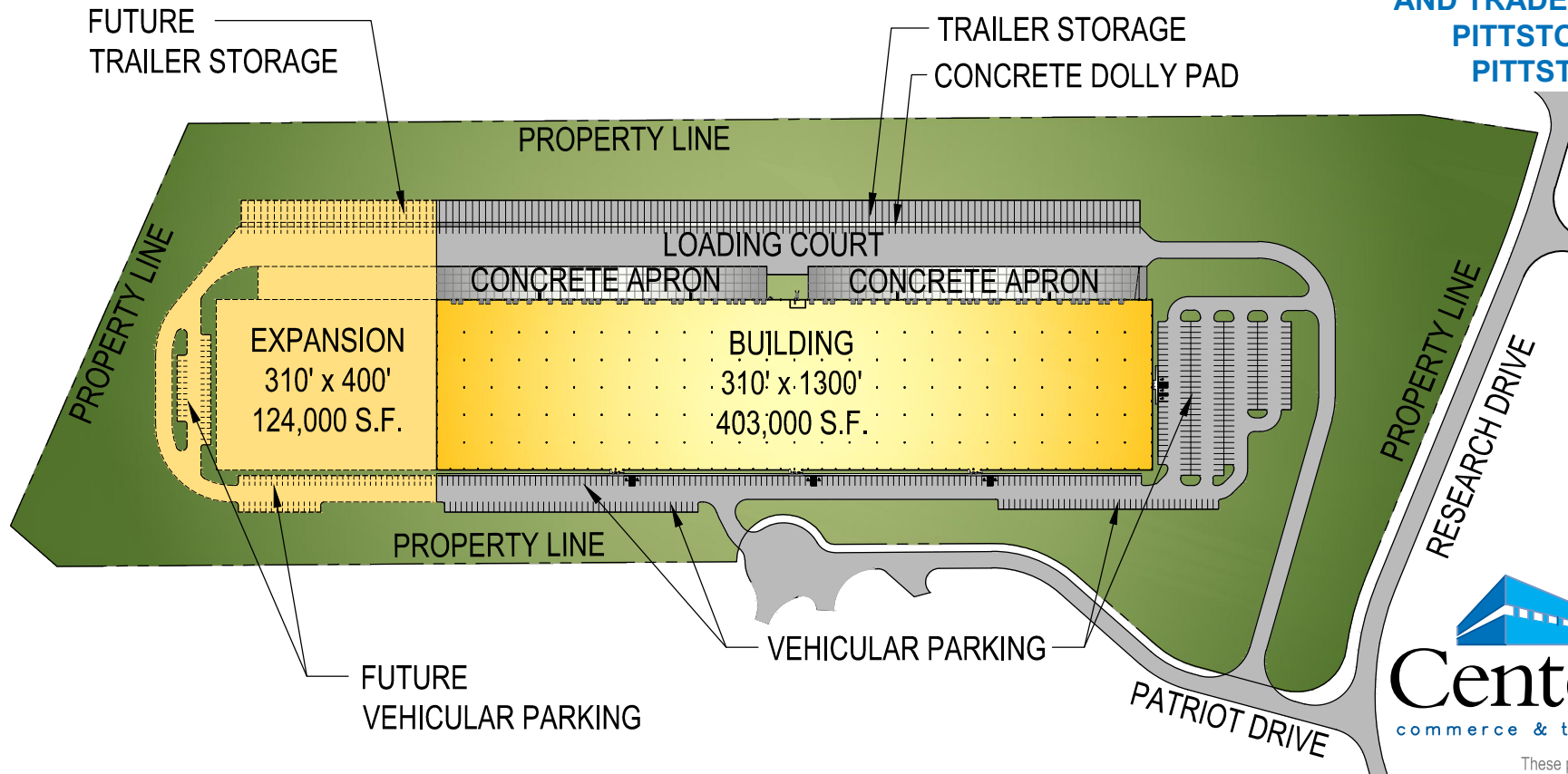


# CONCEPTUAL SITE PLAN

PROPOSED 403,000 S.F. BUILDING  
WITH A 124,000 S.F. EXPANSION

PARCEL #44  
100-170 PATRIOT DRIVE  
CENTERPOINT COMMERCE  
AND TRADE PARK - EAST  
PITTSSTON TOWNSHIP  
PITTSSTON, PA 18640

TRAILER STORAGE	119
FUTURE TRAILER STORAGE	30
VEHICULAR PARKING	393
FUTURE VEHICULAR PARKING	83
DOCK DOORS	52
DRIVE-IN DOORS	1
ACREAGE	47.34



These plans have been prepared solely for marketing purposes for the exclusive use of  
— Mericle Commercial Real Estate Services

