

FOR LEASE

96,000 SF

380-400 RESEARCH DRIVE
CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSTON TOWNSHIP, PITTSTON, PA

• • • • •

INDUSTRIAL

10-YEAR, 100% REAL ESTATE
TAX ABATEMENT
ON IMPROVEMENTS

SITE UNDER CONSTRUCTION.
READY FOR OCCUPANCY
FEBRUARY 2023.



TAX-ABATED BUILDING NEAR I-81 AND I-476

mericle.com  **570.823.1100**

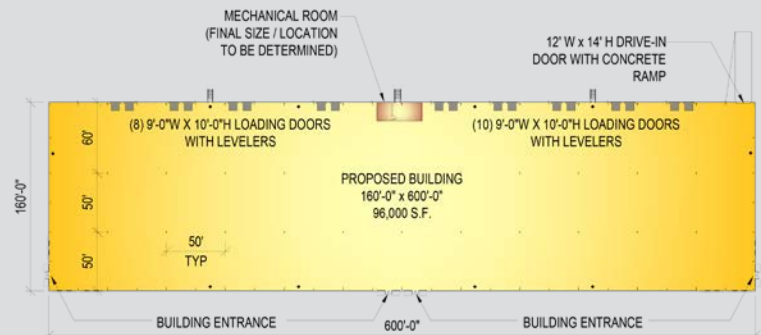
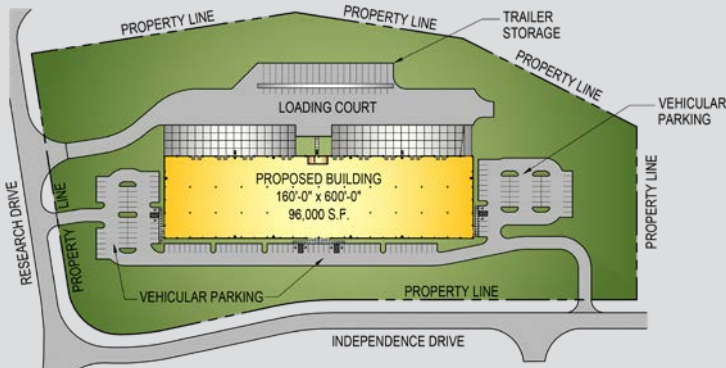


PLANS & SPECS

SITE 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.

FLOOR PLAN



SIZE

- ▶ **AVAILABLE SPACE:** 96,000 SF
- ▶ **ACREAGE:** 13.34 acres
- ▶ **BUILDING DIMENSIONS:** 600'(l) x 160'(d)
- ▶ Tenant space availability ranges from 24,000 SF to 96,000 SF.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced w/welded steel mats. Floor is treated with *SpecHard* silicate sealer/densifier and *E-Cure* 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:** 36'-8" approx. clear structural height along loading dock wall.
- ▶ **COLUMN SPACING:** 50' x 50' bay spacing with 60' deep staging bay.
- ▶ The building contains 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** (18) 9'-0" x 10'-0" vertical-lift dock doors w/vision kits by *Haas Door* or equal w/40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.
- ▶ **DRIVE-IN DOORS:** (1) 12'-0" x 14'-0" vertical-lift drive-in door by *Haas Door* or equal and reinforced concrete ramp.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ **ELECTRIC:** PPL Utilities
- ▶ **GAS:** UGI Utilities, Inc.
- ▶ **WATER:** Pennsylvania American Water Company
- ▶ **SEWER:** Lower Lackawanna 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. (139) vehicles.
- ▶ On-site trailer storage for approx. (22) trailers with 8' wide concrete dolly pad.
- ▶ 8" thick x 60' deep, reinforced concrete apron at loading dock.

SITE FEATURES

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

FOR LEASE

380-400 RESEARCH DRIVE, PITTSTON TOWNSHIP, PA

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WHY THIS LOCATION



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.



