

21,085 SF

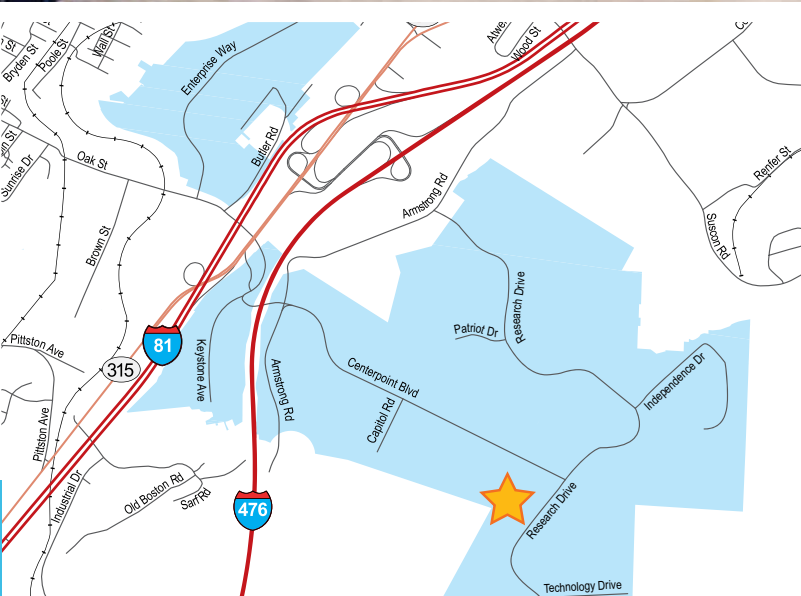
ON 11.56 ACRES

195 RESEARCH DRIVE
CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA



LERTA APPROVED

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



DIRECTIONS TO CENTERPOINT 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.

PLANS AND SPECIFICATIONS

SIZE

- **Available space SF:** 21,085 - divisible by 7,028 SF
- **Available space:** 120' (length) x 175' (depth)
- **Office space:** Existing 3,239 SF (expandable)
- **Acreage:** 11.56
- **Building total SF:** 98,000
- **Building size:** 560' (length) x 175' (depth)

BUILDING CONSTRUCTION

- **Floor:** 6" 4,000 PSI, welded steel mat reinforced concrete
- **Roofing:** MR24 standing seam
- **Wall Systems:** Architectural Masonry/ Exterior Insulation Finish Systems / Glazed, Aluminum Entrance Systems / Insulated Metal Wall Panels
- **Clear Ceiling Height:** 29'-11" to 33'-6"
- **Column Spacing:** 40' X 57'-6" with 60' staging bay

LOADING

- **Loading:** Rear dock
- **Dock Positions:** 3 - 5
- **Dock Equipment:** 8'6" x 9'6" manual vertical-lift doors, 30,000 lb Rite-Hite, mechanical dock levelers
- **Trailer Court/s:** 130' with 8", 60' reinforced concrete apron
- **Drive-in Doors Available:** (1) 12' x 14' with 60' concrete ramp

UTILITIES

- **HVAC: Warehouse** - Energy-efficient indirect gas-fired suspended unit heaters
- **HVAC: Office** - Energy-efficient gas heat/electric cooling packaged rooftop units
- **Electrical Service:** 225 Amp, 208/120 Volt, 3 phase (expandable to 800 Amps)
- **Lighting: Warehouse** - Energy-efficient fluorescent Tbay fixtures
- **Lighting: Office** - Energy-efficient recessed fluorescent fixtures
- **Fire Protection: Warehouse** - Ordinary Hazard Class III (ESFR capable)
- **Fire Protection: Office** - Light Hazard
- **Utilities:** Separately Metered, Public Water, Sewer, Gas and Electric
- **Telecommunications:** Fiber optic and copper facilities available

PARKING

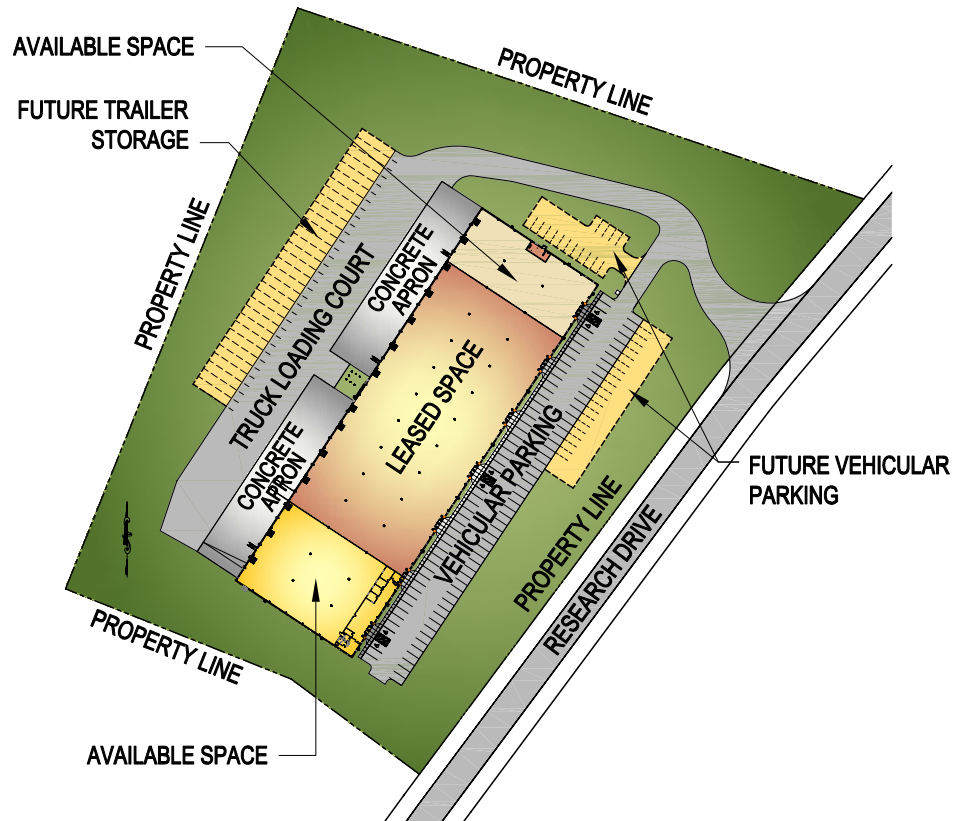
- **Vehicular Parking:** 10 - 47
- **Trailer Parking:** 32

