

4,726 SF

ON 11.4 ACRES

1192 SATHERS DRIVE

GRIMES INDUSTRIAL ESTATES
PITTSTON TOWNSHIP, PA



OFFICE SPACE - LESS THAN 5 MINUTES TO I-81 & I-476



DIRECTIONS TO 1192 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 contains 4,726 SF of office space.
- Building dimensions are 560'-0" x 125'-0".
- Site contains 11.4 acres.

PARKING AND AMENITIES

- On-site parking available for 23 vehicles.
- Site has professionally maintained landscaping.
- Marquee sign at entrance to site.

BUILDING CONSTRUCTION

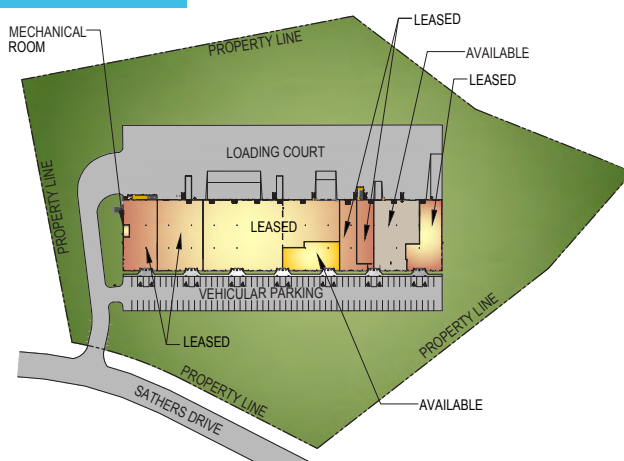
- Exterior wall system is constructed with a combination of architectural masonry, aluminum frame entrance system, and insulated metal wall panels.
- Floor is 6" thick reinforced concrete floor slab.
- Building roof is precision roll formed Butler MR-24 panels.
- Bay spacing is 40'-0" x 50'-0" typical.
- Entire space is fit-out as office space.

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

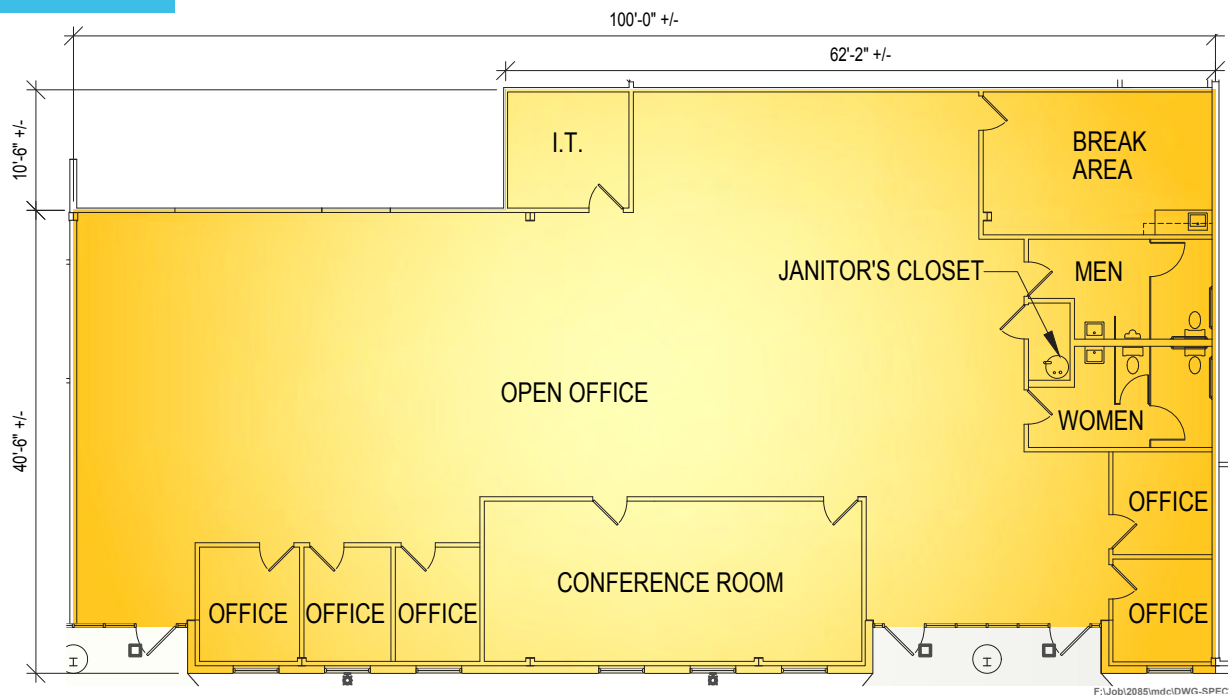
UTILITIES

- Available electrical service is a 200 AMP, 120/208 volt, 3- phase service, expandable.
- HVAC is provided through a gas/electric, packaged, rooftop unit.
- Office lighting is 2 x 4 fluorescent troffers with prismatic lenses.
- Fire protection system is an Light Hazard, Class II.
- Provisions for domestic water and natural gas are provided.
- All utilities shall be separately metered.

