

57,522 SF

ON 18.48 ACRES AVAILABLE FOR LEASE

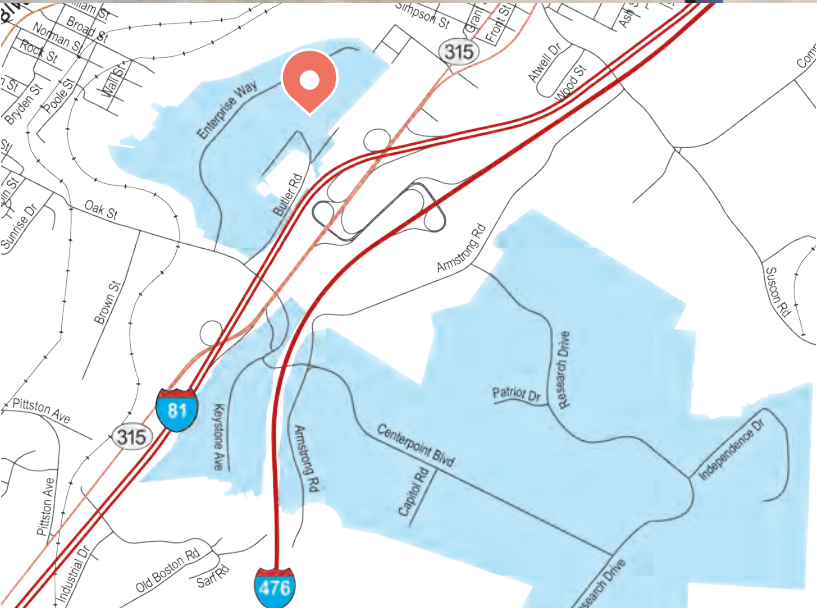
319-333 ENTERPRISE WAY

CENTERPOINT COMMERCE & TRADE PARK WEST
PITTSBURGH, PA 15110



MODERN FLEX SPACE

EXCEPTIONAL ACCESS TO I-81 AND I-476



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.

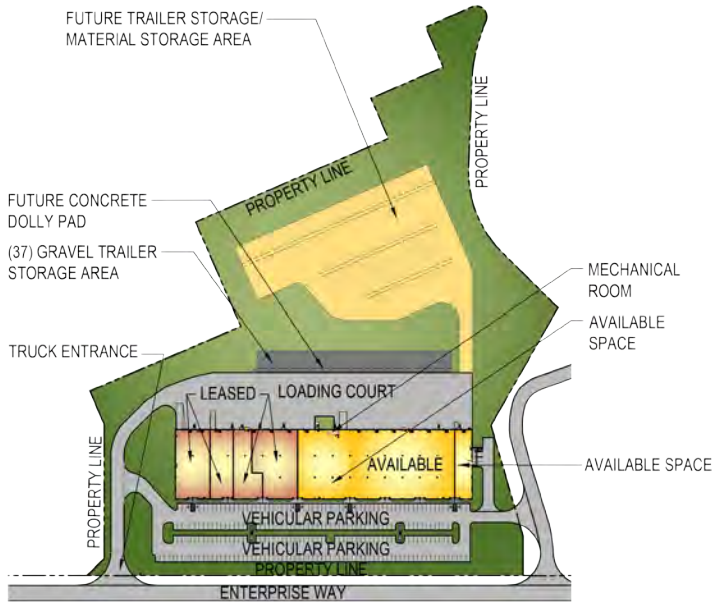
Traveling on I-476 (PA Turnpike) - Take Exit 115 (Wyoming Valley). Follow Route 315 south 1/2 mile to first light. Turn right. Drive 1/4 mile, entrance is on the right.



