



**FOR
LEASE**

520,000 SF

**460-480 RESEARCH DRIVE
CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSBURGH, PA**

.....

INDUSTRIAL

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

**CENTRALLY LOCATED
WITHIN THE SCRANTON/
WILKES-BARRE
LABOR MARKET**



FACILITY EXPANDABLE TO 780,000 SF NEAR I-81 AND I-476

mericle.com



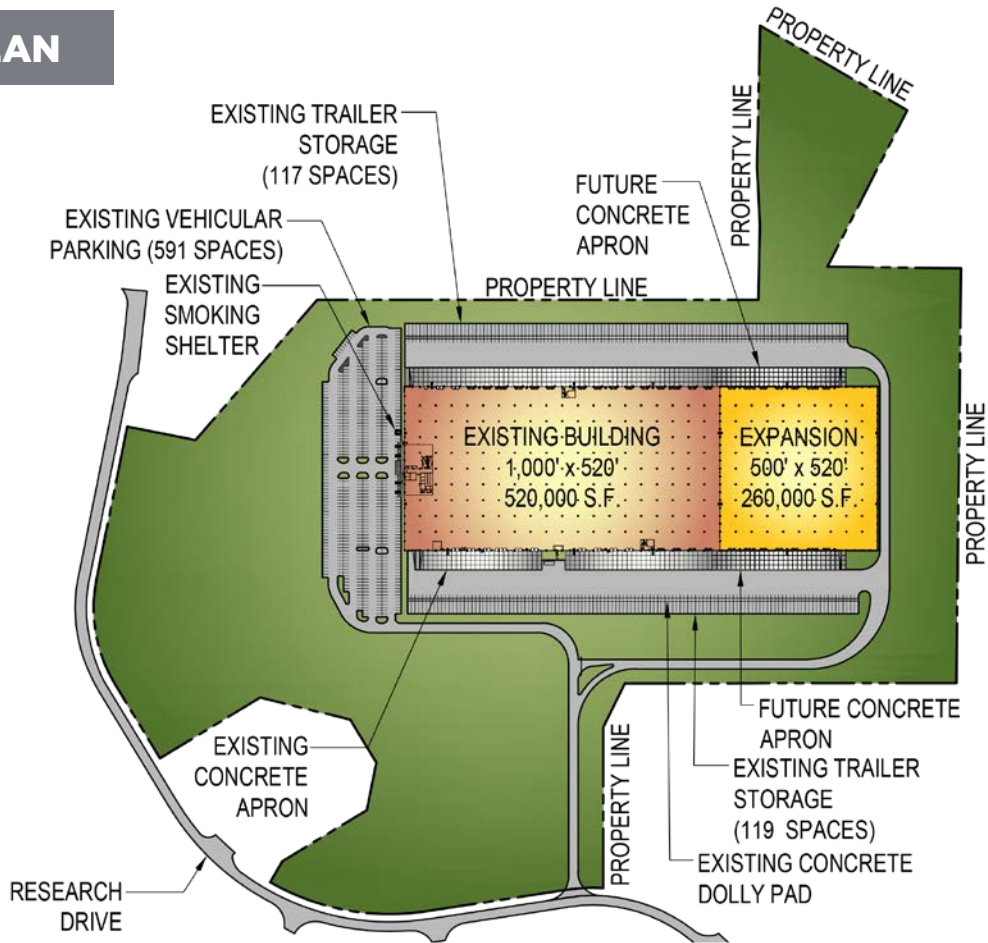
570.823.1100



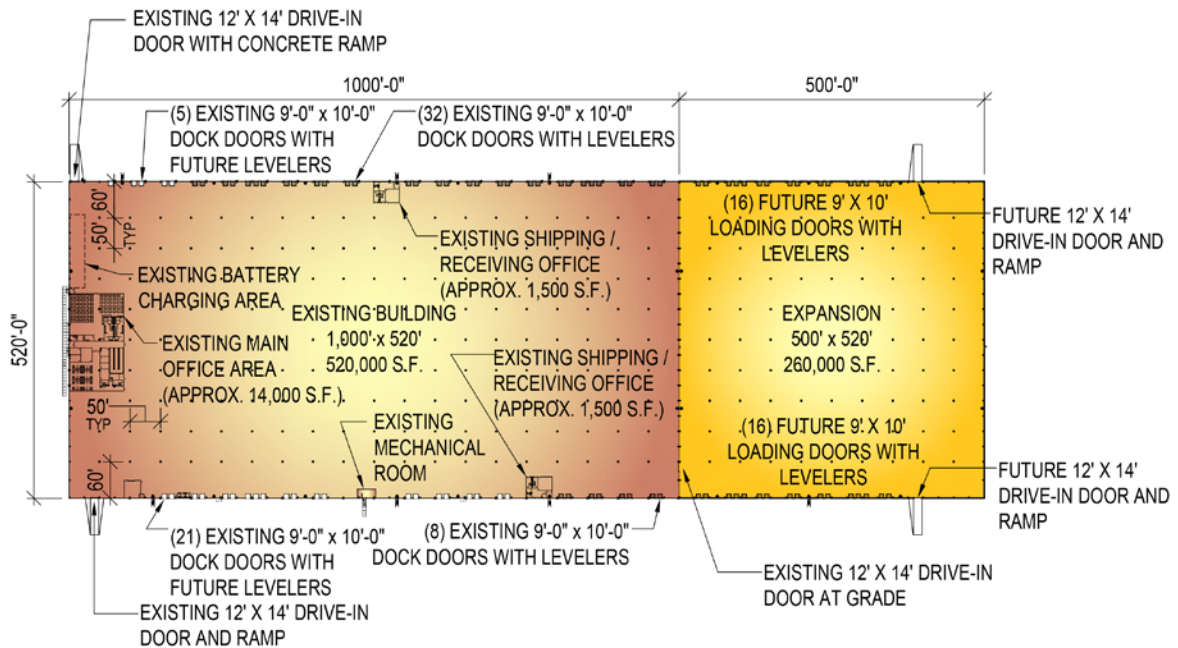
PLANS

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



FLOOR PLAN



FOR LEASE

460-480 RESEARCH DRIVE, PITTSBURGH, PA

mericlereadytogo.com/460-480ResearchDr

SIZE

- ▶ **AVAILABLE SPACE:** 520,000 SF
- ▶ Expansion shall contain up to 260,000 SF.
- ▶ **ACREAGE:** 92.99 acres
- ▶ **BUILDING DIMENSIONS:** 520'(w) x 1,000'(l)
- ▶ Existing Main office is approx. 14,000 SF.
- ▶ Existing Shipping/Receiving offices are approx. 1,500 SF each.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 7" thick concrete floor slab, reinforced w/welded steel mats. Floor is treated with *SpecHard* silicate sealer/densifier and *E-Cure* curing compound.
- ▶ **ROOF:** MR-24 metal roof system.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** 35'4" at first column in from the loading dock wall 41'-6" clear structural height at building ridge.
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with 60'-0" deep staging bays at both loading walls.
