

24,000-88,000 SF

BUILD-TO-SUIT ON 15.14 ACRES

500-598 SATHERS DRIVE
GRIMES INDUSTRIAL PARK
PITTSBURGH, PA



GREAT I-81 CORRIDOR LOCATION! ———

ReadyToGo! SITES AVAILABLE



MILES TO KEY CITIES FROM GRIMES INDUSTRIAL PARK

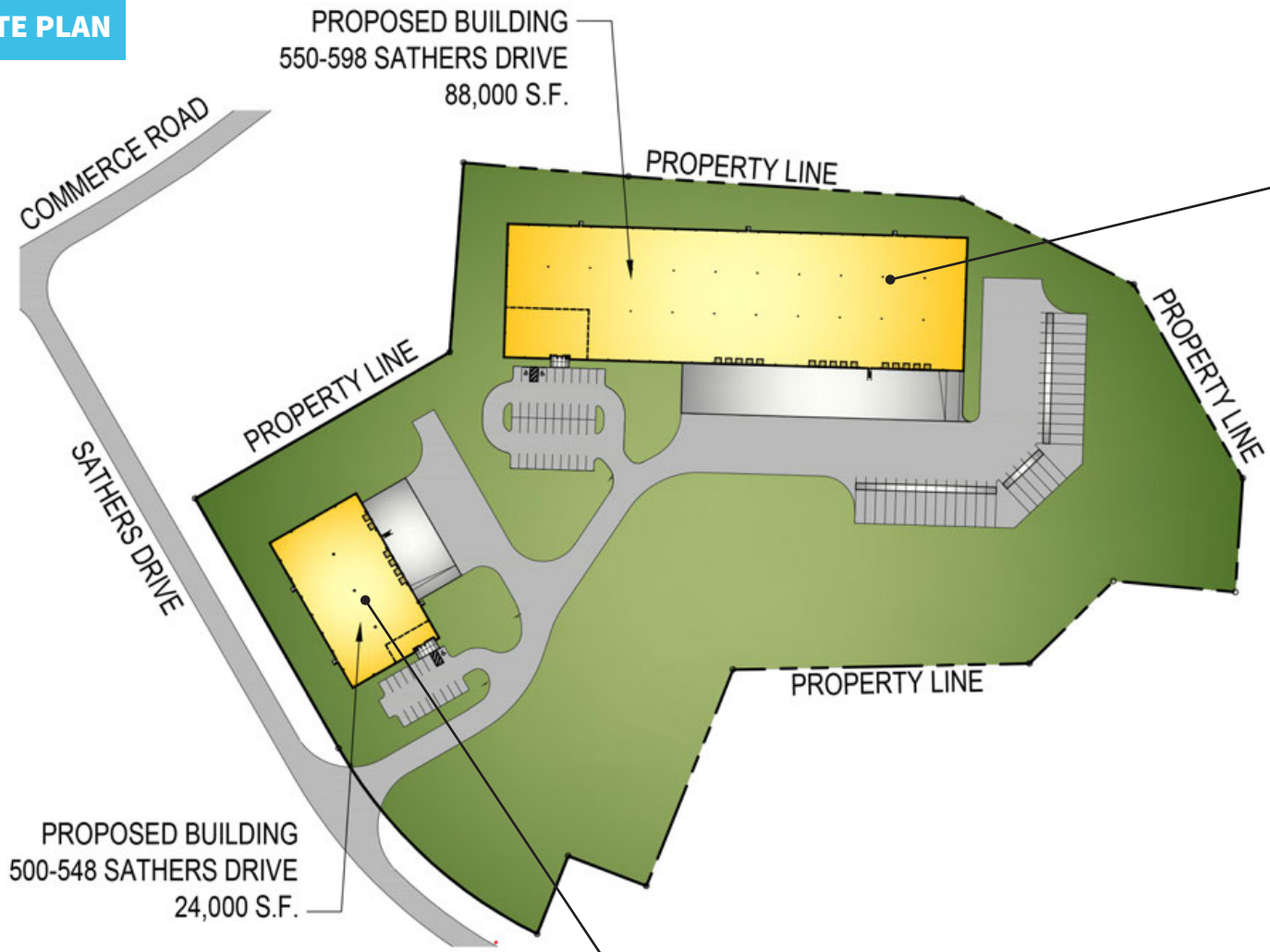
| | |
|--------------------|-----|
| Wilkes-Barre | 5 |
| Scranton | 7 |
| Hazleton | 30 |
| Delaware Water Gap | 58 |
| Binghamton | 62 |
| Allentown | 81 |
| Morristown, NJ | 97 |
| Harrisburg | 118 |
| Philadelphia | 112 |
| Port of Newark | 128 |
| New York City | 133 |
| Syracuse | 151 |
| Baltimore | 183 |
| Washington D.C. | 224 |
| Pittsburgh | 269 |
| Boston | 310 |
| Cleveland | 356 |

