



**FOR
LEASE**

198,400 SF

**400-450 CENTERPOINT BOULEVARD
CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PITTSBURGH, PA**

.....

INDUSTRIAL

**CONVEYORS, RACKING,
AND AUTOMATION
SYSTEMS TO MAXIMIZE
THROUGHPUT AND
EFFICIENCY FOR
YOUR OPERATION.**

**READY FOR OCCUPANCY
JUNE 2023.**



PLUG N' PLAY INDUSTRIAL SPACE W/ MATERIAL HANDLING SYSTEMS

mericle.com



570.823.1100



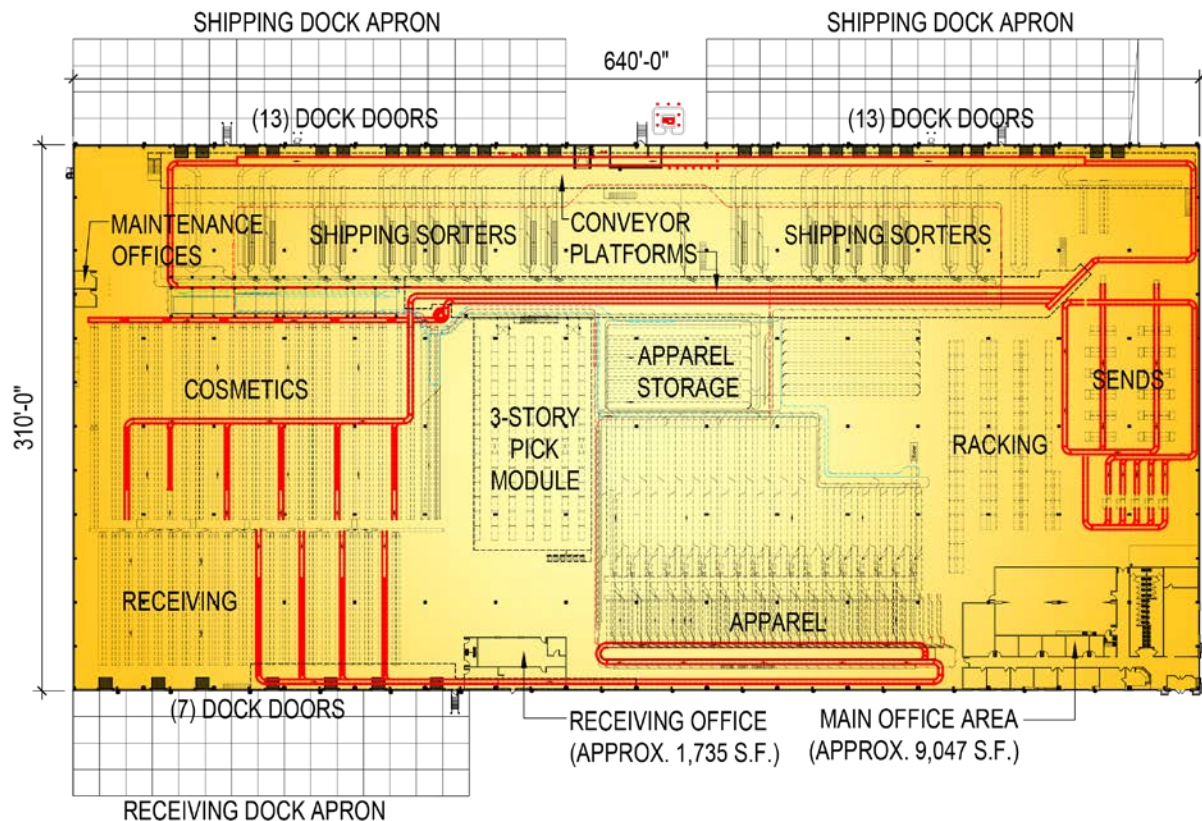
PLANS

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



BUILDING PLAN



FOR LEASE

400-450 CENTERPOINT BLVD, JENKINS TOWNSHIP, PA

mercireadytogo.com/450centerpointblvd

SPECIAL FEATURES

The building is currently fit-out with a material handling system for the apparel and cosmetics industry consisting of more than 3,000 linear feet of Dematic powered conveyors, more than 5,000 linear feet of non-powered conveyors, storage racking, slick and powered monorail apparel handling systems, sorters, and an approximately 12,000 square foot, 3-story pick module, complete with two hydraulic pallet lifts, stair towers, and Resindek flooring.

