



**FOR
LEASE**

702,000 SF

**460-480 RESEARCH DRIVE
CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSBURGH TOWNSHIP, PA**

.....

INDUSTRIAL



100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS THROUGH JANUARY 31, 2031 (LERTA). IMMEDIATE ACCESS TO I-81 AND I-476.

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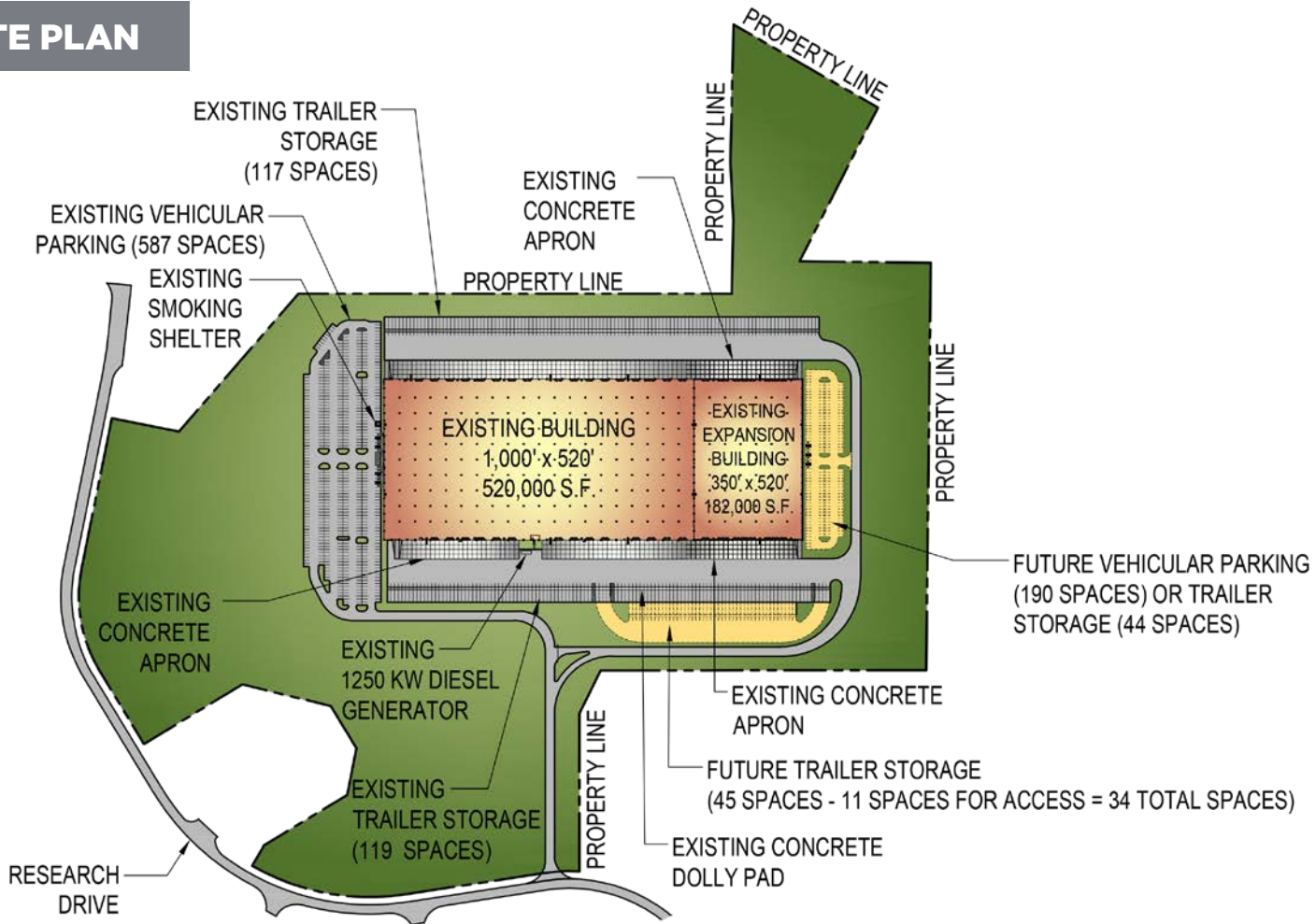
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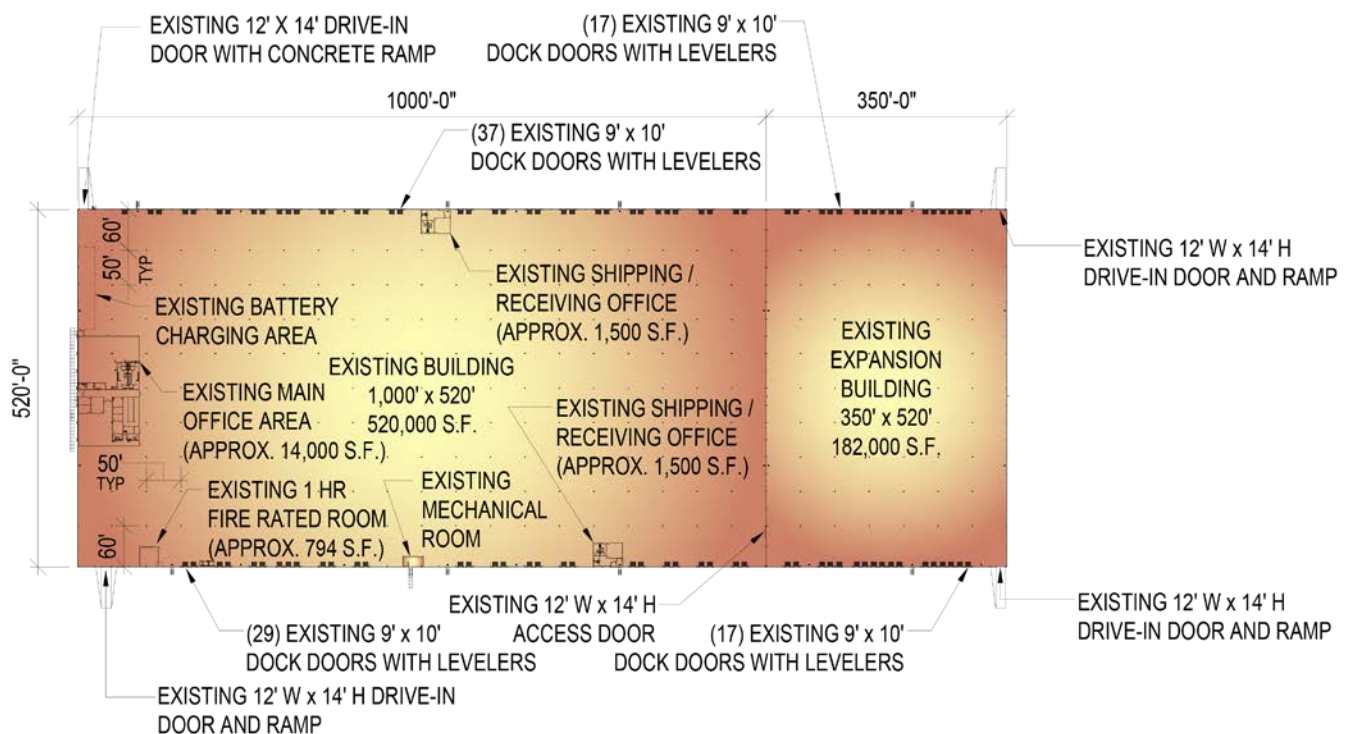
PLANS

