



**FOR  
LEASE**

# 520,800 SF

**160 RESEARCH DRIVE  
CENTERPOINT COMMERCE & TRADE PARK EAST  
PITTSBURGH, PA**

.....

## INDUSTRIAL

**LOCATED IN VERY CLOSE  
PROXIMITY TO FEDEX GROUND,  
UPS, AND AIRPORT.**

**CENTRALLY LOCATED  
WITHIN THE SCRANTON/  
WILKES-BARRE  
LABOR MARKET**



**CROSS-DOCK FACILITY EXPANDABLE TO 620,000 SF NEAR I-81 & I-476**

**mericle.com**



**570.823.1100**

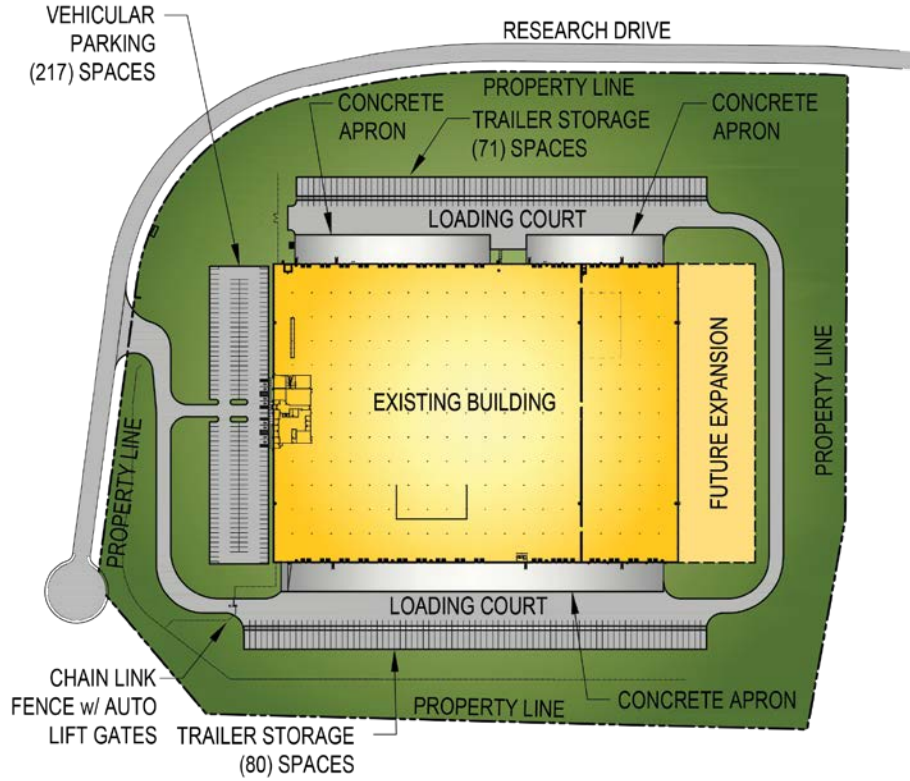




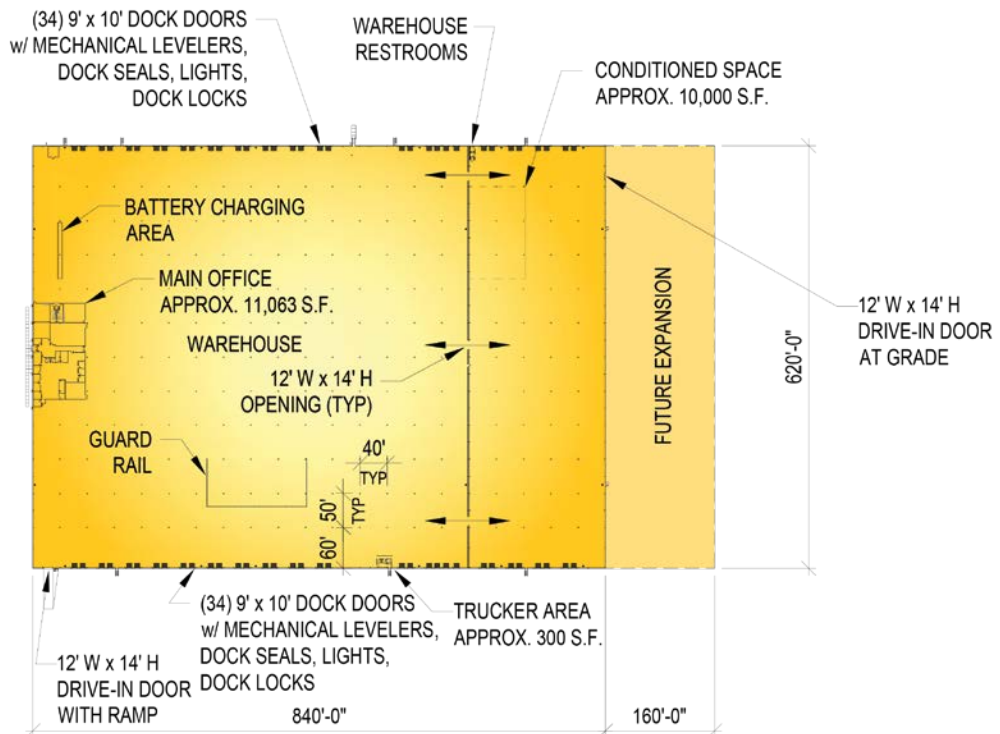
# PLANS

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.

## SITE PLAN



## FLOOR PLAN



FOR LEASE

160 RESEARCH DRIVE, PITTSTON TOWNSHIP, PA

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 520,800 SF, expandable to 620,000 SF
- ▶ **ACREAGE:** 42.72 acres
- ▶ **BUILDING DIMENSIONS:** 620' (w) x 840' (l)
- ▶ Tenant space availability ranges from 198,400 SF to 520,800 SF.
- ▶ Available space contains a 11,063 SF office space and a 300 SF Truckers office.

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor treated with *L&M Dress and Seal WB* sealing and curing compound.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 metal roof system.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** 30' clear structural height at low eave and 36'-5" clear structural height at high eave.
- ▶ **COLUMN SPACING:** 40'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ The building contains 4'-6" high x 4'-0" wide clerestory windows.

## LOADING

- ▶ Cross-dock loading.