SITE IMPROVEMENTS

- ▶ The building is located on approx. 21.35 acres, less than one mile from I-81 and I-476, and in very close proximity to FedEx Ground, UPS, and DHL.
- ▶ **DIMENSIONS:** 640' L x 310' W
- ▶ **CEILINGS:** 33' to 36'7" clear structural frame height.
- ▶ **COLUMN SPACING:** 60' at shipping loading bay, 50' at receiving bay.
- ▶ **PARKING:** On-site vehicular parking consists of approximately 175 spaces with expansion capability.
- ▶ The paving consists of 6" compacted aggregate sub-base and a 2.5" bituminous concrete base course with a 1.5" bituminous ID-2 wearing top course.
- ▶ The truck traffic areas are designed for today's heavy duty truck traffic consisting of a 3.5" bituminous concrete base course.
- ▶ **DOCK EQUIPMENT:** (35) 60' long x 12' wide trailer storage spaces are provided with an 8" thick, 8'-0" wide concrete dolly pad. Additional trailers can be stored along the building on an 8" thick reinforced concrete apron which extends 60' out from the building to accommodate today's larger over the road trailers.
- ▶ The entire truck loading court as well as the trailer storage area is lit to approximately 1 foot candle for added security.
- ▶ (33) 9' x 10' insulated steel loading dock doors are provided with the industry's best selling, most reliable *Rite-Hite* dock equipment including, 7' wide, 30,000 lb. *Rite-Hite RHM-4000* mechanical levelers with 6" bumpers. Infrastructure is in place to accommodate upgrades including hydraulic levelers and dock locks.
- ▶ The building has two-sided loading with (26) doors on one side and (7) on the other.
- ▶ Every door is equipped with *Rite-Hite* dock seals with several upgrades including *Rite-Hite RainGuard Header Seals* and dock lights.
- ▶ **DRIVE-IN DOOR:** One (1) 12' x 14' high vertical lift insulated steel drive-in door is provided.
- ▶ A beautifully landscaped site with irrigation and a raised flag pole island highlight this architecturally aesthetic building. A two-sided, internally illuminated marquee sign is constructed at the main entrance to the building and ready for tenant logo and graphics.

BUILDING IMPROVEMENTS

- ▶ The building was constructed utilizing *Butler Manufacturing's Landmark 2000* structural system consisting of solid-web primary frames, factory-punched truss purlin secondary structural members and rod bracing to form a long-bay framing system capable of spanning 60 feet.

