

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, Bimbo Bakeries, Isuzu, Corning, and others.



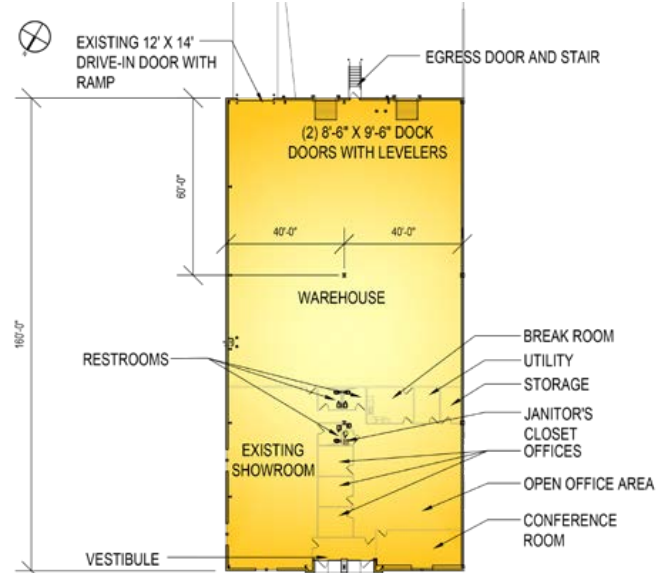
Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.

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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 |



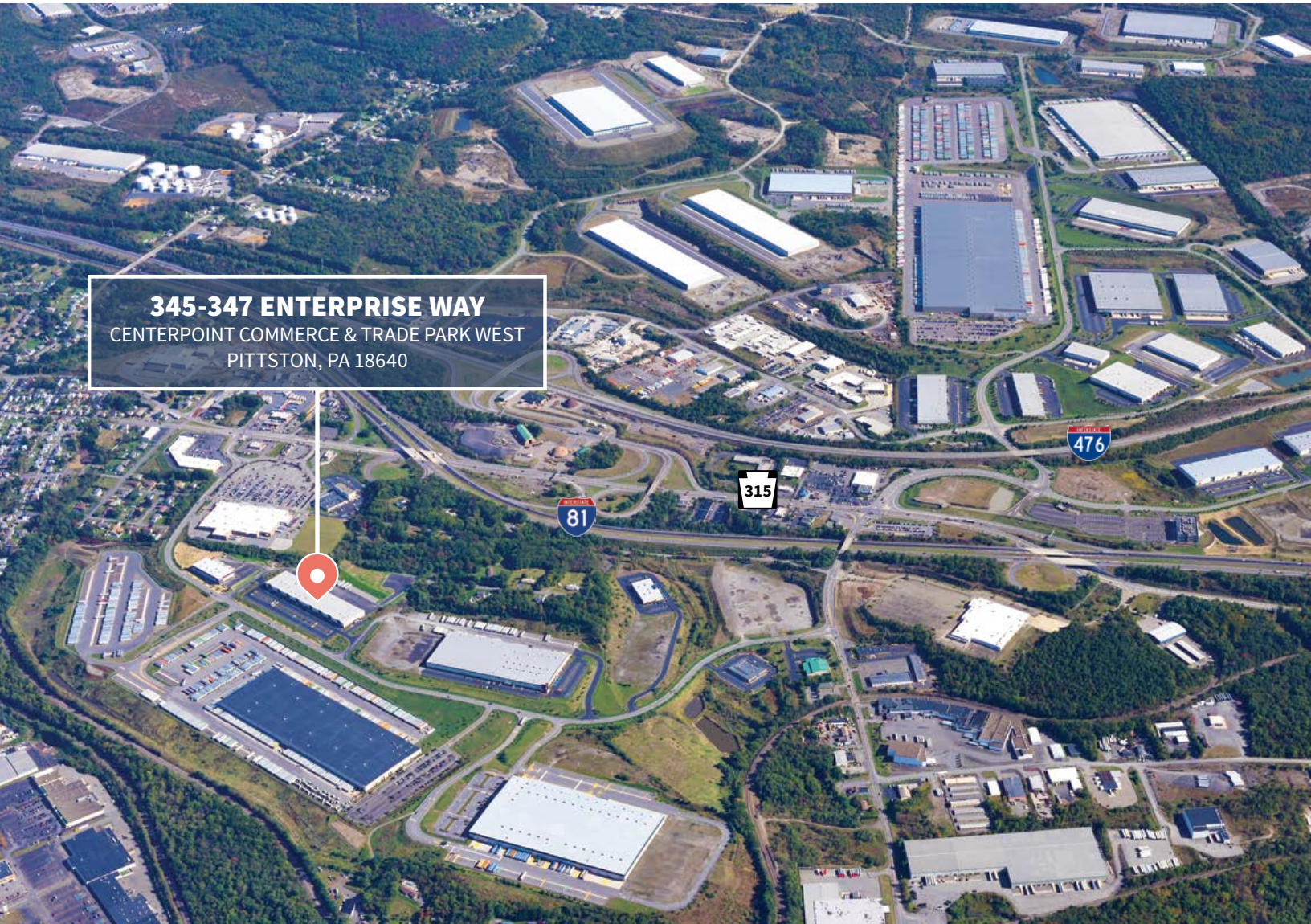
**MORE THAN 705,000 PEOPLE LIVE
WITHIN 30 MILES OF CENTERPOINT. GRANT
PROGRAMS EXIST TO HELP PARK TENANTS
RECRUIT & TRAIN THEIR EMPLOYEES.**