- ▶ The building contains 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ **DOCK EQUIPMENT:** (66) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with minimum 30,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal, (26) of which have leveler pits infilled. (39) doors can be added.
- ▶ The expansion shall contain (32) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with minimum 30,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.
- ▶ **DRIVE-IN DOORS:** (2) 12'-0" x 14'-0" vertical lift drive-in doors by *Haas Door* or equal and reinforced concrete ramps. (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal at grade.
- ▶ The expansion shall contain (2) 12'-0" x 14'-0" vertical lift drive-in doors by *Haas Door* or equal with reinforced concrete ramps.
- ▶ **DOCK APRON:** 8" thick x 60' deep, reinforced concrete apron at loading dock both sides.
- ▶ Loading courts are 200' deep.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Energy-efficient, *Cambridge*, direct-fire units.
- ▶ Existing Main office and Shipping and Receiving office spaces are heated and cooled by multiple packaged gas/electric rooftop units.
- ▶ **ELECTRICAL SERVICE:** 4,000 Amp, 480/277 Volt, 3-phase, expandable.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures. Numerous clerestory windows add natural light.
- ▶ **GENERATOR:** 1250 kW diesel generator providing warehouse emergency lighting power and full building standby power.
- ▶ **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:** Wyoming Valley Sanitary Authority
- ▶ **TELECOM:** Comcast, Verizon, Frontier Communications, and CenturyLink serve the park.