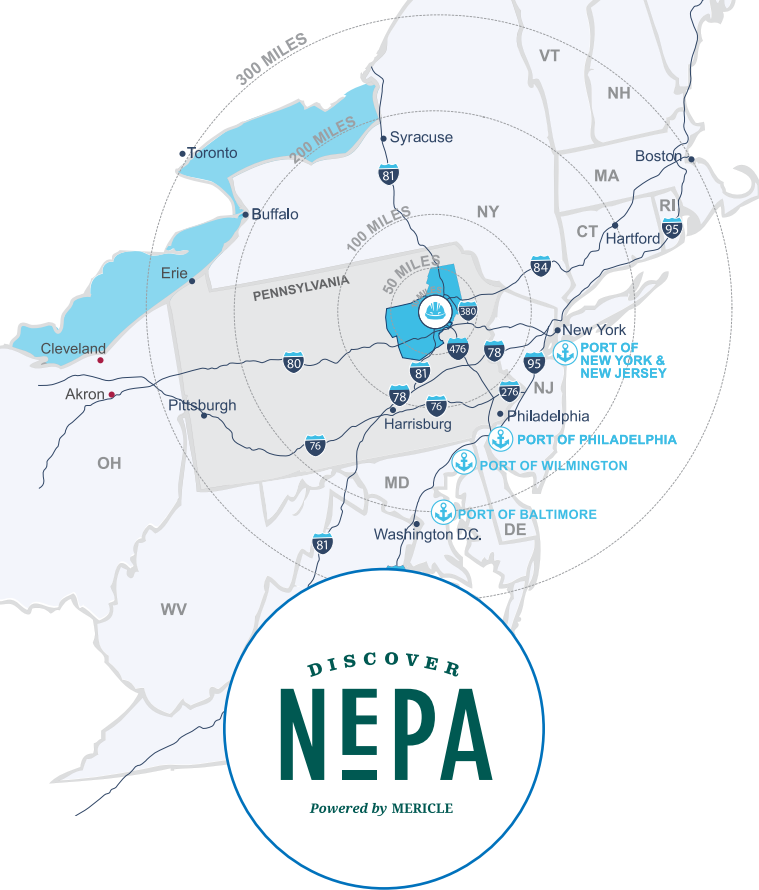
- ▶ **ROOF:** *Butler's MR-24* roof system, which is the industry's first and finest standing seam metal roof system and boasts the longest life span of any roof on the market with the fewest possible penetrations.
- ▶ The roof is fastened to the structure using a *Butler* maintained and calibrated mechanical seaming tool to bend the metal to form an exclusive 360-degree Pittsburgh double-lock seam and connect to the structure without ever penetrating the roof.
- ▶ **FLOOR:** 6" thick, 4,000 psi, reinforced concrete with a cumulative floor level and flatness exceeding Ff 35, Fl 25 to accommodate wire guided pickers and turret trucks.
- ▶ The entire floor is treated using a water-based, low VOC, acrylic copolymer solution as manufactured by *L&M Construction Chemicals*, to cure, seal, and dust-proof the concrete. The floor under the main office areas was installed over a Class 1, 10 mil. vapor retarder to accommodate moisture sensitive, high-end floor covering and coating systems.
- ▶ **EXTERIOR WALLS:** Combination of reinforced common, ground and/or split-face concrete block and *Butler Manufacturing's Shadowall Wall System*. The *Butler Shadowall System* utilizes factory punched panels with recessed fasteners and finished with *Butler-Cote* fluoropolymer coating for years of maintenance free, attractive and uniform appearance.
- ▶ The main entrance is professionally designed with a high-end, modern corporate headquarters look utilizing split-face concrete block with exterior insulation finish system accents and a custom curtain wall window system with litebrow sunshade canopies and energy-efficient low-e glazing, heat strengthened spandrel glass, and thermally broken anodized aluminum frames.

OFFICE AREA IMPROVEMENTS

- ▶ The Main Office Area is approximately 9,047 SF.
- ▶ The Receiving Office is approximately 1,735 SF.
- ▶ (2) small, remote maintenance offices of approx. 266 SF.
- ▶ The office space consists of an approx. 24'-0" high entrance lobby complete with high windows, porcelain floor tile, and a custom granite reception desk. Offices ranging in size from 23' x 12' executive offices to standard 12' x 13' offices, a 30' x 17' conference room, and kitchenette area with built-in cabinets and a bar sink.
- ▶ A large 2,600 square foot break room with operable partitions that can be divided in half to accommodate special functions and training.
- ▶ A large locker room with (74) double tiered lockers and a (10) fixture restroom with stainless steel ceiling hung partitions, porcelain floor and wall tile, and solid surface vanities.

