

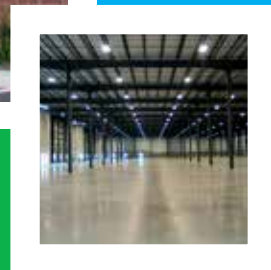
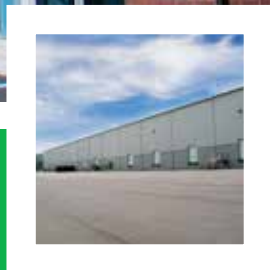


**CenterPoint**  
commerce & trade park

**11,517 SF**

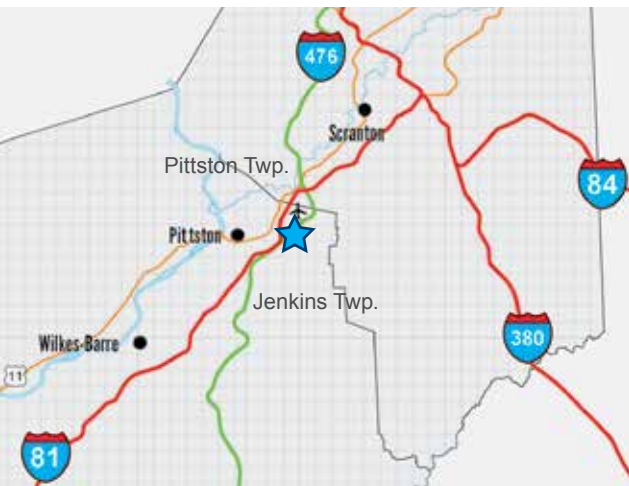
**501-575 KEYSTONE AVE  
(PARCEL 7)**

CENTERPOINT COMMERCE & TRADE  
PARK EAST, JENKINS TOWNSHIP, PA  
EXIT 175 OF I-81



**LERTA APPROVED**

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



**DIRECTIONS TO CENTERPOINT COMMERCE & TRADE PARK EAST:**

**Traveling North on I-81** - Take Exit 175 (Pittston/Route 315 North). Once off exit ramp, make first right just before the light at the car dealership. Follow road under I-476 overpass. Proceed straight into park.

**Traveling South on I-81** - Take Exit 175A (Pittston/Route 315 South). Follow Rt. 315 south 1/2 mile to first light. Turn left and follow road under I-476 overpass. Proceed straight into park.

**Traveling on I-476 (PA Turnpike)** - Take Exit 115 (Wyoming Valley). Follow Rt. 315 south 1/2 mile to first light. Turn left and follow road under I-476 overpass. Proceed straight into park.

**570.823.1100**  
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100 Baltimore Drive  
Wilkes-Barre, PA 18702

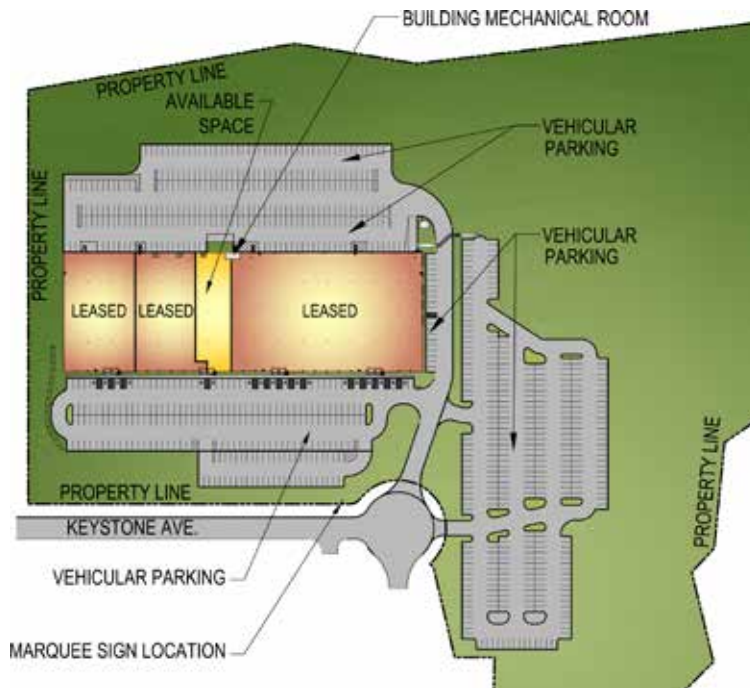
*Developing Northeastern Pennsylvania's I-81 Corridor Since 1985*

