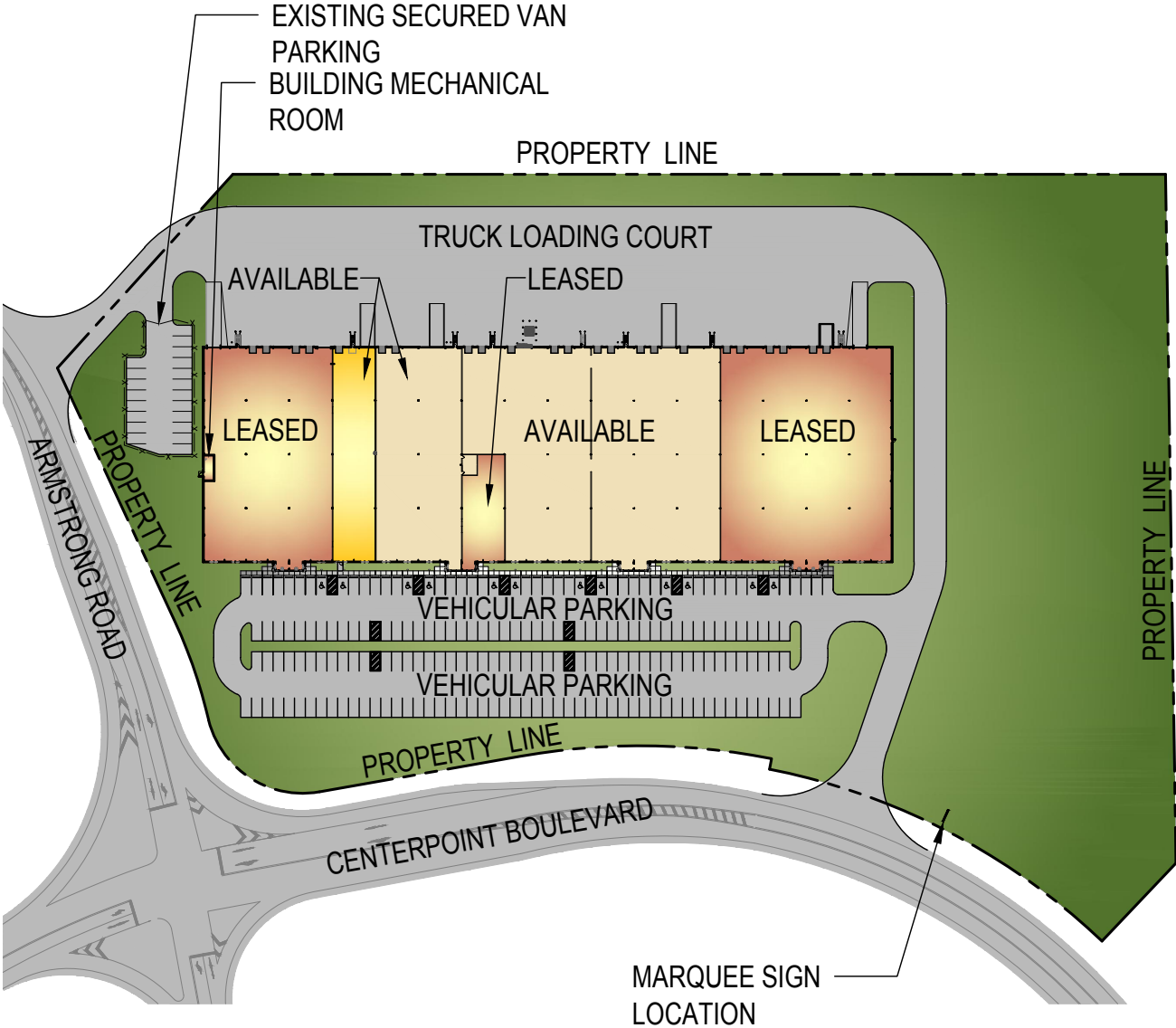


EXISTING SITE PLAN

AVAILABLE 8,016 S.F. AREA WITHIN AN EXISTING 128,992 S.F. BUILDING

PARCEL #1
118 CENTERPOINT BOULEVARD
CENTERPOINT EAST
COMMERCE AND TRADE PARK
JENKINS TOWNSHIP
PITTSTON, PA 18640



| | |
|------------------------|------------------|
| AVAILABLE SPACE | 8,016S.F. |
| PARKING SPACES | 12 |
| DOCK DOORS | 1 |
| DRIVE-IN DOORS | 1 |
| ACREAGE | 12.61 |