UTILITIES

- ▶ The entire warehouse area is air conditioned with packaged rooftop units and heated with high-efficiency, gas-fired Cambridge unit heaters. Ventilation is provided through roof-mounted exhaust fans and wall-mounted louvers.
- ▶ The warehouse lighting consists of T-5 energy-efficient fixtures mounted on the roof purlins for an average of 30-50 foot candles.
- ▶ The entire building is protected with an Early Suppression Fast Response (ESFR) system which provides excellent protection for high piled storage occupancies. ESFR systems provide larger volumes of water delivering larger water droplets at higher velocities than standard response sprinkler systems.
- ▶ Domestic water is provided through a 2" copper water main.
- ▶ The electrical service consists of a 4,000 Amp, 277/480 Volt, 3 phase, 4 wire service.



DISCOVER
NEPA

Powered by MERICLE

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



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.

BOB BESECKER, Vice President
bbesecker@mericle.com

JIM HILSHER, Vice President
jhilsher@mericle.com

BILL JONES, Vice President
bjones@mericle.com

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

mericle.com  **570.823.1100**



CONCEPTUAL SITE PLAN

EXISTING 198,400 S.F. BUILDING

PARCEL17

450 CENTERPOINT BOULEVARD
CENTERPOINT COMMERCE
AND TRADE PARK EAST PHIIA
JENKINS TOWNSHIP
PITTSSTON, PA 18640

ACREAGE	21.35
EXISTING VEHICULAR PARKING	175
EXISTING TRAILER STORAGE	35
EXISTING DRIVE-IN DOORS	1
EXISTING DOCK DOORS	33

