

12,854 SF

ON 18.48 ACRES AVAILABLE FOR LEASE

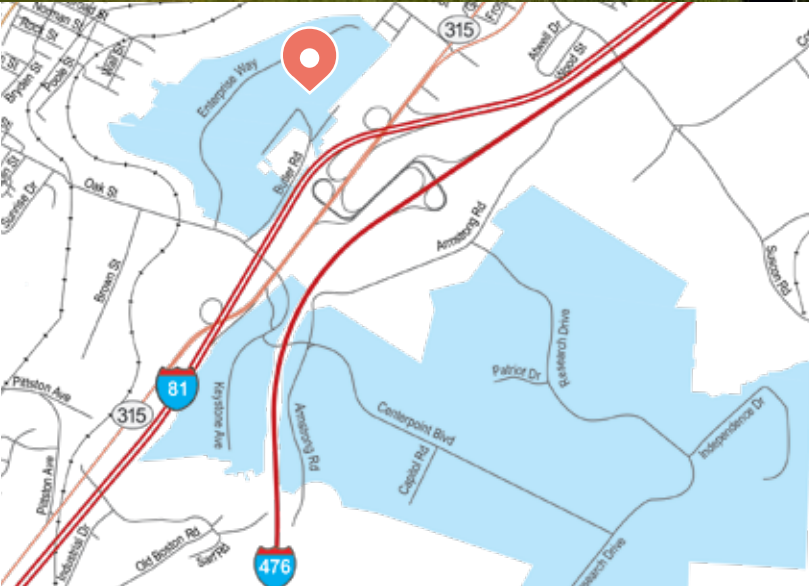
345-347 ENTERPRISE WAY

CENTERPOINT COMMERCE & TRADE PARK WEST
PITTSBURGH, PA 15260



MODERN FLEX SPACE

EXCEPTIONAL ACCESS TO I-81 AND I-476



CENTERPOINT FEATURES

- ✓ Park is less than one mile from I-81 and I-476.
- ✓ Immediate proximity to FedEx Ground, FedEx Express, FedEx Smart Post, and UPS.
- ✓ More than 700,000 people live within 30 miles.
- ✓ Two hours from New York City and Philadelphia.
- ✓ More than 51 million people live within 200 miles.
- ✓ Public water, sewer, natural gas, fiber, and power.
- ✓ Park is home to industrial facilities for Lowe's, The Home Depot, Neiman Marcus, Kimberly Clark, Bimbo Bakeries, Isuzu, Corning, and others.



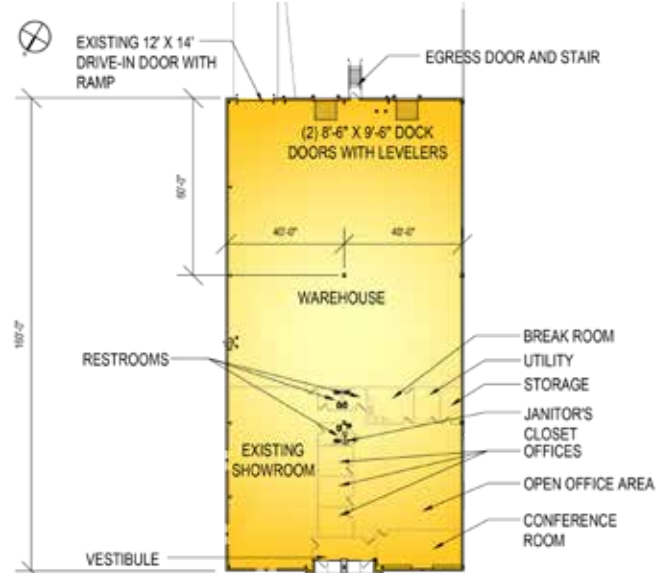
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SITE PLAN



FLOOR PLAN



SIZE

- **Available Space:** 12,854 SF
- **Acreage:** 18.48 acres
- **Building Size:** 108,939 SF
- **Building Dimensions:** 680' (length) x 160' (depth)
- Available space contains approximately 4,500 SF of office and showroom space.