PARKING

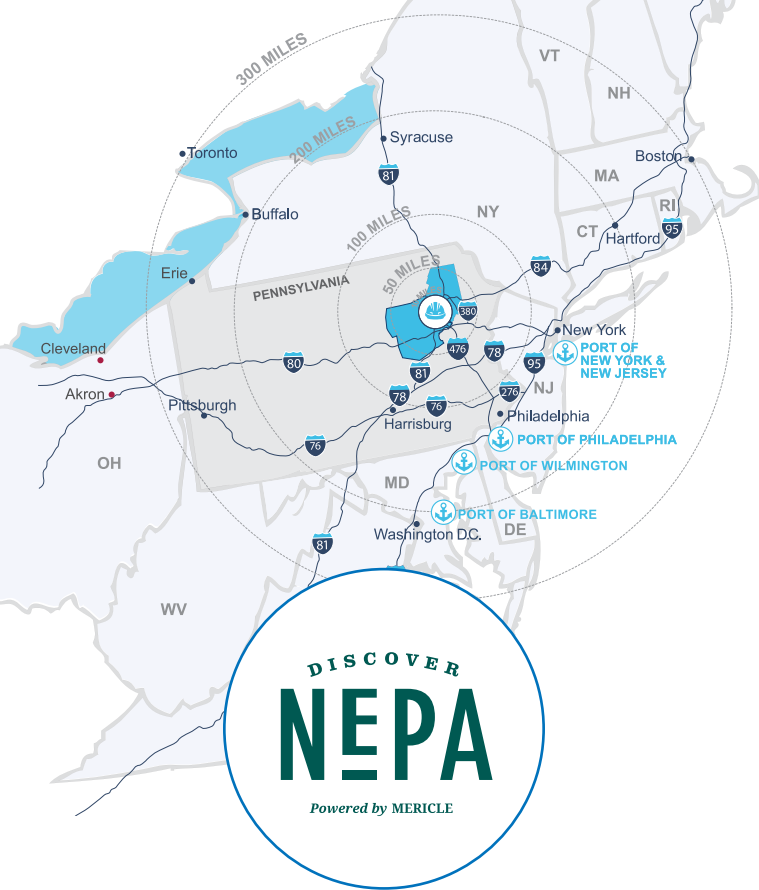
- ▶ On-site parking for approx. (591) vehicles.
- ▶ On-site trailer storage for approx. (236) trailers with 8' wide concrete dolly pads.
- ▶ (55) additional spots are available in the loading area.
- ▶ Asphalt paving, including heavy duty pave at truck drive and light duty pave in vehicle parking areas.

ADDITIONAL PARKING

- ▶ 200+ trailer spaces can be added in the building expansion area.

SITE FEATURES

- ▶ Professionally prepared and maintained landscaping
- ▶ Existing smoking shelter
- ▶ Marquee sign at site entrance
- ▶ Dock door numbering
- ▶ Compactor power
- ▶ Floor drains
- ▶ Battery charging area with eye wash station
- ▶ Warehouse electrical drops
- ▶ Battery charger stand by power
- ▶ Additional warehouse lighting