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570.823.1100  
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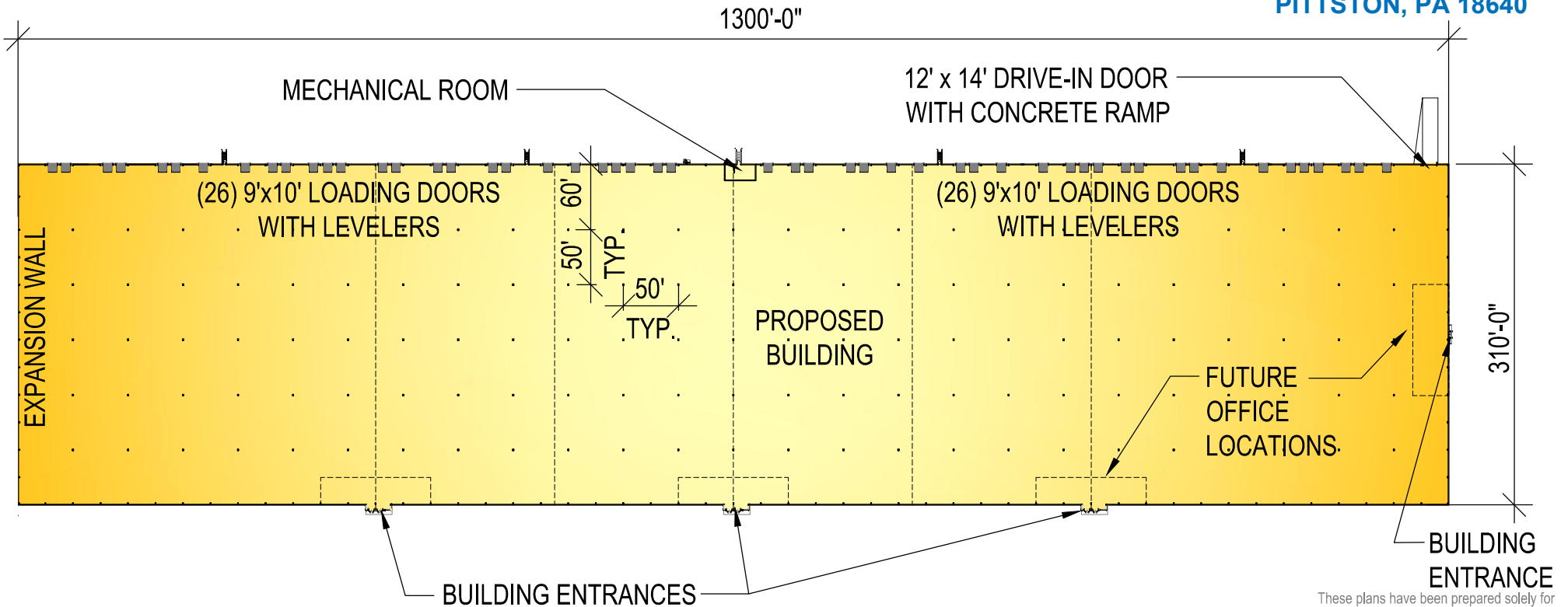
East Mountain Corporate Center  
100 Baltimore Drive  
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

# CONCEPTUAL BUILDING PLAN

PROPOSED 403,000 S.F. BUILDING  
WITH A 124,000 S.F. EXPANSION

PARCEL #44  
100-170 PATRIOT DRIVE  
CENTERPOINT COMMERCE  
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PITTSION, PA 18640



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## BUILDING SPECIFICATIONS

### SITE IMPROVEMENTS

- On-site parking for approximately 393 vehicles with future parking for up to 476 spaces.
- Site contains approximately 47.34 acres.
- On-site trailer storage for approximately 119 trailers with future storage for up to 149 trailers.
- 8" thick x 60' deep, reinforced concrete apron at loading dock.
- 8' wide concrete dolly pad at 60' deep trailer storage area.
- Asphalt paving, including heavy duty pave at truck areas.
- Professionally designed landscape and maintenance.
- Marquee sign at site entrance.

### BUILDING IMPROVEMENTS

- Building shall contain 403,000 square feet, expandable to 527,000 square feet.
- Building dimensions are 1,300'-0" (length) x 310'-0" (depth). Expansion dimensions are 400'-0" (length) x 310'-0" (depth)
- Spaces available from 50,119 square feet.
- 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- 6" concrete floor slab reinforced with welded steel mats.
- MR24 standing seam roof system with insulation.
- Exterior wall system shall consist of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- The building shall contain (52) 9'-0" x 10'-0" vertical lift dock doors with 30,000 LB capacity Rite-Hite, mechanical levelers with bumpers.
- The building shall contain (1) 12'-0" x 14'-0" vertical lift drive-in door with pre-cast ramp.
- 31'-0" approximate clear structural height along loading walls and 36'-5" approximate clear structural height at high eave.

### UTILITIES AND BUILDING SYSTEMS

- The warehouse heating system shall be gas-fired, suspended unit heaters or energy efficient, Cambridge direct-fire units.
- The electrical service shall be 800 amp, 480/277 volt, 3-phase, expandable.
- The warehouse lighting shall be energy efficient fluorescent t-bay fixtures with lighting levels of 18 -22 FC average.
- Fire Protection System shall be an Early Suppression Fast Response (ESFR) sprinkler system.
- Provisions for domestic water and natural gas shall be provided.
- All utilities shall be separately metered.

**PROPOSED 403,000 S.F. BUILDING  
WITH A 124,000 S.F. EXPANSION**

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100-170 PATRIOT DRIVE  
CENTERPOINT COMMERCE  
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PITTSBURGH TOWNSHIP  
PITTSBURGH, PA 15640**

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