# 11,517 SF

# FOR LEASE IN NORTHEASTERN PA!

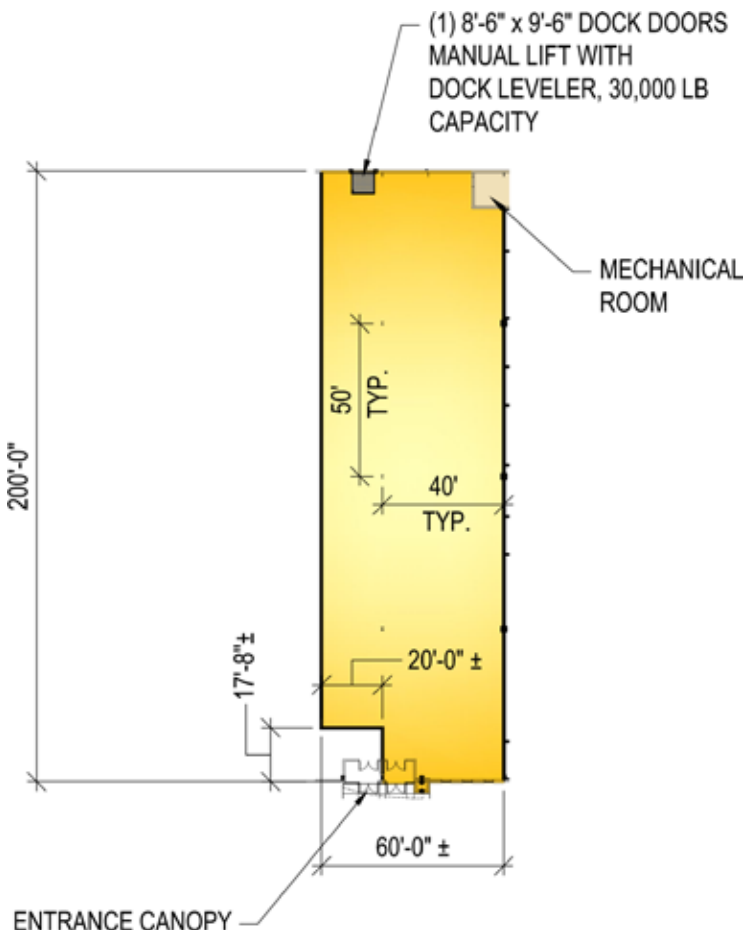
## 501-575 KEYSTONE AVENUE

CENTERPOINT EAST  
JENKINS TOWNSHIP, PA



## PROPERTY SPECIFICATIONS

- 11,517 SF available in 120,056 SF (600' x 200') flex facility on approximately 33.40 acres
- 30'1" to 34'3" ceiling clear height
- One (1) 8'-6" w x 9'-6" h vertical lift, insulated steel loading doors with 30,000 lb. capacity mechanical levelers w/bumpers
- 40' x 50' bay spacing
- 6" thick reinforced concrete floor
- Energy-efficient, fluorescent T-bay lighting fixtures
- 225 amp, (expandable to 400 amp) 120/208 volt, 3-phase electrical service
- Gas-fired, high efficiency, suspended unit heaters
- Ordinary Hazard Class III wet fire protection system
- Abundant parking on-site for vehicles and trailers



*Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.*

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# 501-575 KEYSTONE AVENUE

CENTERPOINT EAST • JENKINS TOWNSHIP, PA

# 11,517 SF



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**11,517 SF**



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**11,517 SF**



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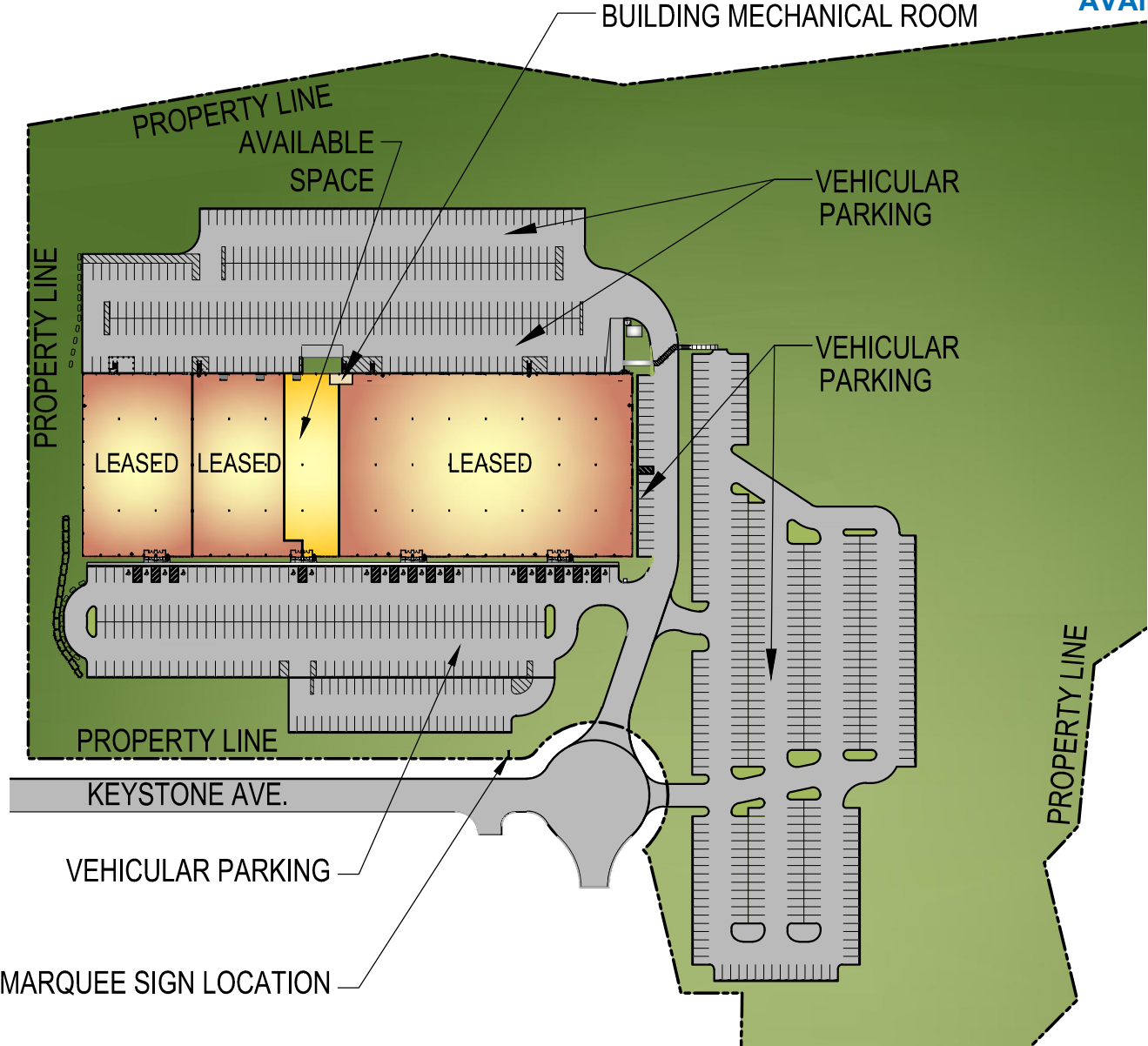
**EXISTING SITE PLAN**