- ▶ **DOCK EQUIPMENT:** (68) 9'-0" x 10'-0" vertical lift dock doors by *Haas Door* with 30,000 LB capacity mechanical levelers with bumpers by *Rite-Hite*, seals, dock lights and dock locks.
- ▶ The building contains one (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal and a reinforced concrete ramp and one (1) 12'-0" x 14'-0" vertical lift drive-in door at grade.

## UTILITIES

- ▶ **HVAC:** Energy-efficient, roof-mounted *Cambridge* direct-fire units.
- ▶ Warehouse ventilation for one (1) air exchange per hour.
- ▶ **ELECTRICAL SERVICE:** (2) 800 Amp, 480/277 Volt, 3-phase services, expandable to 4,000 Amps with a 60 KW, 277/480 Volt emergency generator.
- ▶ **LIGHTING:** Energy-efficient T-bay fluorescent fixtures.
- ▶ **FIRE PROTECTION:** Early Suppression Fast Response (ESFR) sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ **ELECTRIC:** PPL Utilities
- ▶ **GAS:** UGI Utilities, Inc.
- ▶ **WATER:** Pennsylvania American Water Company
- ▶ **SEWER:** Wyoming Valley Sanitary Authority
- ▶ **TELECOM:** Comcast, Verizon, Frontier Communications, and CenturyLink serve the park.

## PARKING

- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.
- ▶ On-site parking for approx. (217) vehicles.
- ▶ On-site trailer storage for approx. (151) trailers with 8' wide concrete dolly pad.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock.
- ▶ Loading courts secured by 8' high chain link fencing with autolift gates.

## SITE FEATURES

- ▶ Professionally prepared and maintained landscaping.
- ▶ Foreign Trade Zone status possible.



