

# 16,432 SF - 60,769 SF

ON 12.61 ACRES AVAILABLE FOR LEASE

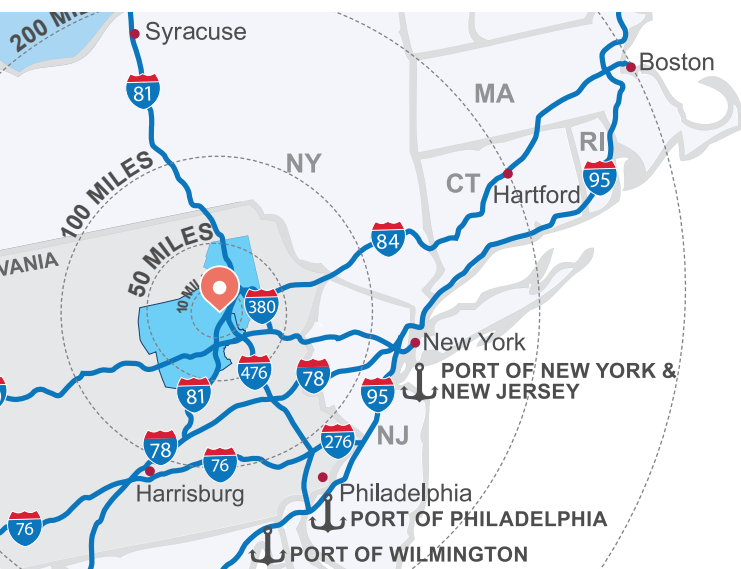
**120-134 CENTERPOINT BLVD.**

CENTERPOINT COMMERCE & TRADE PARK EAST  
JENKINS TOWNSHIP, PA



## MODERN FLEX SPACE NEAR I-81, I-476

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



### DIRECTIONS TO CENTERPOINT EAST:

- **Traveling North on I-81** - Take Exit 175 (Pittston/Route 315 North). Once off exit ramp, make first right just before the light at the car dealership. Follow road under I-476 overpass. Proceed straight into 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 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 park.

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# PLANS AND SPECIFICATIONS

## SIZE

- **Available Space:** 16,432 SF to 60,769 SF
- Two adjacent spaces that can be leased separately or combined
- **Acreage:** 12.61 acres
- **Building Size:** 128,992 SF

## BUILDING CONSTRUCTION

- **Floor:** 6" thick concrete floor slab reinforced with welded steel mats
- **Roof:** MR24 standing seam roof system with insulation
- **Exterior Walls:** Split-face concrete block, architecturally designed e.i.f.s., textured, insulated metal wall panels, and an aluminum frame, glass storefront system
- **Clear Ceiling Height:** 30'-1" to 34'-3"
- **Column Spacing:** 40' x 50' bay spacing

## UTILITIES

- **HVAC:** High-efficiency, suspended, gas-fired unit heaters
- Warehouse in 16,432 SF section contains roof exhaust fans, wall louvers, and CO<sub>2</sub> monitoring system
- **Electrical Service:** 400 AMP, 120/208v, 3-phase
- **Lighting:** 400W metal halide, high-bay fixtures with lighting levels of 18-22 FC average
- **Utilities:** Separately Metered, Public Water, Sewer, Gas, and Electric

## SPACE 1 | 16,432 SF

- **Loading:** Two (2) 8'-6" x 9'-6" vertical-lift, insulated steel dock doors with 30,000 lb. capacity mechanical levelers with bumpers
- One (1) 12'W x 14'H vertical-lift, motor-operated, insulated steel drive-in doors, with 40' long, 50,000 lb. capacity pre-cast concrete ramp
- **Fire Protection:** Class III, sprinkler system (ESFR capable)

## SPACE 2 | 44,337 SF

- **Office Space:** 2,812 SF
- **Loading:** Ten (10) 8'-6" x 9'-6" vertical-lift, insulated steel dock doors with 30,000 lb. capacity mechanical levelers with bumpers
- One (1) 12'W x 14'H vertical-lift, motor-operated, insulated steel drive-in doors, with 40' long, 50,000 lb. capacity pre-cast concrete ramp
- **Fire Protection:** ESFR fire protection system

