

DESIGNED FOR

# 24,000 SF TO 83,200 SF

BUILDINGS

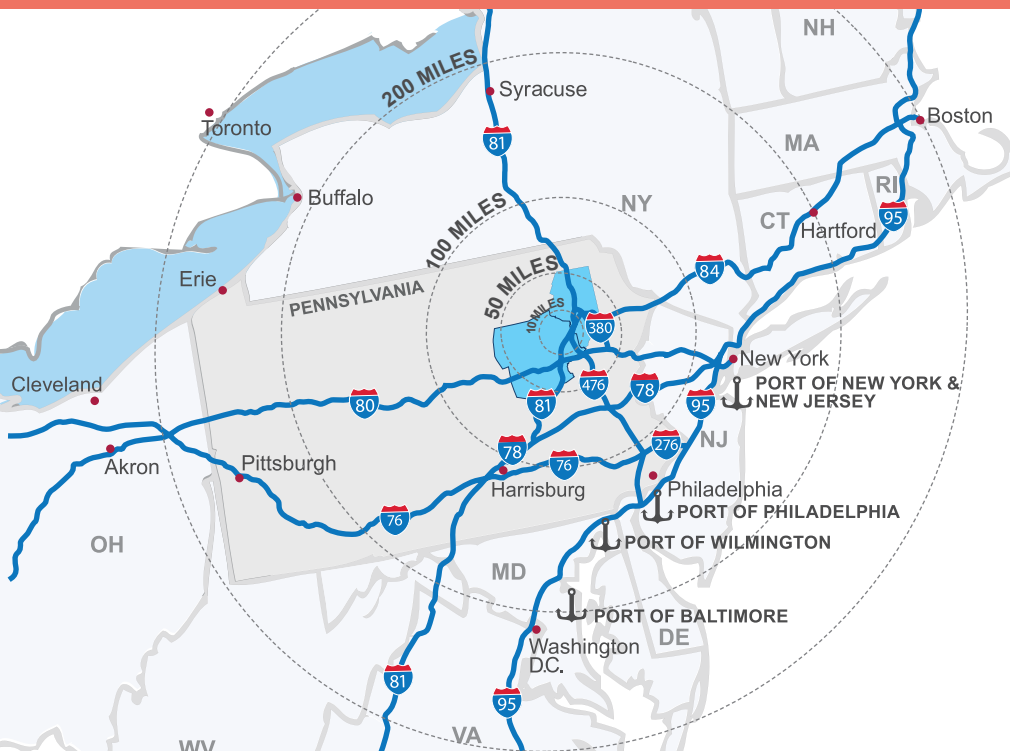
**500-598 SATHERS DRIVE**

GRIMES INDUSTRIAL PARK  
PITTSBURGH, PA



## GREAT I-81 CORRIDOR LOCATION!

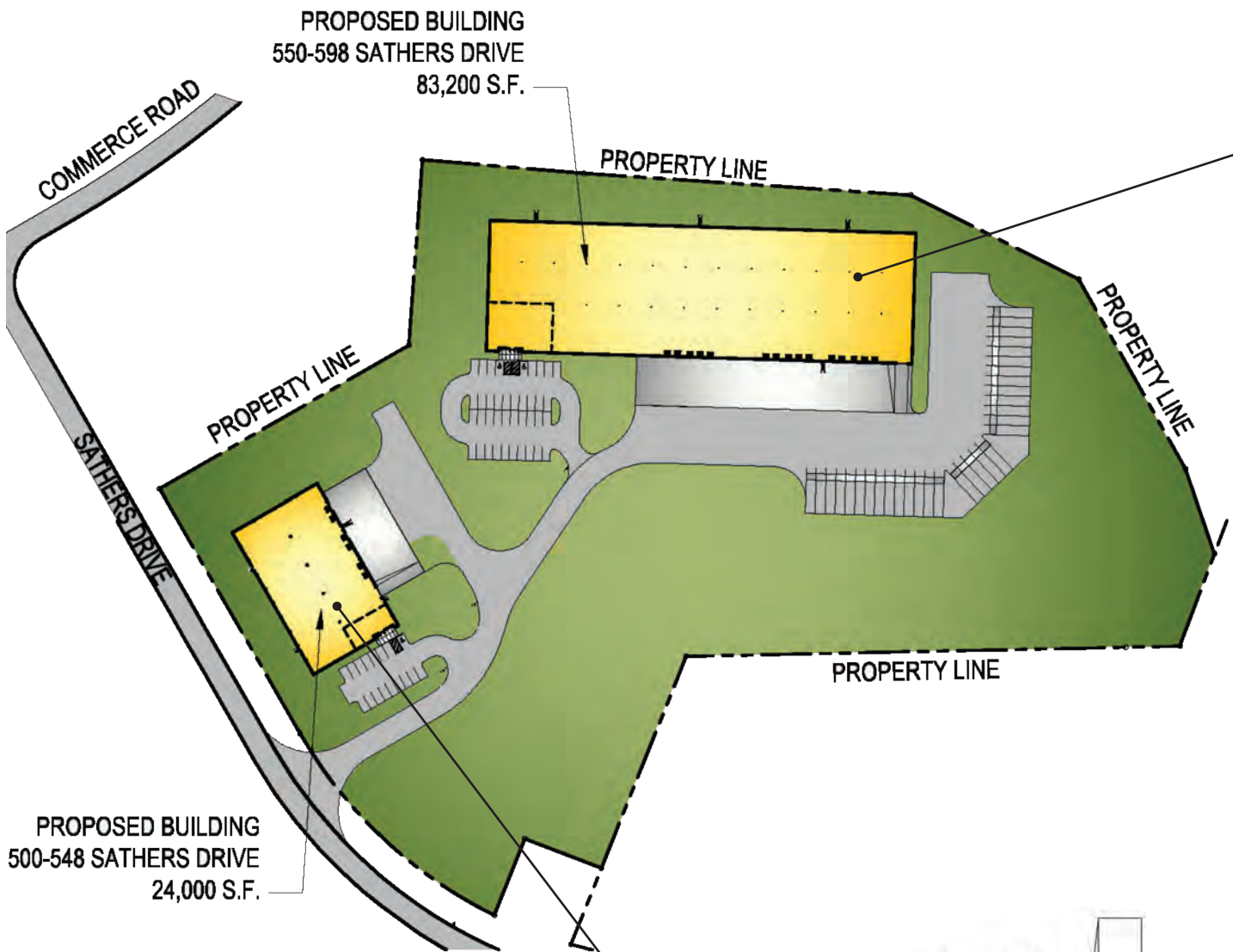
**ReadyToGo!™ SITES AVAILABLE**



### MILES TO KEY CITIES FROM GRIMES