

10,056 SF

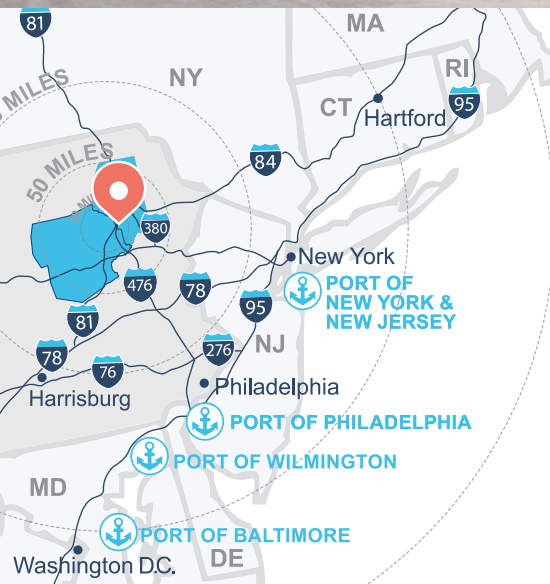
ON 11.4 ACRES AVAILABLE FOR LEASE

1182 SATHERS DRIVE

GRIMES INDUSTRIAL PARK
PITTSTON TOWNSHIP, PA 18640



MODERN FLEX SPACE NEAR 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.

PROPERTY WEBSITE



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PLANS AND SPECIFICATIONS

SIZE

- Multi-tenant flex building totaling 70,000 SF.
- The available space totals 10,056 SF with 2,685 SF. 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 29'3". The office area ceiling height is 9'0" above finish floor. Showroom ceiling is approximately 12'0" H.
- Building roof is precision roll formed Butler MR-24 panels.

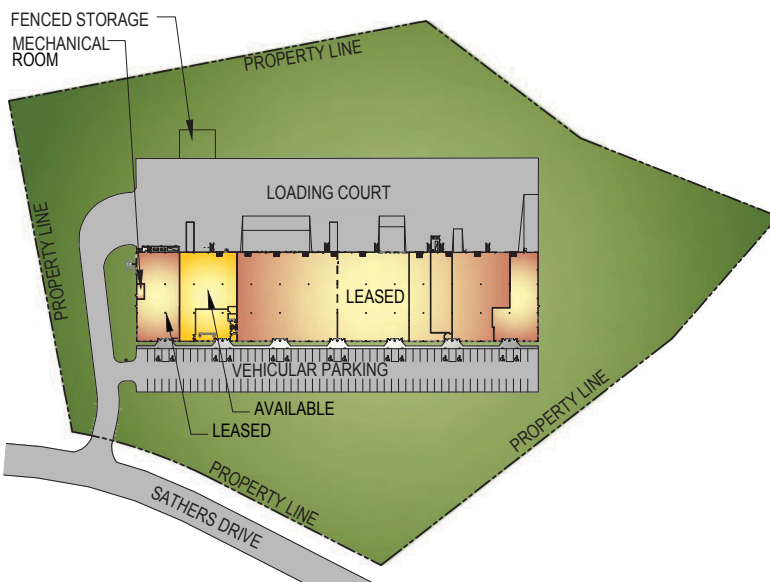
UTILITIES

- 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 and 2 x 2 fluorescent fixtures with prismatic lenses.
- The warehouse is heated with gas-fired unit heaters.
- The available space has a gas/electric packaged rooftop unit to supply HVAC to the space.
- A 1½ ton split system provided for Jan./Data 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.