## PARKING

- Abundant on-site parking for vehicles and trailers

## LOCATION

- Less than one mile from I-81 and 1-476
- More than 470,000 live within 20 miles of the park

## SITE PLAN



*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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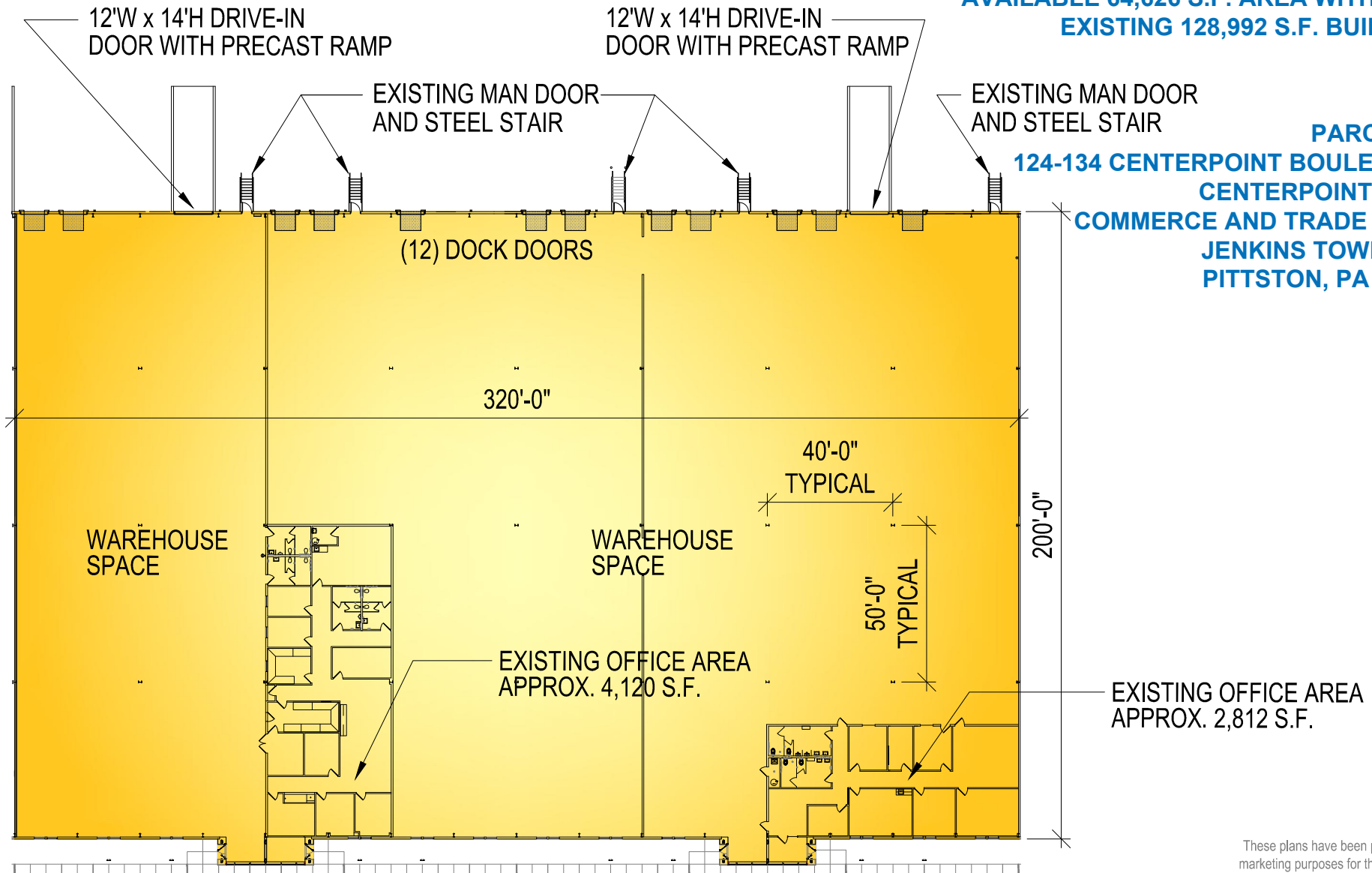
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## EXISTING FLOOR PLAN