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

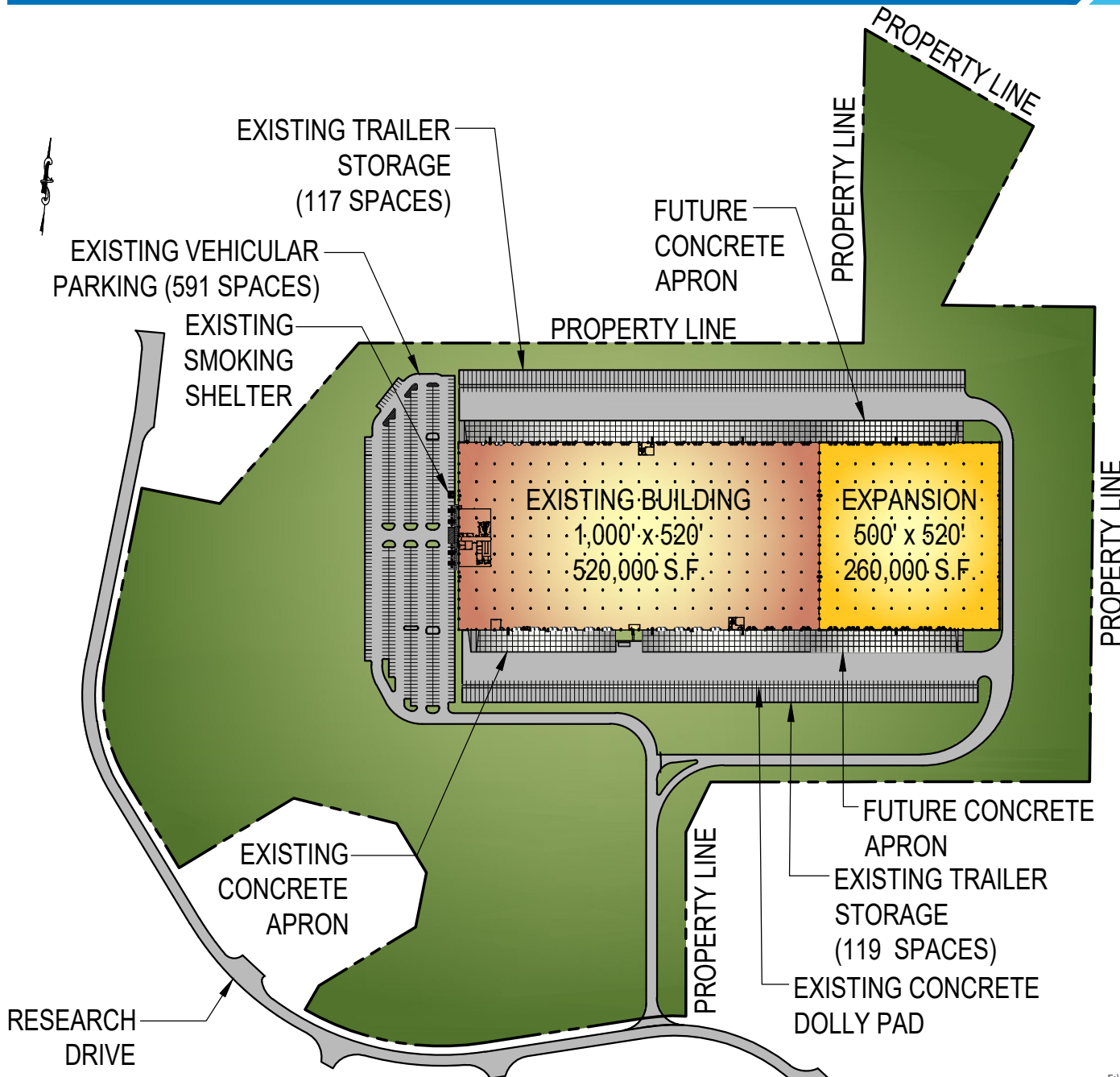
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CONCEPTUAL SITE PLAN

**EXISTING 520,000 S.F. BUILDING
EXPANDABLE TO 780,000 S.F.**

**PARCEL #43B
460-480 RESEARCH DRIVE
CENTERPOINT COMMERCE AND
TRADE PARK EAST PHASE IIB
PITTSTON TOWNSHIP
PITTSTON, PA 18640**



	ACREAGE	92.99
EXISTING VEHICULAR PARKING	591	
EXISTING TRAILER STORAGE	236	
EXISTING DRIVE-IN DOORS	3	
EXPANSION DRIVE-IN DOORS	2	
EXISTING DOCK DOORS	66	
EXPANSION DOCK DOORS	32	



