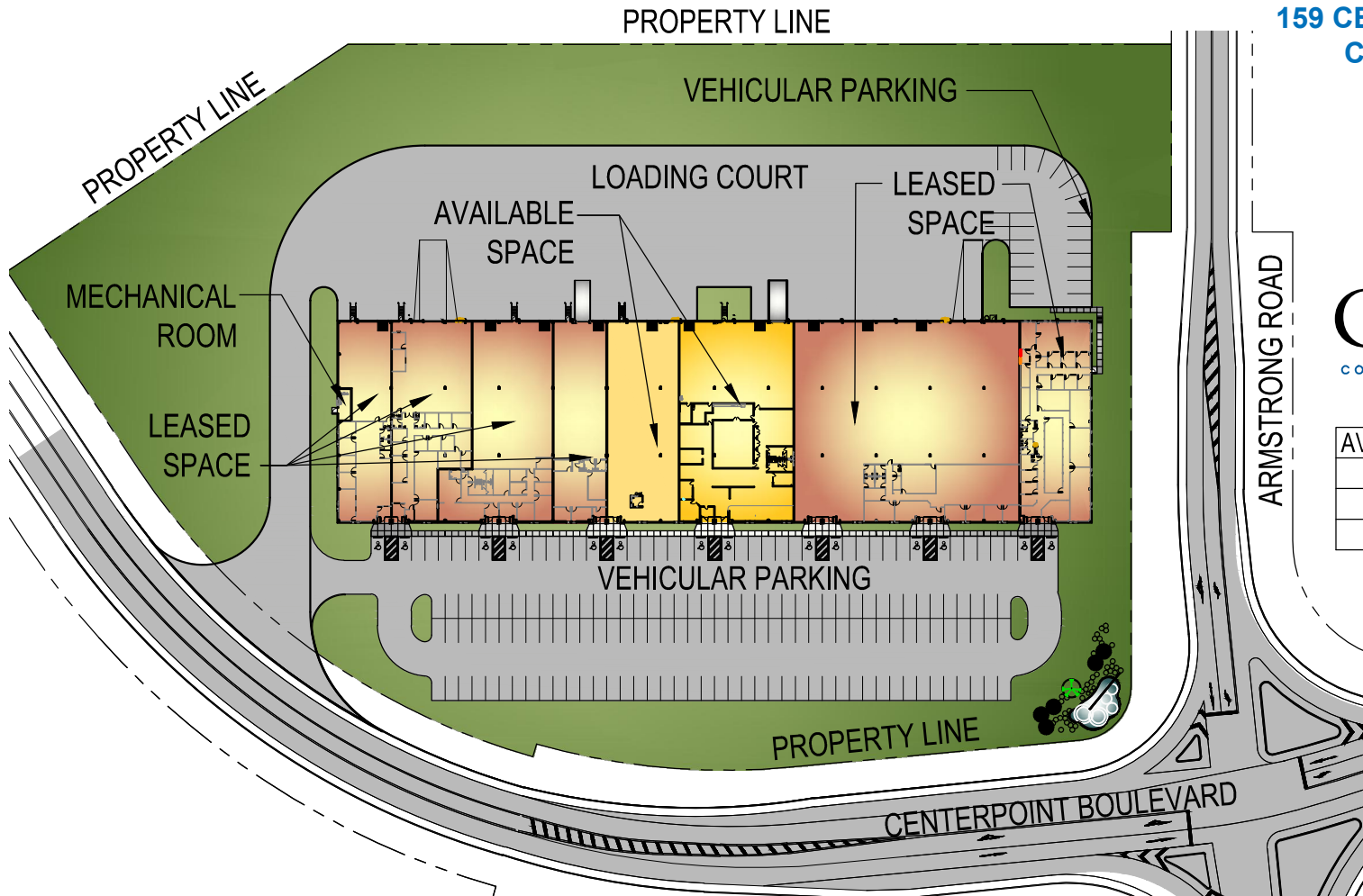


EXISTING SITE PLAN

AVAILABLE 12,881 S.F. SPACE WITHIN
AN EXISTING 84,121 S.F. BUILDING

PARCEL #2
159 CENTERPOINT BOULEVARD
CENTERPOINT COMMERCE
AND TRADE PARK-EAST
JENKINS TOWNSHIP
PITTSTON, PA 18640



AVAILABLE PARKING SPACES	23
AVAILABLE DOCK DOORS	2
DRIVE-IN DOOR	1
ACREAGE	8.55

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- Mericle Commercial Real Estate Services

