



**FOR
LEASE**

30,891 SF

**100 KEYSTONE AVENUE
CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PITTSBURGH, PA**

.....

OFFICE/RETAIL

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

READY FOR OCCUPANCY.

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



**THIS TWO-STORY OFFICE BUILDING IS LOCATED ON THE MOST
VISIBLE PARCEL IN NORTHEASTERN PENNSYLVANIA.**

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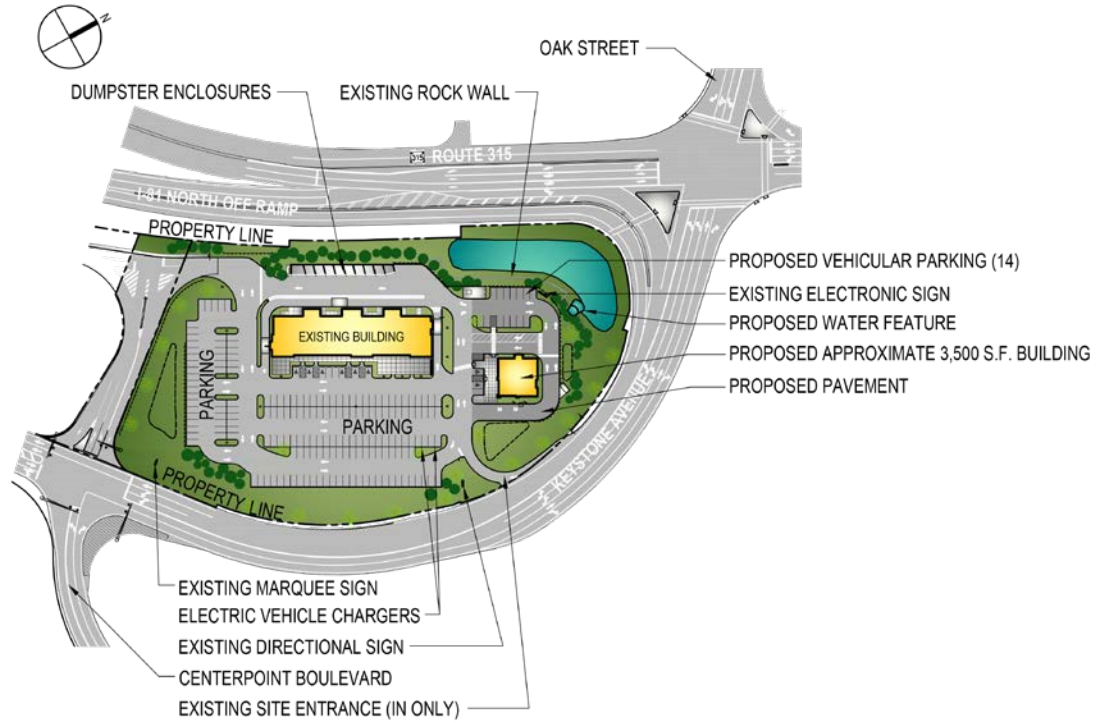
570.823.1100



