

# 38,563 SF

ON 18.48 ACRES AVAILABLE FOR LEASE

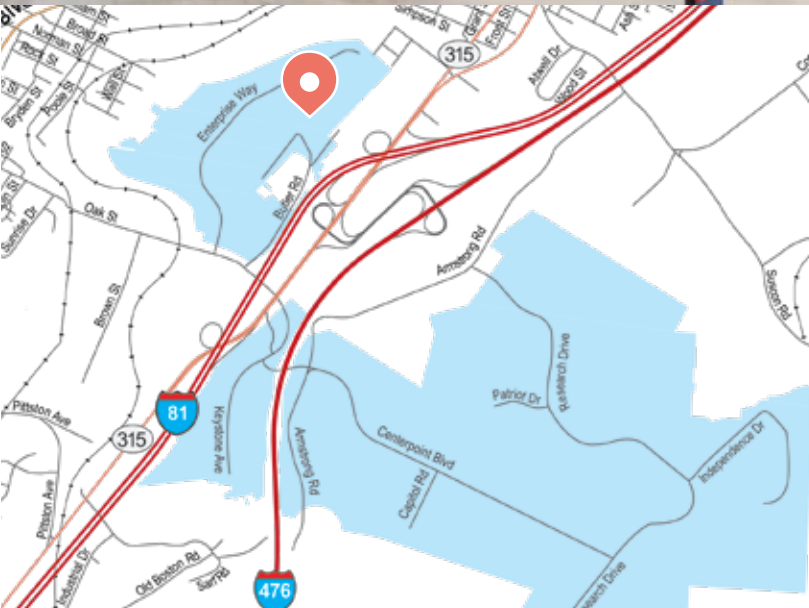
**319-329 ENTERPRISE WAY**

CENTERPOINT COMMERCE & TRADE PARK WEST  
PITTSBURGH, PA 15260



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

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



### DIRECTIONS TO CENTERPOINT WEST

**Traveling North on I-81** - Take Exit 175 (Pittston/Route 315 North). Make the first left at the light at the auto dealership. Drive 1/4 mile, entrance is on the right.

**Traveling South on I-81** - Take Exit 175A (Pittston/Route 315 South). Follow Route 315 south 1/2 mile to first light. Turn right. Drive 1/4 mile, entrance is on the right.

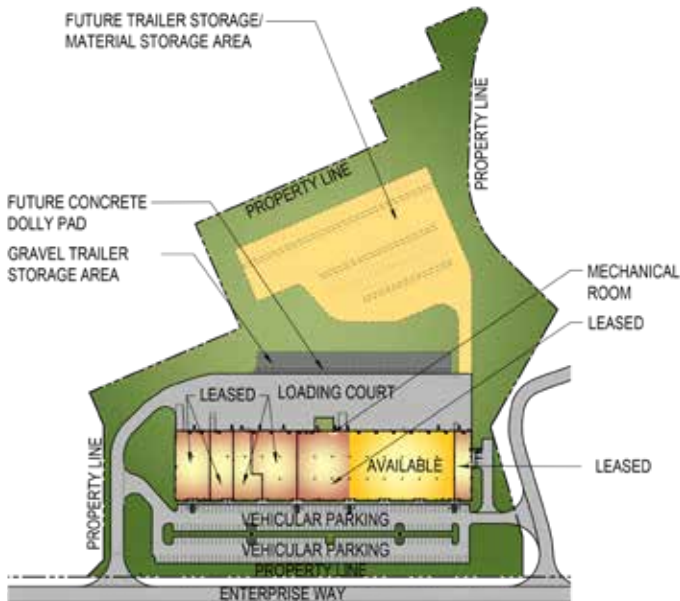
**Traveling on I-476 (PA Turnpike)** - Take Exit 115 (Wyoming Valley). Follow Route 315 south 1/2 mile to first light. Turn right. Drive 1/4 mile, entrance is on the right.



