

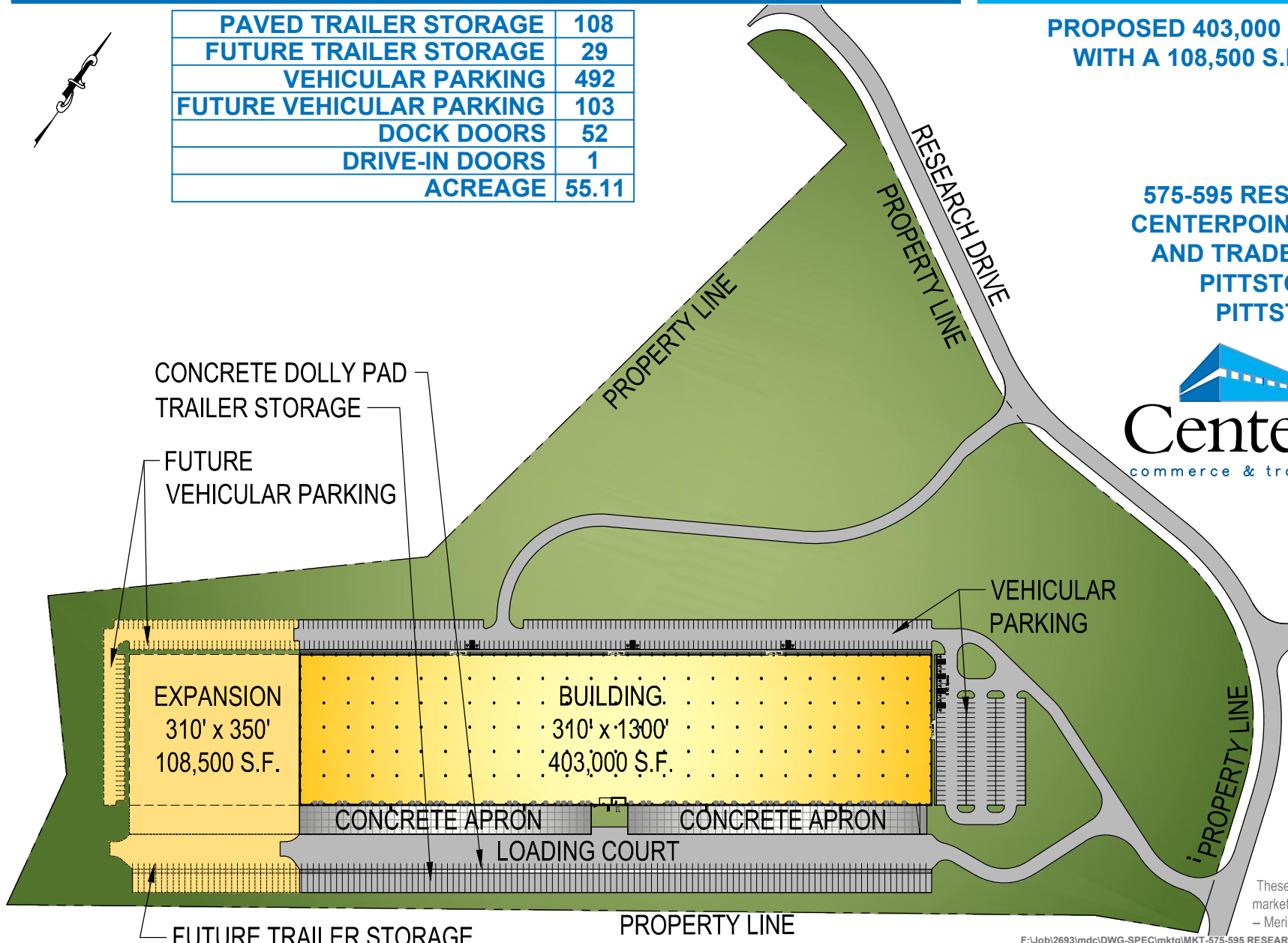
CONCEPTUAL SITE PLAN

PROPOSED 403,000 S.F. BUILDING
WITH A 108,500 S.F. EXPANSION

PARCEL #46
575-595 RESEARCH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - EAST
PITTSION TOWNSHIP
PITTSION, PA 18640



