

# 68,785 SF

ON 12.61 ACRES AVAILABLE FOR LEASE

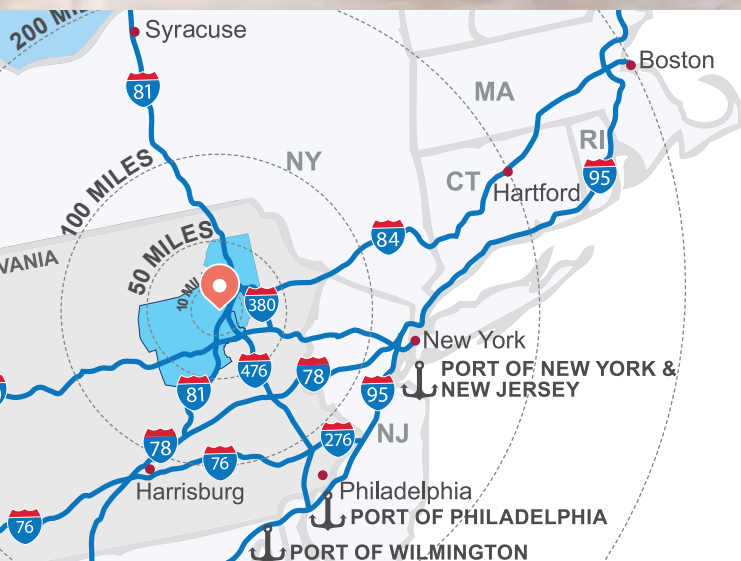
**118-134 CENTERPOINT BLVD.**

CENTERPOINT COMMERCE & TRADE PARK EAST  
JENKINS TOWNSHIP, PA



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

| [mericlereadytogo.com/100-144centerpointblvd](http://mericlereadytogo.com/100-144centerpointblvd) |



### DIRECTIONS TO CENTERPOINT COMMERCE & TRADE PARK EAST

#### TRAVELING NORTH ON I-81

Take Exit 175 (Pittston/Route 315 North). Make the first right just before the auto dealership. Follow road under I-476 overpass.

#### TRAVELING SOUTH ON I-81

Take Exit 175A (Pittston/Route 315 South). Follow Rt. 315 south ½ mile to first light. Turn left and follow road under I-476 overpass.

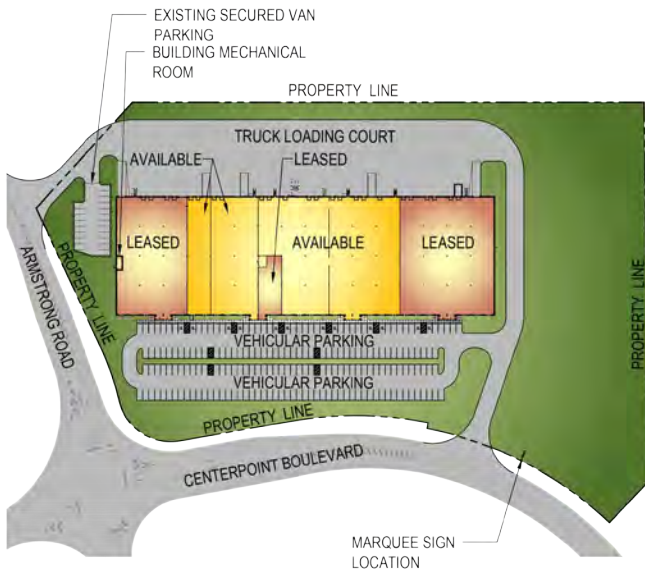
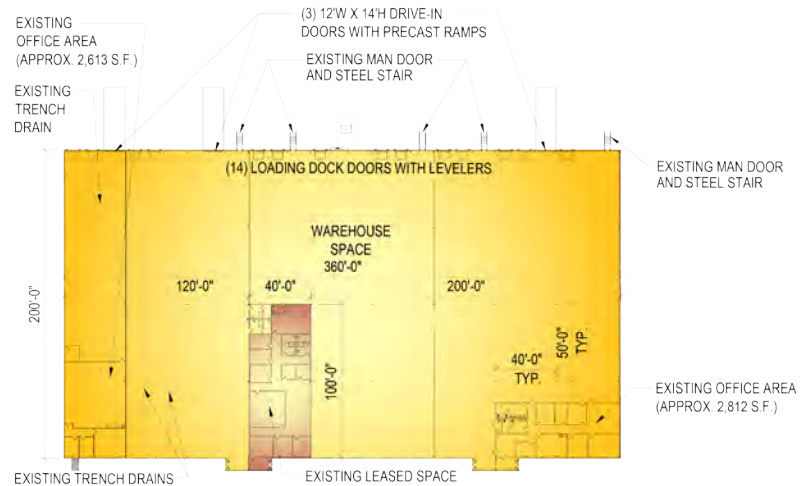
#### TRAVELING ON I-476 (PA TURNPIKE)

Take Exit 115 (Wyoming Valley). Follow Rt. 315 south ½ mile to first light. Turn left and follow road under I-476 overpass.