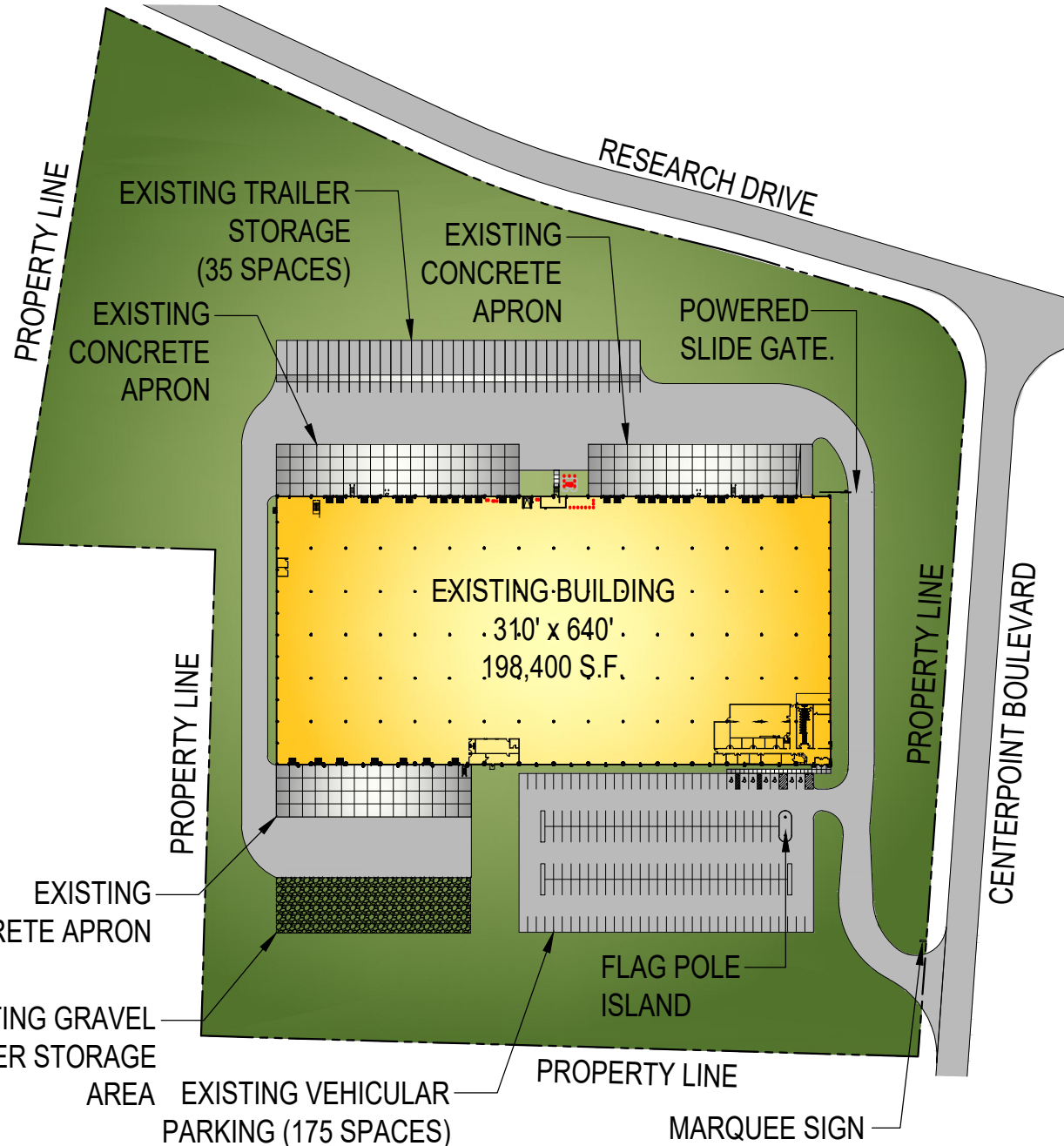


AERIAL IMAGE



These plans have been prepared solely for marketing purposes for the exclusive use of
-- Mericle Commercial Real Estate Services