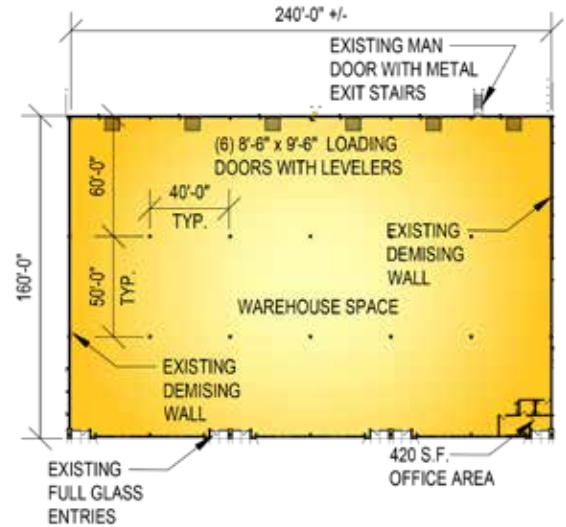
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## SITE PLAN



## FLOOR PLAN



## SIZE

- **Available Space:** 6,427 SF to 38,563 SF
- **Acreage:** 18.48 acres
- **Building Size:** 108,939 SF
- **Building Dimensions:** 680' (length) x 160' (depth)
- **Available Space Dimensions:** 240' (length) x 160' (depth)

## BUILDING CONSTRUCTION

- **Floor:** 6" thick concrete floor slab, reinforced with welded steel mats
- **Roof:** Butler's MR24 standing seam roof system
- **Exterior Walls:** Exterior wall system consists of architectural masonry, aluminum glazing entrance systems, and insulated metal wall panels
- **Ceiling Height:** 30' clear structural height at low eave and 33' clear structural height at high eave
- **Column Spacing:** 40' x 50' bay spacing with a 60' deep staging bay at the loading dock

## LOADING

- **Dock Equipment:** Six (6) 8'-6" x 9'-6" vertical-lift dock doors with 35,000 lb capacity levelers and Fairborn dock seals

## UTILITIES

- **Warehouse HVAC:** Roof-mounted, direct gas-fired industrial heaters by Cambridge
- **Office HVAC:** Gas/electric rooftop packaged units by Trane
- **Electrical Service:** 225 Amp to 400 Amp, 120/208 Volt, 3-Phase service (expandable to 800 Amps)
- **Warehouse Area Lighting:** Energy-efficient fluorescent T-bay fixtures 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, wet sprinkler system (ESFR capable)
- **Utilities:** All utilities shall be separately metered
- Provisions for domestic water provided

