



**FOR
LEASE**

130,000 SF

**125-149 ENTERPRISE WAY
CENTERPOINT COMMERCE & TRADE PARK WEST
PITTSTON TOWNSHIP, PA**

.....

INDUSTRIAL

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

**BUILDING UNDER
CONSTRUCTION.
READY FOR OCCUPANCY
FEBRUARY 2023.**



CONSTRUCTION PROGRESS DECEMBER 2022



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

mericle.com



570.823.1100



SPECS

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.

SIZE

- ▶ **AVAILABLE SPACE:** 130,000 SF
- ▶ **ACREAGE:** 11.63 acres
- ▶ **BUILDING DIMENSIONS:** 260'(w) x 500'(l)
- ▶ Tenant space availability ranges from 26,000 SF to 130,000 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:** 30'-4" approximate clear structural height located at first column in from loading dock wall.
- ▶ **COLUMN SPACING:** 50' x 50' typical bay spacing with 60' loading bays.
- ▶ The building contains 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** (19) 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.

- ▶ (1) 12'-0" x 14'-0" vertical-lift drive-in door by *Haas Door* or equal and a heavy duty paved ramp.
- ▶ **DOCK APRON:** 8" thick x 60' deep, reinforced concrete apron at loading dock.

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. (88) vehicles w/future parking for up to (56) additional spaces.
- ▶ On-site trailer storage for approx. (19) trailers w/8' wide concrete dolly pad.
- ▶ Room for an additional (9) cars/vans/tractors near loading court.

SITE FEATURES

- ▶ Professionally prepared & maintained landscaping.



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 130,000 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.



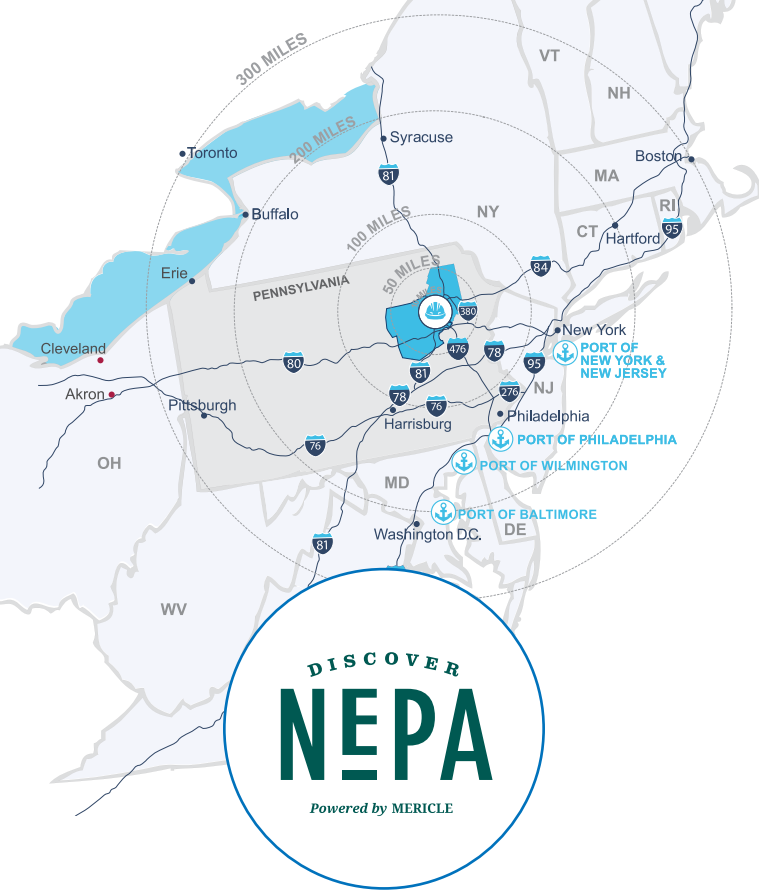
TAX SAVINGS

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

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125-149 ENTERPRISE WAY, PITTSTON TOWNSHIP, PA

mercireadytogo.com/125EnterpriseWay



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.