### LABOR DRAW

More than 700,000 people live within 30 miles, and more than 51 million people live within 200 miles of CenterPoint Commerce & Trade Park.

This 520,800 square foot industrial building is centrally located within the Scranton/Wilkes-Barre labor market. Chewy.com, Isuzu, Lowe's, Neiman Marcus, The Home Depot, and more have major fulfillment centers in CenterPoint Commerce & Trade Park.



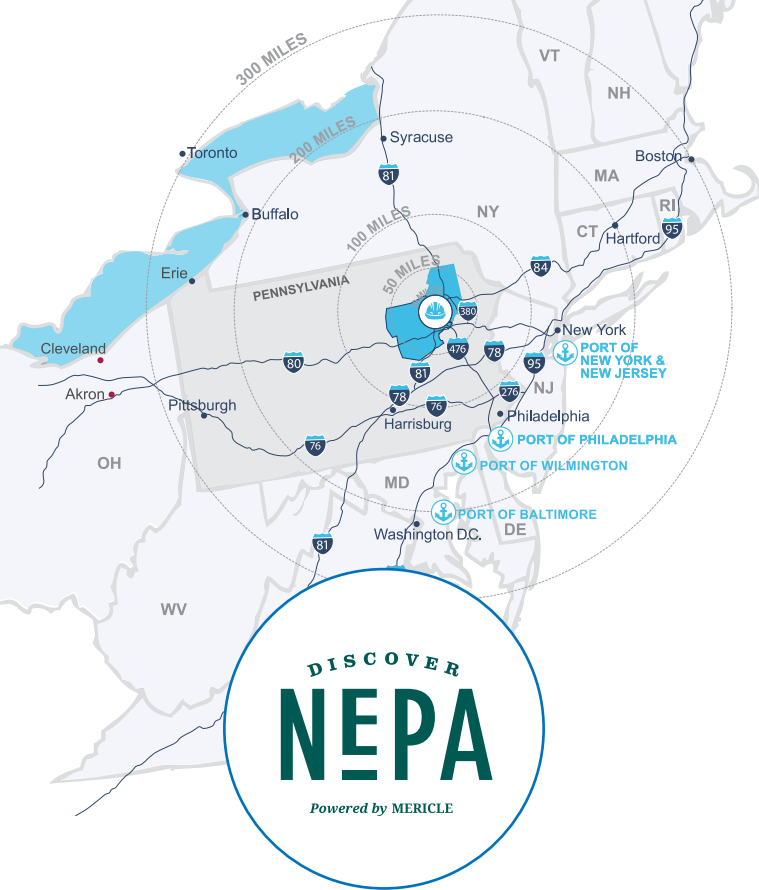
### ABUNDANT TRAILER STORAGE

Building features on-site parking for 151 trailers (expandable) with room to park even more trailers on neighboring lots.

# FOR LEASE

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DISCOVER  
**NEPA**

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Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

Check out **DiscoverNEPA.com** (search "Pittston") for events, shopping, dining, and many, many things to do!

**Mericle is Northeastern Pennsylvania proud.**

# CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



## DEEP WATER PORTS

### PORT

### MI AWAY

Philadelphia, PA	120
New York/New Jersey	121
Wilmington, DE	132
Baltimore, MD	191



## TRAVEL DISTANCES

### CITY

Delaware Water Gap, PA	57
Allentown, PA	67
Morristown, NJ	96
Philadelphia, PA	113
Harrisburg, PA	116
Port of Newark, NJ	126
New York, NY	128
Syracuse, NY	152
Baltimore, MD	194
Hartford, CT	198
Washington DC	237
Pittsburgh, PA	290
Boston, MA	301