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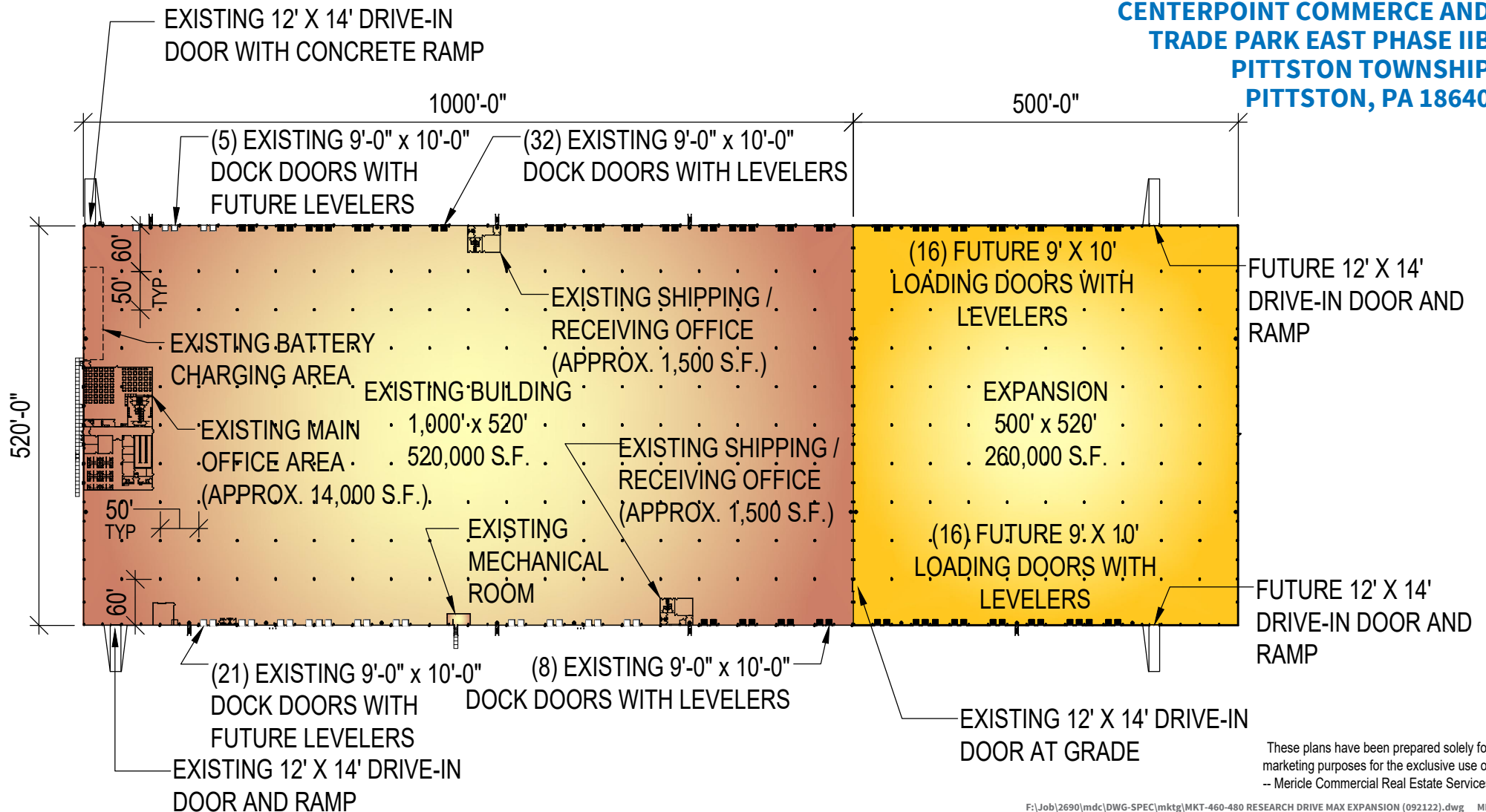
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL BUILDING PLAN

**EXISTING 520,000 S.F. BUILDING
EXPANDABLE TO 780,000 S.F.**

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PITTSBURGH TOWNSHIP
PITTSBURGH, PA 15240**