F:\Job\2558\mdc\DWG-SPEC\mktg\400-450 CENTERPOINT BLVD - MARKETING (20221025).dwg MP



570.823.1100



mericle.com



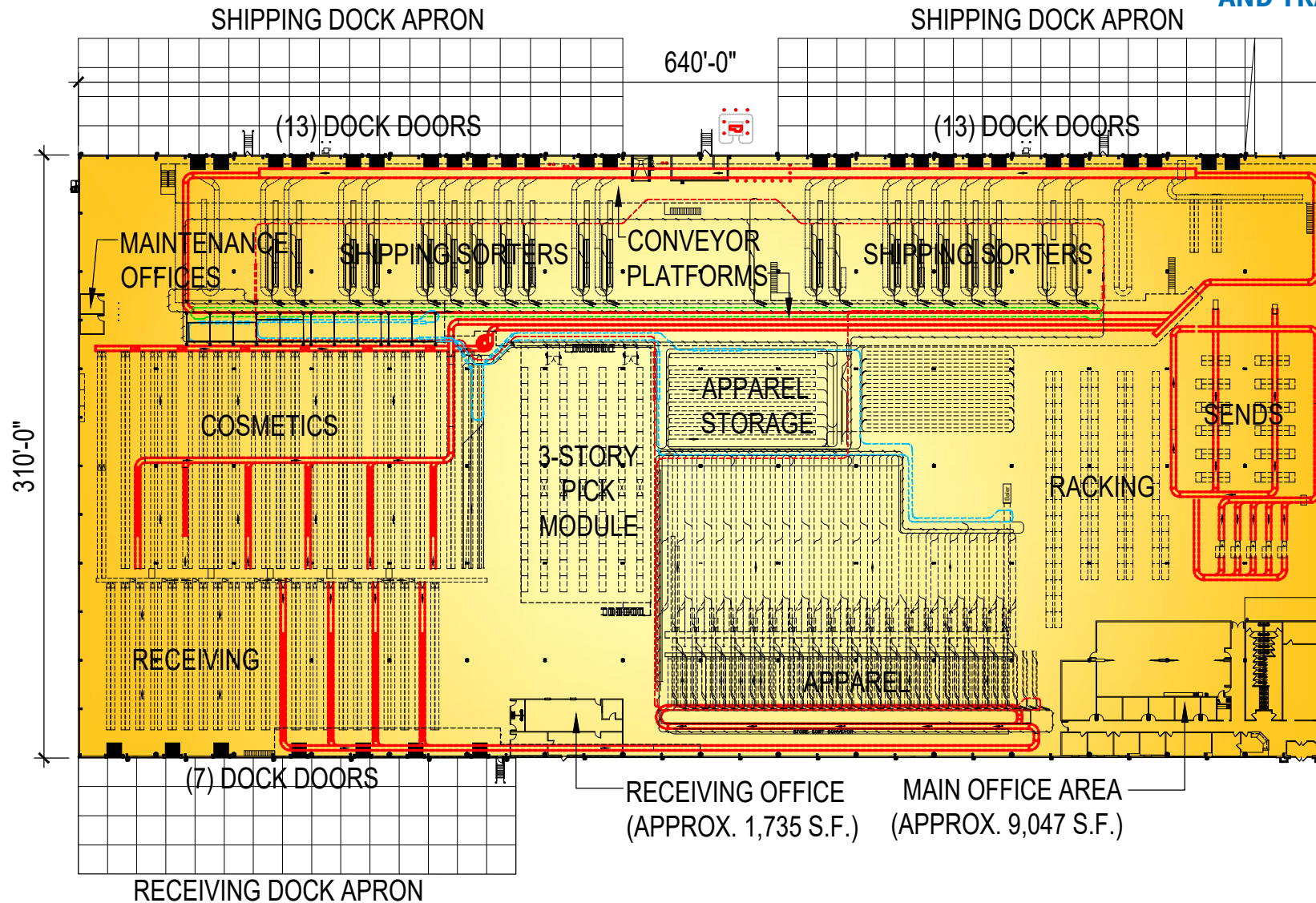
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
WE BUILD CAREERS.
WE BUILD COMMUNITIES.