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SITE PLAN



FLOOR PLAN



FOR LEASE

460-480 RESEARCH DRIVE, PITTSBURGH, PA

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SIZE

- ▶ **AVAILABLE SPACE:** 702,000 SF. Can be subdivided to 182,000 SF.
- ▶ **BUILDING DIMENSIONS:** 1,350' (length) x 520' (width).
- ▶ **ACREAGE:** 92.99 acres
- ▶ **MAIN OFFICE:** Approx. 14,000 SF, including an approx. 5,150 SF break room with a 21'-0" ceiling and an abundance of natural light. The break room can accommodate in excess of (400) employees.
- ▶ Main office also includes an approx. 1,000 SF locker room with existing lockers. The remainder of the main office consists of a wide main hallway for employee access and a large open office area, independent offices, conference/meeting rooms, and restrooms with individual use, ADA compliant showers.
- ▶ **SHIPPING/RECEIVING OFFICES:** Approx. 1,500 SF, each consisting of a large open office area, trucker's lounge with restrooms, and large warehouse restrooms for employees.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 7" concrete floor slab reinforced with welded steel mats. Floor is treated with *SpecChem* silicate sealer/densifier and *E-Cure* curing compound.
- ▶ **ROOF:** MR24 standing seam roof system with insulation.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approx. 38'-5".
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with 60'-0" deep staging bays at both loading walls.
- ▶ The building contains 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ **DOCK EQUIPMENT:** (100) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with minimum 30,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.
- ▶ Four (4) 12'-0" W x 14'-0" H vertical lift drive-in doors by *Haas Door* or equal and reinforced concrete ramps.
- ▶ One (1) 12'-0" W x 14'-0" H vertical lift drive-in door by *Haas Door* or equal to provide access between existing building and expansion.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Energy-efficient, *Cambridge*, direct-fire units.
- ▶ Main office and shipping and receiving office spaces are heated and cooled by multiple packaged gas/electric rooftop units.
- ▶ **ELECTRICAL SERVICE:** 4,000 Amp, 480/277 Volt, 3-phase. There is also an additional conduit infrastructure in place underground that will allow the build out of additional 4,000 Amp switchboard assemblies if desired, with minimal excavation or site disruption needed.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED 215W and 265W high bay light fixtures with approx. 50% of the high bay lights equipped with motion sensors.
- ▶ The expansion warehouse lighting consists of energy-efficient LED 265W high bay light fixtures.
- ▶ **GENERATOR:** 1250 kW diesel generator providing warehouse emergency lighting power and full building standby power. Generator panels consist of (2) 800 Amp rated standby panels and (1) 200 Amp emergency panels.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ **ELECTRIC:** PPL Utilities
- ▶ **GAS:** UGI Utilities, Inc. The building currently has 24,000 scfh capacity expandable to 30,000 scfh.
- ▶ **WATER:** Pennsylvania American Water Company. Current street pressure averages 155 psi. Up to 1 million gallons per day is available to a tenant.
- ▶ **SEWER:** Lower Lackawanna Valley Sanitary Authority. Can accommodate up 325,000 gallons per day of effluent from the building.
- ▶ **TELECOM:** Comcast, Verizon, Frontier Communications, and CenturyLink serve the park. Fiber service extends from the facility MDF room within the office to ten remote IDF locations throughout the warehouse. Each IDF location is served by (2) separate six strand multimode fiber optic cables for redundancy, with primary and redundant cabling installed via separate pathing to increase circuit integrity.
- ▶ **BATTERY CHARGING:** Has an approx. 3,000 SF battery charging area with an epoxy coated floor and power for (25) charging positions, and an approx. 800 SF one-hour rated room with vertical lift door access. Two (2) 400A, 480V panelboards are in place to support (25) forklift battery charging stations. Has Battery charger stand by power.

PARKING

- ▶ On-site parking for approx. (587) vehicles and (190) future vehicles.
- ▶ On-site trailer storage for approx. (236) trailers with 8' wide concrete dolly pads.
- ▶ On-site future trailer storage for approx. (34) trailers.
- ▶ 8" thick x 60' deep, reinforced concrete apron at loading dock on both sides of the building with an approximate 200' total loading court depth.
- ▶ Asphalt paving, including heavy duty pave at truck drive and light duty pave in vehicle parking areas.

