



**FOR
LEASE**

116,977 SF

**220 ARMSTRONG ROAD
CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PITTSBURGH, PA**

.....

INDUSTRIAL

**LOCATED IN VERY CLOSE
PROXIMITY TO FEDEX GROUND,
UPS, AND AIRPORT**

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



PACKAGE DISTRIBUTION CENTER NEAR I-81 AND I-476

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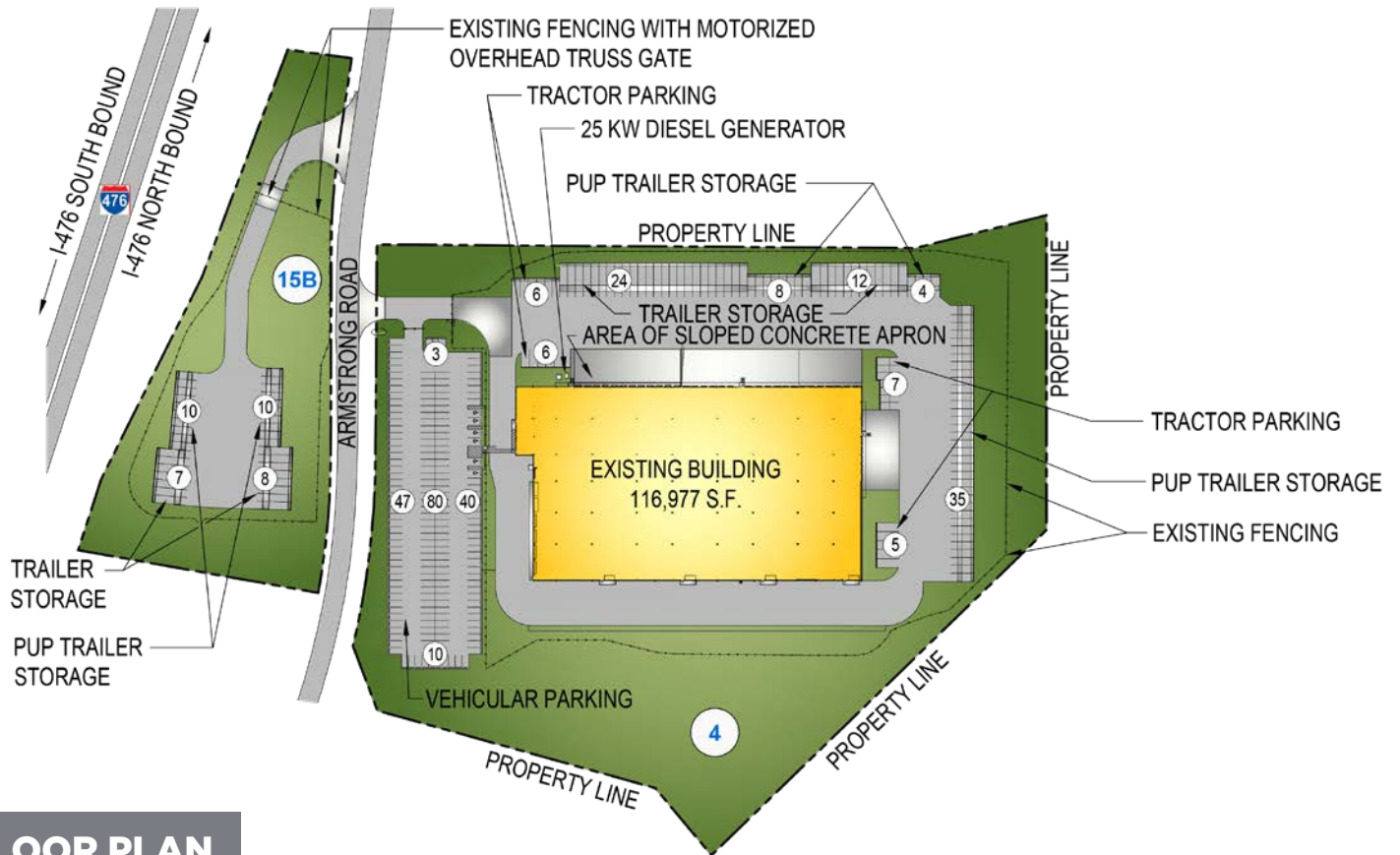
570.823.1100