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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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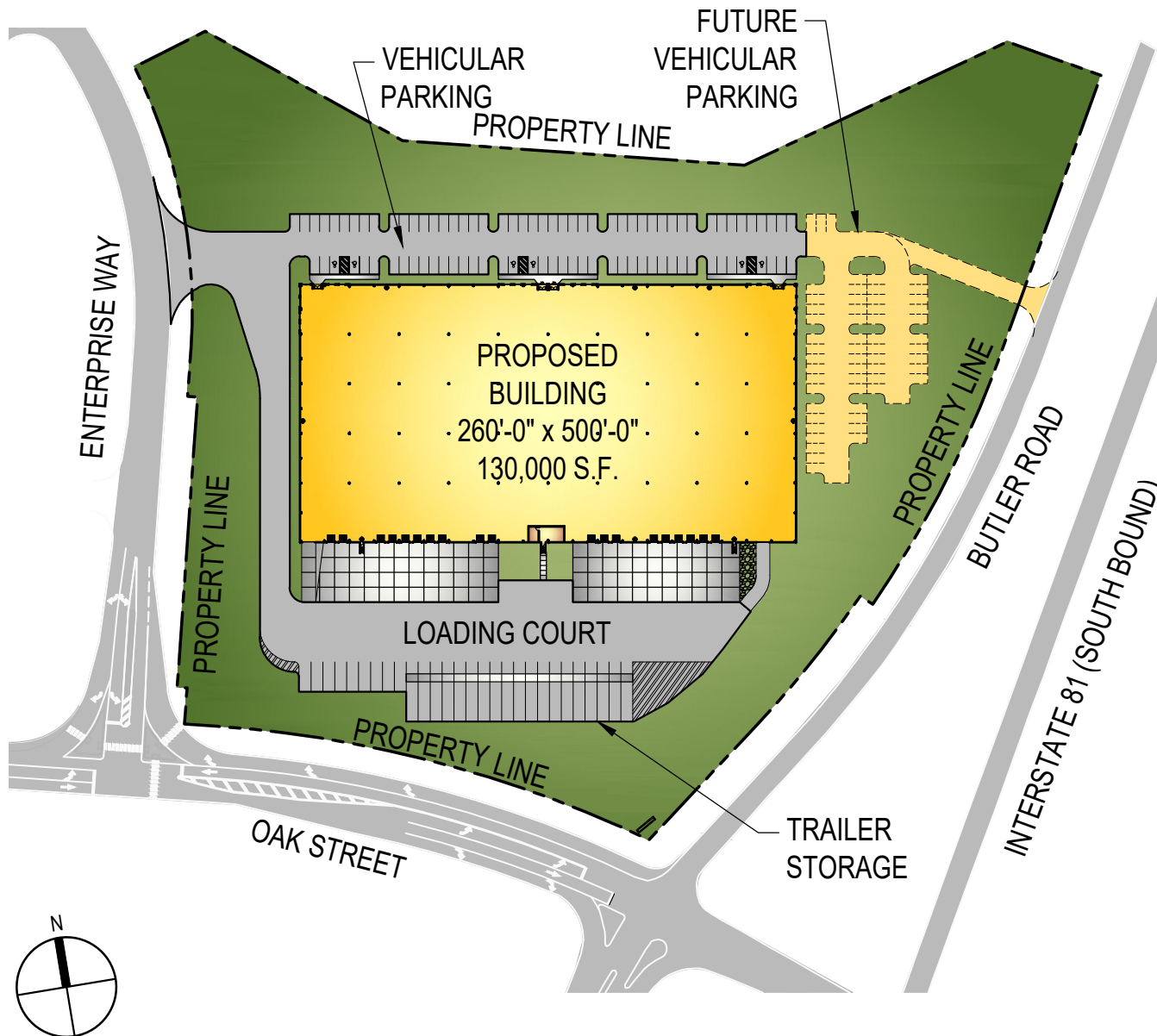
CONCEPTUAL SITE PLAN