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
PITTSTON, PA 18640

DEVELOPMENT DIVISION

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To learn more, please call one of us at **570.823.1100** to request a proposal and/or arrange a tour.

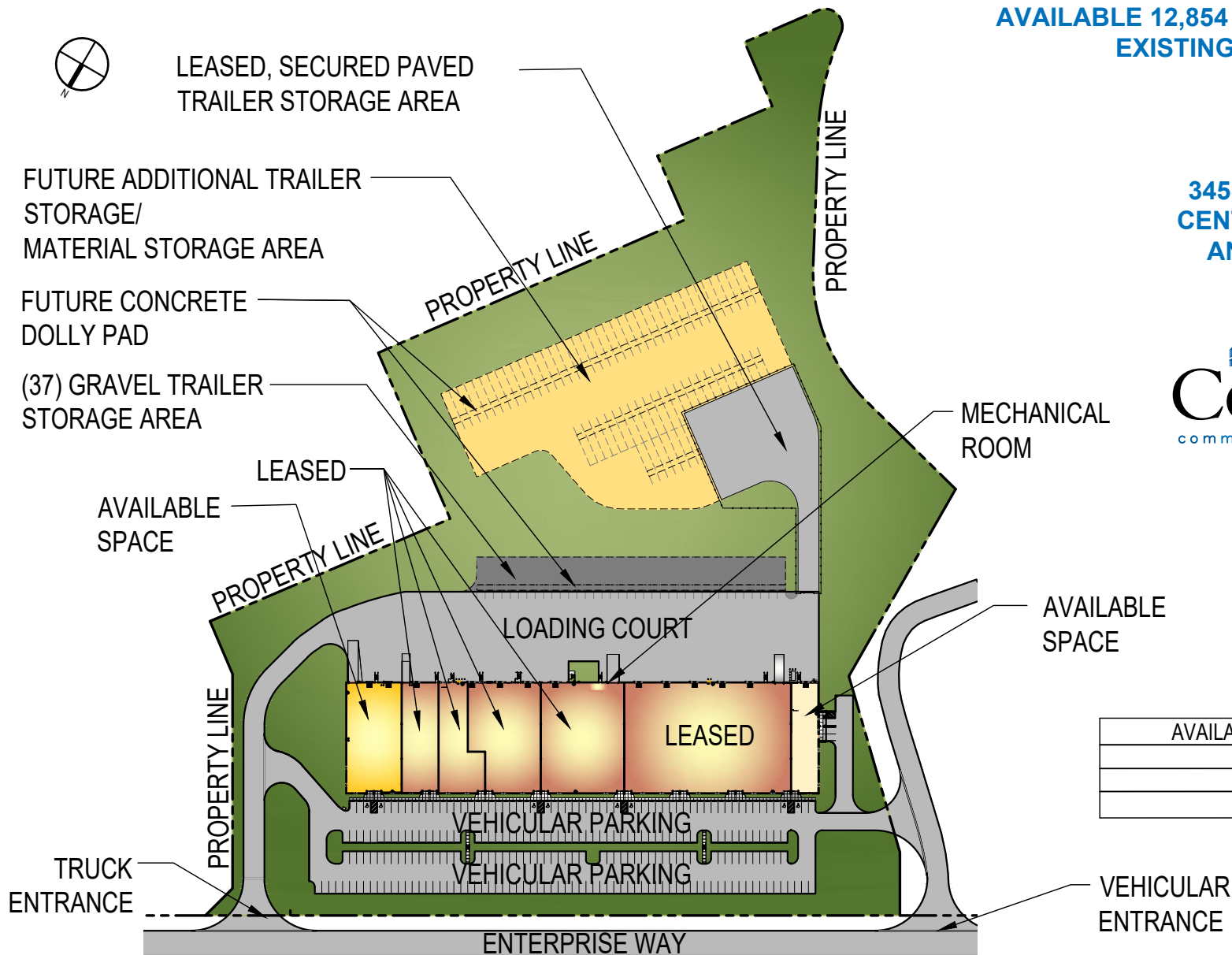


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EXISTING SITE PLAN