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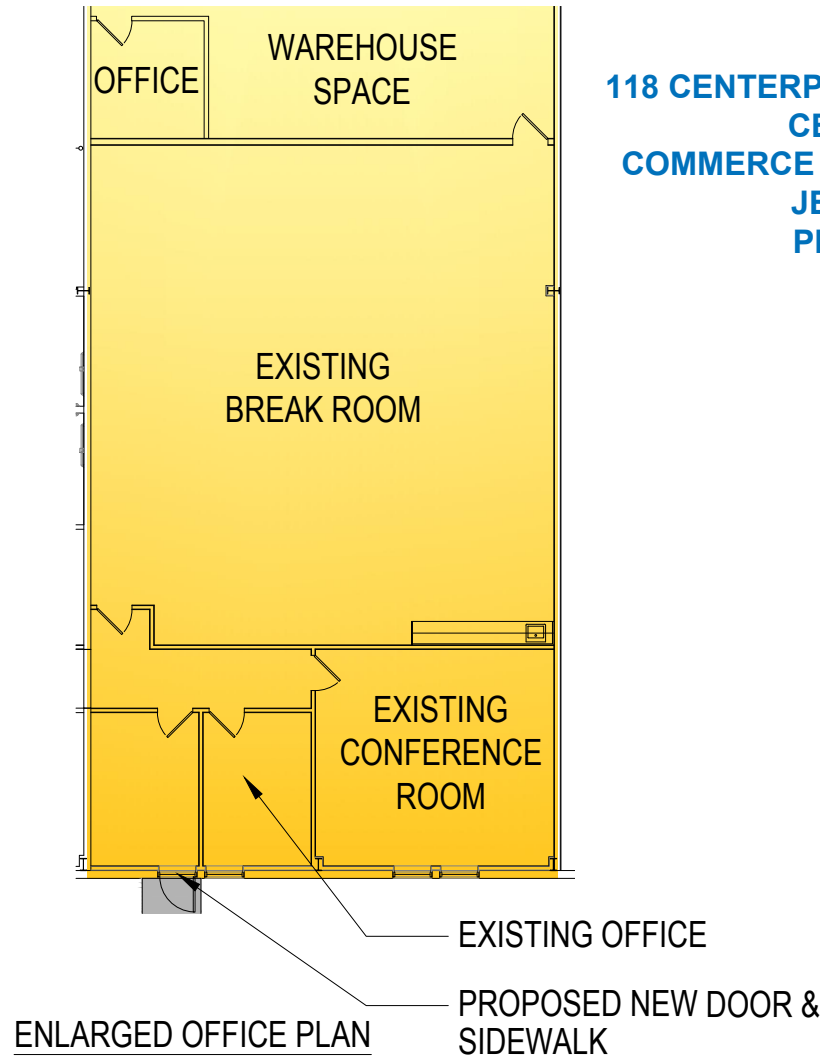
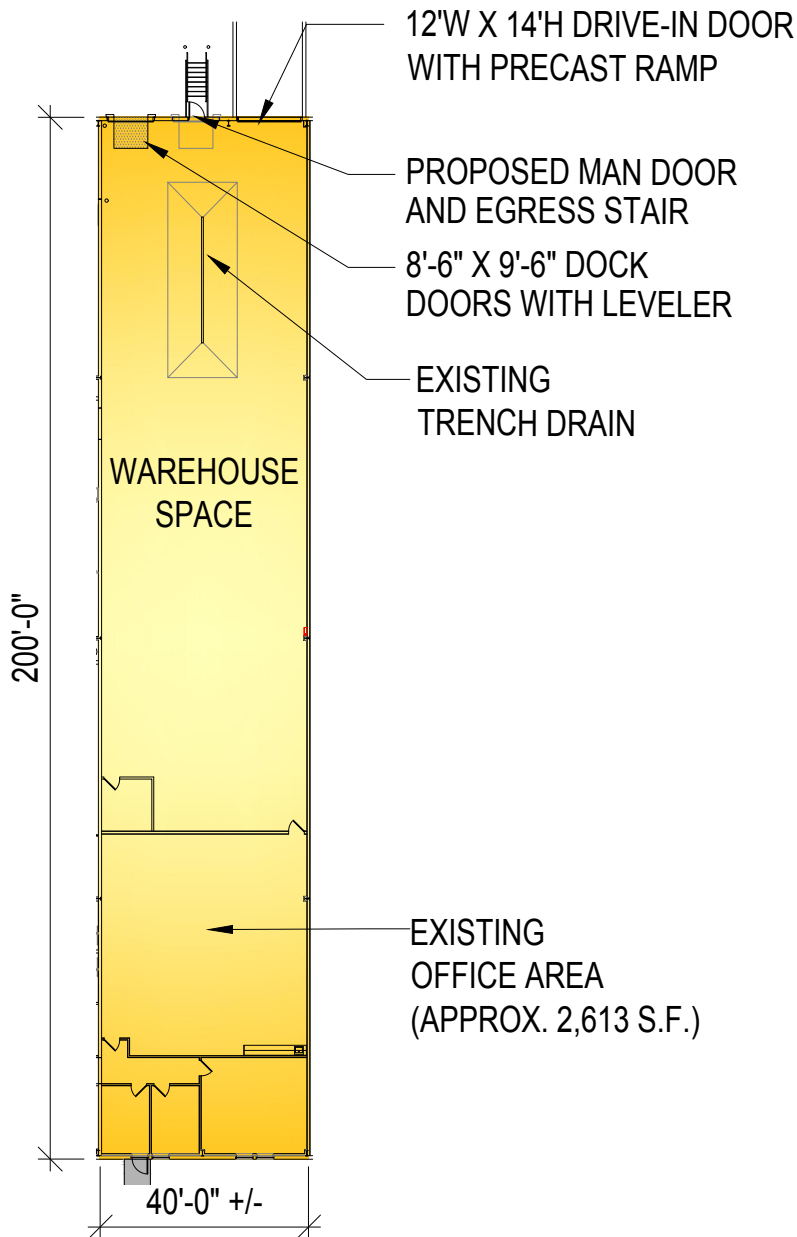
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MERICLE COMMERCIAL REAL ESTATE SERVICES
 East Mountain Corporate Center
 100 Baltimore Drive
 Wilkes-Barre, PA 18702
Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