SITE PLAN



FLOOR PLAN



MERICLE
COMMERCIAL REAL ESTATE SERVICES

EAST MOUNTAIN CORPORATE CENTER
100 BALTIMORE DRIVE
WILKES-BARRE, PA 18702

DEVELOPMENT DIVISION
570.823.1100

MERICLE.COM

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1192 SATHERS DRIVE

**GRIMES INDUSTRIAL ESTATES
PITTSBURGH, PA
4,726 SF OFFICE SPACE**



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East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

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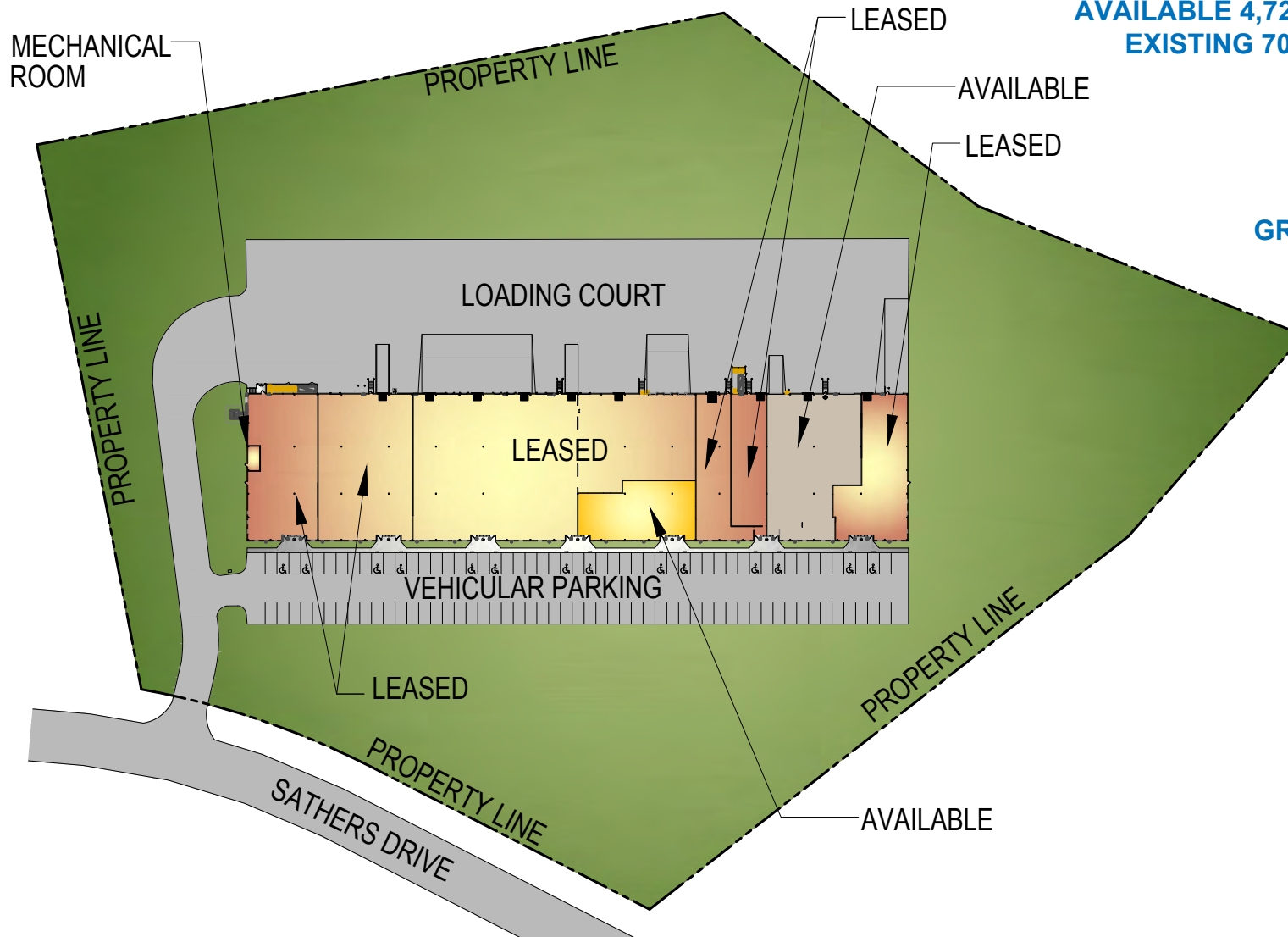
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EXISTING SITE PLAN

