

# 8,975 SF

ON 11.4 ACRES

## 1198 SATHERS DRIVE

GRIMES INDUSTRIAL ESTATES  
PITTSTON TOWNSHIP, PA



### MODERN FLEX SPACE - LESS THAN 5 MINUTES TO I-81 & I-476



#### DIRECTIONS TO 1098 SATHERS DRIVE:

##### Traveling South on I-81

Take I-81 South to Exit 178 toward PA-315/WB / Scr Intl Airport/Avoca. Proceed through first roundabout. At second roundabout, follow signs for 315 North. Then take Navy Way 0.9 miles to Commerce Drive. Turn right and follow Commerce Drive 0.6 miles to Sathers Drive. Turn left and follow Sathers Drive 1 mile. Building is on left.

##### Traveling North on I-81

Take I-81 North to Exit 178 toward PA-315/WB / Scr Intl Airport/Avoca. Bear right at the roundabout. Then take Navy Way 0.9 miles to Commerce Drive. Turn right and follow Commerce Drive 0.6 miles to Sathers Drive. Turn left and follow Sathers Drive 1 mile. Building is on left.

# PLANS AND SPECIFICATIONS

## SIZE

- The existing building is a multi-tenant, flexible space building containing a total of 70,000 S.F.
- The available space totals 8,975 SF and includes 1,590 SF of office space.
- Building dimensions are 560'-0" x 125'-0".
- Site contains 11.4 acres.

## BUILDING CONSTRUCTION

- Masonry; Butler Shadowwall metal wall panel system with insulation.
- Floor is 6" thick reinforced concrete floor slab.
- Column spacing: 40'-0" x 40'-0"
- Building roof is precision roll formed Butler MR-24 panels.
- Bay spacing is 40'-0" x 50'-0" typical.
- Existing warehouse has one (1) 12' x 14' vertical lift drive-in door with asphalt ramp, one (1) 12' x 14' vertical-lift dock door, and one (1) 8'-6" x 9'-6" vertical-lift dock door with 30,000 lb capacity leveler with bumpers.
- Warehouse clear structural height is 26'-1" to 28'-9". The office area ceiling height is 9'-0" above finish floor.

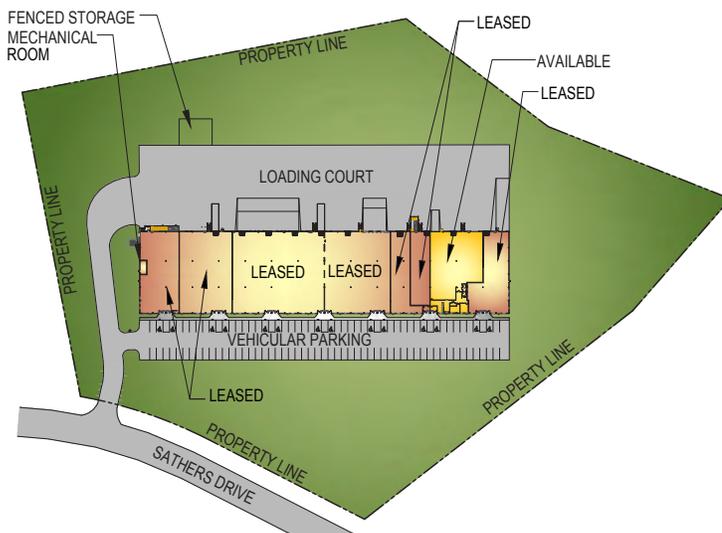
## UTILITIES

- Available electrical service is a 200 AMP, 120/208 volt, 3-phase service, expandable.
- Warehouse lighting is energy efficient fluorescent T-bay Fixtures with light levels designed to 18 - 22 foot candles average.
- Office lighting is 2 x 4 fluorescent troffers with prismatic lay-in troffer fixtures.
- The warehouse area heating system is gas-fired unit heaters.
- Provisions for domestic water and natural gas are provided.
- All utilities shall be separately metered.
- Fire protection system is an Light Hazard, Class II.

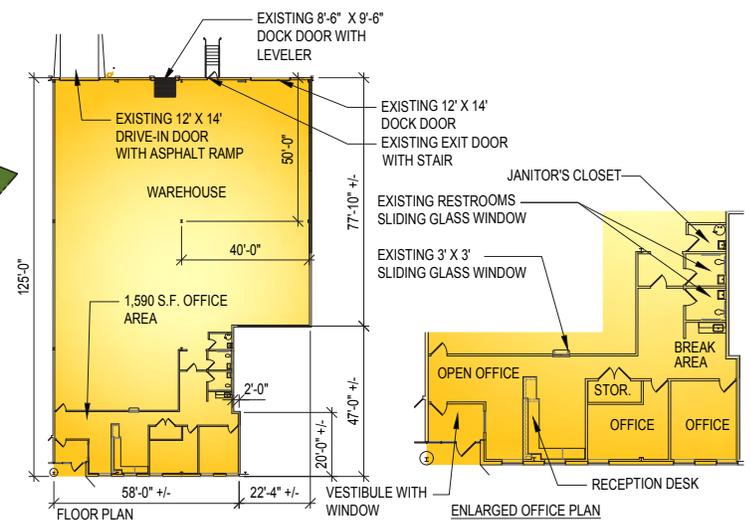
## PARKING AND AMENITIES

- On-site parking available for thirteen (13) vehicles.
- Site has professionally maintained landscaping.
- Marquee sign at entrance to site.

## SITE PLAN



## FLOOR & OFFICE PLAN



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