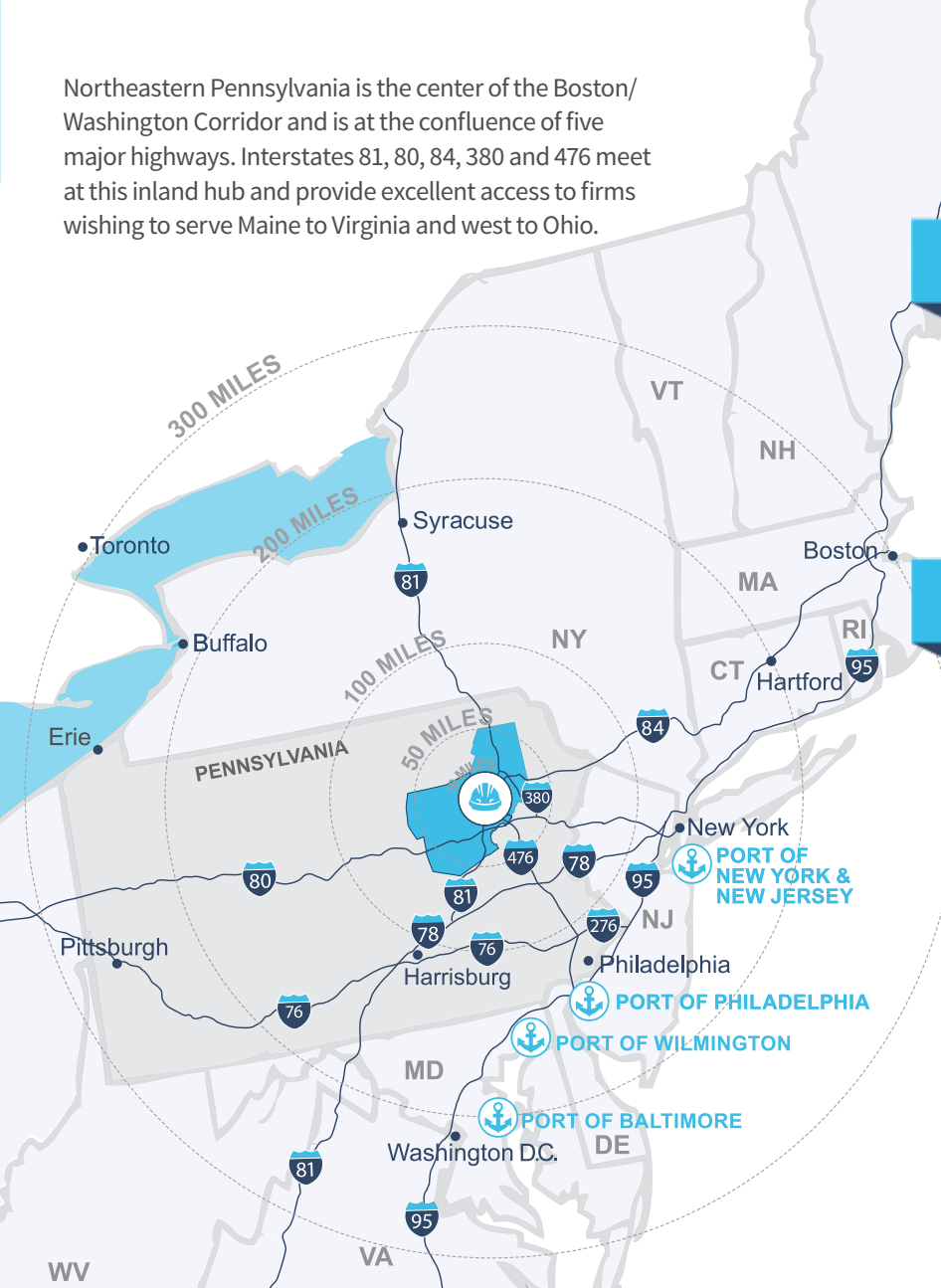
## PARKING

- On-site parking for approx. 78 vehicles
- On-site gravel trailer storage for approx. 29 trailers
- Future trailer storage for approximately 82 trailers
- Service driveway to end tenant

## 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

## MULTI-YEAR, 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS

### 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
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%
2016	267,200	251,400	15,800	5.9%	4.7%	5.0%