BUILDING CONSTRUCTION

- **Floor:** 6" thick concrete floor slab, reinforced with welded steel mats.
- **Roof:** Butler's MR24 standing seam roof system.
- **Exterior Walls:** Exterior wall system consists of architectural masonry, aluminum glazing entrance systems, and insulated metal wall panels.
- **Ceiling Height:** 30' clear structural height at low eave. 33' clear structural height at high eave.
- Available office space is fit-out with a suspended acoustical ceiling system at 9'-0" above finish floor with 9'-10" ceiling at showroom area.

LOADING

- **Dock Equipment:** Two (2) 8'-6" X 9'-6" vertical lift dock doors with levelers.
- One (1) 12'-0" x 14'-0" drive-in door with asphalt ramp.

UTILITIES

- **HVAC:** Available warehouse space is heated by high-efficiency, gas-fired unit heaters.
- Available office space is heated and cooled by gas/electric, packaged rooftop units.
- **Electrical Service:** Two (2) 225 amp, 120/208 volt, 3-Phase electrical service.
- **Warehouse Lighting:** Energy-efficient T-bay fluorescent fixtures.
- **Office Lighting:** 2 X 4 fluorescent troffers with prismatic lenses.
- **Fire Protection:** Ordinary Hazard Class III in Warehouse Area and Light Hazard in Office Area.
- **Utilities:** All utilities shall be separately metered.
- Provisions for domestic water provided.

PARKING

- On-site parking for approx. 30 vehicles.
- Asphalt paving including heavy duty pave in truck areas.

LOCATION

- Park is less than one mile from I-81 and I-476.
- More than 470,000 live within 20 miles of the park.
- Foreign Trade Zone status possible.
- Located in close proximity to FedEx Ground, FedEx Express, FedEx SmartPost, and UPS.
- Centrally located within Scranton/Wilkes-Barre labor market.

Northeastern Pennsylvania is the center of the Boston/ Washington Corridor and is at the confluence of five major highways. Interstates 81, 80, 84, 380 and 476 meet at this inland hub and provide excellent access to firms wishing to serve Maine to Virginia and west to Ohio.



CENTRALLY LOCATED
ON NORTHEASTERN PENNSYLVANIA'S
I-81 CORRIDOR

DEEP WATER PORTS

PORT	MI	KM
Philadelphia	120	193
New York/New Jersey	121	195
Wilmington	132	212
Baltimore	191	307

TRAVEL DISTANCES

CITY	MI	KM
Delaware Water Gap, PA	57	92
Allentown, PA	67	108
Morristown, NJ	96	155
Philadelphia, PA	113	182
Harrisburg, PA	116	187
Port Newark, NJ	126	203
New York, NY	128	206
Syracuse, NY	152	245
Baltimore, MD	194	312
Hartford, CT	198	319
Washington, DC	237	381
Pittsburgh, PA	290	467
Boston, MA	301	484



MORE THAN 705,000 PEOPLE LIVE
WITHIN 30 MILES OF CENTERPOINT. GRANT
PROGRAMS EXIST TO HELP PARK TENANTS
RECRUIT & TRAIN THEIR EMPLOYEES.

mericlereadytogo.com/345EnterpriseWay/incentives

EMPLOYMENT & UNEMPLOYMENT DATA | LACKAWANNA & LUZERNE COUNTIES

YEAR	NEPA REGION CIVILIAN LABOR FORCE	EMPLOYED	UNEMPLOYED	NEPA	PA	US
2019	278,300	263,700	14,600	5.2%	4.3%	3.5%
2018	264,800	250,300	14,600	5.4%	4.8%	4.1%
2017	263,600	248,700	14,900	5.6%	4.9%	4.4%