LOCATION

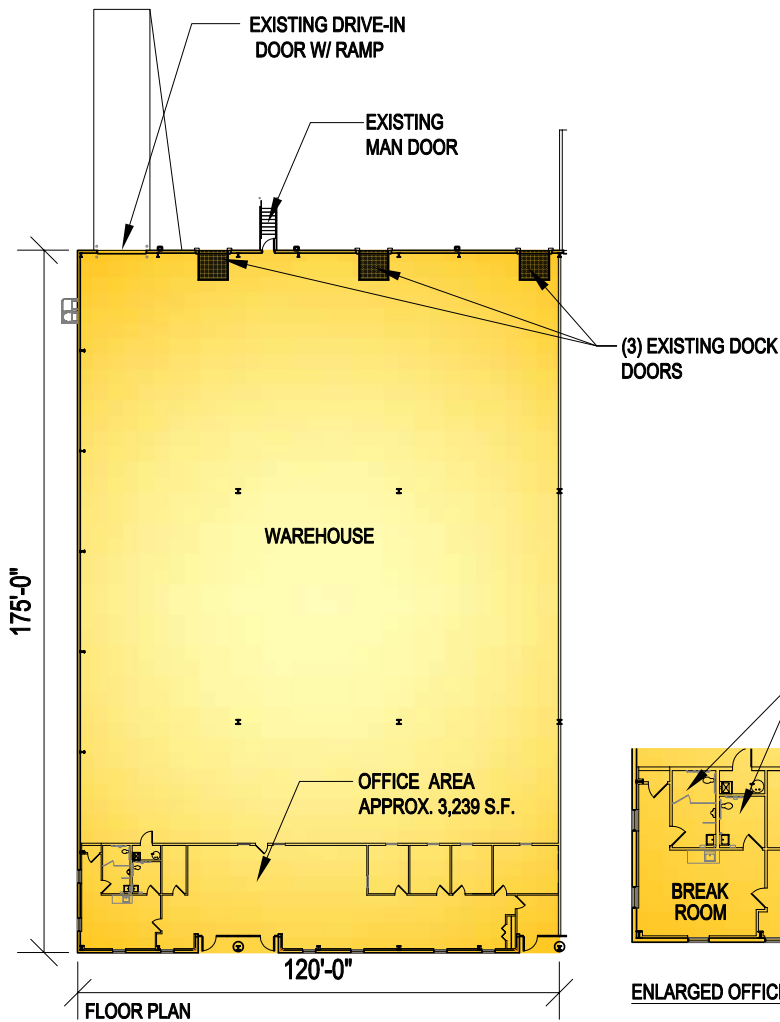
- Less than one mile from I-81 and I-476
- More than 470,000 live within 20 miles of the park
- **Additional Improvements:** Tenant Marquis Signage



SITE PLAN

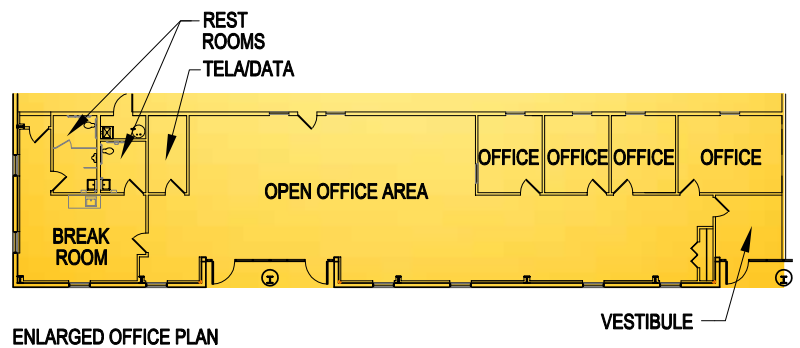


FLOOR PLAN



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OFFICE PLAN



195 RESEARCH DRIVE
CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA

21,085 SF FOR LEASE
ON 11.56 ACRES



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