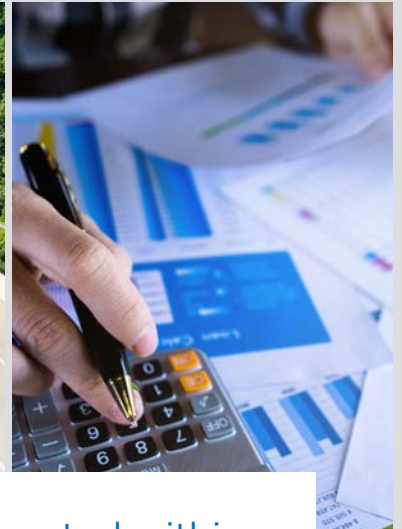
QUICK COMMUTE TO MAJOR SITES AND CITIES

NEPA 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.



TAX SAVINGS

Every building constructed in CenterPoint receives a 10-year, 100% real estate tax abatement on improvements via the *LERTA program*.



This 96,000 square foot flex 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.



EMPLOYMENT & UNEMPLOYMENT DATA

FOR LACKAWANNA & LUZERNE COUNTIES

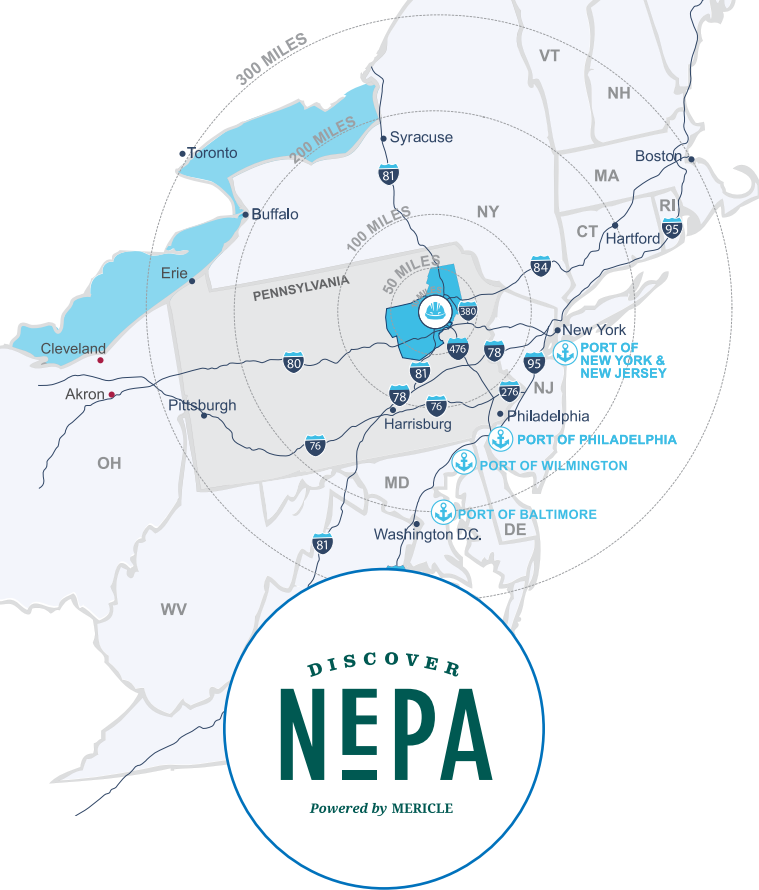
YEAR	NEPA REGION CIVILIAN LABOR FORCE	EMPLOYED	UNEMPLOYED	NEPA	PA	US
2022	273,300	257,700	15,600	5.7%	4.2%	3.3%
2021	273,500	252,600	20,900	7.6%	6.3%	5.4%
2020	277,800	249,100	28,700	10.3%	9.1%	8.1%
2019	280,100	264,800	15,300	5.5%	4.5%	3.7%

Source: workstats.dli.pa.gov

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[mericlreadytogo.com/380-400researchdrive](https://www.mericlreadytogo.com/380-400researchdrive)



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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BOB BESECKER, Vice President
bbesecker@mericle.com

JIM HILSHER, Vice President
jhilsher@mericle.com

BILL JONES, Vice President
bjones@mericle.com

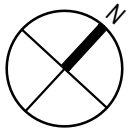
To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