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
PITTSTON, PA 18640



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

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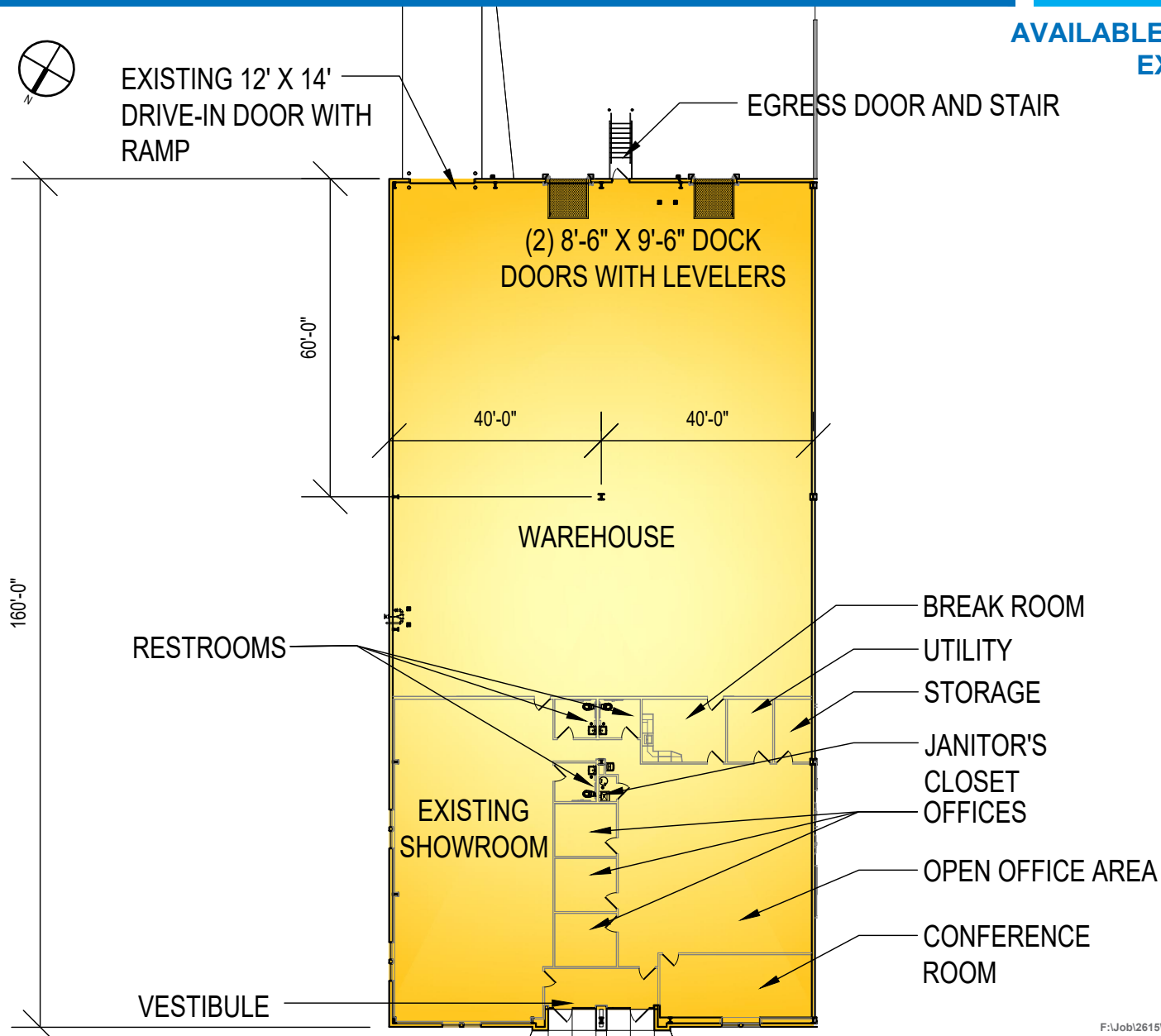
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

EXISTING FLOOR PLAN

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



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