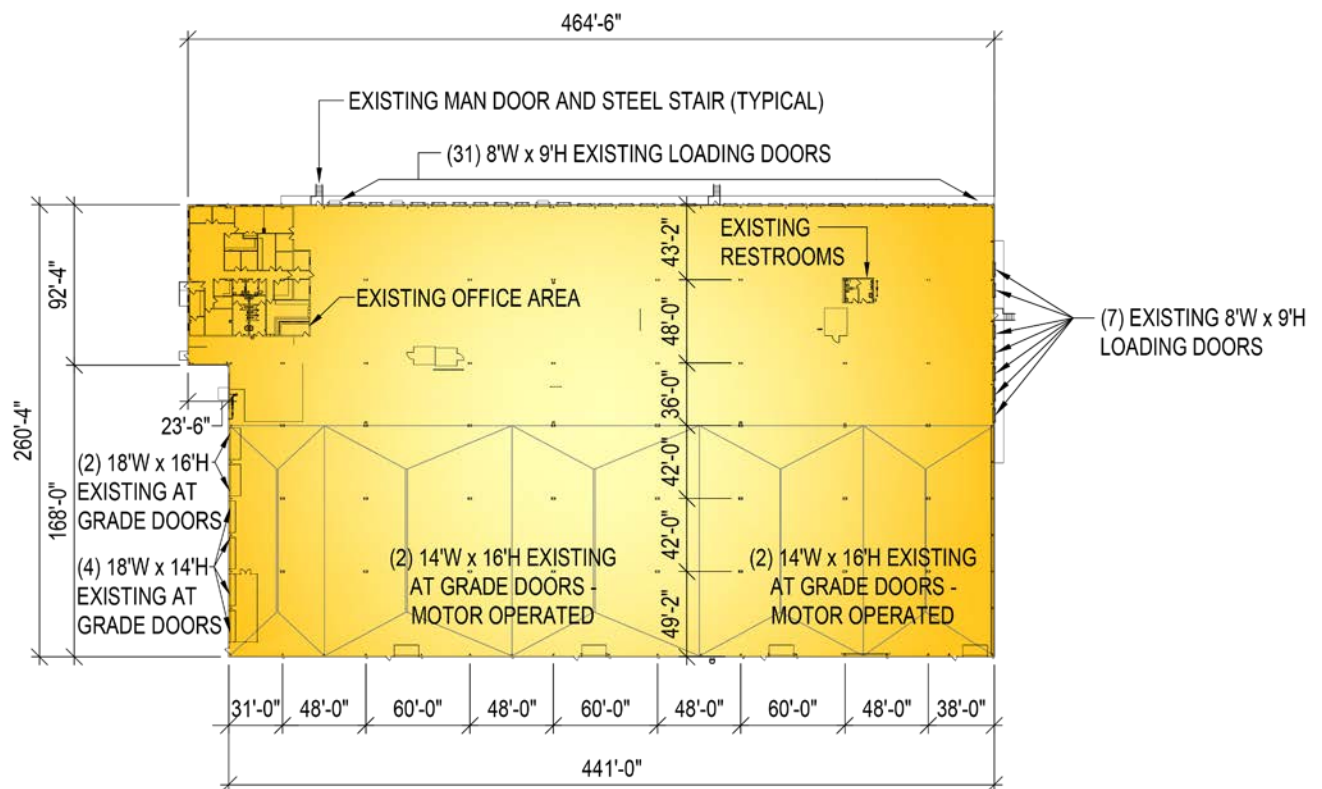
PLANS

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

220 ARMSTRONG ROAD, JENKINS TOWNSHIP, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 116,977 SF
- ▶ **ACREAGE:** 13.47 Acres
- ▶ **BUILDING DIMENSIONS:** 260'-4" x 441'-0" (Warehouse) and 23'-6" x 92'-4" (Office bump out).
- ▶ Approximately 5,045 SF of office area and an additional remote restroom group.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor treated with *L&M Dress and Seal WB*, sealing and curing compound. Portions of existing concrete floor are sloped to a series of trench drains.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** 29'-3" approximate clear structural height along loading dock wall.