**AVAILABLE 64,626 S.F. AREA WITHIN AN  
EXISTING 128,992 S.F. BUILDING**

**PARCEL #1**

**124-134 CENTERPOINT BOULEVARD  
CENTERPOINT EAST  
COMMERCE AND TRADE PARK  
JENKINS TOWNSHIP  
PITTSBURGH, PA 15114**



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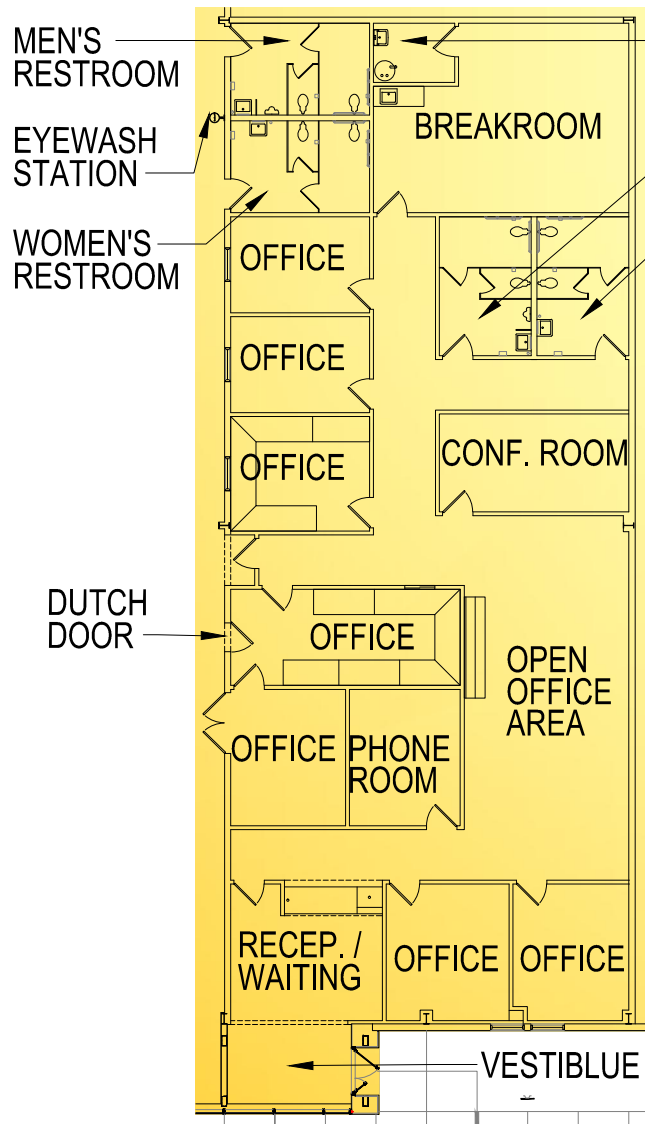
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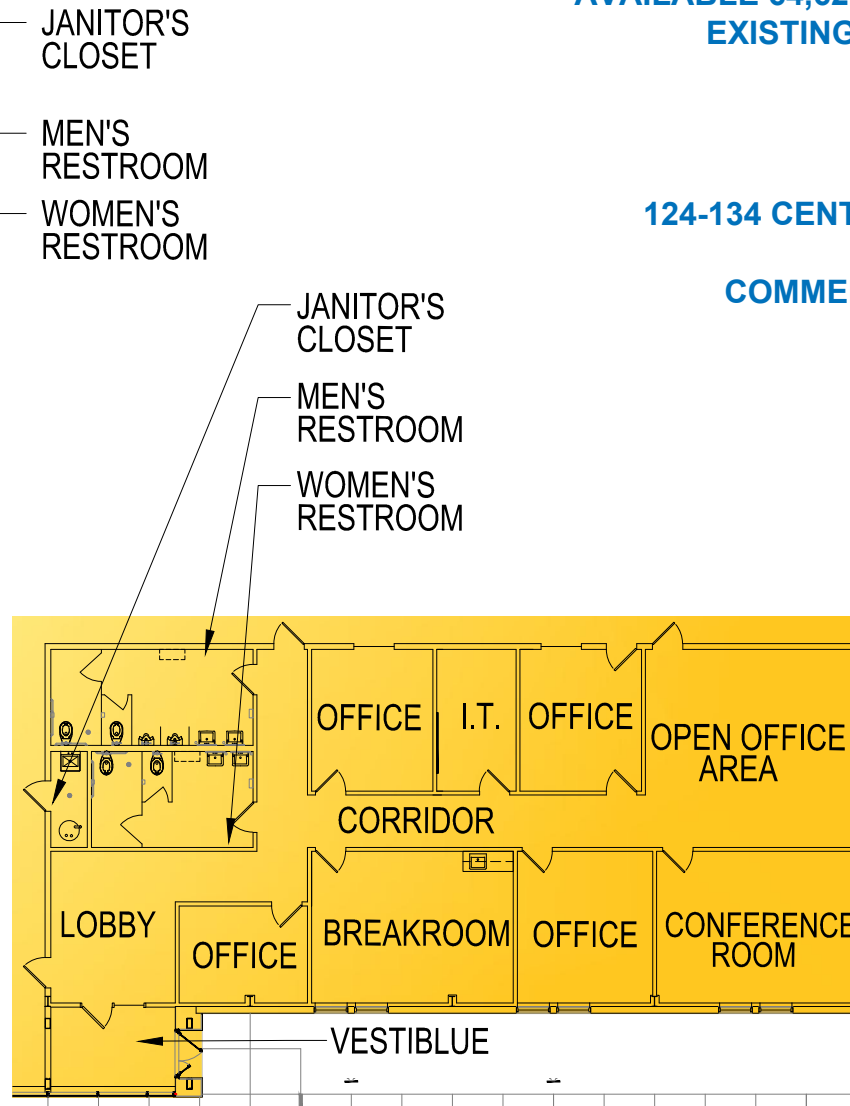
## ENLARGED OFFICE PLANS