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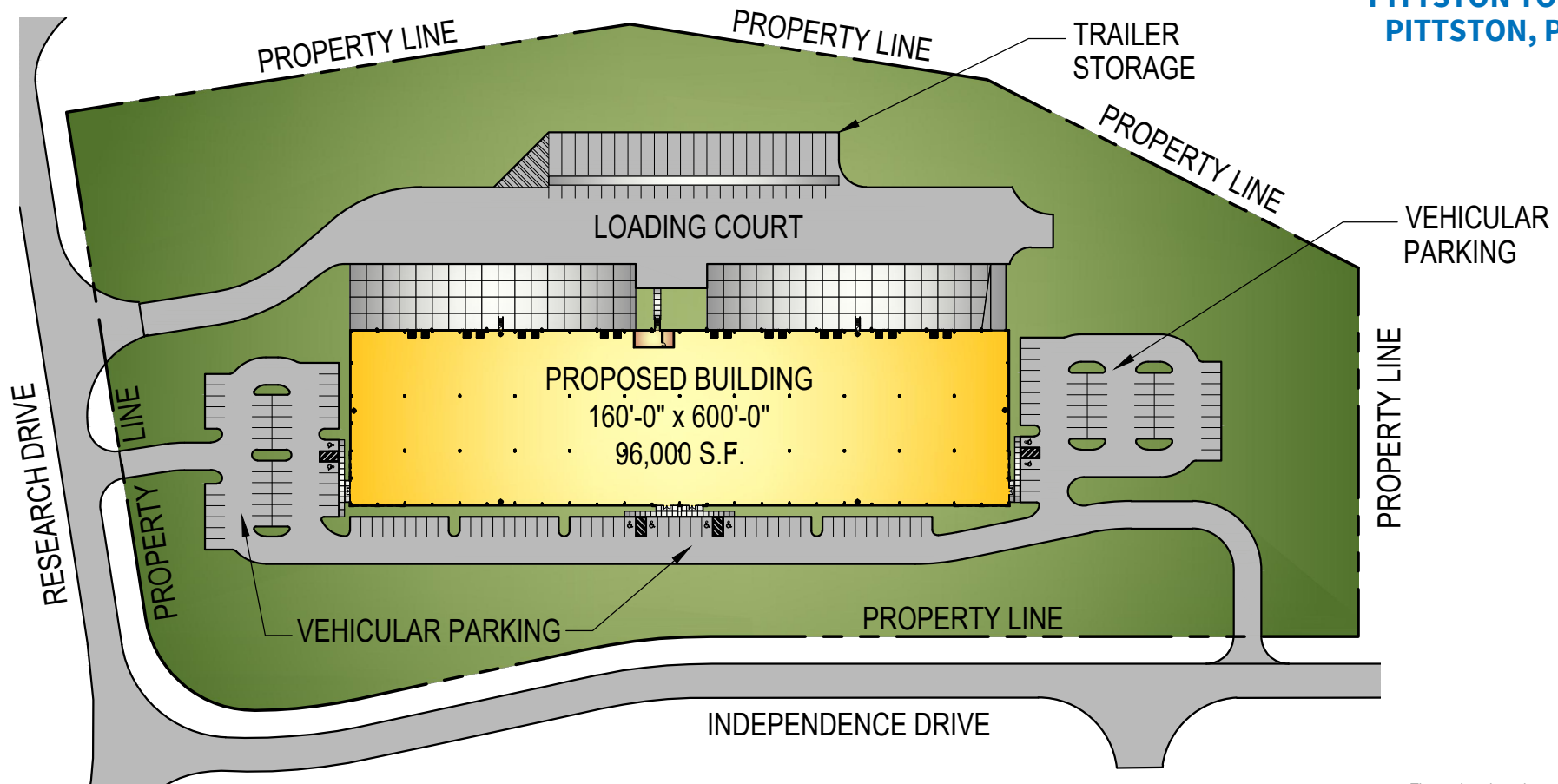
CONCEPTUAL SITE PLAN