FLOOR PLAN

AVAILABLE 8,016 S.F. AREA WITHIN AN EXISTING 128,992 S.F. BUILDING

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SPECIFICATIONS

SITE IMPROVEMENTS

- Site contains approximately 12.61 acres.
- Available on-site parking for 12 vehicles.
- Asphalt paving including heavy duty pave in Truck Areas.
- Professionally prepared landscape design.
- Illuminated, marquee sign at site entrance.

BUILDING IMPROVEMENTS

- The Building is 640 feet long and 200 feet deep.
- The available space is from 8,016 s.f. with a 2,613 square foot Office Area.
- Available space is 200 feet deep by 40 feet wide.
- 30'-1" clear structural height at low eave and 34'-3" clear structural height at high eave.
- *Butler MR24* standing seam metal roof system with R-19 fiberglass batt insulation.
- 6" thick concrete floor slab is reinforced with welded steel mats.
- Exterior wall system is constructed with split-faced concrete block, *Butler Texturewall* insulated metal wall panels with an R-value of 15.4, an aluminum-frame, insulated glass storefront system and architectural e.i.f.s. accents.
- The available space contains one (1) 8'-6" x 9'-6" vertical lift, insulated steel dock door with 30,000 lbs capacity mechanical leveler with bumpers.
- The available space contains one (1) 12'W x 14'H vertical lift, manually operated, insulated steel drive-in door, with 40' long, 50,000 lbs capacity, pre-cast concrete ramp.

UTILITIES AND BUILDING SYSTEMS

- The heating system in Warehouse Areas is high efficiency, suspended, gas-fired unit heaters.
- Heating and cooling in the Office Area is gas/electric packaged roof top units.
- The electrical service is 400 AMP, 120/208v 3-phase.
- Office Area lighting is 2' x 4' fluorescent troffers with prismatic lenses.
- Warehouse lighting is high-efficiency T5 fluorescent fixtures with lighting levels of 18-22 FC average.
- Fire protection system is Ordinary Hazard Class III Commodity, ESFR capable, in Warehouse Area and Light Hazard in the Office Area.
- Provisions for domestic water and natural gas are provided.
- All utilities are separately metered.

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EXISTING 128,992 S.F. BUILDING

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