**319-329 ENTERPRISE WAY**  
CENTERPOINT COMMERCE & TRADE PARK WEST  
PITSTON, PA 18640



## 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.



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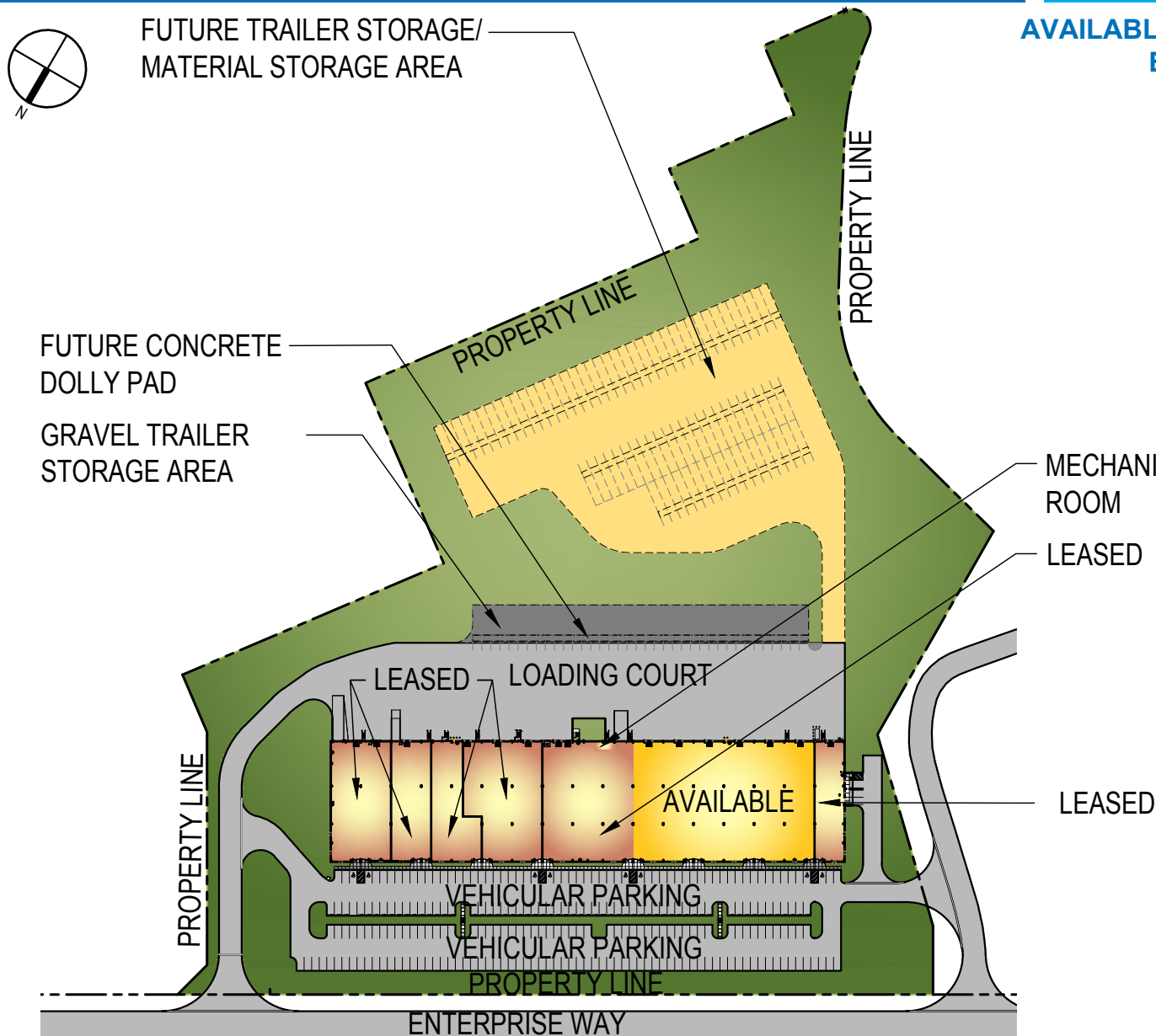
## EXISTING SITE PLAN

**AVAILABLE 38,563 S.F. SPACE WITHIN AN  
EXISTING 108,939 S.F. BUILDING**

**PARCEL #7A  
319-329 ENTERPRISE WAY  
CENTERPOINT COMMERCE  
AND TRADE PARK-WEST  
PITTSBURGH, PA 15260**



AVAILABLE PARKING SPACES	78
GRAVEL TRAILER STORAGE	29
FUTURE TRAILER STORAGE	82
DOCK DOORS	6
ACREAGE	18.48



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marketing purposes for the exclusive use of  
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100 Baltimore Drive  
Wilkes-Barre, PA 18702