LOADING

- ▶ **DOCK EQUIPMENT:** (38) 8'-0" x 9'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with edge-of-dock levelers, bumpers, seals and fans by *Rite-Hite* or equal. A continuous canopy is provided over the existing dock positions and select loading doors are also equipped with dock shelters.
- ▶ **DRIVE-IN DOORS:** (4) 14'-0" x 16'-0" vertical lift, motor operated at grade drive-in doors by *Haas Door* or equal.
- ▶ (4) 18'-0" x 14'-0" vertical lift at grade drive-in doors by *Haas Door* or equal, manually operated.
- ▶ (2) 18'-0" x 16'-0" vertical lift at grade drive-in doors by *Haas Door* or equal, manually operated.

This 116,977 square foot light industrial facility 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.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Indirect fired unit heaters. Ventilation is provided by roof mounted fans and wall mounted louvers and controlled by CO2 detectors. The office is heated and cooled with *Trane* packaged roof top units.
- ▶ **ELECTRICAL SERVICE:** 800 Amp, 277/480 Volt, 3 Phase service, expandable to 4,000 Amps and a 25KW diesel generator.
- ▶ **WAREHOUSE LIGHTING:** Tbay, high efficiency fluorescent fixtures.
- ▶ **FIRE PROTECTION:** Class III Dry Pipe FP System and Office Area is light duty hazard.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ **ELECTRIC:** PPL Utilities
- ▶ **GAS:** UGI Utilities, Inc.
- ▶ **WATER:** Pennsylvania American Water Co.
- ▶ **SEWER:** Wyoming Valley Sanitary Authority
- ▶ **TELECOM:** Comcast, Verizon, Frontier Communications, and CenturyLink serve the park.

PARKING

- ▶ On-site parking for approx. (180) vehicles.
- ▶ On-site trailer storage for approx. (36) trailers and (47) pup trailers with a minimum 6' wide concrete dolly pad.
- ▶ On-site parking for (24) tractors.
- ▶ **DOCK APRON:** 8" thick x 50' deep, reinforced concrete dock apron at loading dock. A portion of loading dock apron is elevated/sloped for delivery truck accessibility.
- ▶ **DOLLY PADS:** 8' wide concrete dolly pad
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

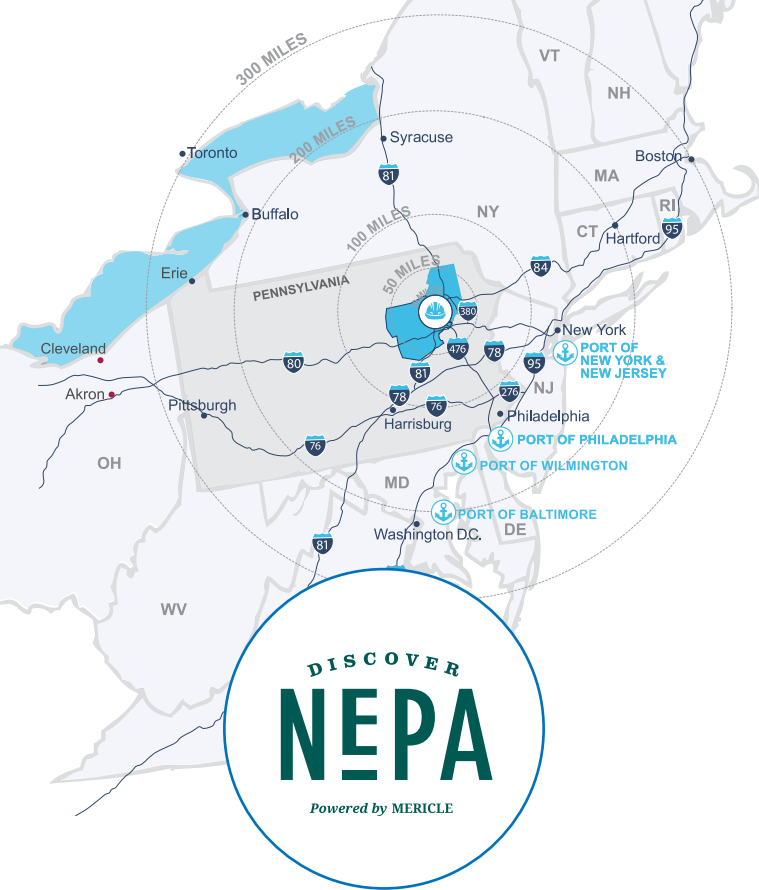
SITE FEATURES

- ▶ Secure site access with turnstile, automatic gate(s), and chain-link fence.
- ▶ Upgraded site lighting.
- ▶ Sloped floors to trench drains.
- ▶ Ventilation operable by CO2 detectors.
- ▶ Professionally prepared and maintained landscaping.