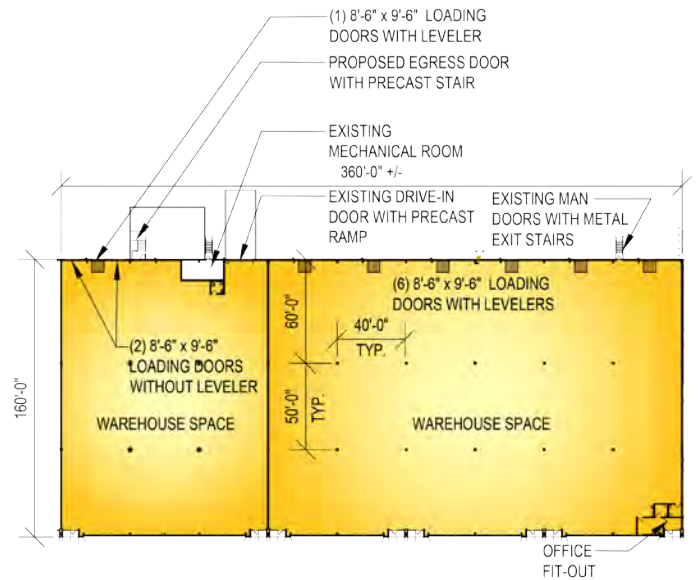
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SITE PLAN



FLOOR PLAN



SIZE

- **Available Space:** 6,427 SF to 57,522 SF
- **Acreage:** 18.48 acres
- **Building Size:** 108,939 SF
- **Building Dimensions:** 680' (length) x 160' (depth)

BUILDING CONSTRUCTION

- **Floor:** 6" thick concrete floor slab, reinforced with welded steel mats
- **Roof:** 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:** One (1) 8'-6" x 9'-6" vertical-lift dock door with 30,000 lb capacity leveler and Fairborn dock seals, two (2) 8'-6" x 9'-6" vertical-lift dock doors with Fairborn dock seals, five (5) 8'-6" x 9'-6" vertical lift dock doors with dock levelers
- One (1) 14'W x 16'H drive-in door with motor operator and 16'W x 40'L precast ramp

UTILITIES

- **Warehouse HVAC:** Roof-mounted, direct gas-fired industrial heaters by Cambridge
- **Office HVAC:** Split HVAC unit with air handler by Trane
- **Electrical Service:** 225 A, 120/208V, 3-Phase service and a 200 A, 120/280V, 3-Phase service, expandable to 800 A
- **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

- Asphalt paving, including heavy duty pave in truck areas
- On-site parking for approximately 111 vehicles
- On-site gravel trailer storage for approx. 37 trailers
- Future trailer storage for approx. 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