PROPOSED 130,000 S.F. BUILDING

PARCEL #4A
125-149 ENTERPRISE WAY
CENTERPOINT COMMERCE
AND TRADE PARK - WEST
PITTSION TOWNSHIP
PENNSYLVANIA, 18640



TRAILER STORAGE	19
CAR/TRACTOR	9
VEHICULAR PARKING	88
FUTURE PARKING	56
DOCK DOORS	19
DRIVE-IN DOOR	2
ACREAGE	11.63



These plans have been prepared solely for
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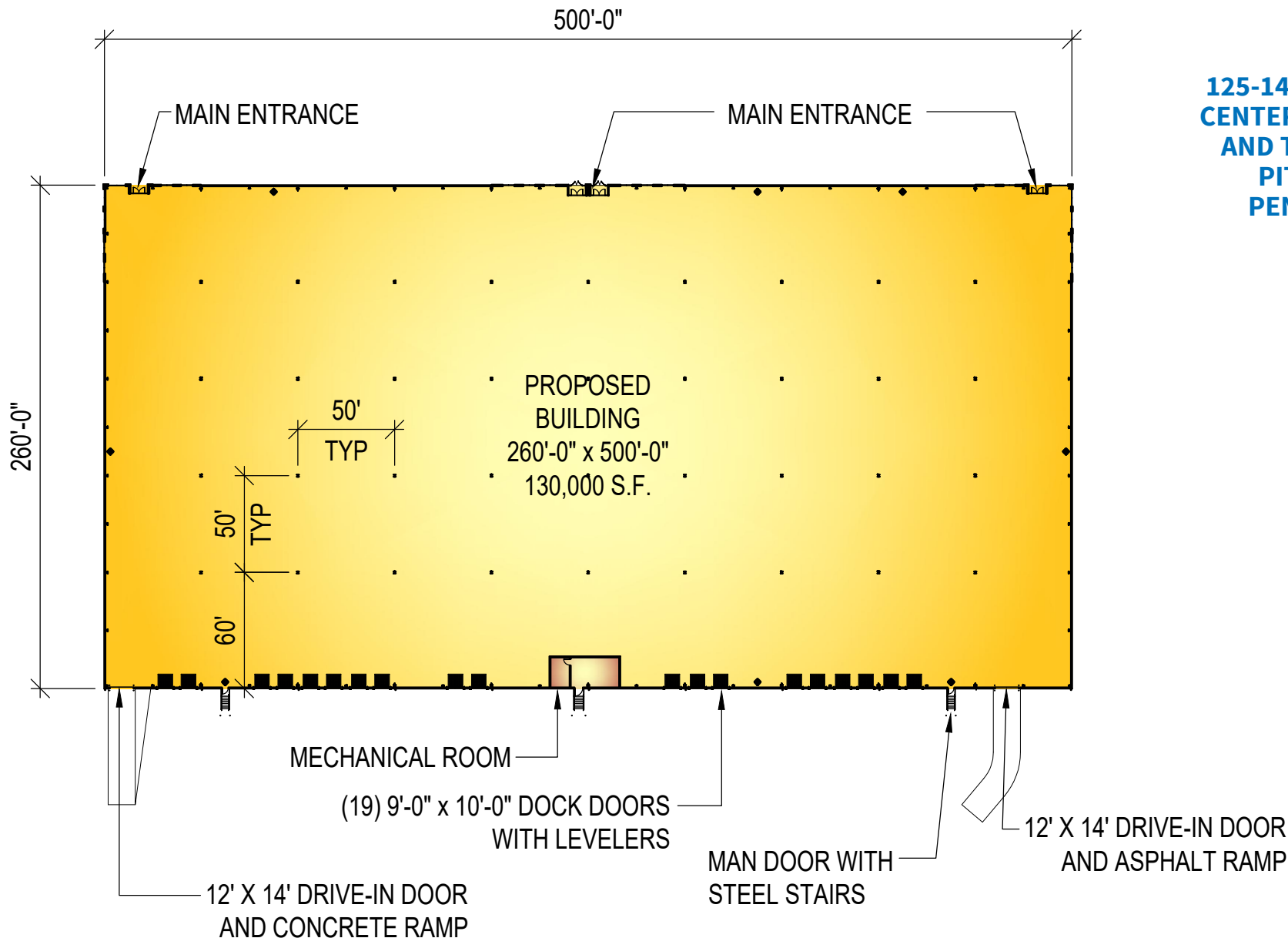
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL BUILDING PLAN

PROPOSED 130,000 S.F. BUILDING

PARCEL #4A
125-149 ENTERPRISE WAY
CENTERPOINT COMMERCE
AND TRADE PARK - WEST
PITTSBURGH TOWNSHIP
PENNSYLVANIA, 15104



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**PHOTO
COLLAGE**



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