ADDITIONAL FEATURES

- ▶ 100% real estate tax abatement on improvements through January 31, 2031 (LERTA).
- ▶ Warehouse electrical drops.
- ▶ Dock door numbering.
- ▶ Floor drains.
- ▶ Aluminum compressed air piping throughout part of the building.
- ▶ Compactor power.
- ▶ Marquee sign at site entrance.
- ▶ Professionally prepared/maintained landscaping.
- ▶ Existing smoking shelter w/employee access door and vestibule.

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CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



PORT

MI AWAY

Philadelphia, PA	120
New York/New Jersey	121
Wilmington, DE	132
Baltimore, MD	191



CITY

Delaware Water Gap, PA	57
Allentown, PA	67
Morristown, NJ	96
Philadelphia, PA	113
Harrisburg, PA	116
Port of Newark, NJ	126
New York, NY	128
Syracuse, NY	152
Baltimore, MD	194
Hartford, CT	198
Washington DC	237
Pittsburgh, PA	290
Boston, MA	301



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BOB BESECKER, Vice President
bbesecker@mericle.com

JIM HILSHER, Vice President
jhilsher@mericle.com

BILL JONES, Vice President
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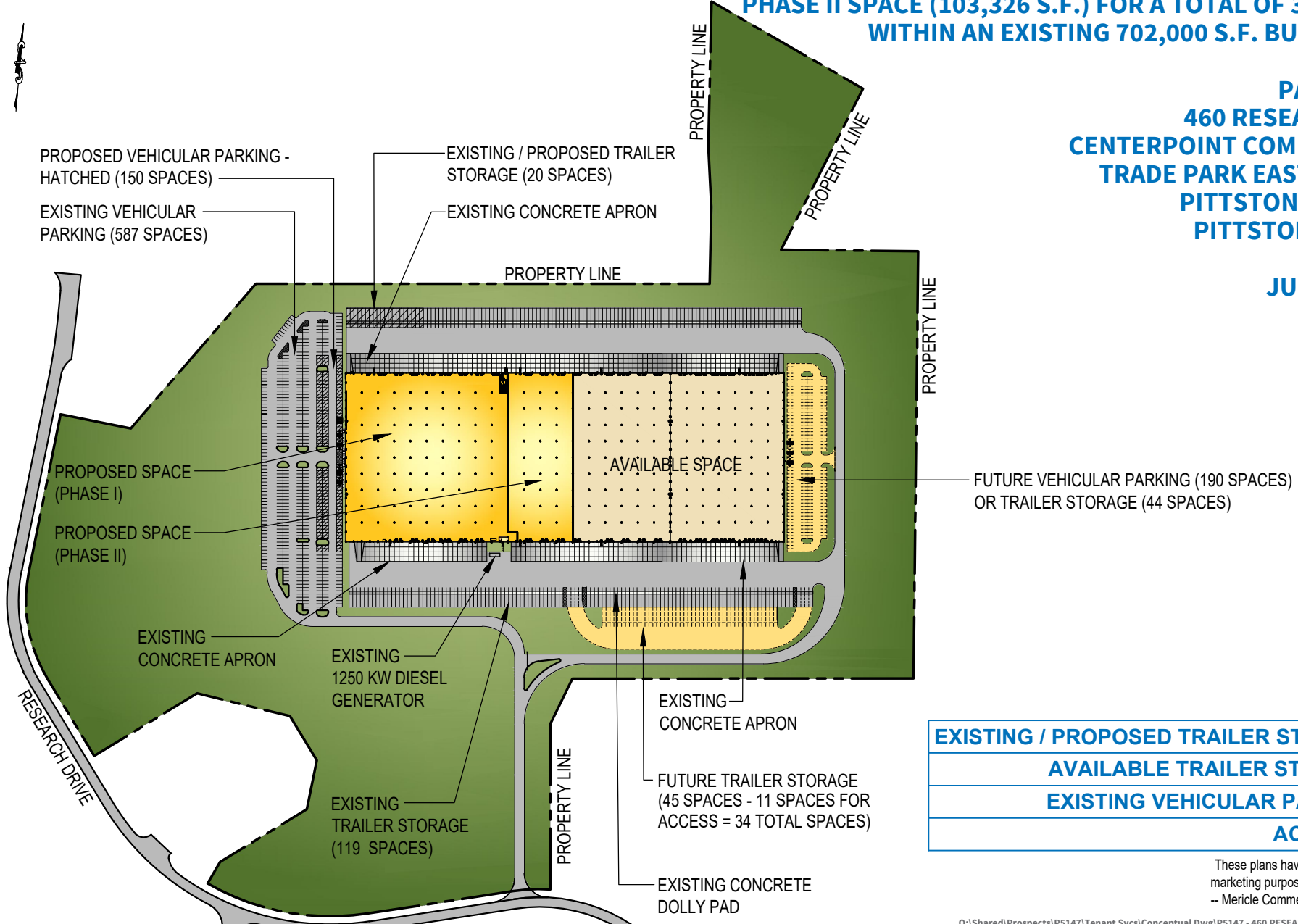
CONCEPTUAL SITE PLAN

PROPOSED PHASE I SPACE (APPROX. 260,537 S.F.) / PROPOSED PHASE II SPACE (103,326 S.F.) FOR A TOTAL OF 363,863 S.F. WITHIN AN EXISTING 702,000 S.F. BUILDING FOR