INDUSTRIAL PARK

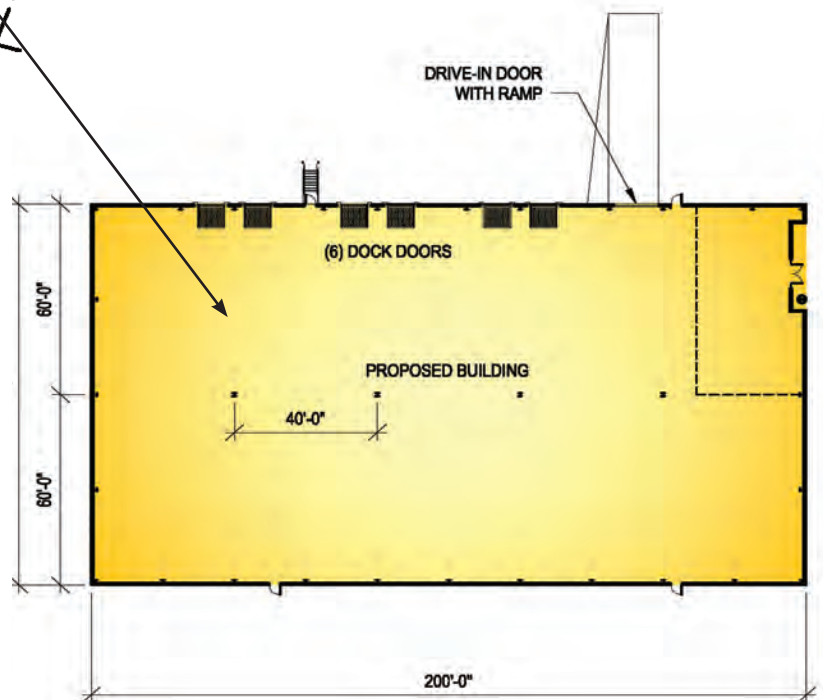
Wilkes-Barre	5
Scranton	7
Hazleton	30
Delaware Water Gap	58
Binghamton	62
Allentown	81
Morristown, NJ	97
Harrisburg	118
Philadelphia	112
Port of Newark	128
New York City	133
Syracuse	151
Baltimore	183
Washington D.C.	224
Pittsburgh	269
Boston	310
Cleveland	356