Source: www.workstats.dli.pa.gov



345-347 ENTERPRISE WAY
CENTERPOINT COMMERCE & TRADE PARK WEST
PITTSBURGH, PA 15240

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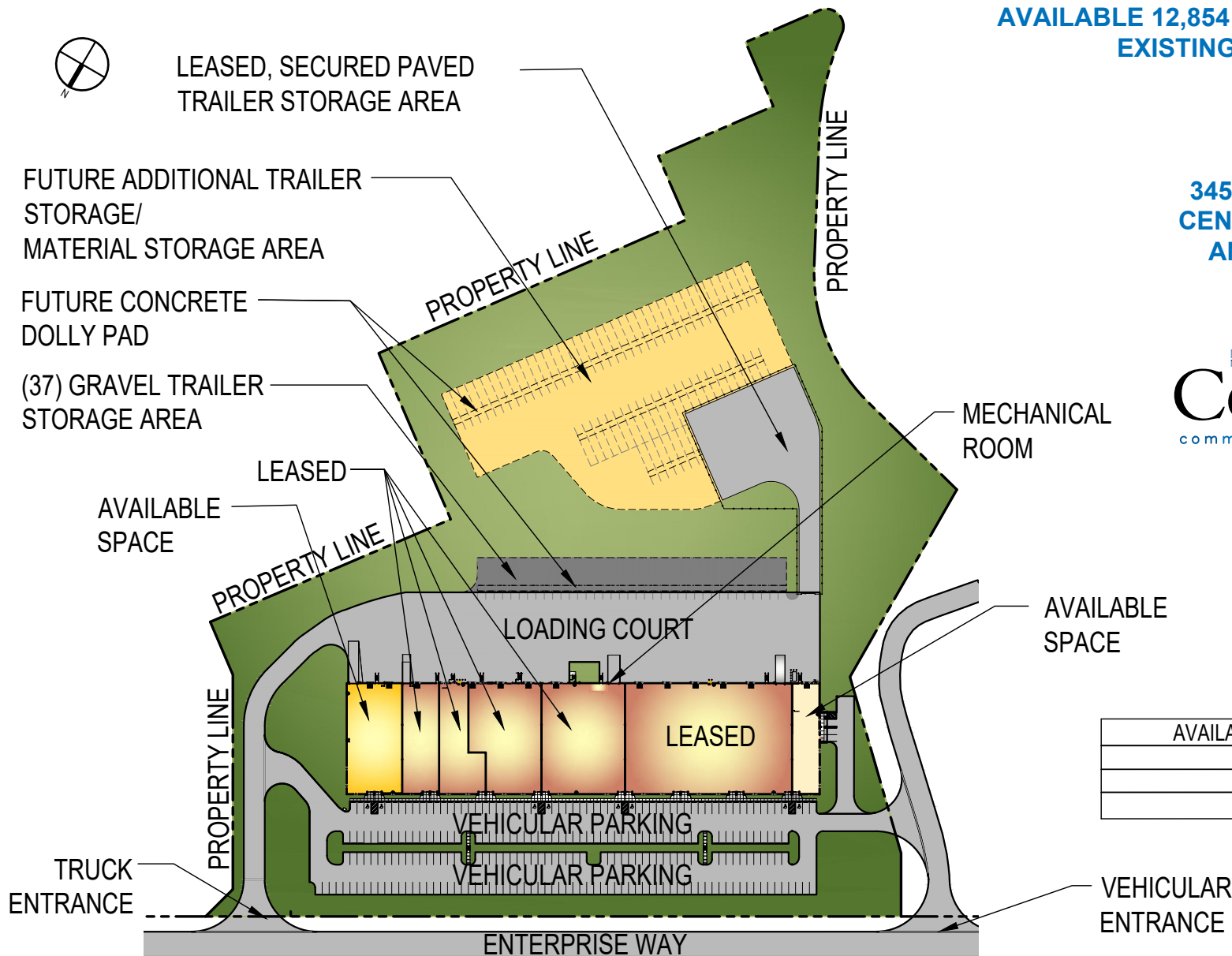