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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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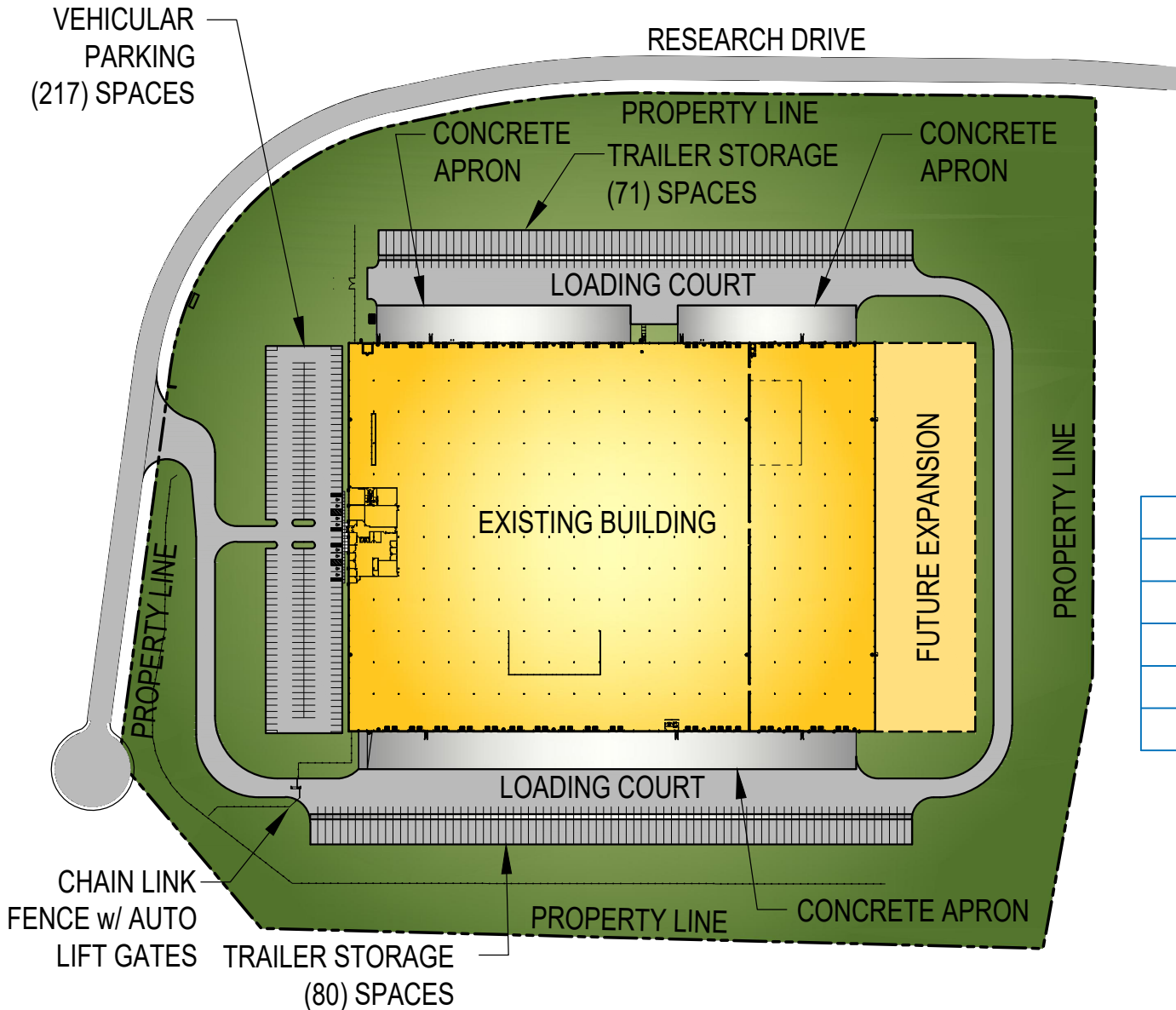




## EXISTING SITE PLAN

**EXISTING 520,800 S.F. BUILDING  
EXPANDABLE TO 620,000 S.F.**

**PARCEL #25  
160 RESEARCH DRIVE  
CENTERPOINT EAST  
COMMERCE AND TRADE PARK  
JENKINS TOWNSHIP  
PENNSYLVANIA 18649**



<b>TRAILER STORAGE</b>	<b>151</b>
<b>VEHICULAR PARKING</b>	<b>217</b>
<b>DOCK DOORS</b>	<b>68</b>
<b>DRIVE-IN DOORS</b>	<b>1</b>
<b>AT GRADE DRIVE-IN DOOR</b>	<b>1</b>
<b>ACREAGE</b>	<b>42.72</b>