SPECIFICATIONS AND PLANS

500-598 SATHERS DRIVE

GRIMES INDUSTRIAL PARK 🏭 PITTSTON TOWNSHIP, PA

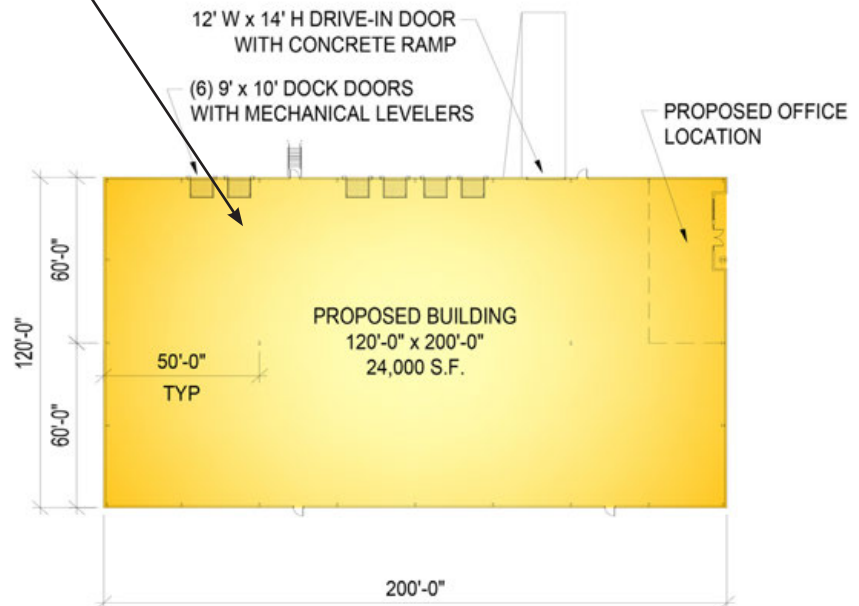
SITE PLAN



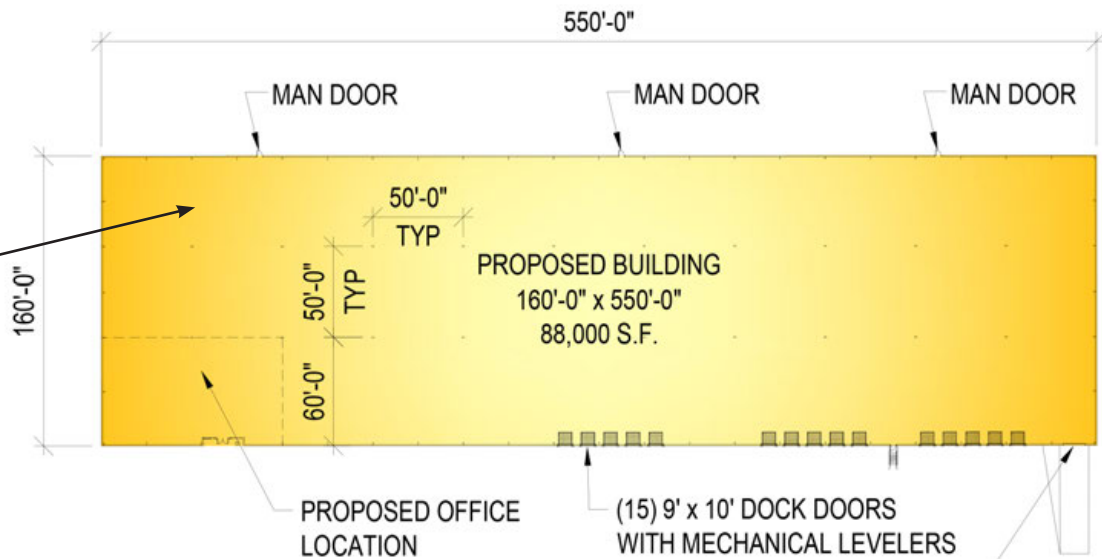
500-548 SATHERS DRIVE PROPOSED PROPERTY SPECIFICATIONS

- 24,000 SF (200' x 120') on 15.14 acres
- 34'-2" approximate clear structural height along loading dock wall
- 6" thick reinforced concrete floor
- Six (6) 9' x 10' vertical lift dock doors with 40,000 lb. capacity, Rite-Hite mechanical levelers with bumpers
- One (1) 12' x 14' vertical lift drive-in door with ramp
- ESFR fire protection system
- Energy-efficient, fluorescent T-Bay lighting
- 277/480 volt, 3-phase electrical service (800 amp expandable to 4000 amp)