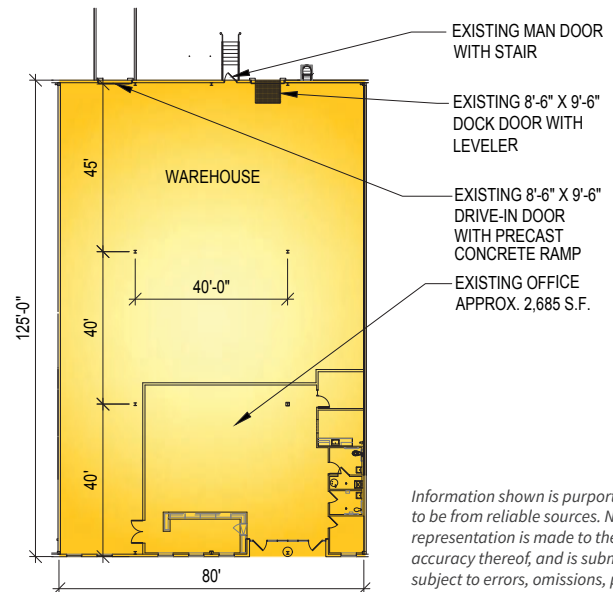
PARKING AND AMENITIES

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

SITE PLAN



FLOOR PLAN



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COMMERCIAL REAL ESTATE SERVICES

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

DEVELOPMENT DIVISION
570.823.1100

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1182 SATHERS DRIVE | 10,056 SF

GRIMES INDUSTRIAL PARK | PITTSTON TOWNSHIP, PA



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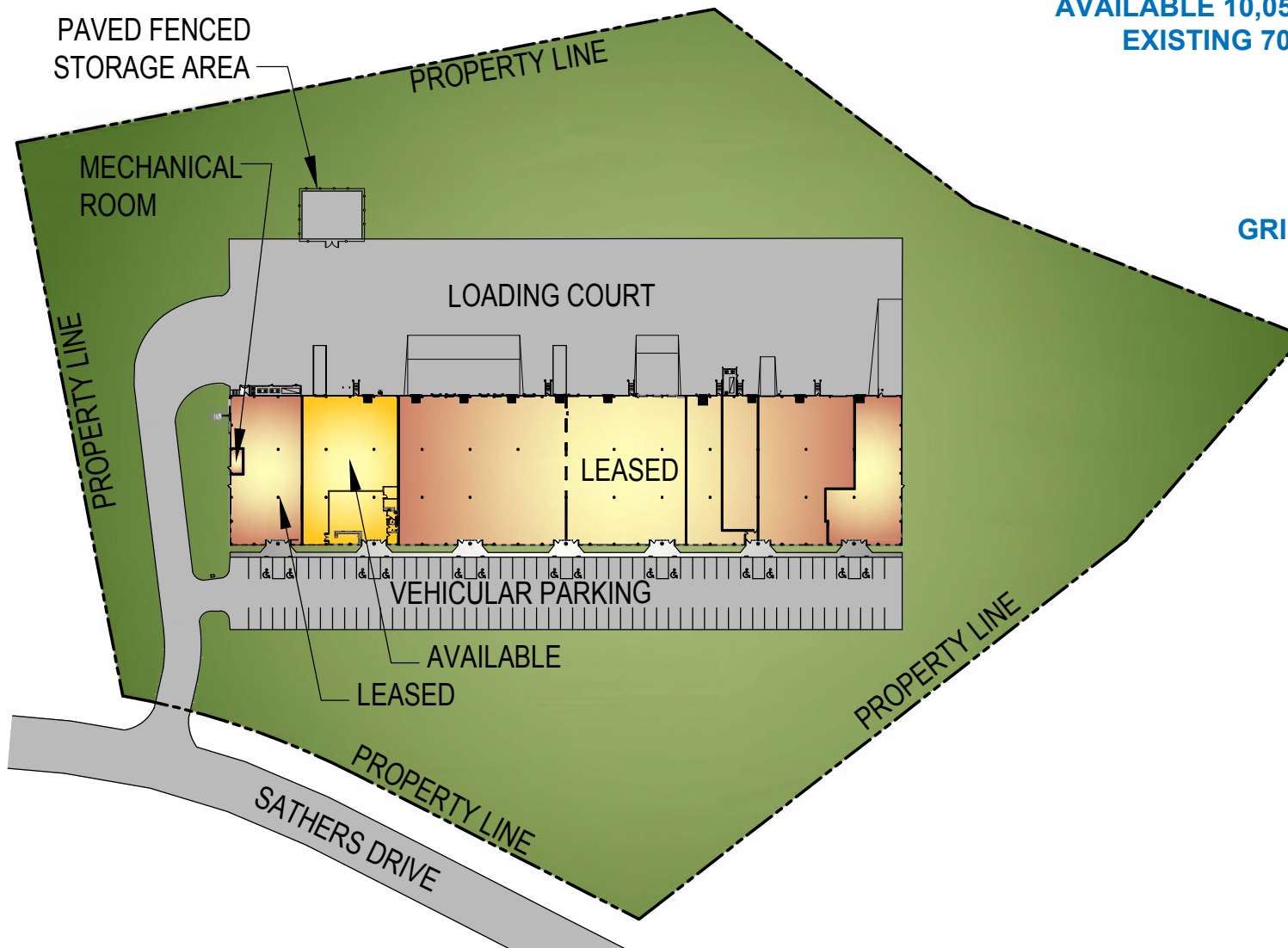