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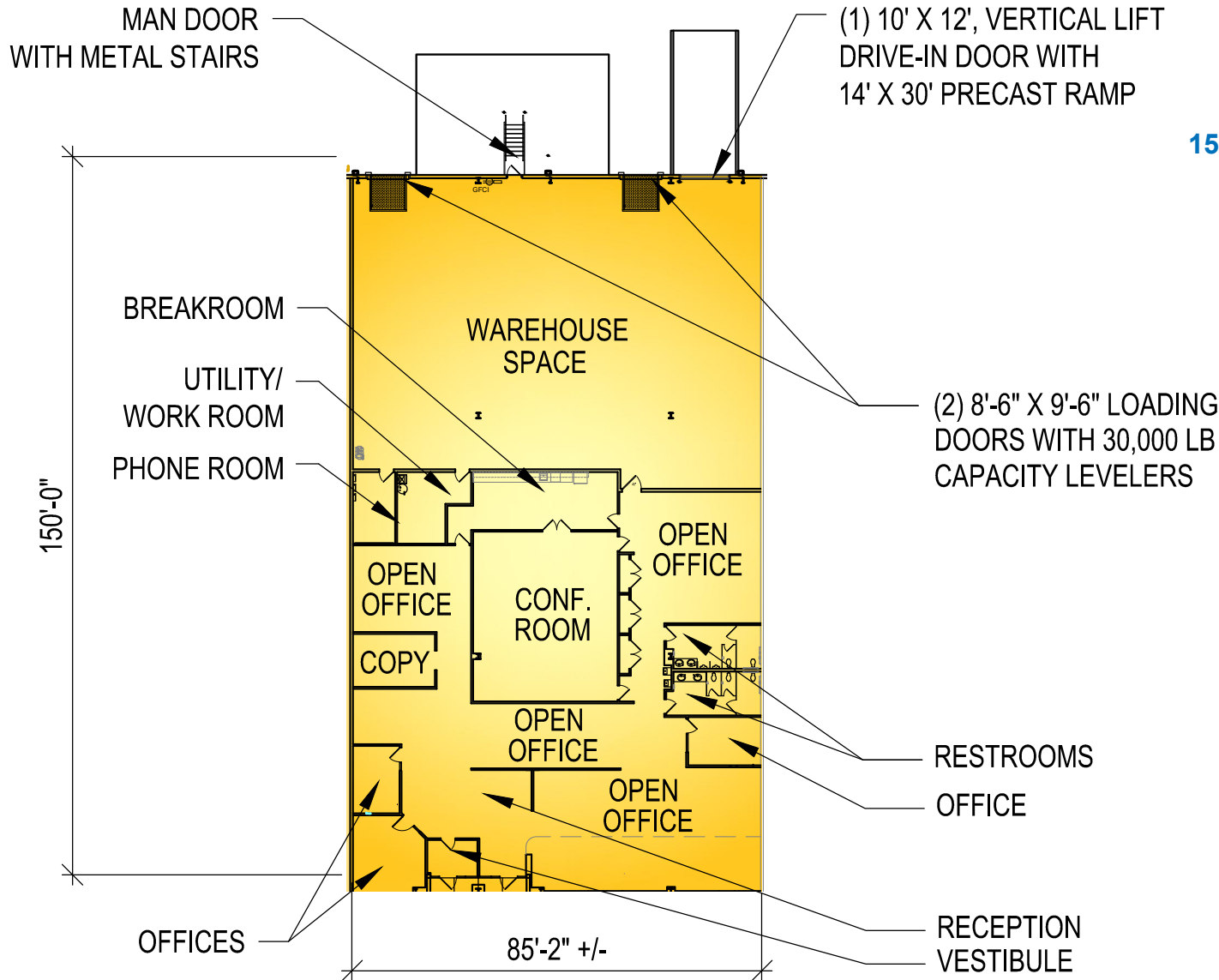
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

EXISTING FLOOR PLAN

AVAILABLE 12,881 S.F. SPACE WITHIN
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SPECIFICATIONS

SITE IMPROVEMENTS

- Site contains approximately 8.55 Acres.
- On-site parking for approximately (23) vehicles.
- Asphalt paving including heavy duty pave in truck areas.
- Marquee sign at site entrance.
- Water feature onsite.
- Professionally prepared landscape design.

BUILDING IMPROVEMENTS

- Building contains 84,121 square feet.
- Building dimensions 560' (length) X 150' (depth).
- Available space contains 12,881 square feet.
- 30'-6" clear structural height at low eave and 33'-6" clear structural height at high eave.
- 40' X 50' bay spacing.
- 6" thick concrete floor slab reinforced with welded steel mats.
- MR-24 standing seam roof system.
- Exterior wall system consisting of architectural masonry, aluminum glazing entrance system, and insulated metal wall panels.
- The available space contains two (2) 8'-6" X 9'-6" vertical lift, insulated steel dock doors with 30,000 lb. capacity mechanical levelers with bumpers.
- The available space contains one (1) 10' x 12' vertical lift, insulated steel drive-in door with 14' x 30' precast concrete ramp
- The interior office finishes are upgraded with carpet tile, wallpaper, and ceramic wall tile in restrooms.
- Break Room comes equipped with refrigerator, microwave, and dishwasher.

UTILITIES AND BUILDING SYSTEMS

- Heating in warehouse is energy efficient modine gas fired unit heaters.
- The Office Area is conditioned by packaged roof top units.
- Electrical service is a 1,600 amp, 120/208 V, 3 phase service.
- Warehouse lighting is energy efficient fluorescent T-bay fixtures with lighting levels of 18-22 FC average.
- The Office Area lighting is 2 x 4 fluorescent troffers with parabolic lenses.
- Fire protection system is an Ordinary Hazard Class III wet sprinkler system.
- Provisions for domestic water and natural gas are provided.
- Utilities are separately metered.

**AVAILABLE 12,881 S.F. SPACE WITHIN
AN EXISTING 84,121 S.F. BUILDING**

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