**AVAILABLE 11,517 S.F. SPACE WITHIN AN EXISTING 120,056 S.F. BUILDING**

**PARCEL #7  
535 KEYSTONE AVE.  
CENTERPOINT EAST COMMERCE  
AND TRADE PARK-PHASE IIC  
JENKINS TOWNSHIP  
PITTSTON, PA 18640**



AVAILABLE PARKING SPACES	121
DOCK DOORS	1
ACREAGE	33.40



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- Mericle Commercial Real Estate Services

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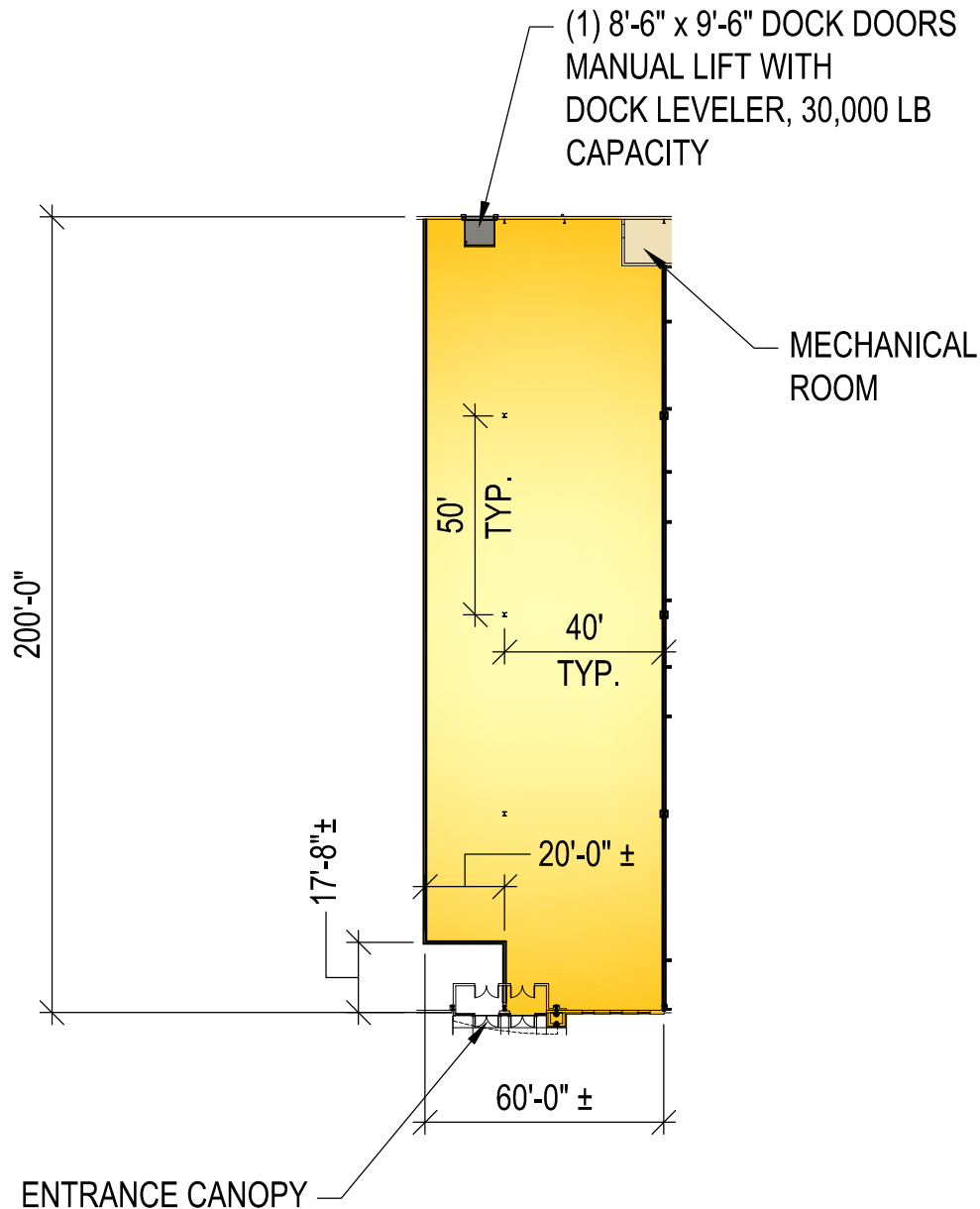
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# EXISTING FLOOR PLAN