**PARCEL #43B
460 RESEARCH DRIVE
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PITTSTON, PA 18640**

JUNE 26, 2025



EXISTING / PROPOSED TRAILER STORAGE	20
AVAILABLE TRAILER STORAGE	216
EXISTING VEHICULAR PARKING	587
ACREAGE	92.99

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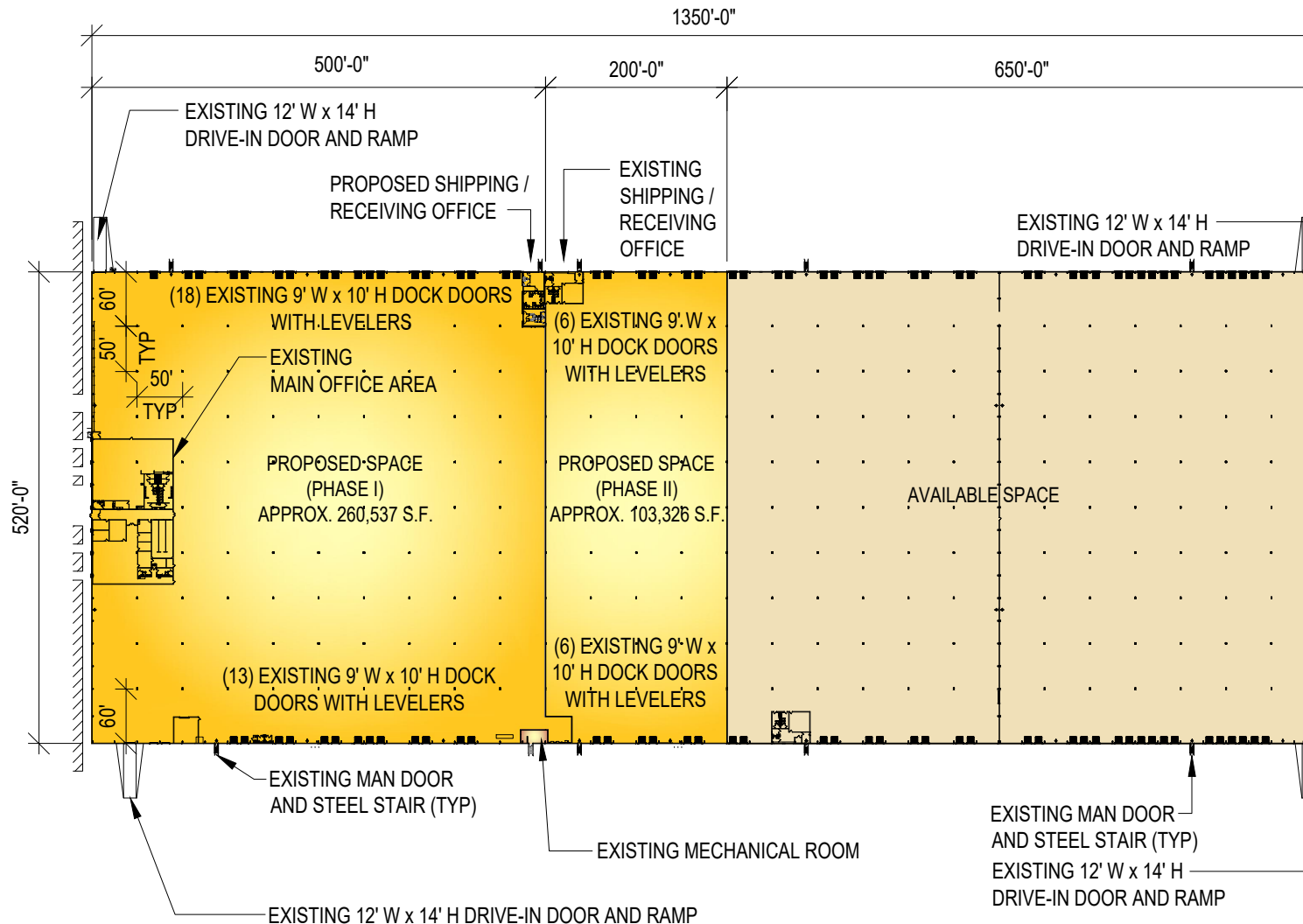
CONCEPTUAL BUILDING PLAN

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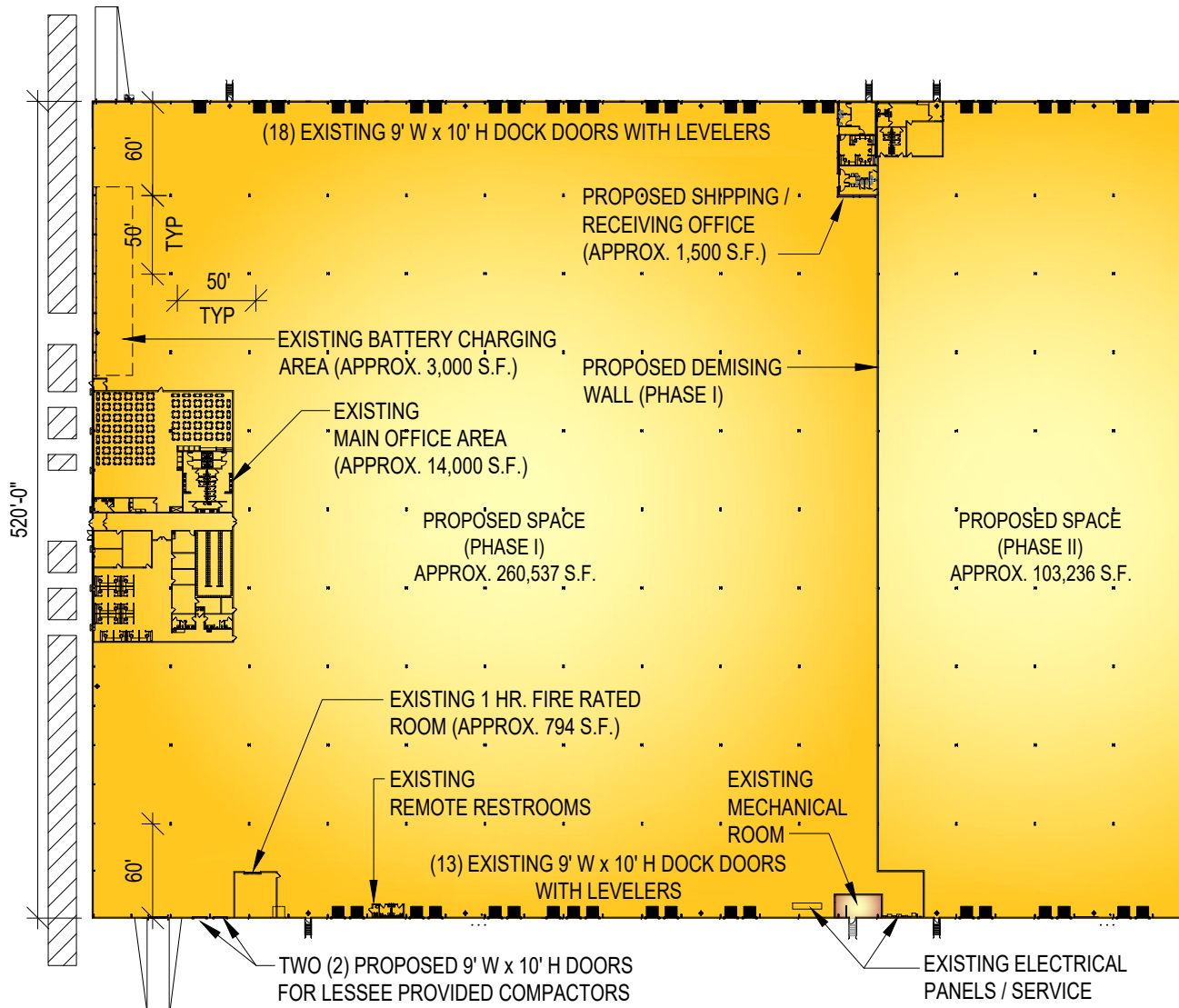
CONCEPTUAL FLOOR PLAN