**AVAILABLE 4,726 S.F. SPACE WITHIN AN
EXISTING 70,000 S.F. FLEX BUILDING**

**PARCEL #6
1192 SATHERS DRIVE
GRIMES INDUSTRIAL PARK
PITTSTON TOWNSHIP
PITTSTON, PA 18640**



AVAILABLE S.F.	4,726
PARKING SPACES	15-23
ACREAGE	11.4

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marketing purposes for the exclusive use of
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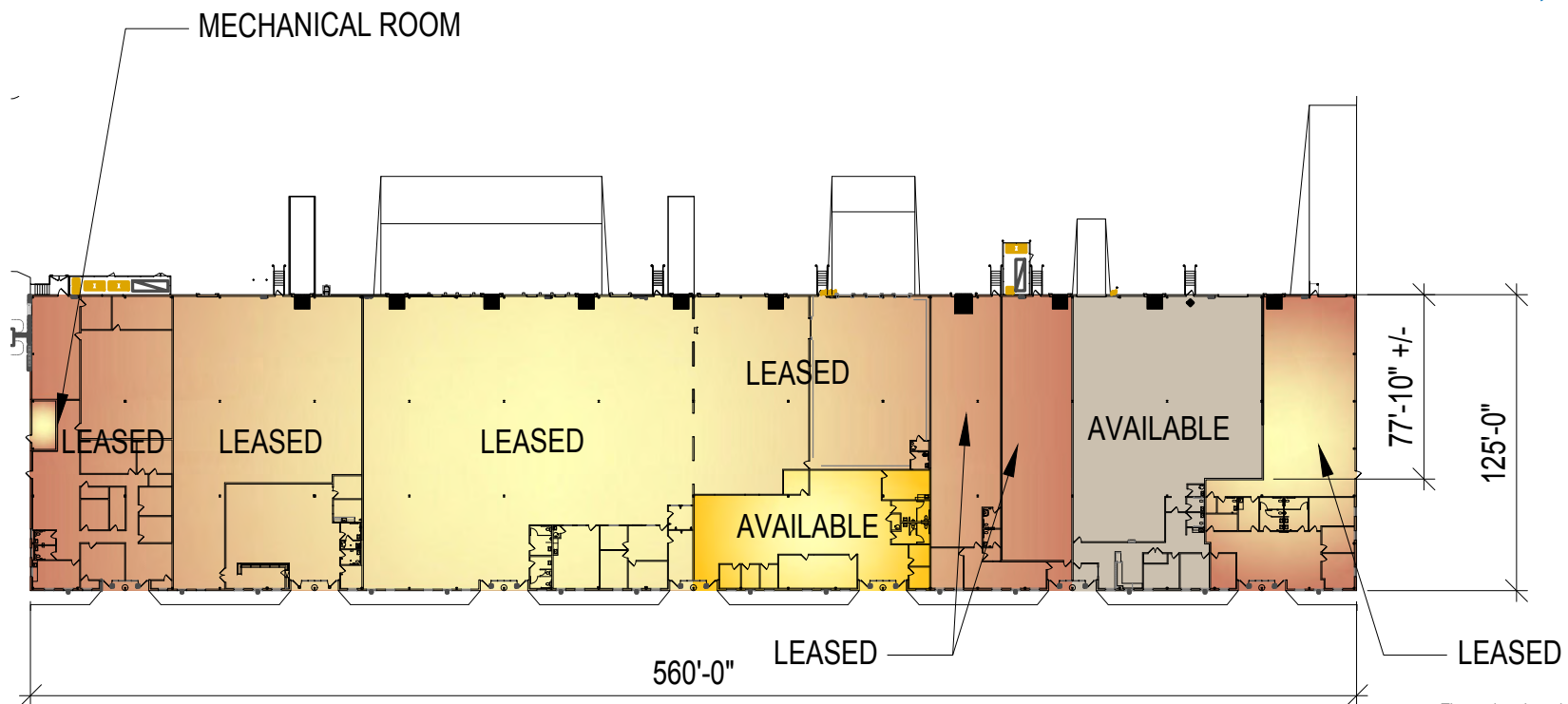
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BUILDING FLOOR PLAN