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**SITE PLAN****FLOOR PLAN****SIZE**

- **Available Space:** 8,016 SF to 68,785 SF
- 2,613 SF and 2,812 SF existing office areas
- **Acreage:** 12.61 acres
- **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:** Fourteen (14) 8'-6" w x 9'-6" h vertical-lift, insulated steel dock doors with 30,000 lbs capacity mechanical levelers with bumpers
- Three (3) 12' w x 14' h vertical-lift, manually operated, insulated steel drive-in doors, with 40' long, 50,000 lbs capacity, pre-cast concrete ramps

**UTILITIES**

- **Warehouse HVAC:** High-efficiency, suspended, gas-fired unit heaters
- **Office HVAC:** Gas/electric packaged roof top units
- **Electrical Service:** (3) 400 AMP, and a 200 AMP, 120/208 v, 3-phase services
- **Warehouse Area Lighting:** 400 W metal halide high bay fixtures, with approximately 5,400 SF upgraded to T-bay high efficiency fluorescent lights with lighting levels of 18-22 FC average
- **Office Area Lighting:** 2' x 4' fluorescent troffers with prismatic lenses
- **Fire Protection:** Ordinary Hazard Class III Commodity with approx. 41,500 SF warehouse area
- upgraded to ESFR, and Light Hazard at Office Areas.
- **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 127 vehicles

**LOCATION**

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



Northeastern Pennsylvania is the center of the Boston/Washington Corridor and is at the confluence of five major highways. Interstates 81, 80, 84, 380 and 476 meet at this inland hub and provide excellent access to firms wishing to serve Maine to Virginia and west to Ohio.

## 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



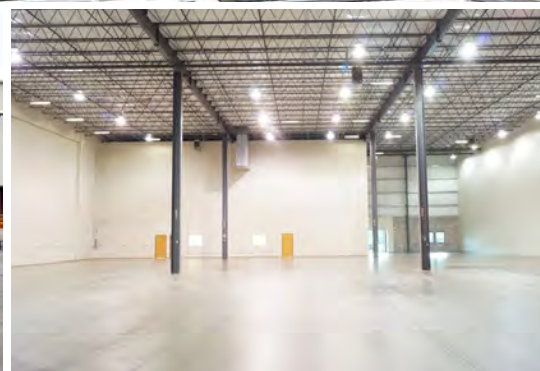
**10-YEAR, 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS**

## EMPLOYMENT DATA

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

YEAR	NEPA REGION CIVILIAN LABOR FORCE	EMP.	UNEMP.	NEPA	PA	US
2017	278,300	262,200	16,200	5.8%	4.9%	4.4%
2016	274,257	259,212	14,855	5.4%	4.7%	5.0%
2015	267,700	252,200	15,900	5.8%	5.4%	5.5%





**118-134 CENTERPOINT BLVD.**  
CENTERPOINT COMMERCE & TRADE PARK  
PITTSBURGH, PA 15240

## DEVELOPMENT DIVISION

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To learn more, please call one of us at **570.823.1100** to request a proposal and/or arrange a tour.