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DOCK EQUIPMENT

PHASE I

- THIRTY-ONE (31) EXISTING LOADING DOCK POSITIONS, EACH WITH A 9'-0" W x 10'-0" H INSULATED, VERTICAL LIFT DOOR WITH MECHANICAL DOCK LEVELER AND BUMPERS. THE EXISTING MECHANICAL LEVELERS SHALL BE REMOVED FROM THIRTY-ONE (31) EXISTING POSITIONS AND THOSE THIRTY-ONE (31) EXISTING DOCK POSITIONS SHALL BE PROVIDED WITH THE FOLLOWING REPLACEMENT / ADDITIONAL EQUIPMENT:
- RHH4087, 40,000 LB, HYDRAULIC DOCK LEVELER BY RITE HITE OR EQUAL
- SHR5000 DOCK RESTRAINT BY RITE HITE OR EQUAL
- DOCK SHELTER (ELIMINATOR) BY RITE HITE OR EQUAL
- FLEXNECK LED DOCK LIGHTS BY RITE HITE OR EQUAL

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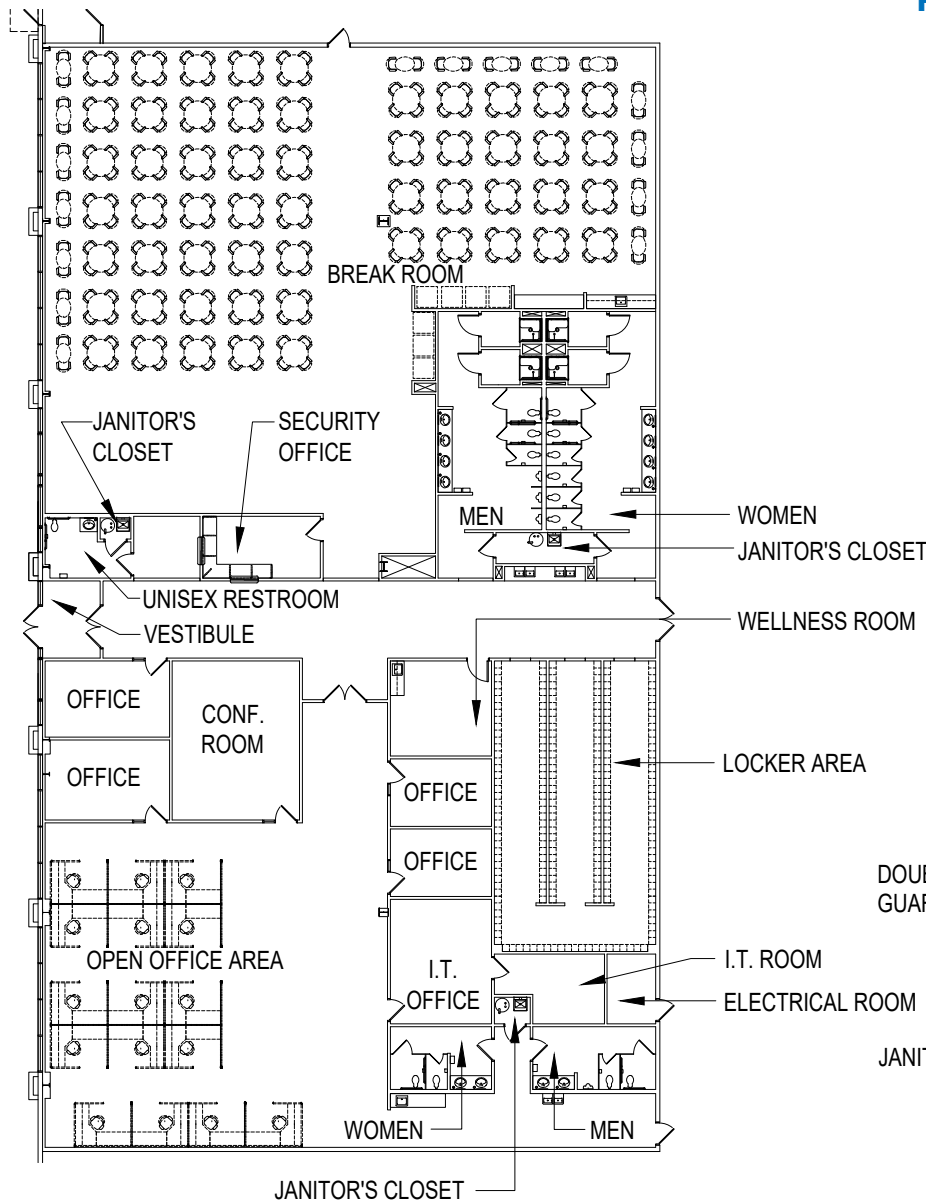
CONCEPTUAL OFFICE PLAN