FOR LEASE

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NEPA

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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.

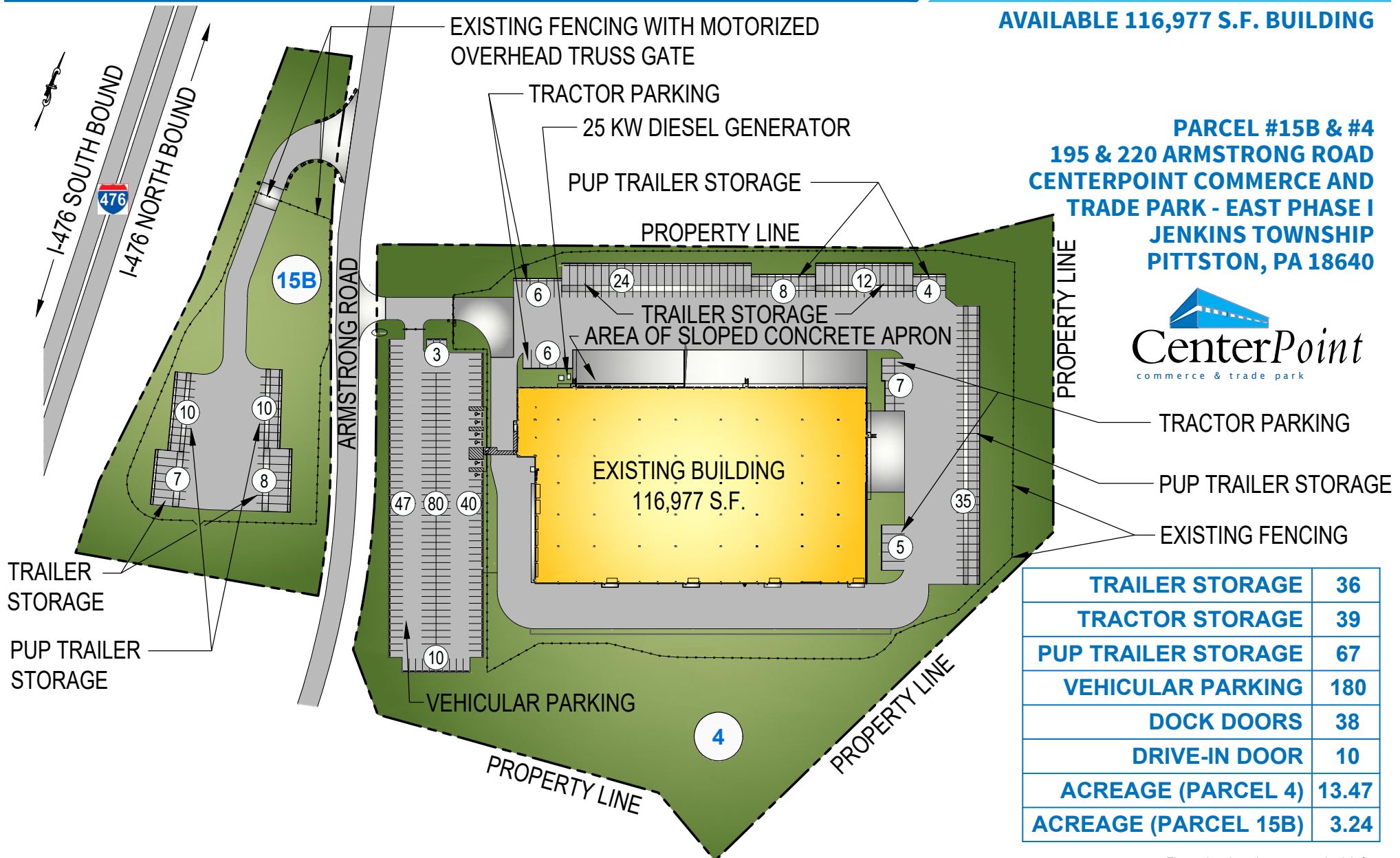
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CONCEPTUAL SITE PLAN