PROPOSED 96,000 S.F. BUILDING



TRAILER STORAGE	22
VEHICULAR PARKING	139
DOCK DOORS	18
DRIVE-IN DOOR	1
ACREAGE	13.34

PARCEL #35B
380-400 RESEARCH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK EAST PHASE IIB
PITTSTON TOWNSHIP
PITTSTON, PA 18640



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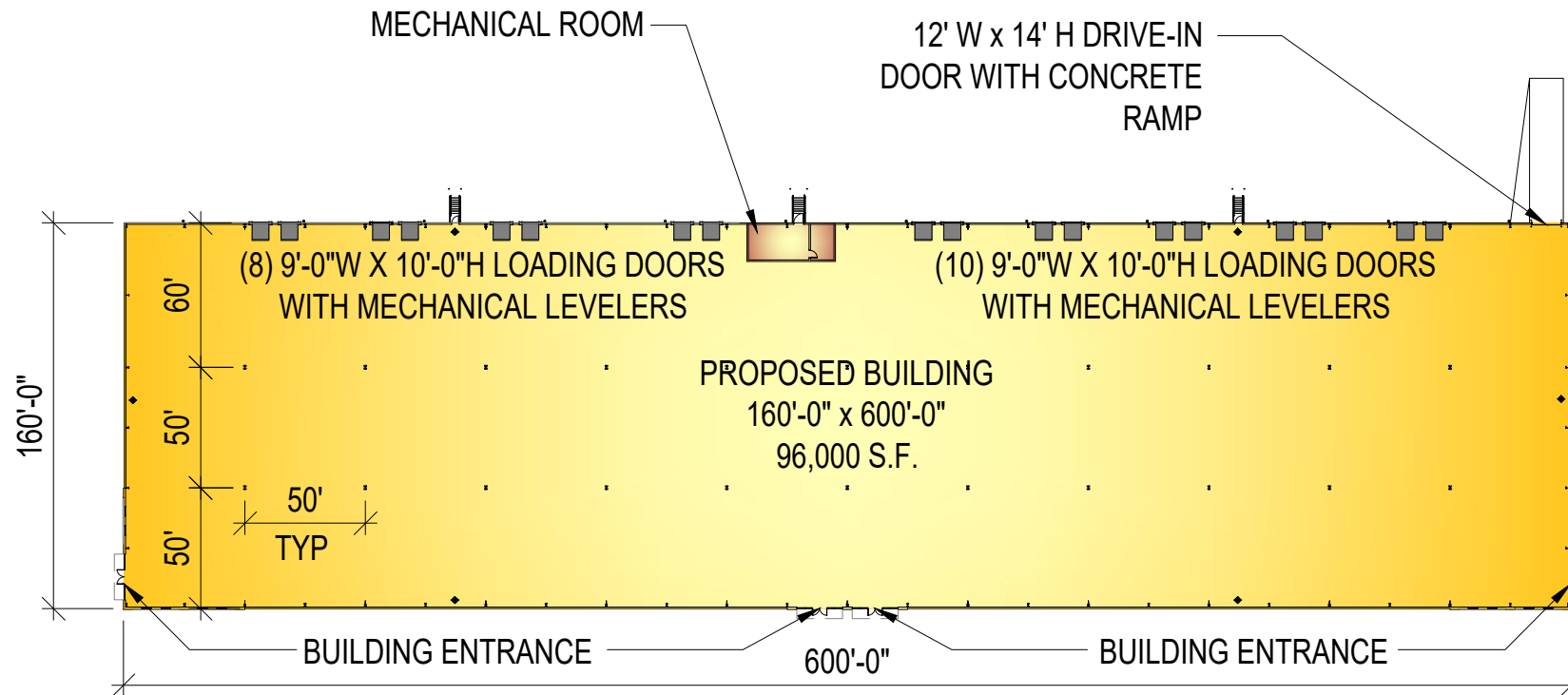
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL FLOOR PLAN

PROPOSED 96,000 S.F. BUILDING

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380-400 RESEARCH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK EAST PHASE IIB
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