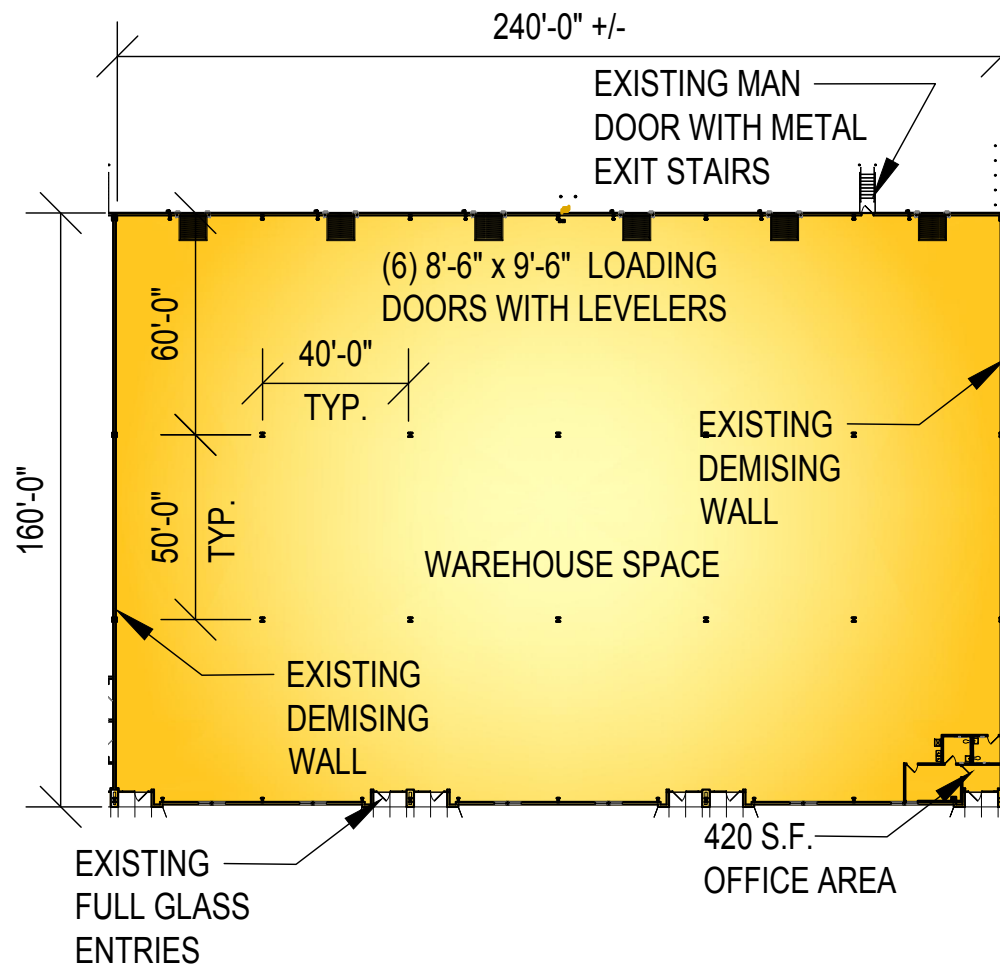
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## EXISTING FLOOR PLAN

AVAILABLE 38,563 S.F. SPACE WITHIN AN  
EXISTING 108,939 S.F. BUILDING

**PARCEL #7A**  
**319-329 ENTERPRISE WAY**  
**CENTERPOINT COMMERCE**  
**AND TRADE PARK-WEST**  
**PITTSBURGH, PA 15201**



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## SPECIFICATIONS

### SITE IMPROVEMENTS

- Site contains approximately 18.48 acres.
- On-site parking for approximately 78 vehicles.
- On-site gravel trailer storage for approximately 29 trailers.
- Future trailer storage for approximately 82 trailers.
- Service driveway to end tenant
- Professionally prepared landscape design.
- Marquee sign at site entrance.

### BUILDING IMPROVEMENTS

- Building contains 108,939 square feet.
- Building dimensions are 680' (length) X 160' (depth).
- Available space dimensions are approximately 240' (length) X 160' (depth).
- Spaces available from 6,427 square feet to 38,563 square feet.
- 30' clear structural height at low eave. 33' clear structural height at high eave.
- 40' X 50' bay spacing with a 60' deep staging bay at the loading dock.
- 6" thick concrete floor slab reinforced with welded steel mats.
- *Butler's* MR24 standing seam roof system.
- Exterior wall system consists of architectural masonry, aluminum glazing entrance systems, and insulated metal wall panels.
- The available space contains six (6) 8'-6" X 9'-6" vertical lift dock doors with 35,000 lb capacity levelers and *Fairborn* dock seals.

### UTILITIES AND BUILDING SYSTEMS

- The available typical Warehouse Space is heated by roof-mounted, direct gas-fired industrial heaters by *Cambridge*.
- The available typical Office Area HVAC is gas/electric rooftop packaged units by *Trane*.
- Electrical Service shall be from 225 AMP to 400 AMP, 120/208V, 3 Phase Service, expandable to 800 AMPS.
- Warehouse lighting is energy efficient fluorescent T-bay fixtures with lighting levels of 18-22 FC average.
- Office lighting is 2 X 4 fluorescent troffers with prismatic lenses.
- Fire protection system is an ordinary Hazard Class III, wet sprinkler system, ESFR capable.

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