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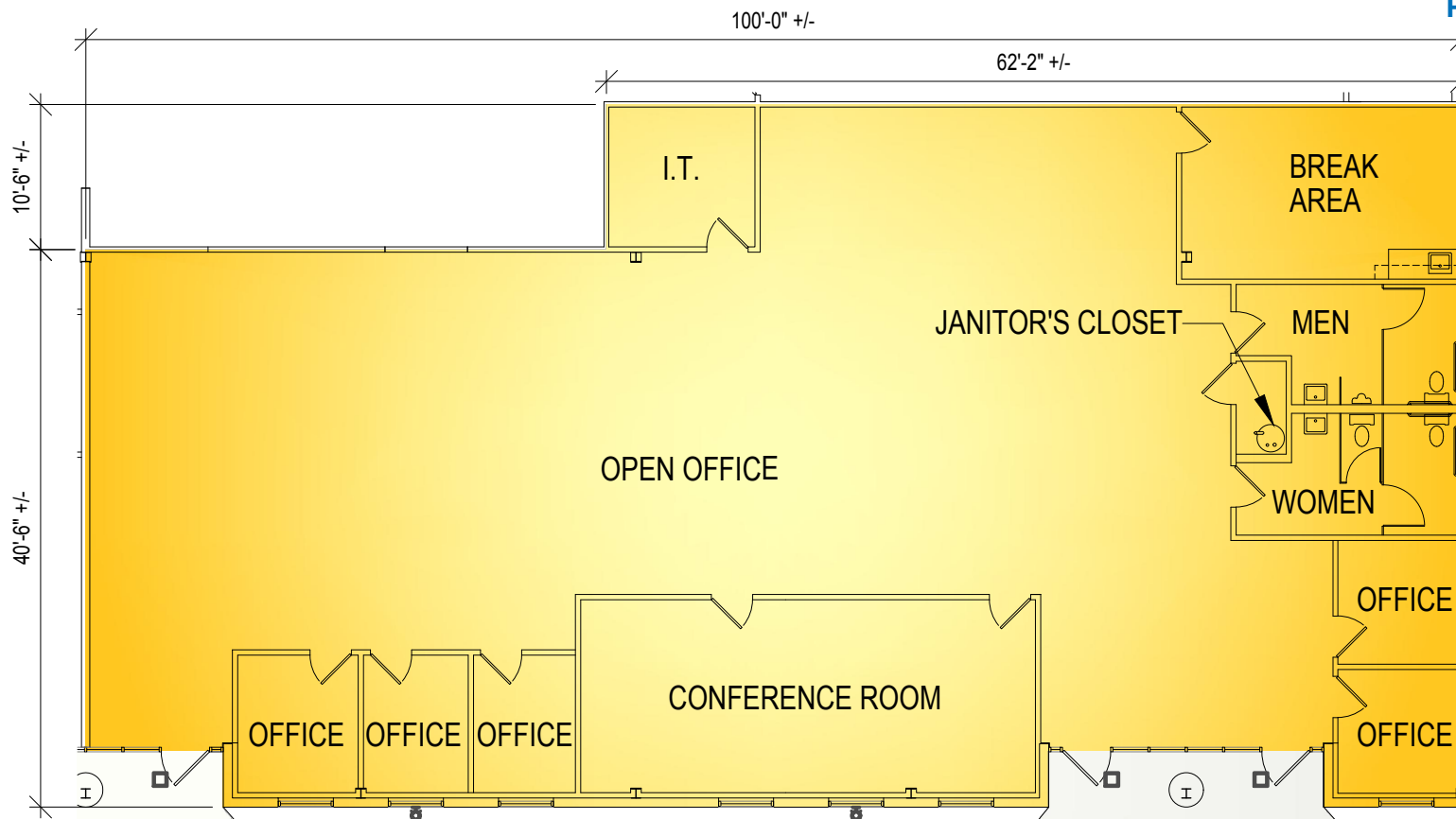
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FLOOR PLAN

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PITTSBURGH, PA 15260



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SPECIFICATIONS

**AVAILABLE 4,726 S.F. SPACE WITHIN AN
EXISTING 70,000 S.F. FLEX BUILDING**

SITE IMPROVEMENTS

- Site contains approximately 11.4 acres
- On-site parking for 15-23 parking spaces.
- Marquee sign with masonry base at site entrance.
- Professionally prepared landscape design and maintenance.

BUILDING IMPROVEMENTS

- Building dimensions are 560'-0" x 125'-0".
- Building contains 70,000 square feet.
- Available space contains 4,726 square feet.
- Bay spacing is 40'-0" x 50'-0" typical.
- Floor is 6" thick reinforced concrete floor slab .
- Building roof is precision roll formed Butler MR-24 panels.
- Exterior wall system is constructed with a combination of architectural masonry, aluminum frame entrance system, and insulated metal wall panels.
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UTILITIES AND BUILDING SYSTEMS

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