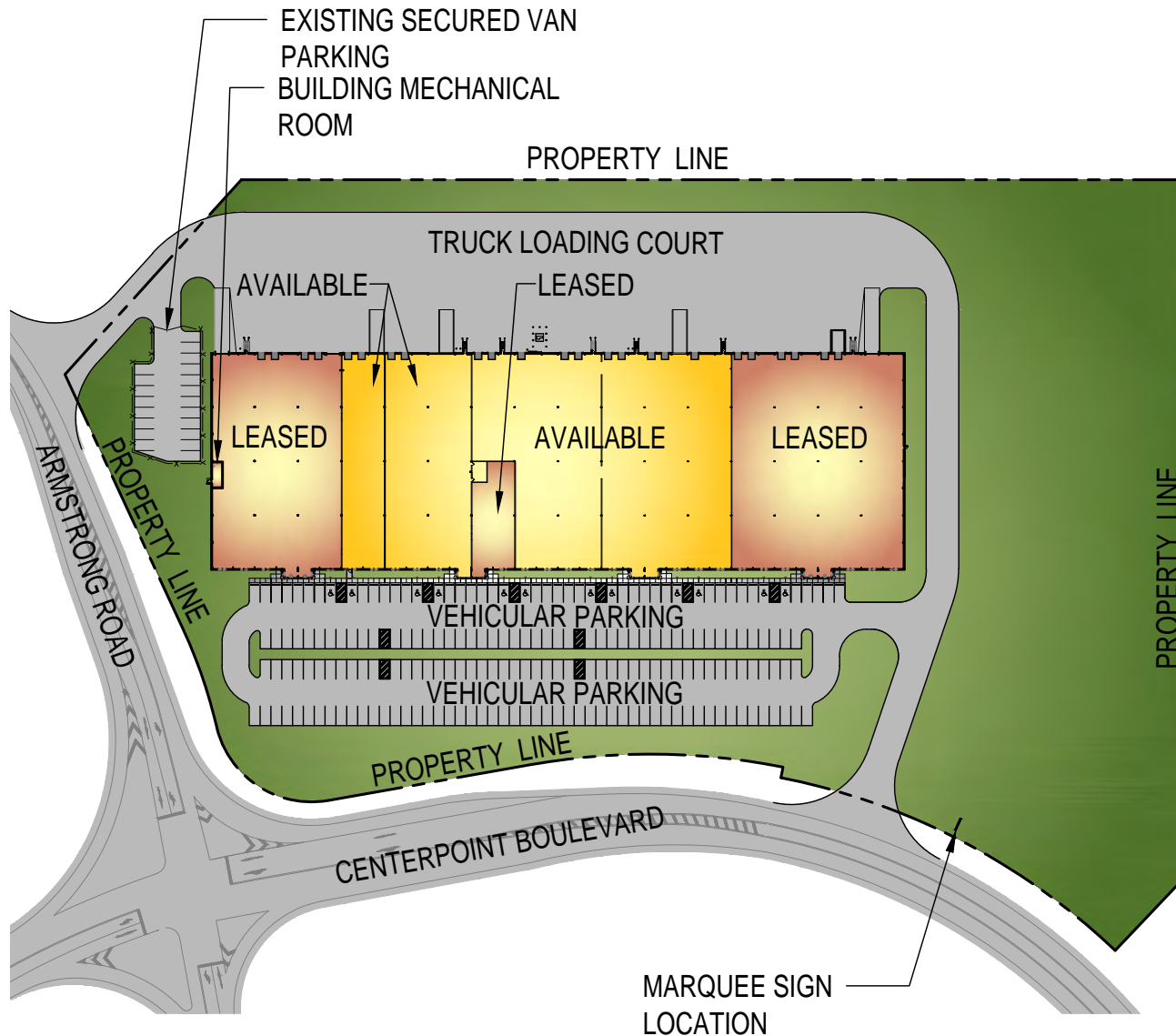
## EXISTING SITE PLAN

AVAILABLE COMBINED 68,785 S.F. AREA WITHIN AN  
EXISTING 128,992 S.F. BUILDING

**PARCEL #1**  
**118-134 CENTERPOINT BOULEVARD**  
**CENTERPOINT EAST**  
**COMMERCE AND TRADE PARK**  
**JENKINS TOWNSHIP**  
**PITTSTON, PA 18640**



<b>AVAILABLE SPACE</b>	<b>68,785 S.F.</b>
<b>PARKING SPACES</b>	<b>127</b>
<b>DOCK DOORS</b>	<b>14</b>
<b>DRIVE-IN DOORS</b>	<b>3</b>
<b>ACREAGE</b>	<b>12.61</b>



