- 32' CLEAR STRUCTURAL HEIGHT AT HIGH EAVE.
- 6" THICK CONCRETE FLOOR SLAB REINFORCED WITH WELDED STEEL MATS.
- BUILDING ROOF SHALL BE PRECISION ROLLED FORM MR-24 METAL PANEL.
- EXTERIOR WALL SYSTEM CONSTRUCTED WITH ARCHITECTURAL MASONRY,
- ALUMINUM/GLAZING ENTRANCE SYSTEMS AND INSULATED METAL PANELS.
- FOUR (4) 9'-0" x 10'-0" LOADING DOORS WITH 30,000 LB CAPACITY MECHANICAL LEVELERS.
- ONE (1) 12'-0W x 14'-0"H VERTICAL LIFT, DRIVE-IN DOOR, WITH ACCESS RAMP.

UTILITIES AND BUILDING SYSTEMS

- HEATING SYSTEM IN WAREHOUSE AREA SHALL BE ENERGY EFFICIENT CAMBRIDGE UNITS.
- PACKAGED GAS/ELECTRICE ROOF TOP HVAC SYSTEM FOR HEATING/AIRCONDITIONING IN THE OFFICE AREAS.
- ELECTRICAL SERVICE SHALL BE A 277/480 V, 3 PHASE, MINIMUM 800 AMP
- WAREHOUSE LIGHTING FIXTURES SHALL BE 2' x 4' FLUORESCENT T-BAYLIGHTING WITH A 18-22 AVERAGE FOOT CANDLES AVERAGE AT 3' ABOVE FINISHED FLOOR.
- FIRE PROTECTION SYSTEM SHALL BE AN (ESFR) EARLY SUPPRESSION FAST RESPONSE HIGH DENSITY WET PIPE SPRINKLER SYSTEM.
- PROVISIONS FOR DOMESTIC WATER AND NATURAL GAS SHALL BE PROVIDED.
- ALL UTILITIES SHALL BE SEPARATELY METERED.

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BUILDING SPECIFICATIONS

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