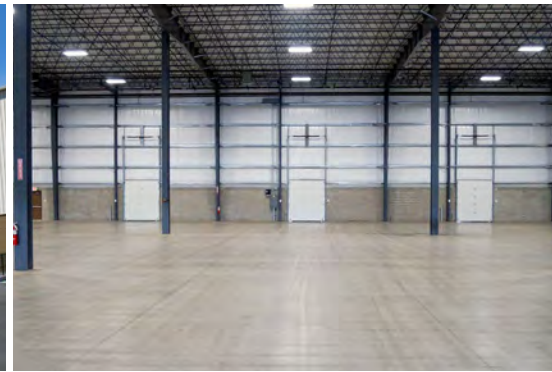


MULTI-YEAR, 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS

EMPLOYMENT 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%



319-333 ENTERPRISE WAY
CENTERPOINT COMMERCE & TRADE PARK WEST
PITTSBURGH, PA 15260

DEVELOPMENT DIVISION

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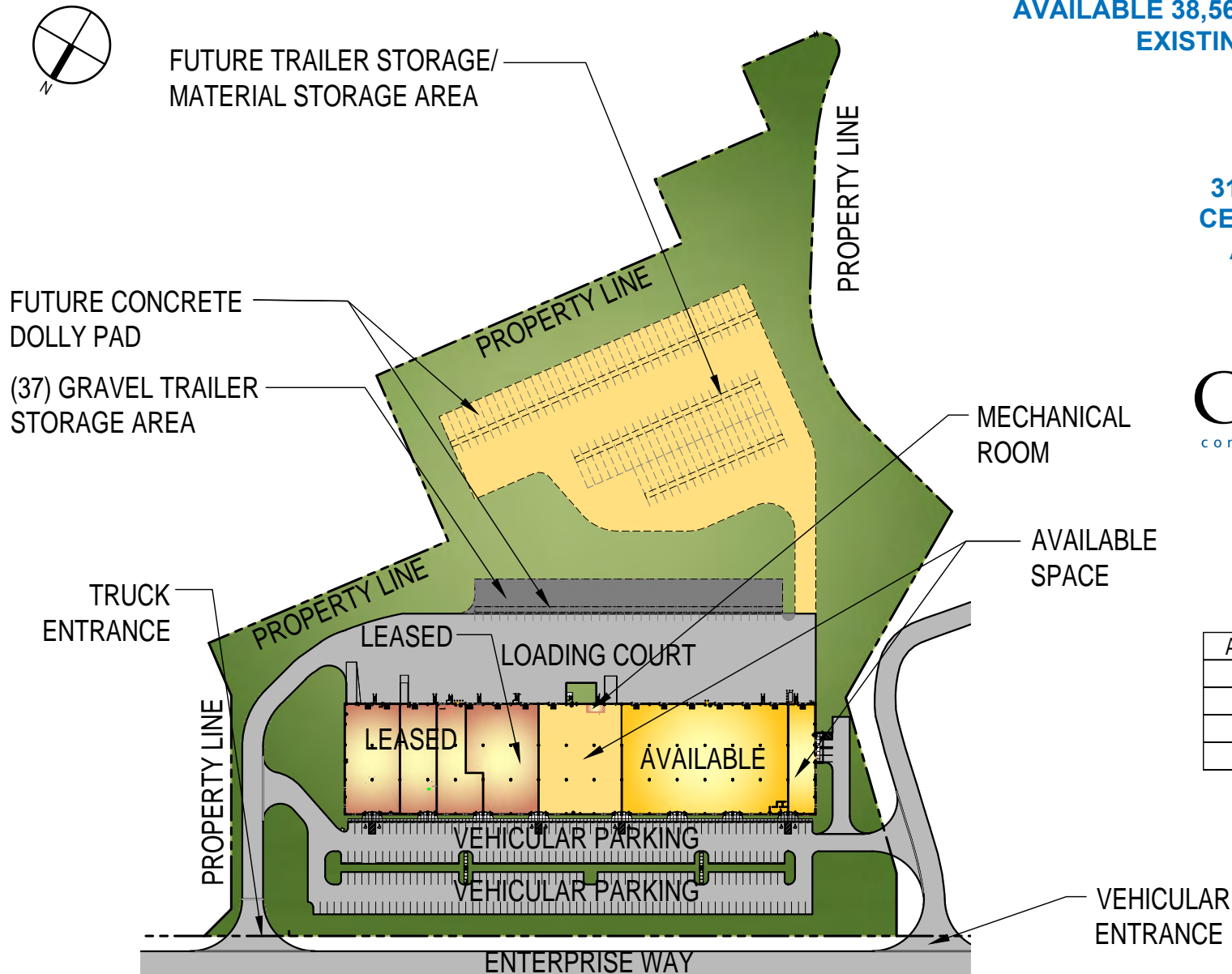
BILL JONES, VP
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To learn more, please call one of us at **570.823.1100** to request a proposal and/or arrange a tour.

EXISTING SITE PLAN

**AVAILABLE 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	74
GRAVEL TRAILER STORAGE	37
FUTURE TRAILER STORAGE	82
DOCK DOORS	6
ACREAGE	18.48