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marketing purposes for the exclusive use of  
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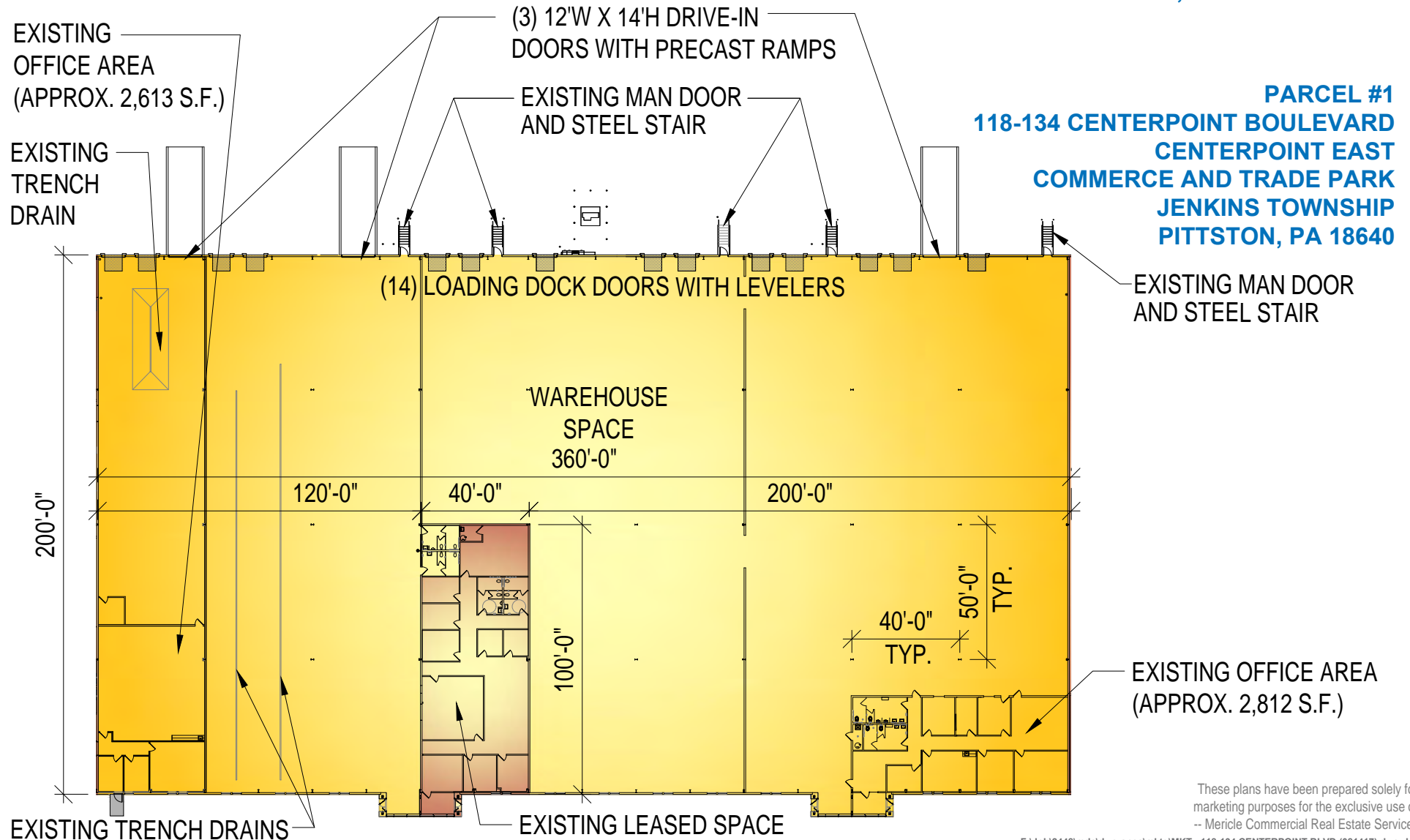


East Mountain Corporate Center  
100 Baltimore Drive  
Wilkes-Barre, PA 18702

*Developing Northeastern Pennsylvania's I-81 Corridor Since 1985*

## EXISTING FLOOR PLAN

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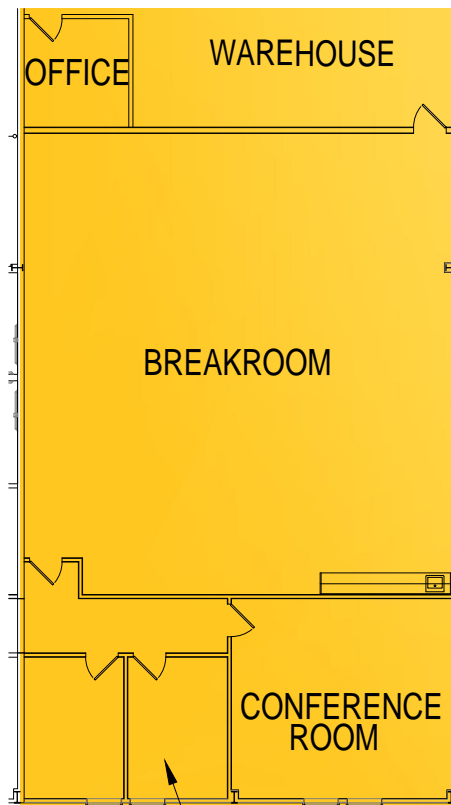
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## ENLARGED OFFICE PLANS