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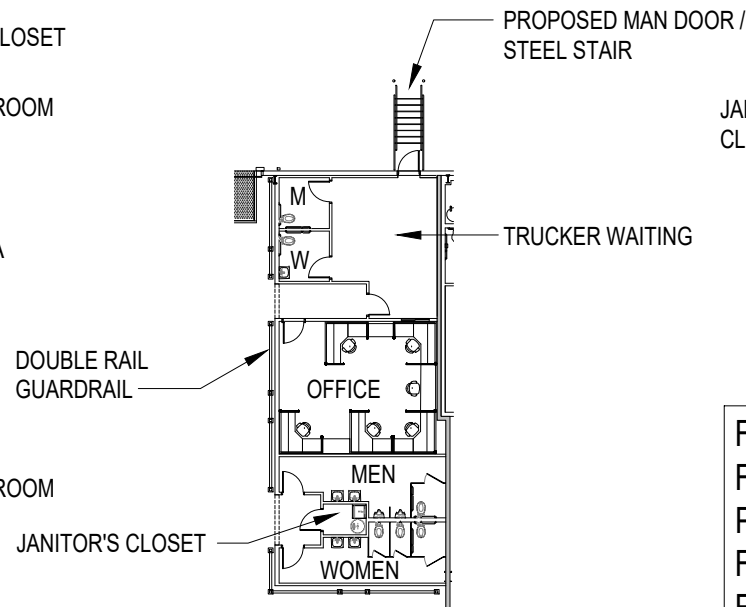


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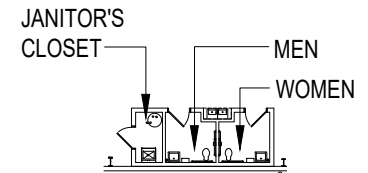
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**EXISTING MAIN OFFICE AREA
(APPROX. 14,000 S.F.)**