To learn more about 1182 Sathers Drive and to schedule a tour, please call
Bob Besecker, Jim Hilsher, or Bill Jones of Mericle's Leasing Team at **570.823.1100**.

EXISTING SITE PLAN

**AVAILABLE 10,056 S.F. SPACE WITHIN AN
EXISTING 70,000 S.F. FLEX BUILDING**

**PARCEL #6
1182 SATHERS DRIVE
GRIMES INDUSTRIAL PARK,
PITTSTON TOWNSHIP,
PITTSTON, PA 18640**



AVAILABLE S.F.	10,056
PARKING SPACES	15
ACREAGE	11.4

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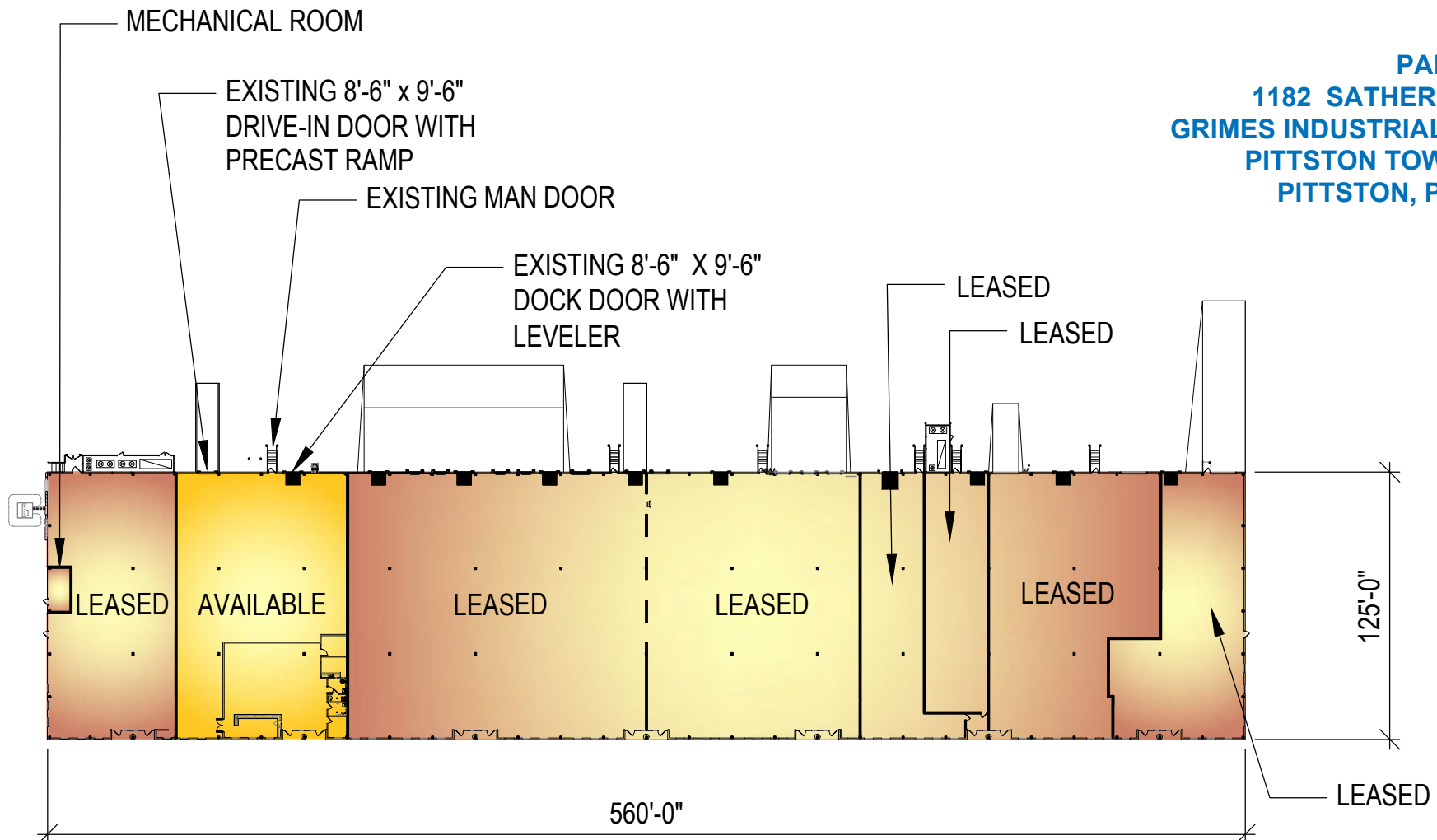
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Wilkes-Barre, PA 18702