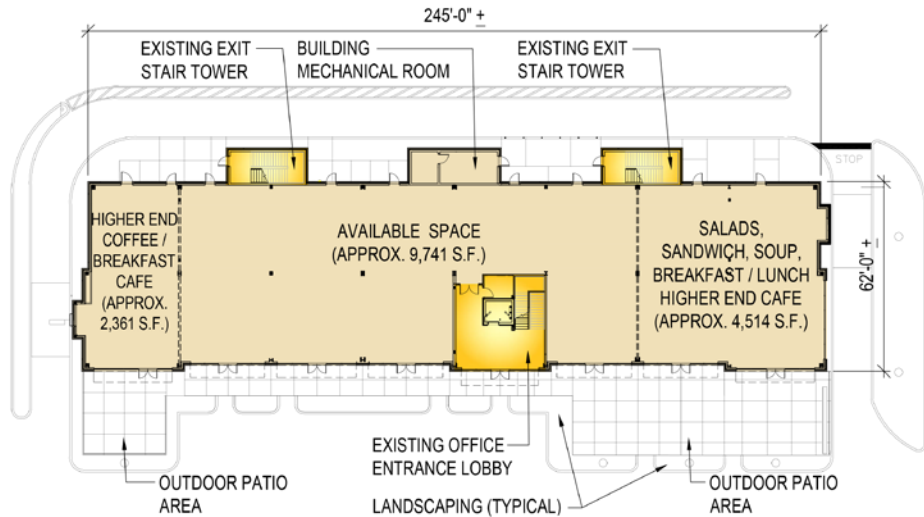
PLANS

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.

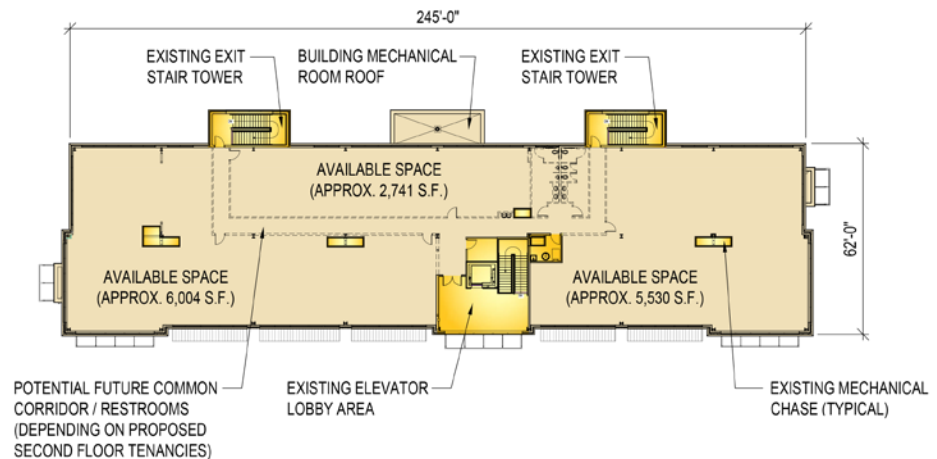
SITE PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN



FOR LEASE

100 KEYSTONE AVENUE, JENKINS TOWNSHIP, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** The Building is a two-story, multi-tenant Class A Office/Retail building containing 30,891 SF.
- ▶ An additional on-site building is possible containing approximately 3,500 SF.
- ▶ **BUILDING DIMENSIONS:** 240'(l) x 60'(d)
- ▶ **ACREAGE:** Total site acreage containing approximately 7.98 acres.
- ▶ Office/Retail spaces available on the first floor in various sizes ranging from a minimum of approximately 2,361 SF to approximately 9,741 SF.
- ▶ The 9,741 square feet space can be divided to accommodate a smaller Office/Retail user. Select spaces have drive-thru/pick-up window access and an outdoor patio seating area.
- ▶ Office spaces available on the second floor in various sizes ranging from a minimum of approximately 2,741 SF to approximately 6,004 SF. Spaces can be combined to accommodate a larger Office user. Spaces are served by a main lobby area with open stairs, an elevator, and premium finishes.

BUILDING CONSTRUCTION

- ▶ The building structure is a steel structure by *Butler Manufacturing* and shall contain a minimum 4" thick concrete first floor slab (floor slab has not been poured to allow for maximum flexibility) and a 5" thick concrete second floor.
- ▶ **EXTERIOR WALLS:** The exterior walls are designed with a combination of brick masonry veneer and thermally-broken, aluminum frame windows and tinted storefront window systems and architectural features such as precast sills, aluminum canopies with standing seam roofs and exterior insulated finish system cornices with custom profiles.
- ▶ **ROOF:** The roof consists of a combination of a fully adhered EPDM roofing system and a standing metal seam roofing system.
- ▶ **CLEAR CEILING HEIGHT:** 12 feet floor to floor height.