FLOOR PLAN



FLOOR PLAN



550-598 SATHERS DRIVE PROPOSED PROPERTY SPECIFICATIONS

- 88,000 SF (550' x 160') on 15.14 acres
- 33'-2" approximate clear structural height along loading dock wall
- 6" thick reinforced concrete floor
- Fifteen (15) 9' x 10' vertical lift dock doors with 40,000 lb. capacity, Rite-Hite mechanical levelers with bumpers
- One (1) 12' x 14' vertical lift drive-in door with ramp
- ESFR fire protection system
- The warehouse lighting consists of energy efficient LED fixtures
- 277/480 volt, 3-phase electrical service (800 amp expandable to 4000 amp)

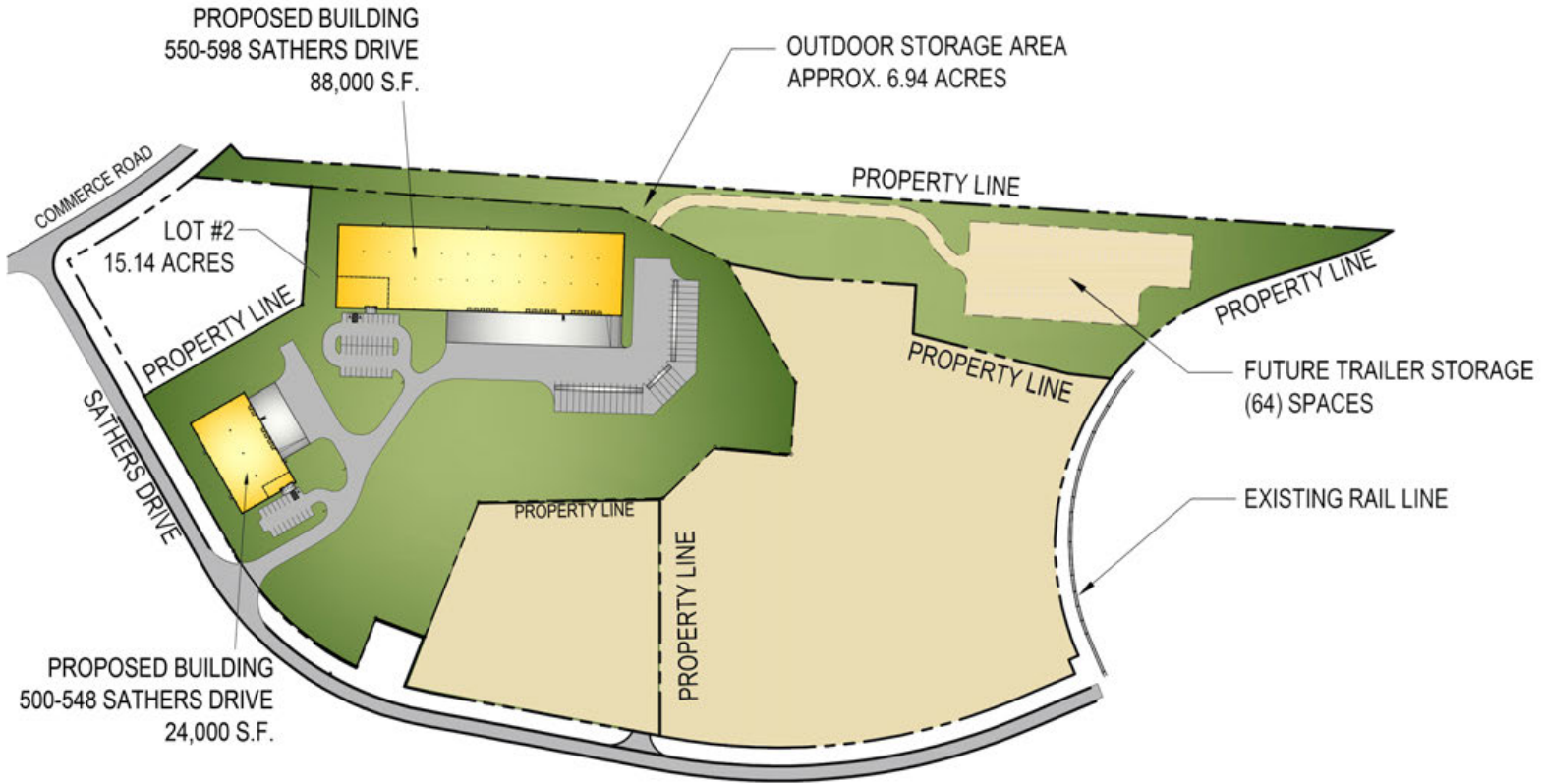


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GRIMES INDUSTRIAL PARK
PITTSBURGH, PA

24,000-88,000 SF

BUILD-TO-SUIT ON 15.14 ACRES



MERICLE
COMMERCIAL REAL ESTATE SERVICES

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

DEVELOPMENT DIVISION
570.823.1100