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BUILDING PLAN

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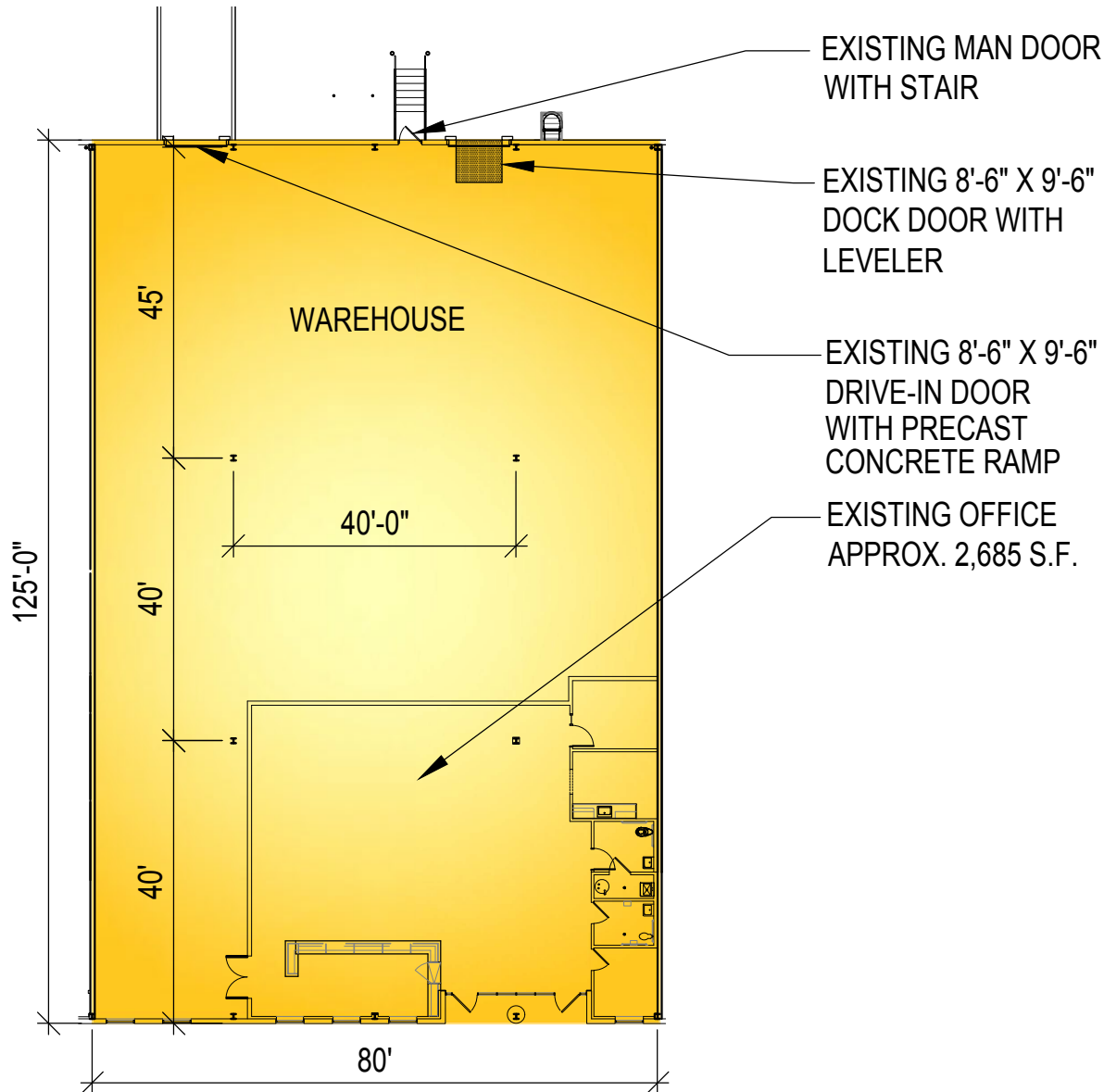
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EXISTING FLOOR PLAN