AVAILABLE 116,977 S.F. BUILDING

PARCEL #15B & #4
195 & 220 ARMSTRONG ROAD
CENTERPOINT COMMERCE AND
TRADE PARK - EAST PHASE I
JENKINS TOWNSHIP
PITTSBURGH, PA 15240



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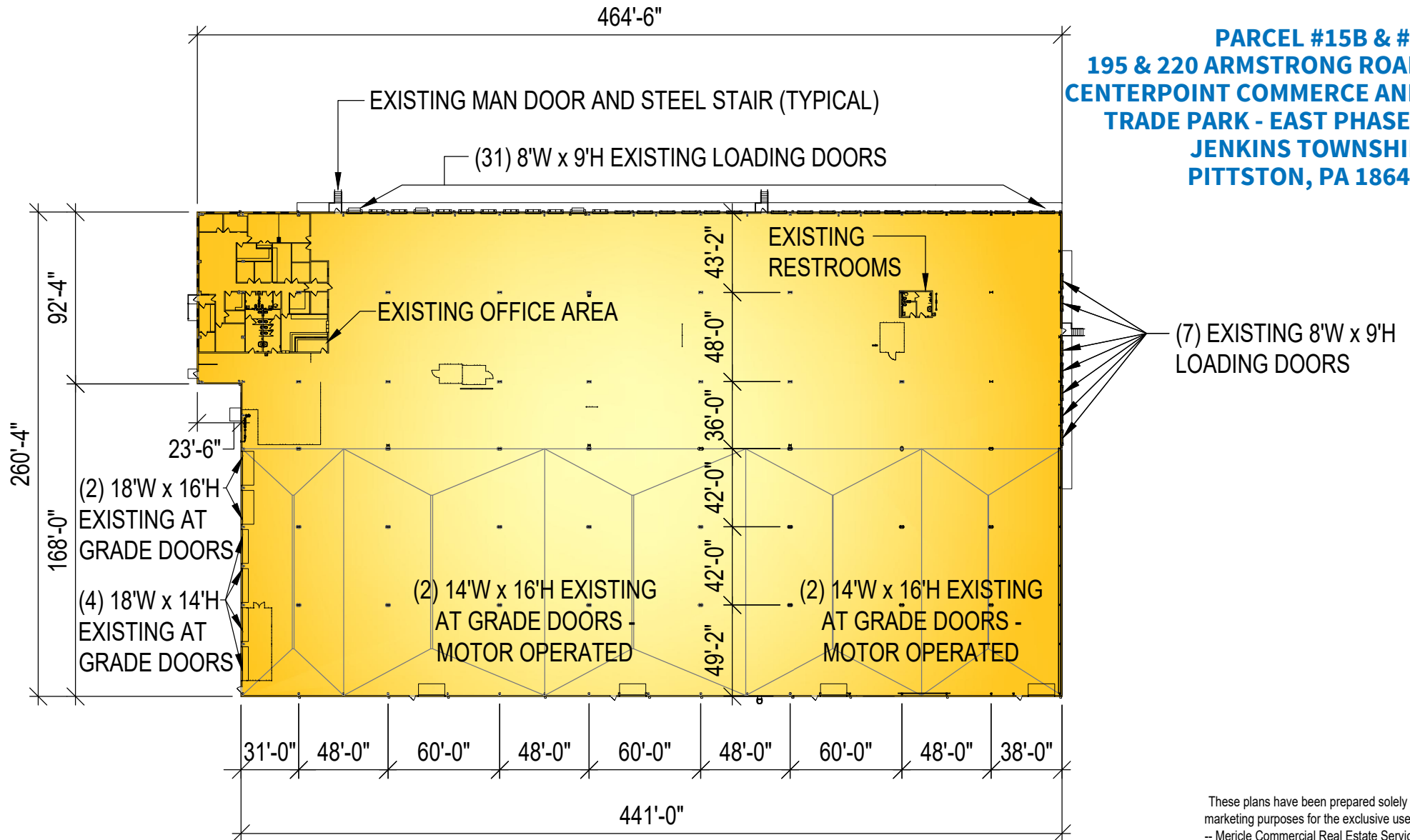
East Mountain Corporate Center
 100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL BUILDING PLAN