CONCEPTUAL BUILDING PLAN

EXISTING 198,400 S.F. BUILDING
450 CENTERPOINT BOULEVARD
CENTERPOINT COMMERCE

AND TRADE PARK EAST PHIIA
JENKINS TOWNSHIP
PITTSBURGH, PA 15116



These plans have been prepared solely for marketing purposes for the exclusive use of -- Mericle Commercial Real Estate Services

F:\Job\2558\mdc\DWG-SPEC\mktg\400-450 CENTERPOINT BLVD - MARKETING (20221025).dwg MP

570.823.1100



mericle.com

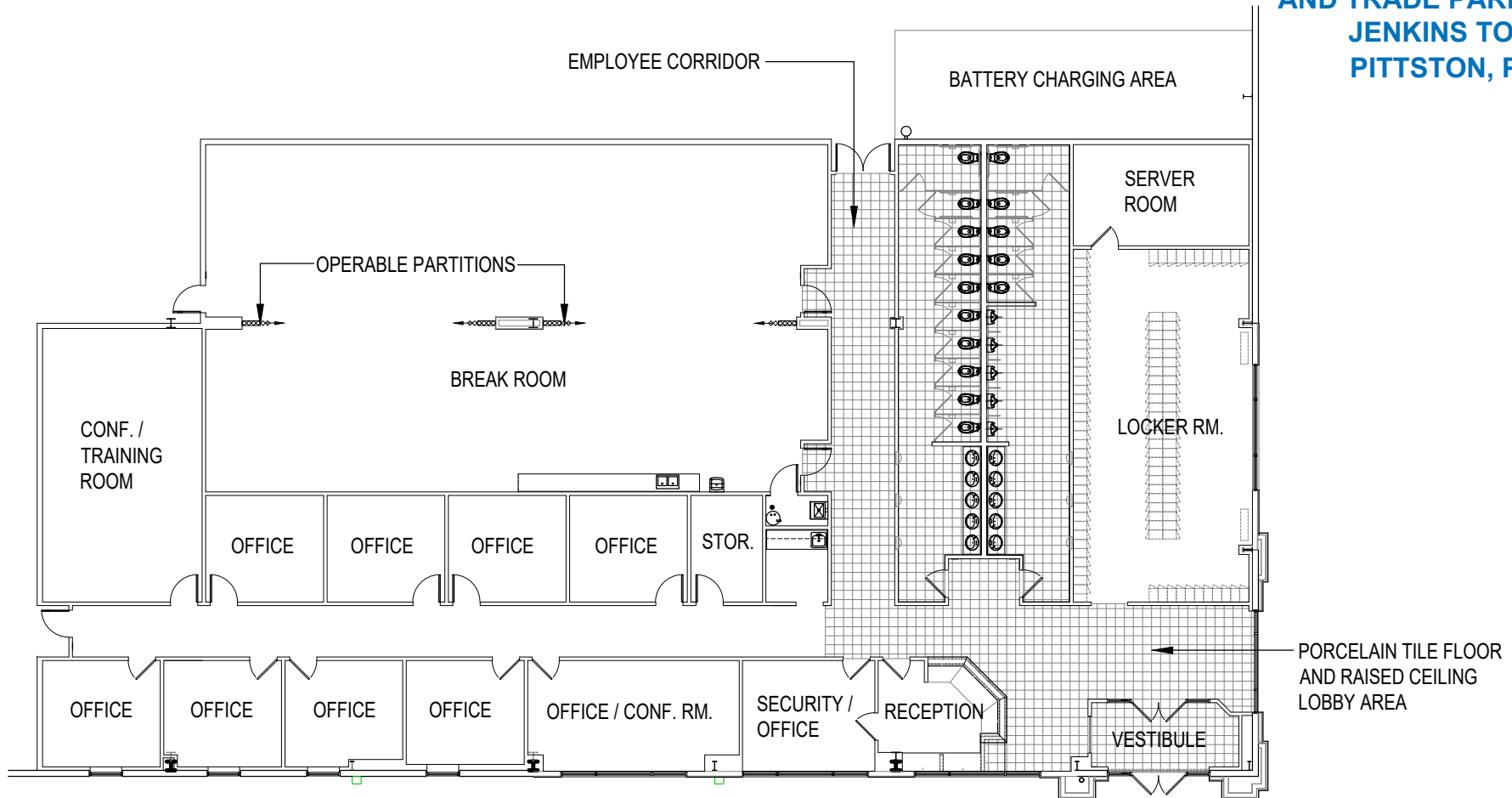


East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
WE BUILD CAREERS.
WE BUILD COMMUNITIES.

OFFICE AREA PLAN

**EXISTING 198,400 S.F. BUILDING
450 CENTERPOINT BOULEVARD
CENTERPOINT COMMERCE
AND TRADE PARK - EAST
JENKINS TOWNSHIP
PITTSBURGH, PA 15114**



These plans have been prepared solely for
marketing purposes for the exclusive use of
-- Mericle Commercial Real Estate Services

RPJ

570.823.1100
mericle.com



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

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

SPECIFICATIONS

SITE IMPROVEMENTS

- The building is located on approximately 21.35 acres in one of the newest and fastest growing industrial parks in Northeast PA with beautiful views of the Wyoming Valley and easy access to Interstate 81 and the Pennsylvania Turnpike Northeast Extension.
- On-site vehicular parking consists of approximately 175 spaces with expansion capability. The paving consists 6" compacted aggregate sub-base and a 2.5" bituminous concrete base course with a 1.5" bituminous ID-2 wearing top course. The truck traffic areas are designed for today's heavy duty truck traffic consisting of a 3.5" bituminous concrete base course.
- (35) 60' long x 12' wide trailer storage spaces are provided with an 8" thick, 8'-0" wide concrete dolly pad. Additional trailers can be stored along the building on an 8" thick reinforced concrete apron which extends 60' out from to the building to accommodate today's larger over the road trailers. The entire truck loading court as well as the trailer storage area is lit to approximately 1 foot candle for added security.
- A beautifully landscaped site with irrigation and a raised flag pole island highlight this Architecturally aesthetic building. A two sided, internally illuminated marquee sign is constructed at the main entrance to the building and ready for tenant logo and graphics.