PAVED TRAILER STORAGE	108
FUTURE TRAILER STORAGE	29
VEHICULAR PARKING	492
FUTURE VEHICULAR PARKING	103
DOCK DOORS	52
DRIVE-IN DOORS	1
ACREAGE	55.11



These plans have been prepared solely for marketing purposes for the exclusive use of
- Mericle Commercial Real Estate Services
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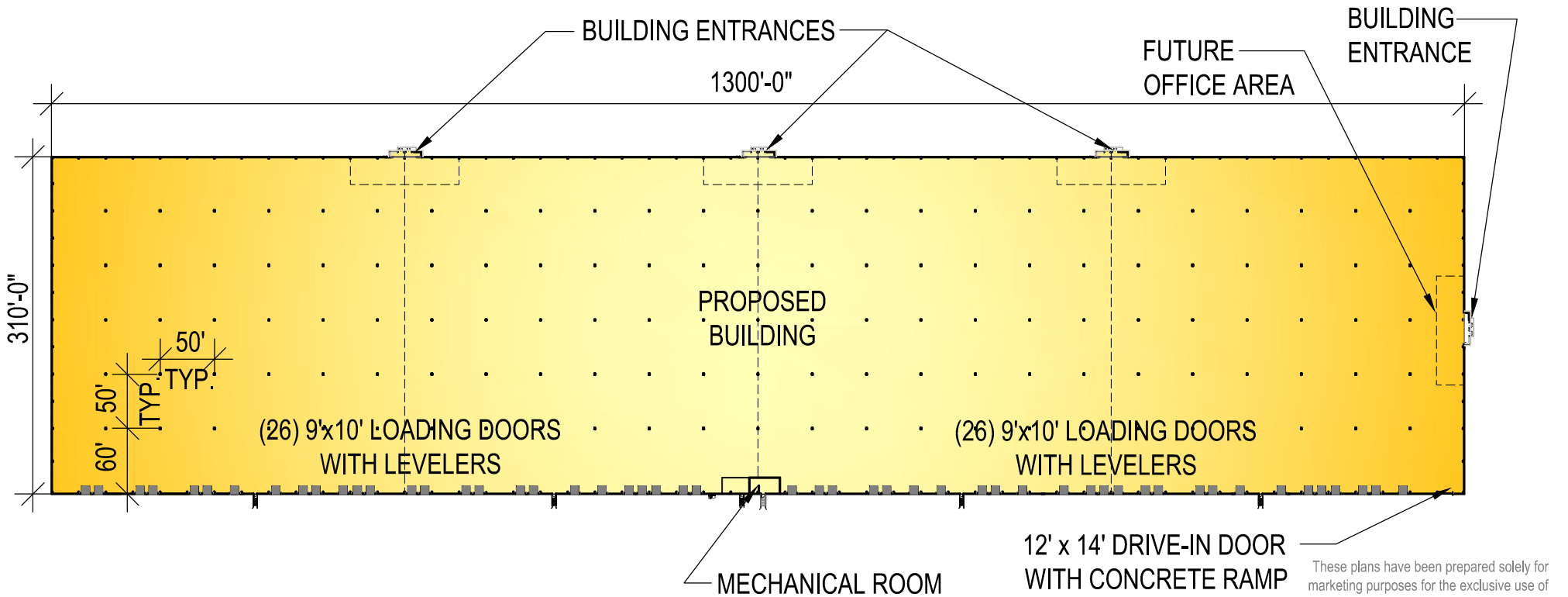
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

CONCEPTUAL BUILDING PLAN

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BUILDING SPECIFICATIONS

SITE IMPROVEMENTS

- On-site parking for approximately 492 vehicles with future parking for up to 595 spaces.
- Site contains approximately 55.11 acres.
- On-site trailer storage for approximately 108 trailers with future storage for up to 137 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 517,000 square feet.
- Building dimensions are 1,300'-0" (length) x 310'-0" (depth). Expansion dimensions are 350'-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.

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PITTSBURGH TOWNSHIP
PITTSBURGH, PA 15114**

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