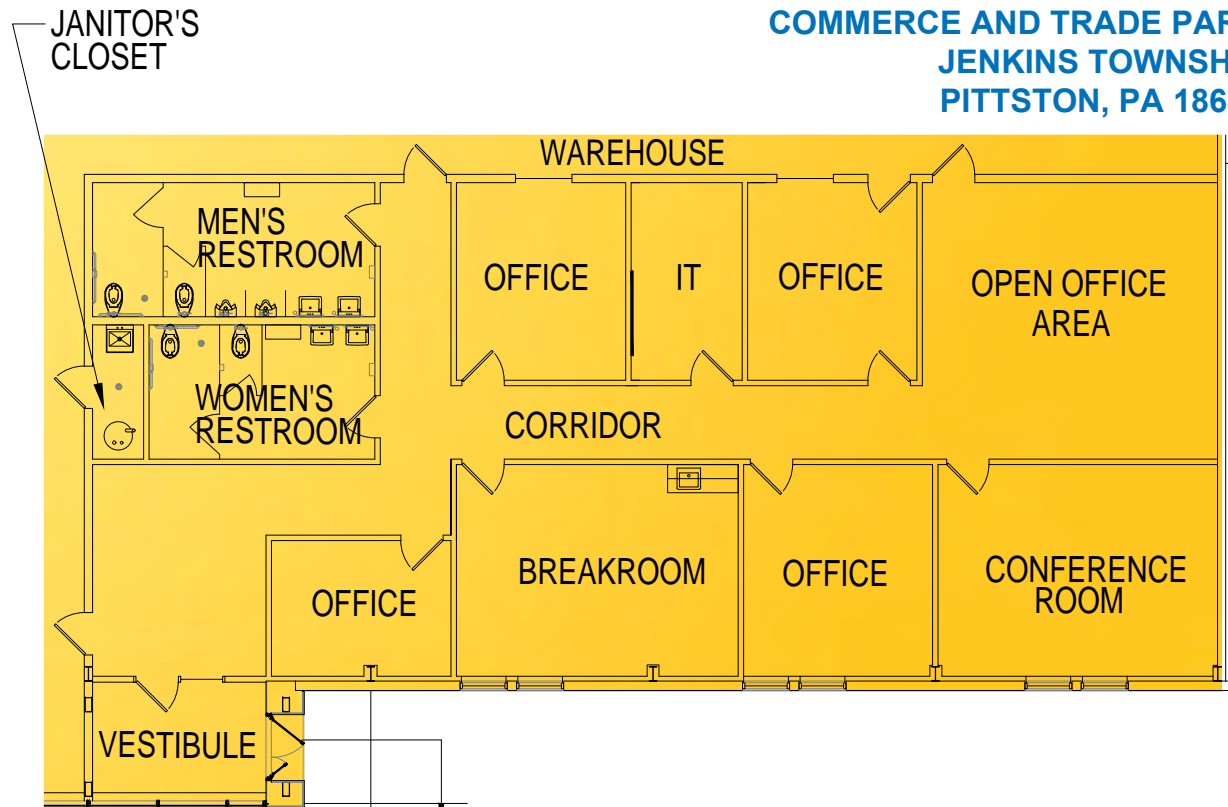
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OFFICE  
PROPOSED FUTURE  
ENTRANCE DOOR  
& SIDEWALK



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## SPECIFICATIONS

### SITE IMPROVEMENTS

- Site contains approximately 12.61 acres.
- Available on-site parking for up to 127 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. up to 68,785 s.f. with a 2,613 square foot office area and a 2,812 square foot office area.
- Available space dimensions are shown on plan.
- 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 R-value of 15.4, an aluminum-frame insulated glass storefront system and architectural e.i.f.s. accents.
- The available space contains fourteen (14) 8'-6" x 9'-6" vertical lift, insulated steel dock doors with 30,000 lbs capacity mechanical levelers with bumpers.
- The available space contains three (3) 12'W x 14'H vertical lift, manually operated, insulated steel drive-in doors, with 40' long, 50,000 lbs capacity, pre-cast concrete ramps.

### UTILITIES AND BUILDING SYSTEMS

- The heating system in Warehouse Areas are high efficiency, suspended, gas-fired unit heaters.
- Heating and cooling in the Office Areas are gas/electric packaged roof top units.
- The combined electrical services includes (3) 400 AMP, and a 200 AMP, 120/208v 3-phase services.
- Office area lighting is 2' x 4' fluorescent troffers with prismatic lenses.
- Warehouse Area lighting is 400 W metal halide high bay fixtures, with approximately 5,400 s.f. upgraded to T-bay high efficiency fluorescent lights with lighting levels of 18-22 FC average.
- Fire protection system is Ordinary Hazard Class III Commodity with approximately 41,500 s.f. Warehouse Area upgraded to ESFR, and Light Hazard at Office Areas.
- Provisions for domestic water and natural gas are provided.

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