BUILDING IMPROVEMENTS

- The Building was constructed utilizing Butler Manufacturing's Landmark 2000 structural system consisting of solid-web primary frames, factory-punched truss purlin secondary structural members and rod bracing to form a long-bay framing system capable of spanning 60 feet.
- The roof consists of Butler's MR-24 roof system which is the industry's first and finest standing seam metal roof system and boost the longest life span of any roof on the market with the fewest possible penetrations. The roof is fastened to the structure using a Butler maintained and calibrated mechanical seaming tool to bend the metal to form an exclusive 360-degree Pittsburgh double-lock seam and connect to the structure without ever penetrating the roof.
- The floors consist of 6" thick, 4,000 psi, reinforced concrete with a cumulative floor level and flatness exceeding Ff 35, Fl 25 to accommodate wire guided pickers and turret trucks. The entire floor is treated using a water-based, low VOC, acrylic copolymer solution as manufactured by L&M Construction Chemicals, to cure, seal and dustproof the concrete. The floor under the Main Office Areas was installed over a Class 1, 10 mil. vapor retarder to accommodate moisture sensitive, high end floor covering and coating systems.
- The exterior walls consist of a combination of reinforced common, ground and/or split-face concrete block and Butler Manufacturing's Shadowall Wall System. The Butler Shadowall System utilizes factory punched panels with recessed fasteners and finished with Butler-Cote fluoropolymer coating for years of maintenance free, attractive and uniform appearance.
- The main entrance is professionally designed with a high end, modern corporate headquarters look utilizing split-face concrete block with exterior insulation finish system accents and a custom curtain wall window system with litebrow sunshade canopies and energy efficient low-e glazing, heat strengthened spandrel glass and thermally broken anodized aluminum frames.
- (33) 9' x 10' insulated steel loading dock doors are provided with the industry's best selling, most reliable Rite-Hite dock equipment including, 7' wide, 30,000 lb. Rite-Hite RHM-4000 mechanical levelers with 6" bumpers. Infrastructure is in place to accommodate upgrades including hydraulic levelers and dock locks. Every door is equipped with Rite-Hite dock seals with several upgrades including Rite-Hite RainGuard Header Seals and dock lights.
- (1) 12' x 14' high vertical lift insulated steel drive-in door is provided.

UTILITIES AND BUILDING SYSTEMS

- The entire Warehouse Area is air conditioned with packaged roof top units and heated with high-efficiency, gas-fired Cambridge unit heaters. Ventilation is provided through roof mounted exhaust fans and wall mounted louvers.
- The Warehouse lighting consists of T-5 energy efficient fixtures mounted on the roof purlins for an average of 30-50 foot candles.
- The entire building is protected with an Early Suppression Fast Response (ESFR) system which provided excellent protection for high piled storage occupancies. ESFR systems provide larger volumes of water delivering larger water droplets at higher velocities than standard response sprinkler systems.
- Domestic water is provided through a 2" copper water main.
- The electrical service consists of a 4,000 amp, 277/480v, 3 phase, 4 wire service.

SPECIAL FEATURES

- The building is currently fitout with a material handling system for the apparel and cosmetics industry consisting of over 3,000 linear feet of Dematic powered conveyors, over 5,000 linear feet of non-powered conveyors, storage racking, slick and powered monorail apparel handling systems, sorters and an approximate 12,000 square foot 3-story pick module complete with two hydraulic pallet lifts, stair towers and Resindek flooring.

**EXISTING 198,400 S.F. BUILDING
450 CENTERPOINT BOULEVARD
CENTERPOINT COMMERCE
AND TRADE PARK - EAST
JENKINS TOWNSHIP
PITTSBURGH, PA 15201**

These plans have been prepared solely for marketing purposes for the exclusive use of
-- Mericle Commercial Real Estate Services

RPJ

570.823.1100
mericle.com



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

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985