

24,448 SF

ON 12.61 ACRES AVAILABLE FOR LEASE

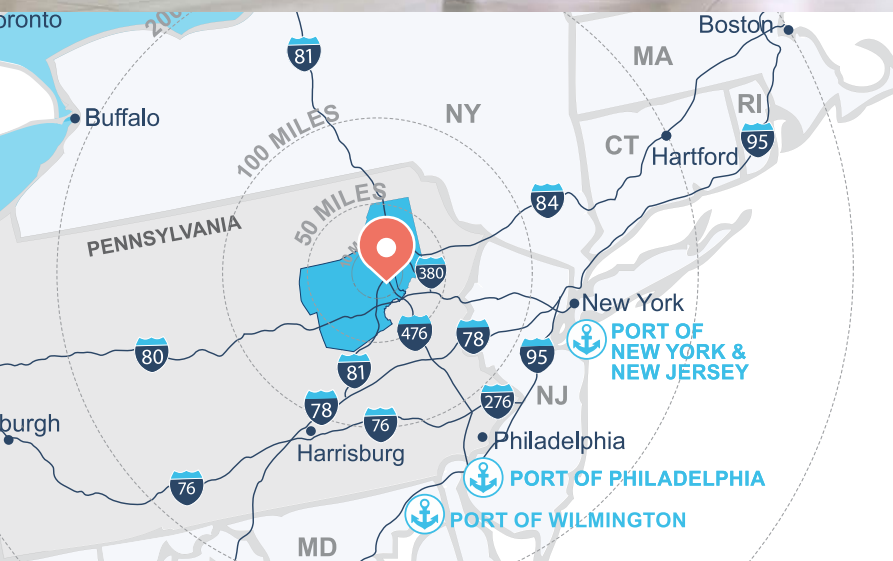
118-120 CENTERPOINT BLVD.

CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA



MODERN FLEX SPACE NEAR I-81, I-476

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CENTERPOINT FEATURES

- ✓ Park is less than one mile from I-81 and I-476
- ✓ Immediate proximity to FedEx Ground, FedEx Express, FedEx Smart Post, and UPS
- ✓ More than 700,000 people live within 30 miles
- ✓ Two hours from New York City and Philadelphia
- ✓ More than 51 million people live within 200 miles
- ✓ Public water, sewer, natural gas, fiber, and power
- ✓ Park is home to industrial facilities for Lowe's, The Home Depot, Neiman Marcus, Kimberly Clark, Bimbo Bakeries, Isuzu, Corning, and others.



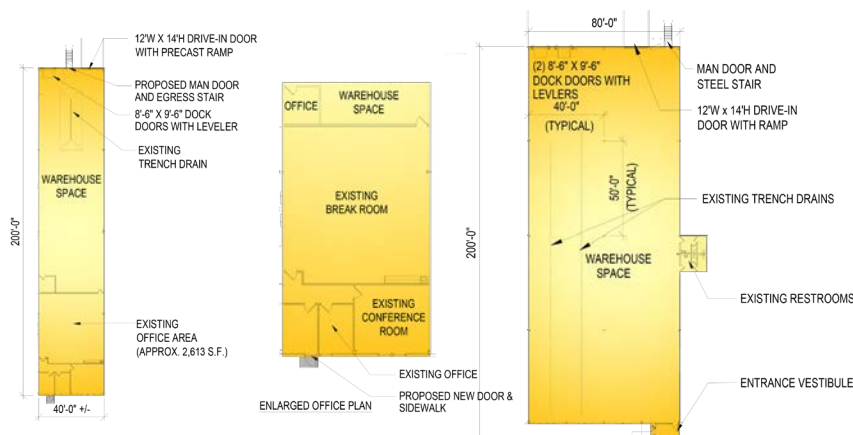
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SITE PLAN



FLOOR PLANS



SIZE

- **Available Space:** 24,448 SF
- **Acreage:** 12.61 acres
- 2,613 square foot office area
- **Building Size:** 128,992 SF
- **Building Dimensions:** 640' (length) x 200' (depth)

BUILDING CONSTRUCTION

- **Floor:** 6" thick concrete floor slab, reinforced with welded steel mats
- **Roof:** Butler MR24 standing seam metal roof system with R-19 fiberglass batt insulation.
- **Exterior Walls:** Split-faced concrete block, Butler Texturewall insulated metal wall panels with R-value of 15.4, an aluminum-frame insulated glass store-front system and architectural e.i.f.s. accents
- **Ceiling Height:** 30'-1" clear structural height at low eave and 34'-3" clear structural height at high eave
- **Column Spacing:** 50' x 50' bay spacing with 60' deep staging bay

LOADING

- **Dock Equipment:** Three (3) 8'-6"w x 9'-6"h vertical-lift, insulated steel dock doors with Rite-Hite 30,000 lbs capacity mechanical levelers with bumpers, dock lights and Frommelt seals
- Two (2) 12'w x 14'h vertical-lift, motor operated, insulated steel drive-in door, with 40' long, 50,000 lbs capacity pre-cast concrete ramp

UTILITIES

- **Warehouse HVAC:** High-efficiency, suspended, gas-fired unit heaters
- Warehouse area contains roof exhaust fans, wall louvers, and CO₂ monitoring system
- **Electrical Service:** (2) 400 amp, 120/208 volt, 3-phase services
- Back-up generator is 16K W, 120/240 V, single-phase natural gas
- **Warehouse Area Lighting:** 400 W metal halide, high bay fixtures with lighting levels of 18-22 FC average
- **Office Area Lighting:** 2' x 4' fluorescent troffers with prismatic lenses
- **Fire Protection:** Fire protection system is Ordinary Hazard Class III Commodity, ESFR capable
- **Utilities:** All utilities shall be separately metered
- Provisions for domestic water and natural gas shall be provided

PARKING

- Asphalt paving, including heavy duty pave in truck areas
- On-site parking for approximately 37 vehicles

LOCATION

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

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR

DEEP WATER PORTS

PORT	MI	KM
Philadelphia	120	193
New York/New Jersey	121	195
Wilmington	132	212
Baltimore	191	307

TRAVEL DISTANCES

CITY	MI	KM
Delaware Water Gap, PA	57	92
Allentown, PA	67	108
Morristown, NJ	96	155
Philadelphia, PA	113	182
Harrisburg, PA	116	187
Port Newark, NJ	126	203
New York, NY	128	206
Syracuse, NY	152	245
Baltimore, MD	194	312
Hartford, CT	198	319
Washington, DC	237	381
Pittsburgh, PA	290	467
Boston, MA	301	484



**MORE THAN 51 MILLION
PEOPLE LIVE WITHIN 200 MILES
OF CENTERPOINT COMMERCE & TRADE PARK**

EMPLOYMENT & UNEMPLOYMENT DATA

FOR LACKAWANNA & LUZERNE COUNTIES

MORE THAN 470,000 PEOPLE LIVE WITHIN 20 MILES OF CENTERPOINT

YEAR	NEPA REGION CIVILIAN LABOR FORCE	EMPLOYED	UNEMPLOYED	NEPA	PA	US
2019	263,600	251,500	12,100	4.6%	3.9%	3.8%
2018	264,800	250,300	14,600	5.4%	4.8%	4.1%
2017	263,600	248,700	14,900	5.6%	4.9%	4.4%



**118-120
CENTERPOINT BLVD.**
CENTERPOINT COMMERCE
& TRADE PARK EAST
PITTSBURGH, PA 15204

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