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GRIMES INDUSTRIAL PARK 🏭 PITTSTON TOWNSHIP, PA



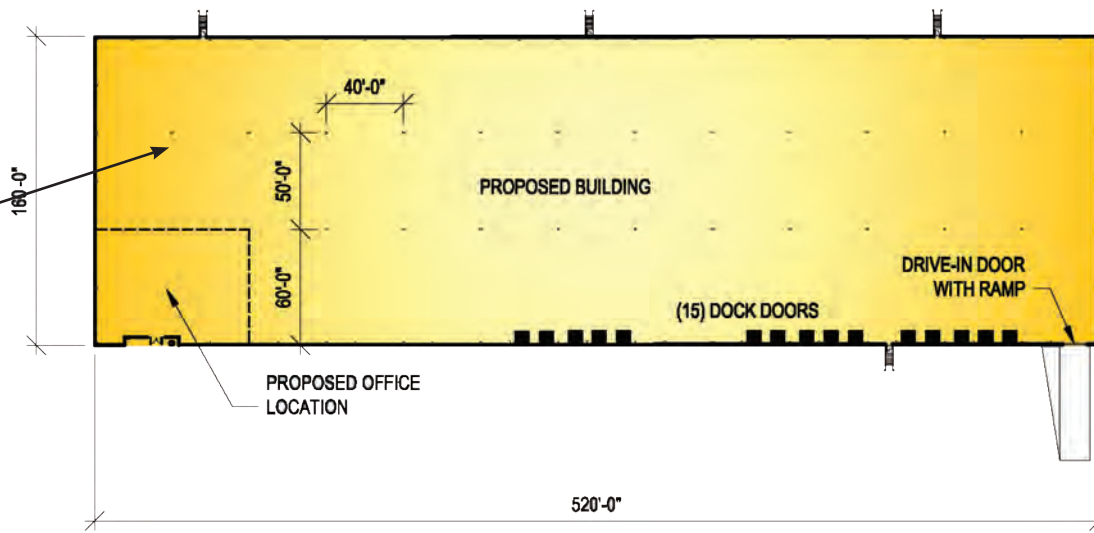
**500-548 SATHERS DRIVE  
PROPOSED PROPERTY SPECIFICATIONS**

- 24,000 SF (200' x 120') on 15.14 acres
- 30' clear structural height at low eave
- 6" thick reinforced concrete floor
- Six (6) 9' x 10' vertical lift dock doors with 30,000 lb. capacity, Rite-Hite mechanical levelers with bumpers
- One (1) 12' x 14' vertical lift drive-in door with ramp
- ESFR fire protection system
- Energy-efficient, fluorescent T-Bay lighting
- 277/480 volt, 3-phase electrical service (800 amp expandable to 4000 amp)