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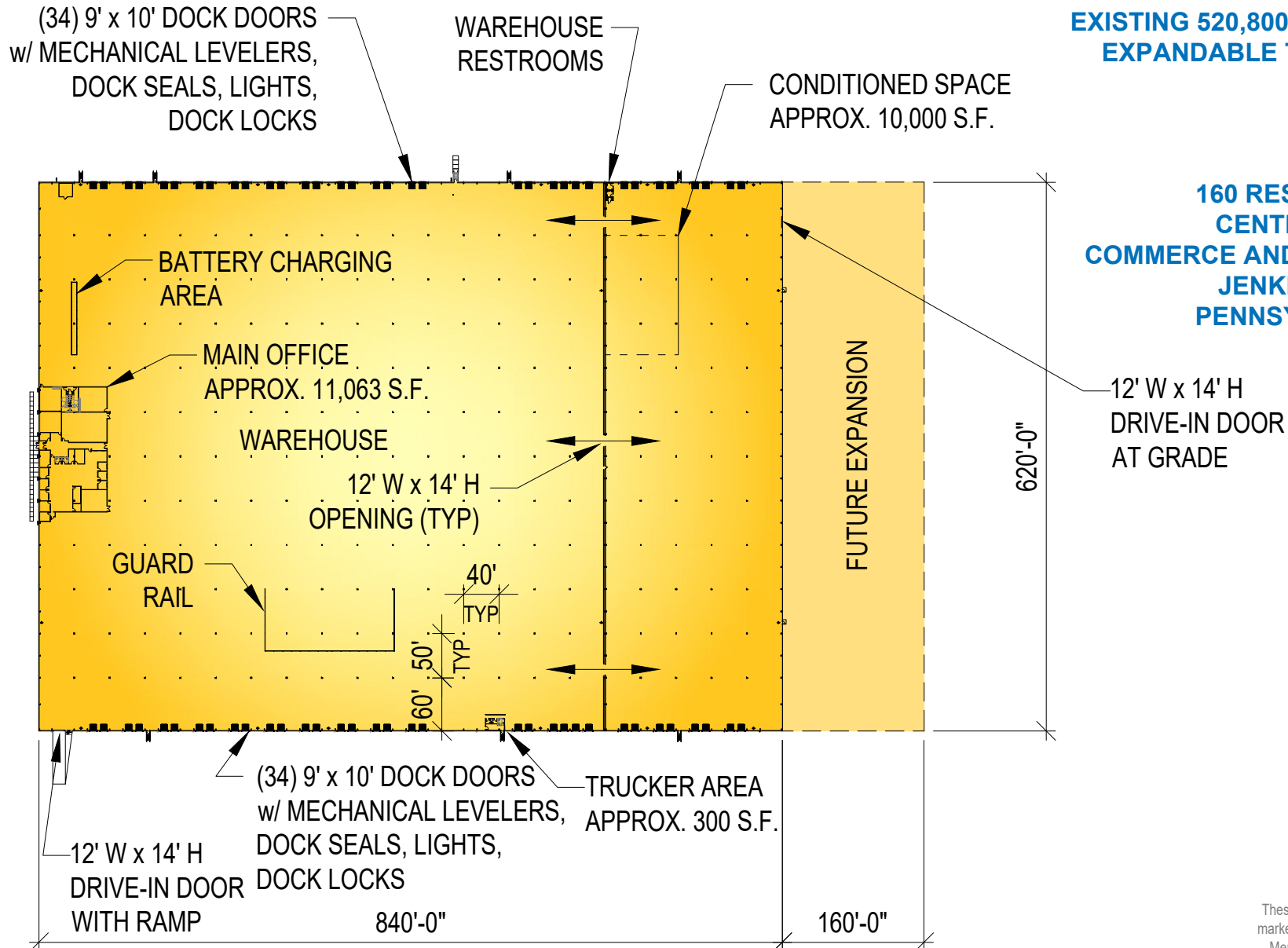
East Mountain Corporate Center  
100 Baltimore Drive  
Wilkes-Barre, PA 18702