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EXISTING SITE PLAN

AVAILABLE 12,854 S.F. SPACE WITHIN AN
EXISTING 108,939 S.F. BUILDING

PARCEL #7A
345-347 ENTERPRISE WAY
CENTERPOINT COMMERCE
AND TRADE PARK-WEST
PITTSBURGH, PA 15204



AVAILABLE PARKING SPACES	30
DRIVE-IN DOOR(S)	1
DOCK DOOR(S)	2
ACREAGE	18.48

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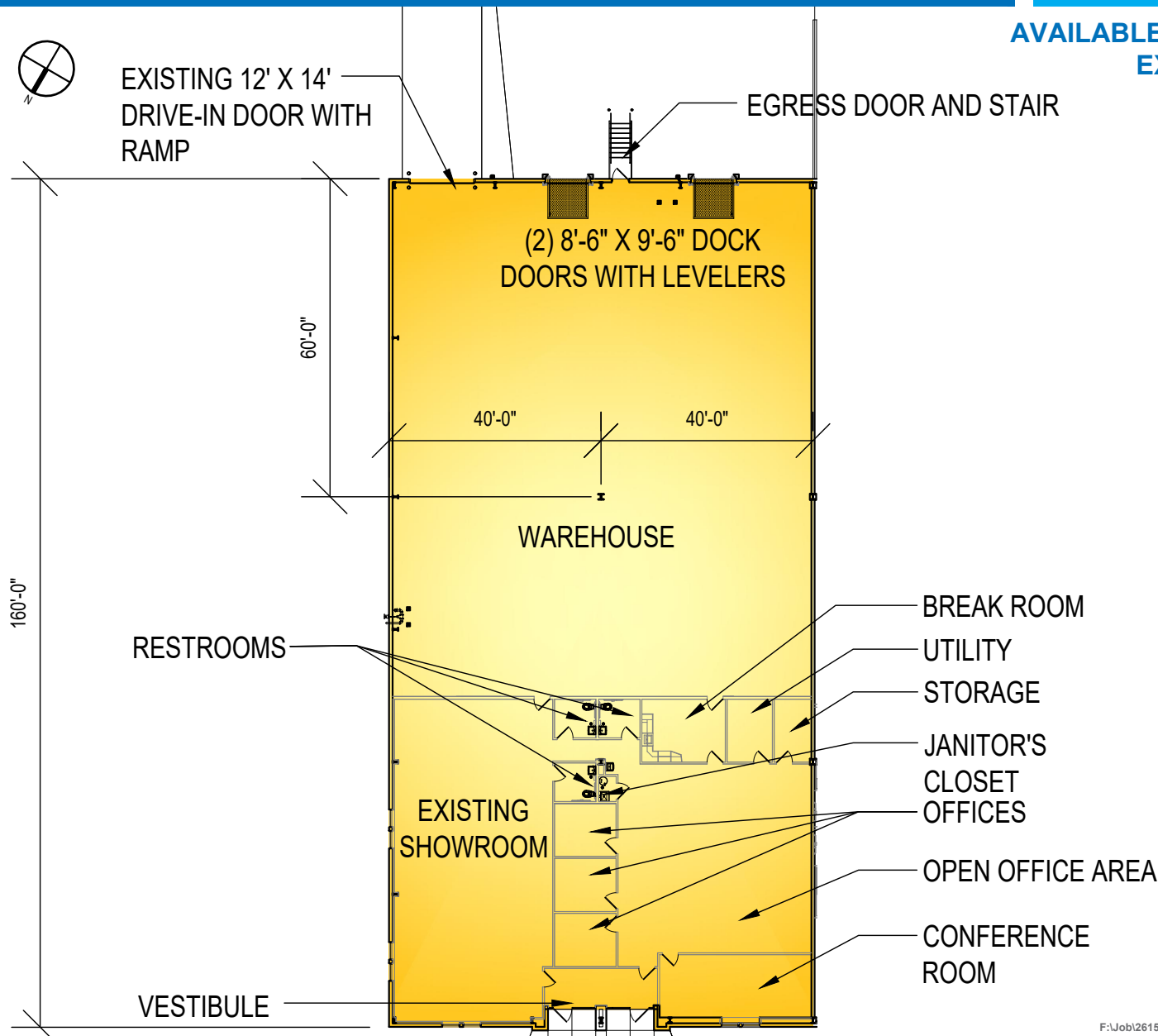
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

EXISTING FLOOR PLAN

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EXISTING 108,939 S.F. BUILDING

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