AVAILABLE 116,977 S.F. BUILDING

**PARCEL #15B & #4
195 & 220 ARMSTRONG ROAD
CENTERPOINT COMMERCE AND
TRADE PARK - EAST PHASE I
JENKINS TOWNSHIP
PITTSBURGH, PA 15110**



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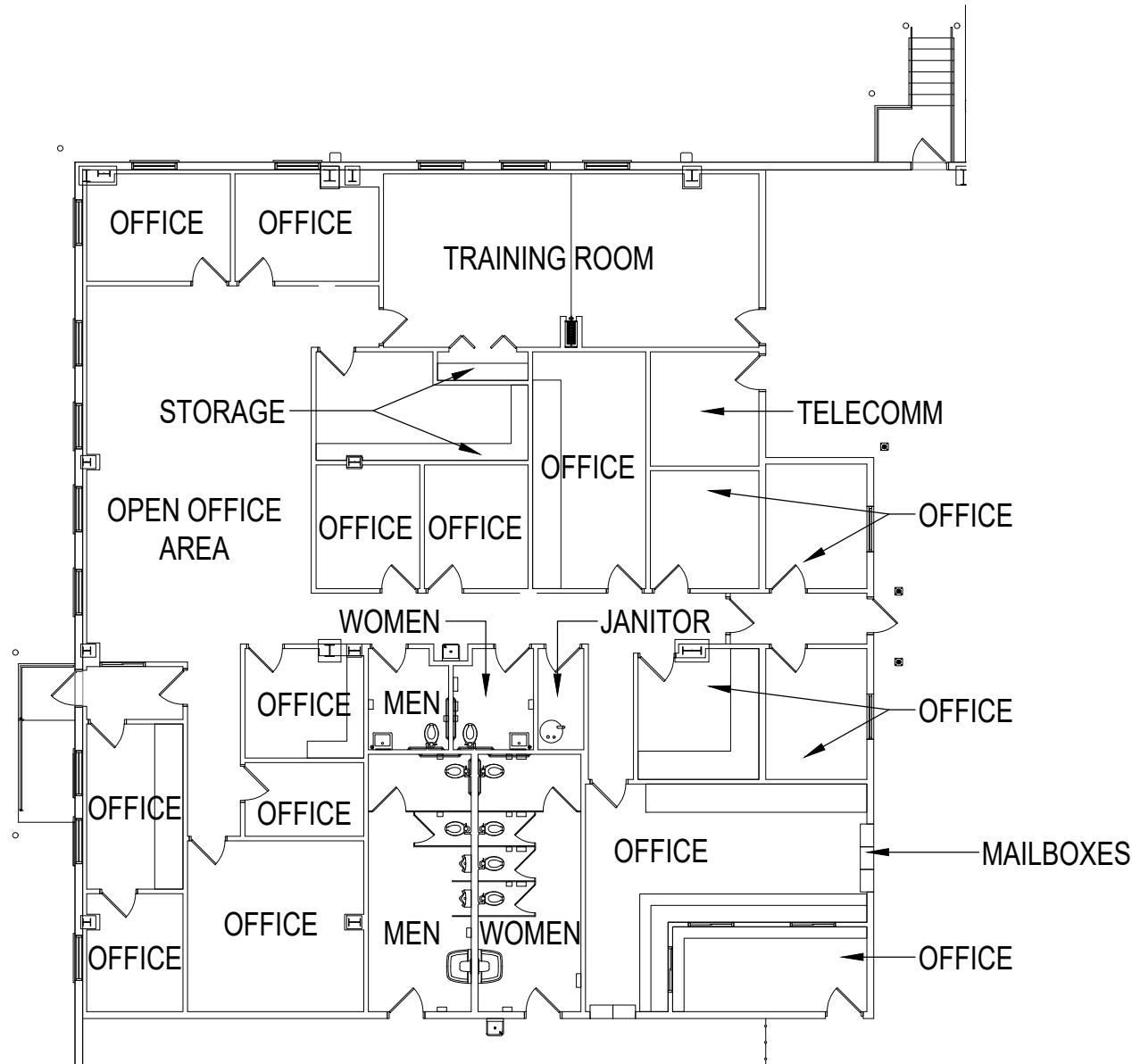
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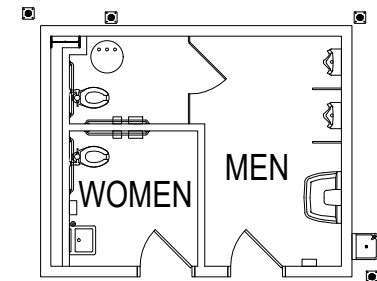
CONCEPTUAL OFFICE PLAN