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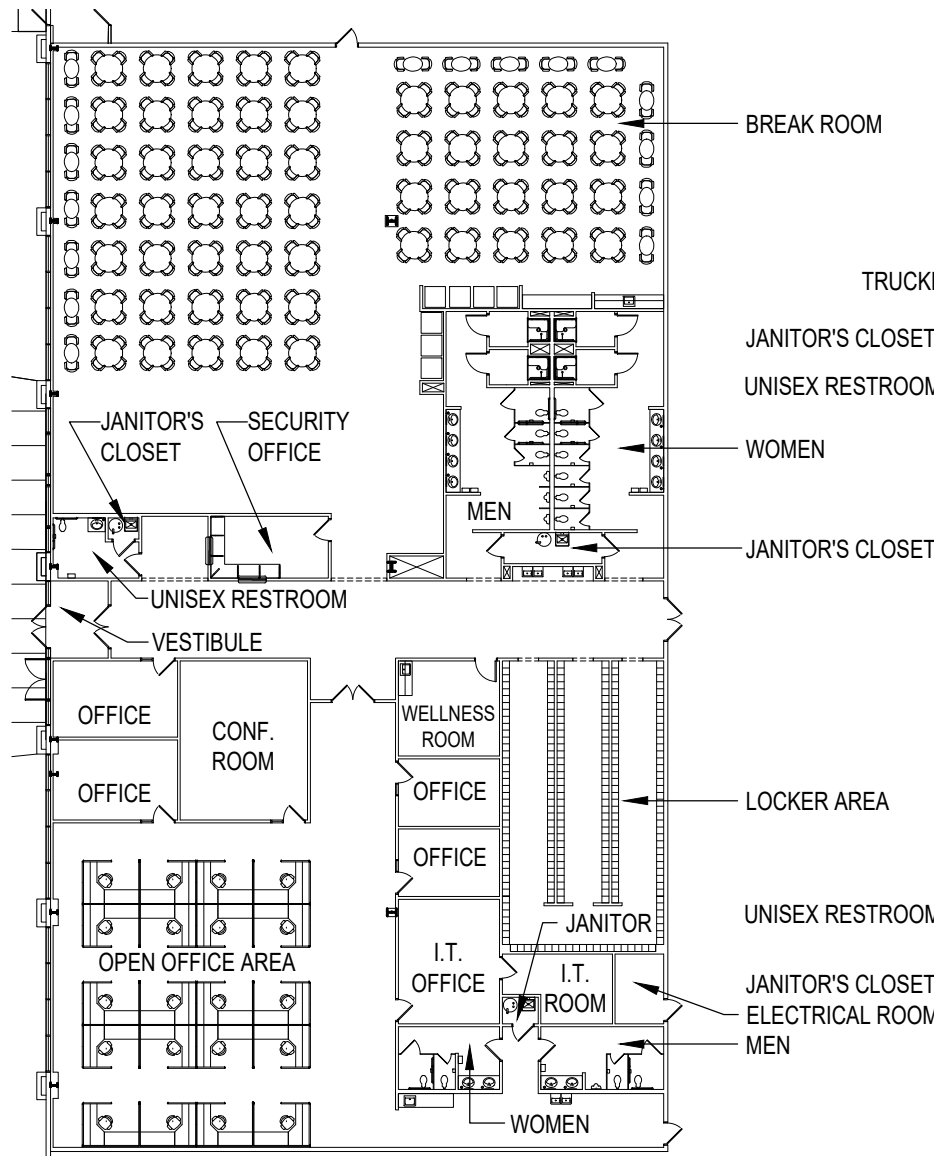
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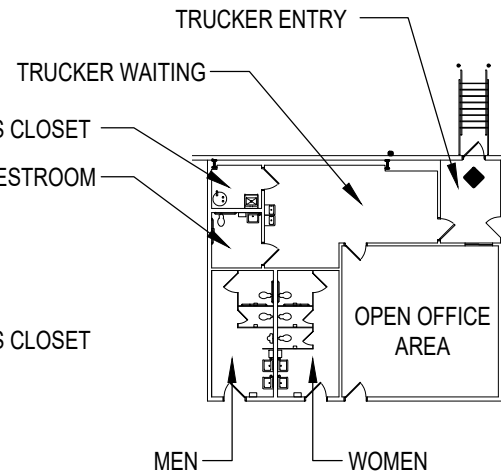
CONCEPTUAL OFFICE PLANS

