

10,056 SF

ON 11.4 ACRES

1182 SATHERS DRIVE

GRIMES INDUSTRIAL PARK
PITTSTON TOWNSHIP, PA



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



DIRECTIONS TO 1182 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

- Multi-tenant flex building totaling 70,000 S.F.
- The available space totals 10,056 SF with 2,685 S.F. of office space.
- Building dimensions are 560'0" x 125'0".
- Site contains 11.4 acres.

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.
- Column spacing is 40' x 40' (typical) with 40' x 45' at the loading bay.
- Warehouse has one (1) 8'-6" x 9'-6" vertical lift drive-in door with precast concrete ramp, and one (1) 8'-6" x 9'-6" vertical-lift dock door with 30,000 lb capacity leveler with bumpers.
- Warehouse ceiling height is 26'1" to 28'9". The office area ceiling height is 9'0" above finish floor.
- Building roof is precision roll formed Butler MR-24 panels.

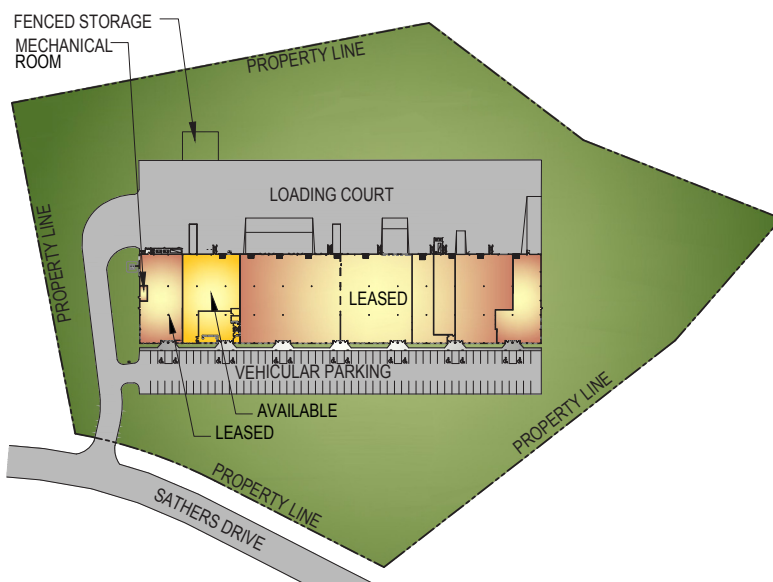
UTILITIES

- Available electrical service is 400 Amp, 120/208 Volt, 3-phase.
- Warehouse lighting is 400 watt metal halide fixtures with light levels designed to 18 - 22 foot candles average.
- Office lighting is 2 x 4 fluorescent fixtures with prismatic lenses.
- The warehouse is heated with gas-fired unit heaters.
- The available space has gas/electric packaged rooftop unit to supply HVAC to the space.
- A 1½ ton split system provided for storage/LAN room.
- Provisions for domestic water and natural gas are provided.
- All utilities shall be separately metered.
- Fire protection system is a Light Hazard, Class II.

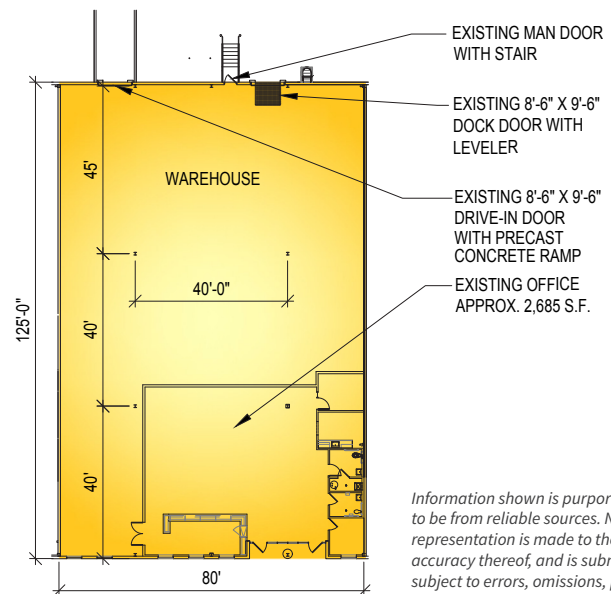
PARKING AND AMENITIES

- On-site parking available for fifteen (15) vehicles.
- Site has professionally maintained landscaping.
- Marquee sign with masonry base at site entrance.

SITE PLAN



FLOOR 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



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