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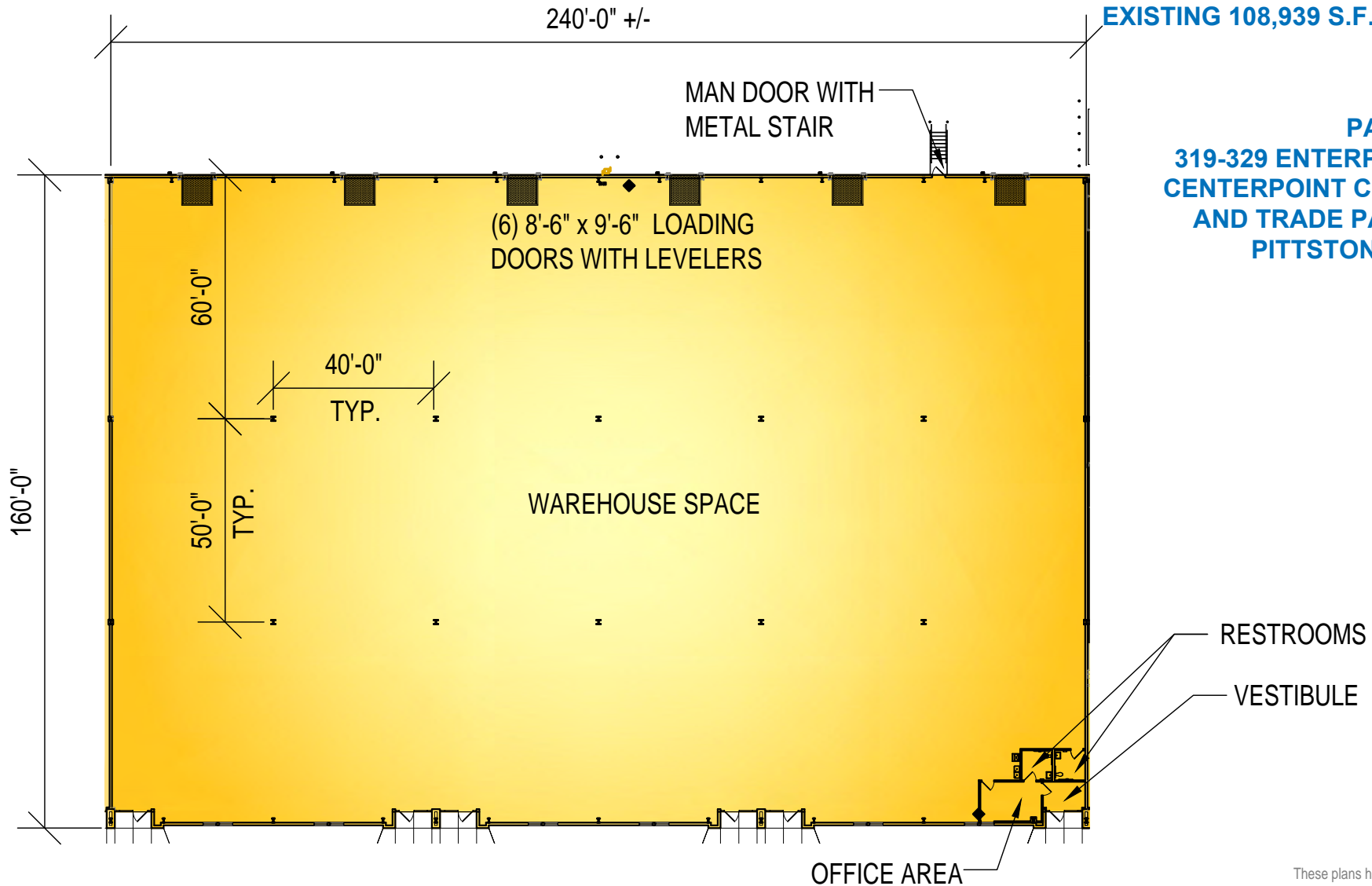
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

EXISTING FLOOR PLAN

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 15204



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

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

SPECIFICATIONS

SITE IMPROVEMENTS

- Site contains approximately 18.48 acres.
- On-site parking for approximately 74 vehicles.
- On-site gravel trailer storage for approximately 37 trailers.
- Future trailer storage for approximately 82 trailers.
- Future 8' wide concrete dolly pad at trailer storage area.
- Asphalt paving including heavy duty pave in truck areas.
- 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 contains 38,563 S.F.
- Available space can be divided from 6,427 S.F.
- 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.
- 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 30,000 lb. capacity mechanical levelers with bumpers.

UTILITIES AND BUILDING SYSTEMS

- The available Warehouse Space is heated by roof-mounted, direct gas-fired industrial heaters by Cambridge.
- The available Office Area is conditioned by a split HVAC unit with air handler by Trane.
- Electrical service is a 225 A, 120/208V , 3 Phase service.
- 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.
- Provisions for domestic water provided.
- All utilities are separately metered.

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

**PARCEL #7A
319-329 ENTERPRISE WAY
CENTERPOINT COMMERCE
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PITTSBURGH, PA 15109**

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