AVAILABLE 11,517 S.F. SPACE WITHIN AN  
EXISTING 120,056 S.F. BUILDING

PARCEL #7  
535 KEYSTONE AVE.  
CENTERPOINT EAST COMMERCE  
AND TRADE PARK-PHASE IIC  
JENKINS TOWNSHIP  
PITTSTON, PA 18640



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## SPECIFICATIONS

### SITE IMPROVEMENTS

- SITE CONTAINS APPROXIMATELY 33.40 ACRES.
- ON-SITE PARKING FOR APPROXIMATELY (121) VEHICLES.
- ASPHALT PAVING INCLUDING HEAVY DUTY PAVE IN REAR PARKING AREA.
- PROFESSIONALLY PREPARED LANDSCAPE DESIGN.
- MARQUEE SIGN AT ENTRANCE.

### BUILDING IMPROVEMENTS

- BUILDING CONTAINS 120,056 SQUARE FEET.
- BUILDING DIMENSIONS ARE 600' (LENGTH) X 200' (DEPTH).
- AVAILABLE SPACE CONTAINS 11,517 S.F.
- 30'-1" CLEAR STRUCTURAL HEIGHT AT LOW EAVE.
- 34'-3" CLEAR STRUCTURAL HEIGHT AT HIGH EAVE.
- 40' X 50' BAY SPACING.
- 6" THICK CONCRETE FLOOR SLAB REINFORCED WITH WELDED STEEL MATS.
- MR24 STANDING SEAM ROOF SYSTEM.
- EXTERIOR WALL SYSTEM CONSISTS OF ARCHITECTURAL MASONRY, ALUMINUM FRAME WINDOWS, INSULATED METAL PANELS, AND ALUMINUM FRAME CURTAINWALL ENTRANCES WITH CANOPIES.
- THE AVAILABLE SPACE CONTAINS (1) 8'-6" X 9'-6" VERTICAL LIFT DOCK DOOR WITH 30,000 LB CAPACITY MECHANICAL LEVELER AND BUMPER.

### UTILITIES AND BUILDING SYSTEMS

- WAREHOUSE HEATING SYSTEM SHALL BE GAS FIRED SUSPENDED UNIT HEATERS OR ENERGY EFFICIENT CAMBRIDGE DIRECT FIRE UNITS.
- AVAILABLE ELECTRICAL SERVICE IS A 225A, 120/208 V, 3 PHASE SERVICE, EXPANDABLE TO 400A
- INTERIOR LIGHTING IS ENERGY EFFICIENT FLUORESCENT T-BAY FIXTURES WITH LIGHTING LEVELS OF 18 -22 FC AVERAGE.
- FIRE PROTECTION SYSTEM IS AN ORDINARY HAZARD CLASS III WET SPRINKLER SYSTEM.
- PROVISIONS FOR DOMESTIC WATER AND NATURAL GAS SHALL BE PROVIDED.
- ALL UTILITIES SHALL BE SEPARATELY METERED.

**AVAILABLE 11,517 S.F. SPACE WITHIN AN  
EXISTING 120,056 S.F. BUILDING**

**PARCEL #7  
535 KEYSTONE AVE.  
CENTERPOINT EAST COMMERCE  
AND TRADE PARK-PHASE IIC  
JENKINS TOWNSHIP  
PITTSBURGH, PA 15201**

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