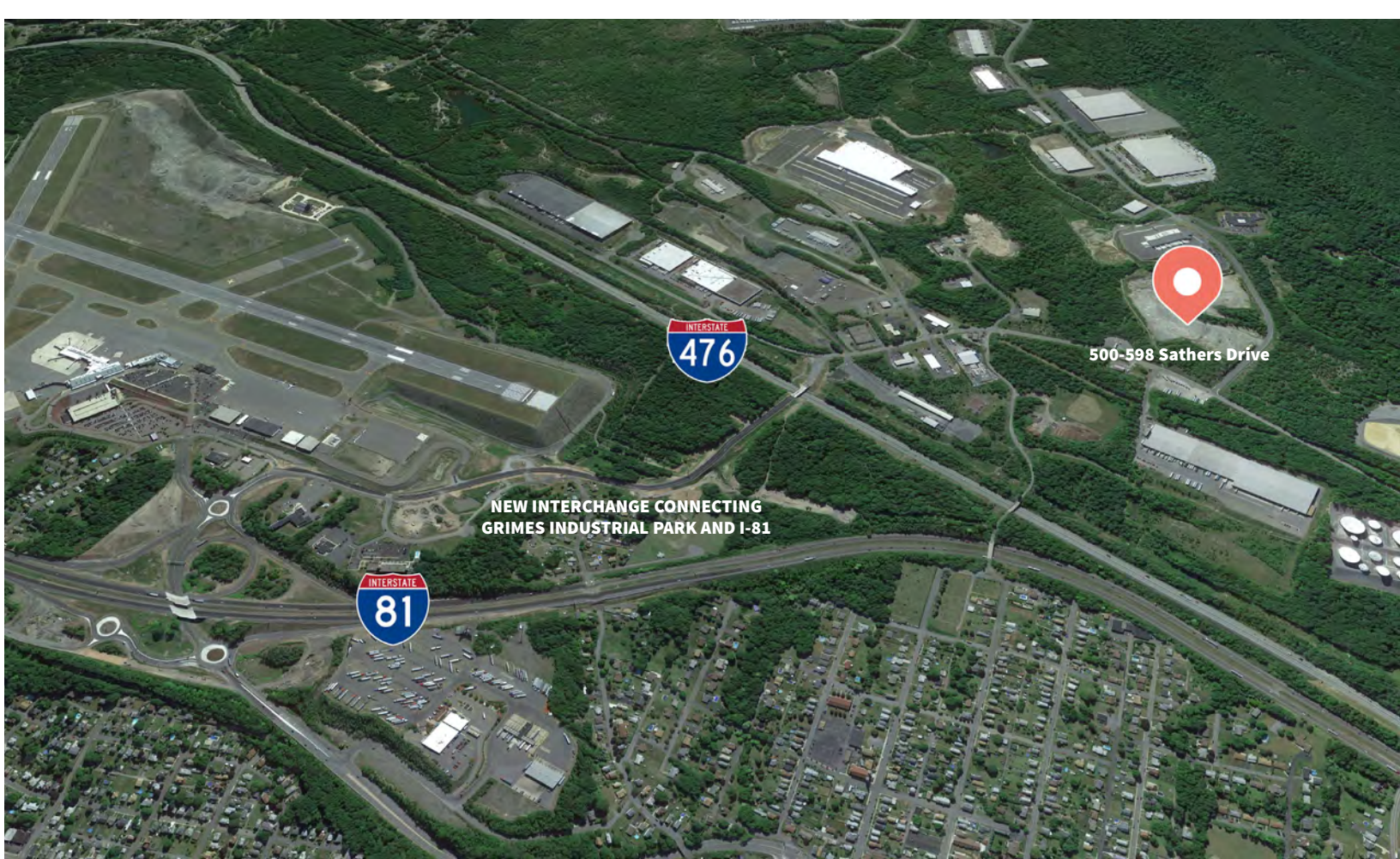
*Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.*





## 550-598 SATHERS DRIVE PROPOSED PROPERTY SPECIFICATIONS

- 83,200 SF (520' x 160') on 15.14 acres
- 30' clear structural height at low eave
- 6" thick reinforced concrete floor
- Fifteen (15) 9' x 10' vertical lift dock doors with 30,000 lb. capacity, Rite-Hite mechanical levelers with bumpers
- One (1) 12' x 14' vertical lift drive-in door with ramp
- ESFR fire protection system
- Energy-efficient, fluorescent T-Bay lighting
- 277/480 volt, 3-phase electrical service (800 amp expandable to 4000 amp)





**500-598 SATHERS DRIVE**  
GRIMES INDUSTRIAL PARK 🏠 PITTSTON TOWNSHIP, PA