**PROPOSED SHIPPING OFFICE
(APPROX. 1,500 S.F.)**



**EXISTING REMOTE
RESTROOMS**

**FURNITURE SHOWN
FOR SPACE PLANNING
PURPOSES ONLY.
FURNITURE AND
FURNISHINGS
ARE NOT IN CONTRACT.**

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**PHOTO
COLLAGE**



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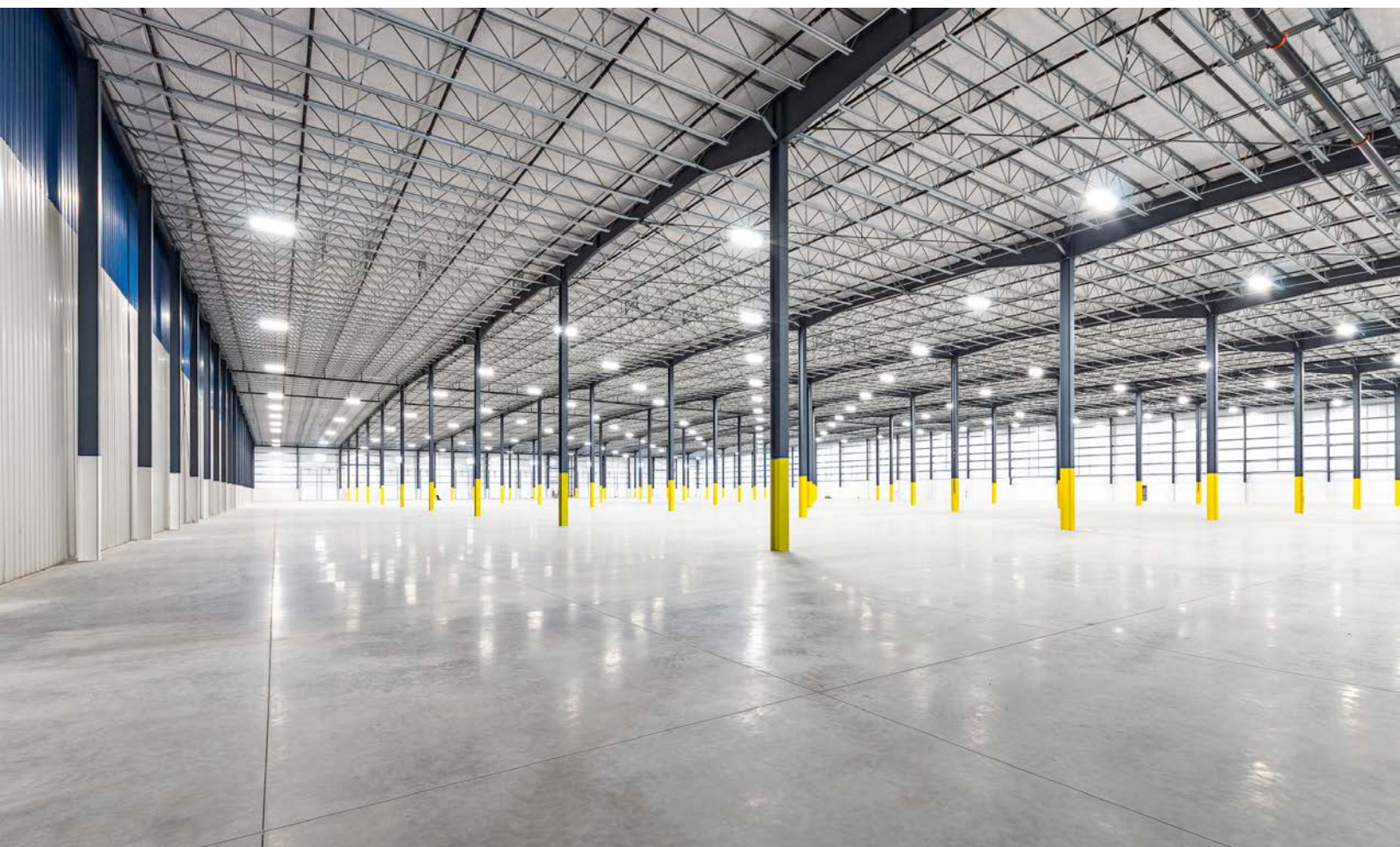