AVAILABLE 116,977 S.F. BUILDING

PARCEL #15B & #4
195 & 220 ARMSTRONG ROAD
CENTERPOINT COMMERCE AND
TRADE PARK - EAST PHASE I
JENKINS TOWNSHIP
PITTSBURGH, PA 15240



EXISTING OFFICE AREA
(APPROX. 5,045 S.F.)



EXISTING RESTROOMS

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AVAILABLE 116,977 S.F. BUILDING

SITE IMPROVEMENTS

- Parcel #15B contains approximately 3.24 acres and Parcel #4 contains approximately 13.47 acres
- Parcel #4 has on-site parking for approximately one hundred eighty (180) vehicles
- Parcel #4 has on-site trailer storage for approximately thirty-six (36) trailers and forty-seven (47) pup trailers with a minimum 6' wide concrete dolly pad
- Parcel #4 has on-site parking for twenty-four (24) tractors
- Parcel #4 has 8" thick x 50' deep, reinforced concrete dock apron at loading dock. A portion of loading dock apron is elevated / sloped for delivery truck accessibility.
- Parcel #15B has on-site trailer storage for approximately fifteen (15) trailers and twenty (20) pup trailers with a minimum 6' wide concrete dolly pad
- Both parcels have asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas
- Both parcels have secure site access with automatic gate(s) and chain-link fence
- Professionally prepared and maintained landscaping

**PARCEL #15B & #4
195 & 220 ARMSTRONG ROAD
CENTERPOINT COMMERCE AND
TRADE PARK - EAST PHASE I
JENKINS TOWNSHIP
PITTSBURGH, PA 15110**

BUILDING IMPROVEMENTS

- The building located on Parcel #4 contains 116,977 square feet
- Building dimensions are 260'-4" x 441'-0" (Warehouse) and approximately 23'-6" x 92'-4" (Office bump out)
- Approximately 5,045 square feet of office area and an additional remote restroom group
- 6" thick concrete floor slab, reinforced with welded steel mats. Floor treated with L&M Dress and Seal WB, sealing and curing compound. Portions of existing concrete floor are sloped to a series of trench drains.
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- 29'-3" approximate clear structural height along loading dock wall
- *Butler Manufacturing*, MR-24 standing seam
- The building contains thirty-eight (38) 8'-0" x 9'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with edge-of-dock levelers, bumpers, seals and fans. A continuous illuminated canopy is provided over the existing dock positions and select loading doors are also equipped with dock shelters.
- The building contains four (4) 14'-0" x 16'-0" vertical lift, motor operated at grade drive-in doors
- The building contains four (4) 18'-0" x 14'-0" vertical lift, manually operated at grade drive-in doors
- The building contains two (2) 18'-0" x 16'-0" vertical lift, manually operated at grade drive-in doors

UTILITIES AND BUILDING SYSTEMS

- The warehouse heating system consists of indirect fired unit heaters. Ventilation is provided by roof mounted fans and wall mounted louvers and controlled by CO2 detectors. The office is heated and cooled with *Trane* packaged roof top units
- Electrical power consists of an 800 amp, 277/480 V, 3 Phase service expandable to 4,000 amps and a 25KW diesel generator
- The warehouse lighting consists of Tbay, high efficiency fluorescent fixtures
- Fire Protection System in Warehouse consists of Class III Dry Pipe FP System and Office Area is light duty hazard
- All utilities are separately metered

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