AVAILABLE 64,626 S.F. AREA WITHIN AN  
EXISTING 128,992 S.F. BUILDING

**PARCEL #1**  
**124-134 CENTERPOINT BOULEVARD**  
**CENTERPOINT EAST**  
**COMMERCE AND TRADE PARK**  
**JENKINS TOWNSHIP**  
**PITTSTON, PA 18640**



ENLARGED OFFICE AREA 1



ENLARGED OFFICE AREA 2

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## BUILDING SPECIFICATIONS

### SITE IMPROVEMENTS

- Site contains approximately 12.61 acres.
- On-site parking for up to 142 vehicles.
- Asphalt paving including heavy duty pave in truck areas.
- Professionally prepared landscape design.

### BUILDING IMPROVEMENTS

- Available space contains from 20,289 to 64,626 rentable square feet with approximately 4,120 s.f. to 6,932 s.f. of existing office space.
- Available space dimensions are shown on plan.
- 30'-1" clear structural height at low eave.
- 34'-3" clear structural height at high eave.
- MR24 standing seam metal roof system.
- 6" thick concrete floor slab is reinforced with welded steel mats.
- Exterior wall system is constructed with a split-face, concrete block, architecturally designed e.i.f.s., textured insulated wall panels, and an aluminum frame, glass storefront system.
- The available space contains twelve (12) 8'-6" x 9'-6" vertical lift, insulated steel dock doors with 30,000 lbs capacity mechanical levelers with bumpers.
- The available space contains one (1) 12'W x 14'H vertical lift, motor operated, and one (1) manual operated, insulated steel drive-in doors. Both with 40' long, 50,000 lbs capacity pre-cast concrete ramps.

### UTILITIES AND BUILDING SYSTEMS

- The heating system in the warehouse is high efficiency, suspended, gas fired unit heaters.
- Heating and cooling in the office areas are gas/electric packaged roof top units.
- Warehouse contains roof exhaust fans, wall louvers, and CO monitoring system.
- The electrical service is two (2) 400 AMP, 208/120 120/208v, 3-phase.
- Warehouse interior lighting is 400 W metal halide high bay fixtures with lighting levels of 18-22 FC average.
- Fire protection system is a combination of class III wet pipe sprinkler system and ESFR.
- 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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