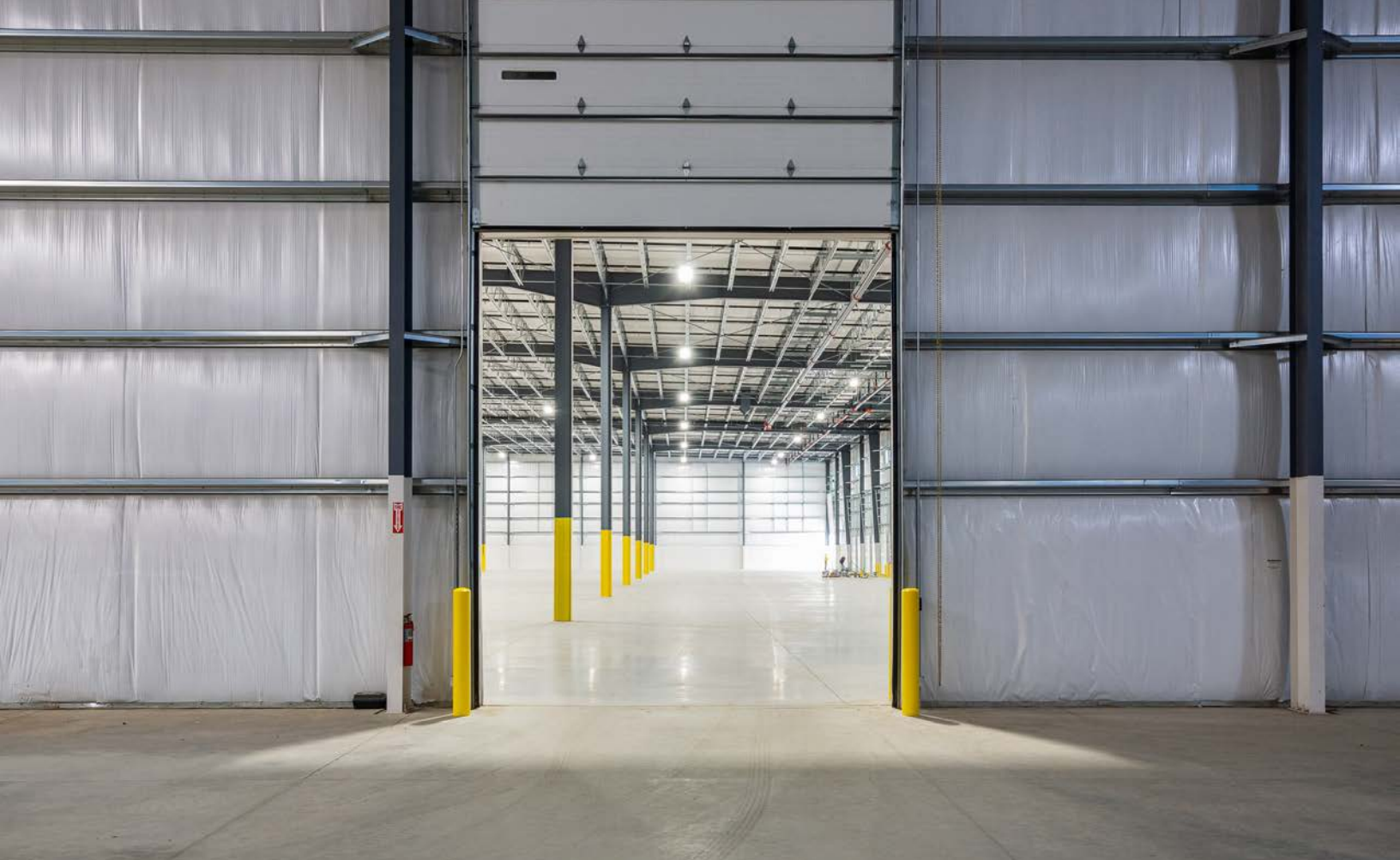
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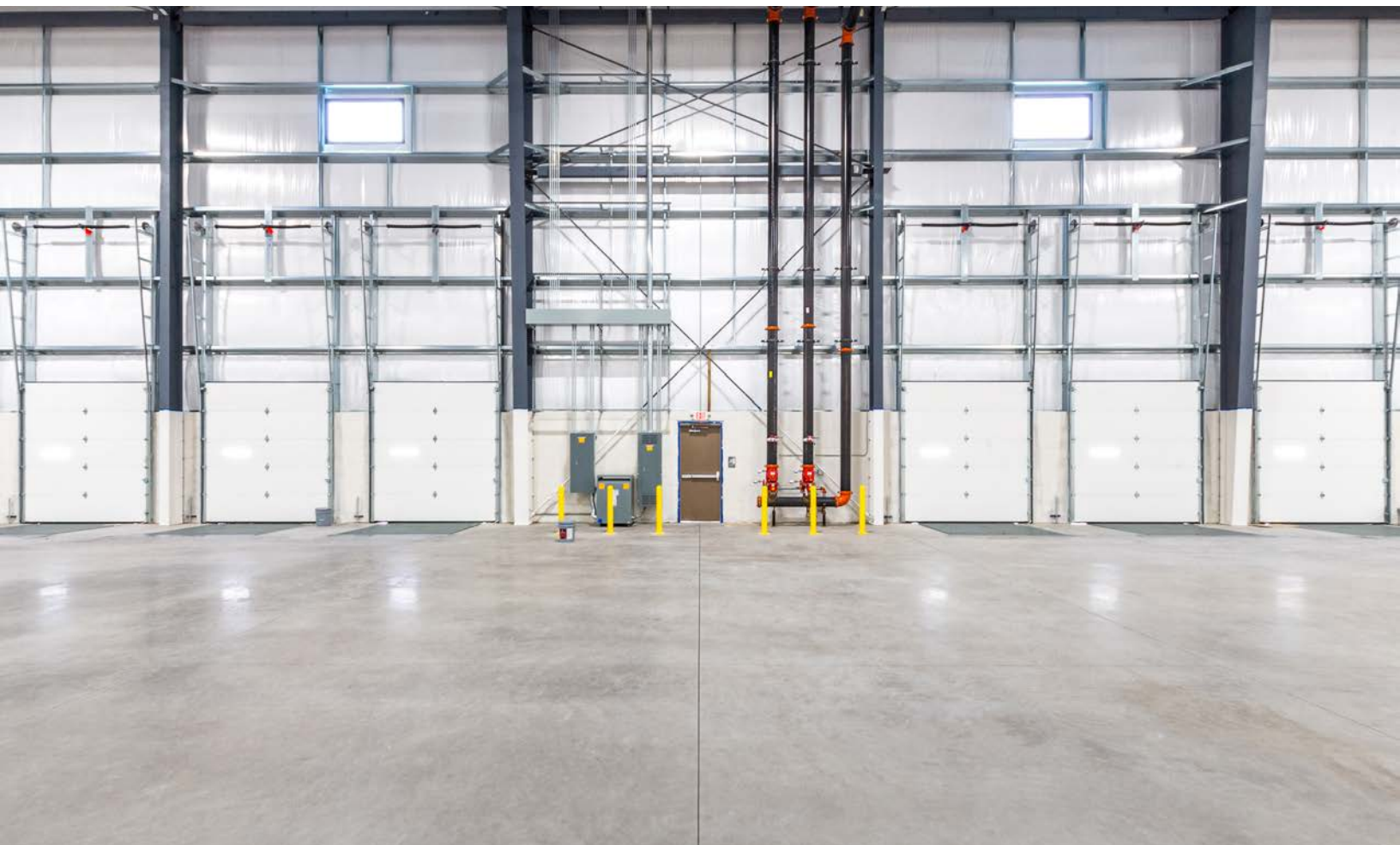
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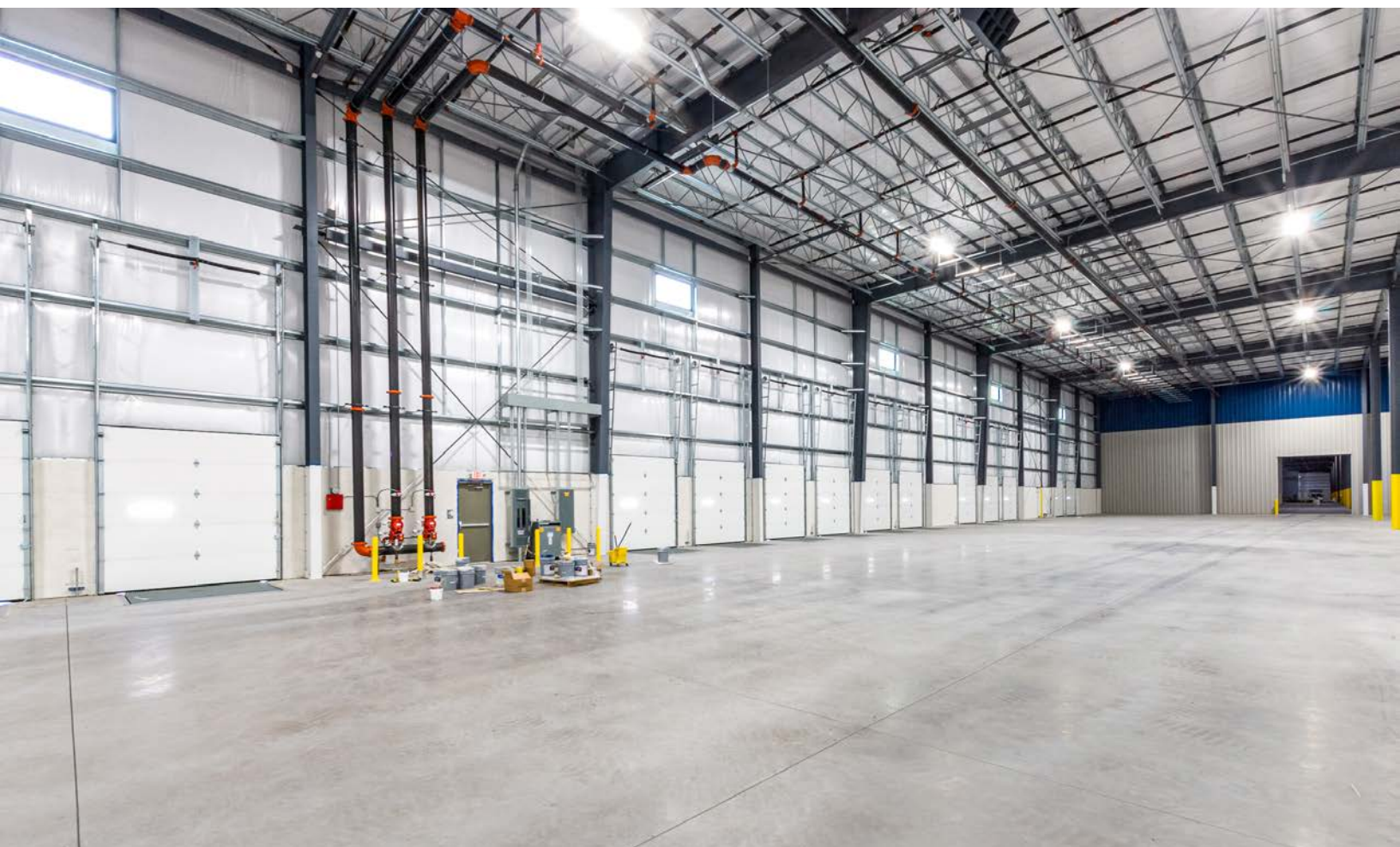
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