*Developing Northeastern Pennsylvania's I-81 Corridor Since 1985*

## EXISTING FLOOR PLAN

**EXISTING 520,800 S.F. BUILDING  
EXPANDABLE TO 620,000 S.F.**

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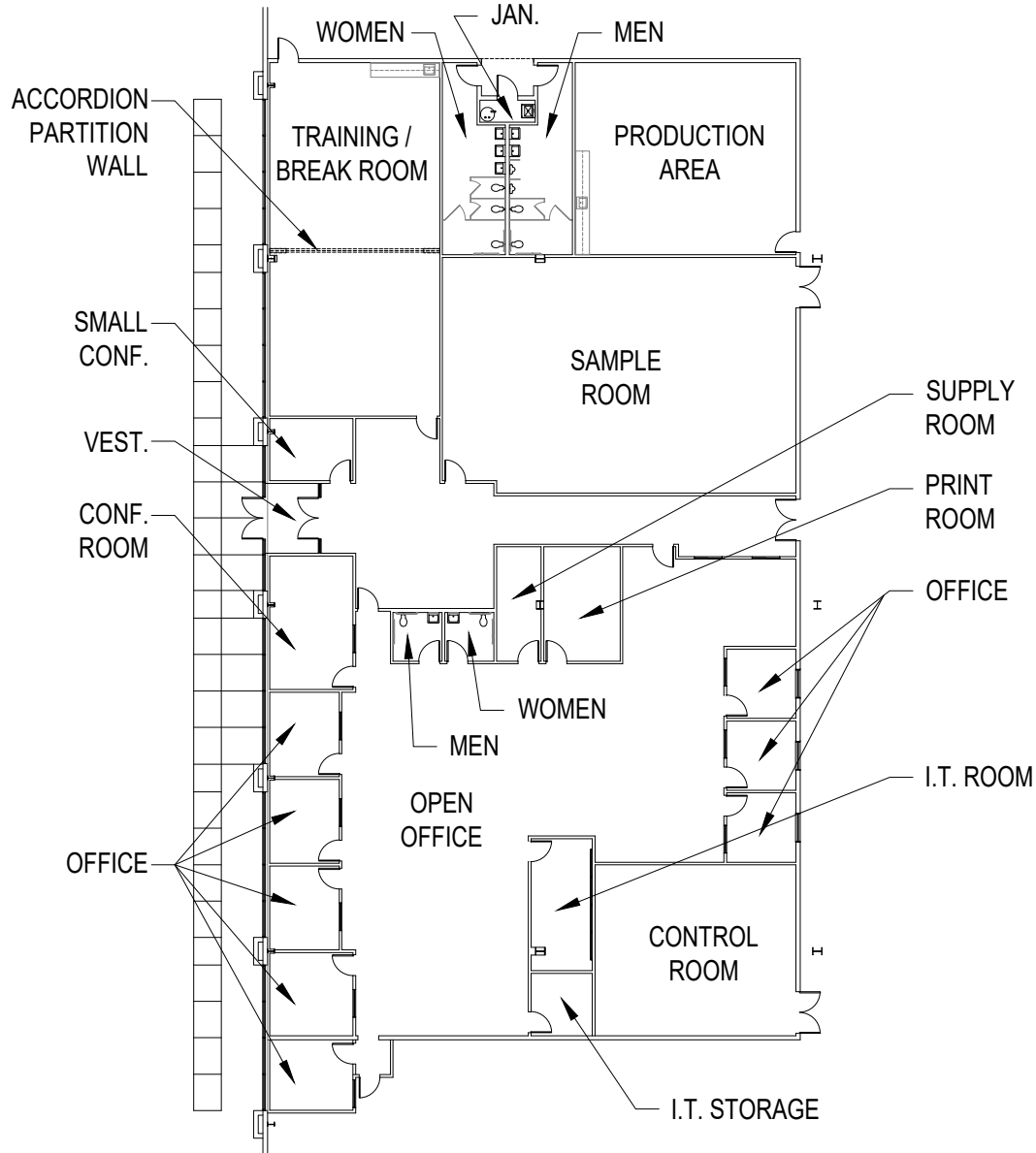
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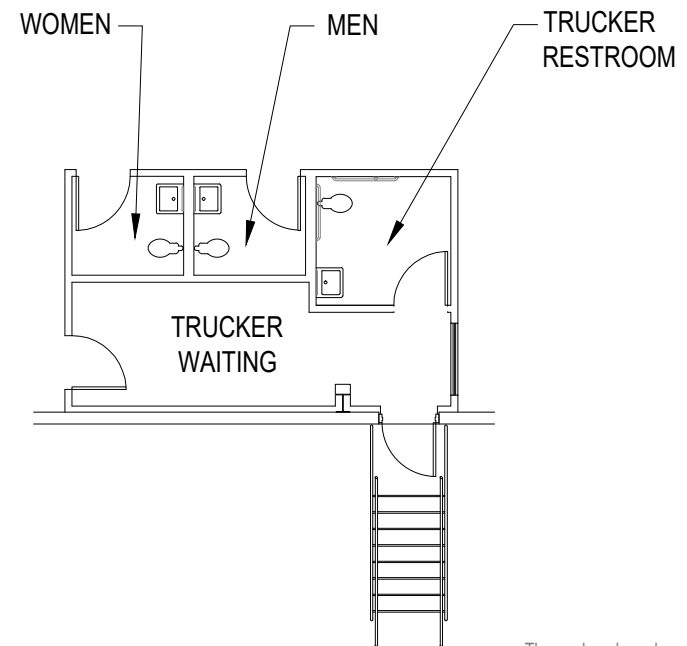
## EXISTING OFFICE PLAN