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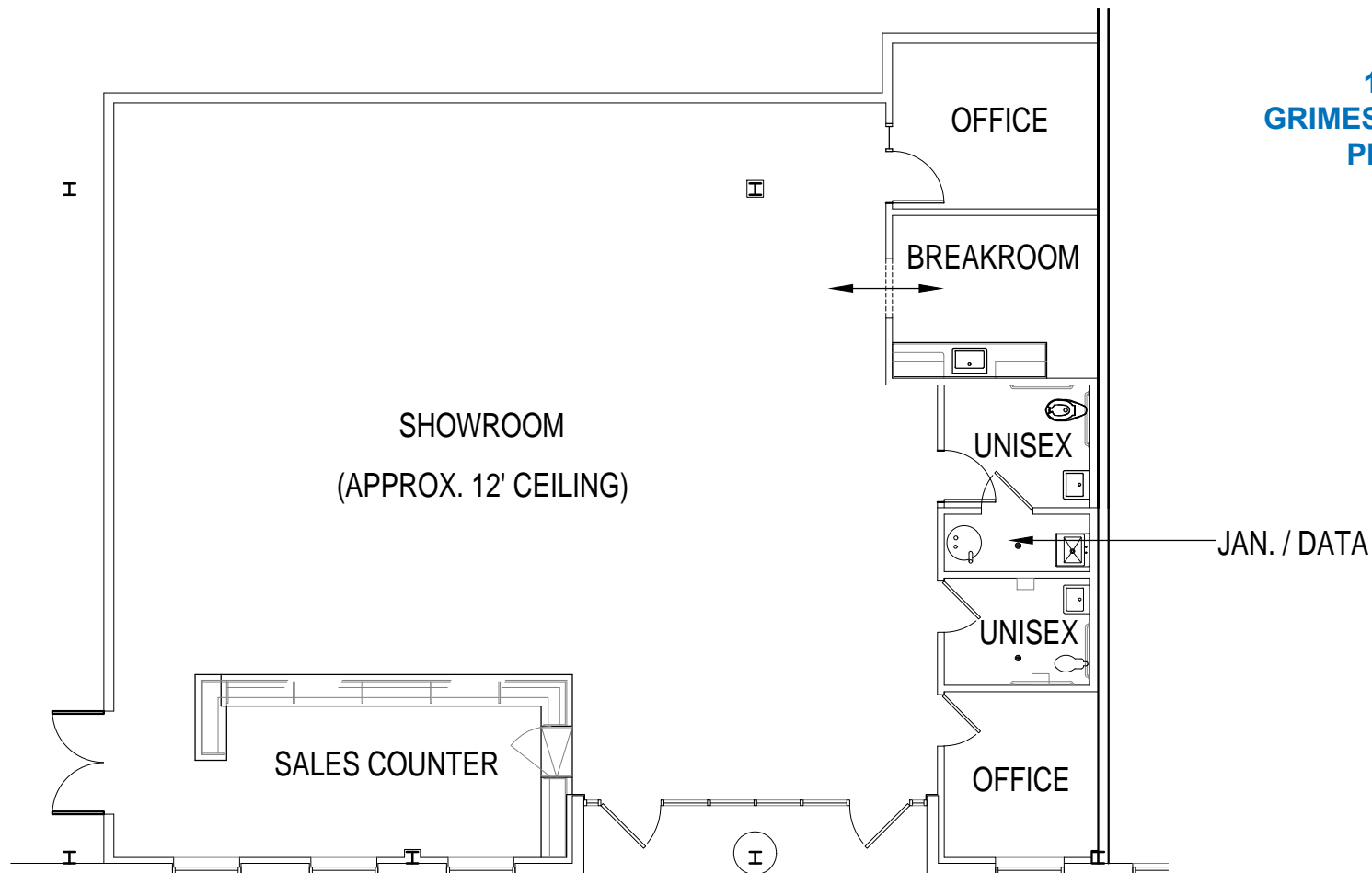
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EXISTING OFFICE PLAN

AVAILABLE 10,056 S.F. SPACE WITHIN AN
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SPECIFICATIONS

SITE IMPROVEMENTS

- Site contains approximately 11.4 acres
- On-site parking for fifteen (15) 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 is approximately 10,056 square feet.
- The available space includes an existing office fit-out approximately 2,685 square feet.
- Bay spacing is 40'-0" x 40'-0" typical with 40'-0" x 45'-0" at loading bay.
- 29'-3" approximate clear structural height at high eave, 26'-1" approximate clear height at low eave.
- Floor is 6" thick reinforced concrete floor slab.
- Showroom ceiling is approximately 12'-0" H., remaining office area ceilings are approximately 9'-0" H.
- Building roof is precision roll formed Butler MR-24 panels.
- Paved outside storage area with security fence.
- Exterior wall system is constructed with a combination of architectural masonry, aluminum frame entrance system, and insulated metal wall panels.
- Existing 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.

UTILITIES AND BUILDING SYSTEMS

- Available electrical service is a 400 AMP, 120/208 volt, 3- phase service.
- Warehouse lighting is 400 watt metal halide fixtures with light levels designed to 18 - 22 foot candles average.
- Office lighting is 2 x 4 and 2 x 2 fluorescent troffers with prismatic lenses.
- The Warehouse Area heating system is gas-fired unit heaters.
- The available space has gas/electric packaged rooftop unit to supply HVAC to the space.
- A 1 ½ ton split system provided for Jan./Data room.
- Provisions for domestic water and natural gas are provided.
- All utilities shall be separately metered.
- Fire Protection System is an Light Hazard, Class II.

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