**EXISTING 520,000 S.F. BUILDING
EXPANDABLE TO 780,000 S.F.**

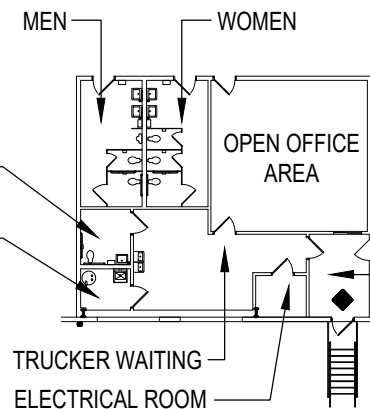
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460-480 RESEARCH DRIVE
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PITTSBURGH TOWNSHIP
PITTSBURGH, PA 15140**



EXISTING MAIN OFFICE AREA

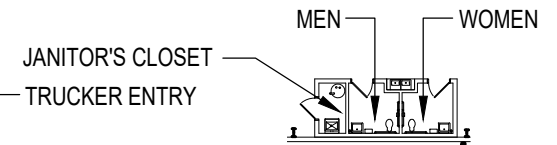


EXISTING SHIPPING OFFICE



EXISTING RECEIVING OFFICE

FURNITURE SHOWN FOR SPACE
PLANNING PURPOSES ONLY.
FURNITURE AND FURNISHINGS
ARE NOT IN CONTRACT.



**EXISTING REMOTE
RESTROOMS**

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SITE IMPROVEMENTS

- Site contains approximately 92.99 acres.
- On-site parking for approximately five hundred ninety one (591) vehicles.
- On-site trailer storage for approximately two hundred thirty six (236) trailers with 8' wide concrete dolly pads.
- 8" thick x 60' deep, reinforced concrete apron at loading dock both sides.
- Asphalt paving, including heavy duty pave at truck drive and light duty pave in vehicle parking areas.
- Professionally prepared and maintained landscaping.
- Existing smoking shelter.
- Marquee sign at site entrance.

BUILDING IMPROVEMENTS

- Existing building contains 520,000 square feet. The expansion shall contain up to 260,000 square feet.
- Existing building dimensions are 1,000'-0" (length) x 520'-0" (width).
- Expansion dimensions are 500'-0" (length) x 520'-0" (width).
- Existing Main office is approximately 14,000 square feet.
- Existing Shipping / Receiving offices are approximately 1,500 square feet each.
- 50'-0" x 50'-0" bay spacing with 60'-0" deep staging bays at both loading walls.
- 7" concrete floor slab reinforced with welded steel mats. Floor is treated with *SpecHard* silicone sealer / densifier and *E-Cure* curing compound.
- MR24 standing seam roof system with insulation.
- The building contains 3'-0" high x 6'-0" wide clerestory windows.
- Exterior wall system shall consist of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- Existing building contains (66) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with minimum 30,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal, (26) of which have leveler pits infilled. The expansion shall contain (32) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with minimum 30,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.
- Existing building contains (2) 12'-0" W x 14'-0" H vertical lift drive-in doors by *Haas Door* or equal and reinforced concrete ramps. The existing building contains (1) 12'-0" W x 14'-0" H vertical lift drive-in door by *Haas Door* or equal at grade. The expansion shall contain (2) 12'-0" W x 14'-0" H vertical lift drive-in doors by *Haas Door* or equal with reinforced concrete ramps.
- 35'-8" clear structural height along loading walls and 41'-6" clear structural height at building ridge.

UTILITIES AND BUILDING SYSTEMS

- Existing warehouse heating system consists of energy efficient, *Cambridge*, direct-fire units.
- Existing Main office, existing Shipping and Receiving office spaces are heated and cooled by multiple packaged gas/electric rooftop units.
- Existing electrical service consists of 4000 amp, 480/277 volt 3 phase, expandable.
- Existing warehouse lighting consists of energy efficient LED fixtures.
- Existing 1250 kW diesel generator providing warehouse Emergency lighting power and full building standby power.
- Fire Protection System consists of an Early Suppression Fast Response (ESFR) sprinkler system.
- Provisions for domestic water and natural gas are provided.
- All utilities are separately metered.

**EXISTING 520,000 S.F. BUILDING
EXPANDABLE TO 780,000 S.F.**

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PITTSTON TOWNSHIP, PA**

.....

**PHOTO
COLLAGE**



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bjones@mericle.com

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