EXISTING 520,800 S.F. BUILDING  
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**PENNSYLVANIA 18649**



**MAIN OFFICE**



**TRUCKER AREA**

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## SPECIFICATIONS

### SITE IMPROVEMENTS

- Site contains approximately 42.72 acres
- On-site parking for approximately two-hundred seventeen (217) vehicles
- On-site trailer storage for approximately one-hundred fifty-one (151) trailers with 8' wide concrete dolly pad
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock
- Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas
- Professionally prepared and maintained landscaping
- Loading courts secured by 8' high chain link fencing with autolift gates

### BUILDING IMPROVEMENTS

- Building contains 520,800 square feet
- Building dimensions are 620'-0" (width) x 840'-0" (length)
- Tenant space availability ranges from 198,400 SF to 520,800 SF
- Available space contains a 11,063 SF office space and a 300 SF Truckers office.
- 40'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay
- 6" thick concrete floor slab, reinforced with welded steel mats. Floor treated with L&M Dress and Seal WB, sealing and curing compound.
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- 30'-0" approximate clear structural height along loading dock wall, 36'-5" approximate clear structural height at ridge
- *Butler Manufacturing*, MR-24 standing seam
- The building contains 4'-6" high x 4'-0" wide clerestory windows
- The building contains sixty-eight (68) 9'-0" x 10'-0" vertical lift dock doors by *Haas Door* or equal with 30,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal, seals, dock lights and dock locks.
- The building contains one (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal and a reinforced concrete ramp and one (1) 12'-0" x 14'-0" vertical lift drive-in door at grade.

### UTILITIES AND BUILDING SYSTEMS

- The warehouse heating system consists of energy efficient, roof mounted *Cambridge* direct-fire units
- Warehouse ventilation for one (1) air exchange per hour
- The electrical service consists of (2) 800 amp, 480/277 volt, 3-phase service, expandable to 4,000 amps with a 60 KW, 277/480 volt emergency generator
- The warehouse lighting consists of energy efficient T-bay fluorescent fixtures
- Fire Protection System consists of Early Suppression Fast Response (ESFR) wet sprinkler system
- Provisions for domestic water and natural gas are provided
- All utilities are separately metered

**EXISTING 520,800 S.F. BUILDING  
EXPANDABLE TO 620,000 S.F.**

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