UTILITIES

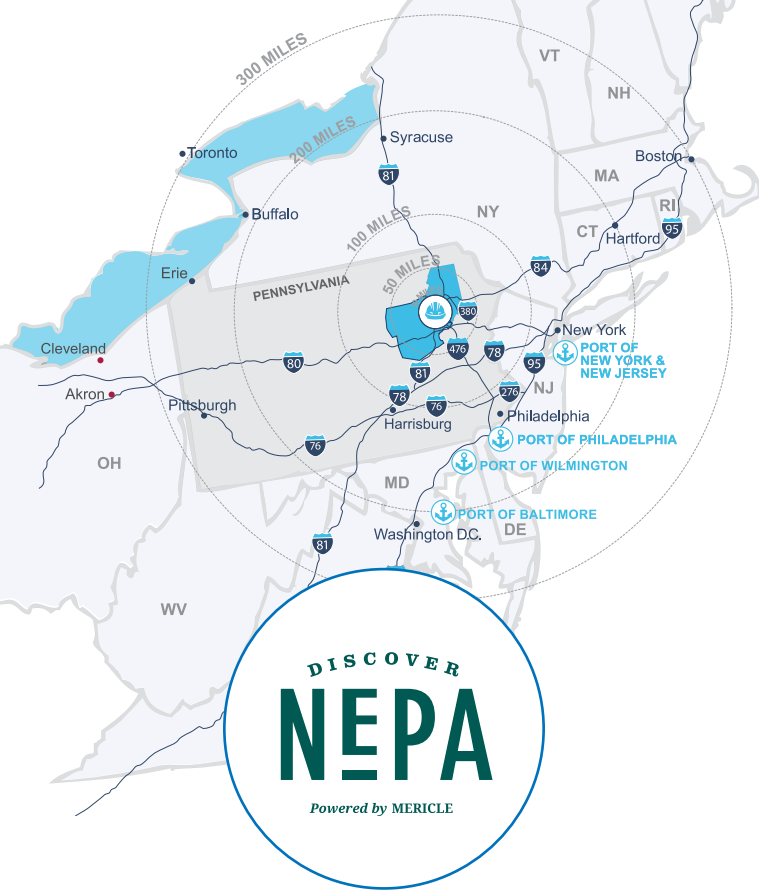
- ▶ **HVAC:** HVAC in the available spaces shall be provided via individual or multiple, appropriately sized gas heat/electric cooling, *Trane* packaged rooftop units.
- ▶ **ELECTRICAL SERVICE:** Electrical services for each of the available spaces shall be a minimum 225 Amp, 480/277 Volt, 3-phase electrical service.
- ▶ **EXTERIOR LIGHTING:** Exterior lighting consists of LED pole mounted fixtures and Building mounted LED accent lighting.
- ▶ **FIRE PROTECTION:** The Building is protected by a wet pipe, Ordinary Hazard, Class II fire protection system.
- ▶ Provisions for domestic water and natural gas have been provided.
- ▶ 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 approximately (185) vehicles including spaces for electric vehicle charging.
- ▶ The site includes two electric vehicle (EV) chargers that are part of Chargepoint, the largest charger network in the U.S.
- ▶ Asphalt paving w/ concrete curbed vehicle parking areas.

SITE FEATURES

- ▶ On-site, front enclosed dumpster/trash areas.
- ▶ Asphalt paving with directional striping, concrete curbed site perimeter and landscape islands, and site lighting.
- ▶ The property is professionally landscaped with a proposed water feature at the main corner of the property.
- ▶ Two (2) multi-tenant, marquee signs are available on site for corporate/company branding.
- ▶ The signage program for the Building shall allow for corporate/company branding visibility.



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



TRAVEL DISTANCES

CITY

MI AWAY

Downtown Wilkes-Barre, PA	8
Scranton, PA	11
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.

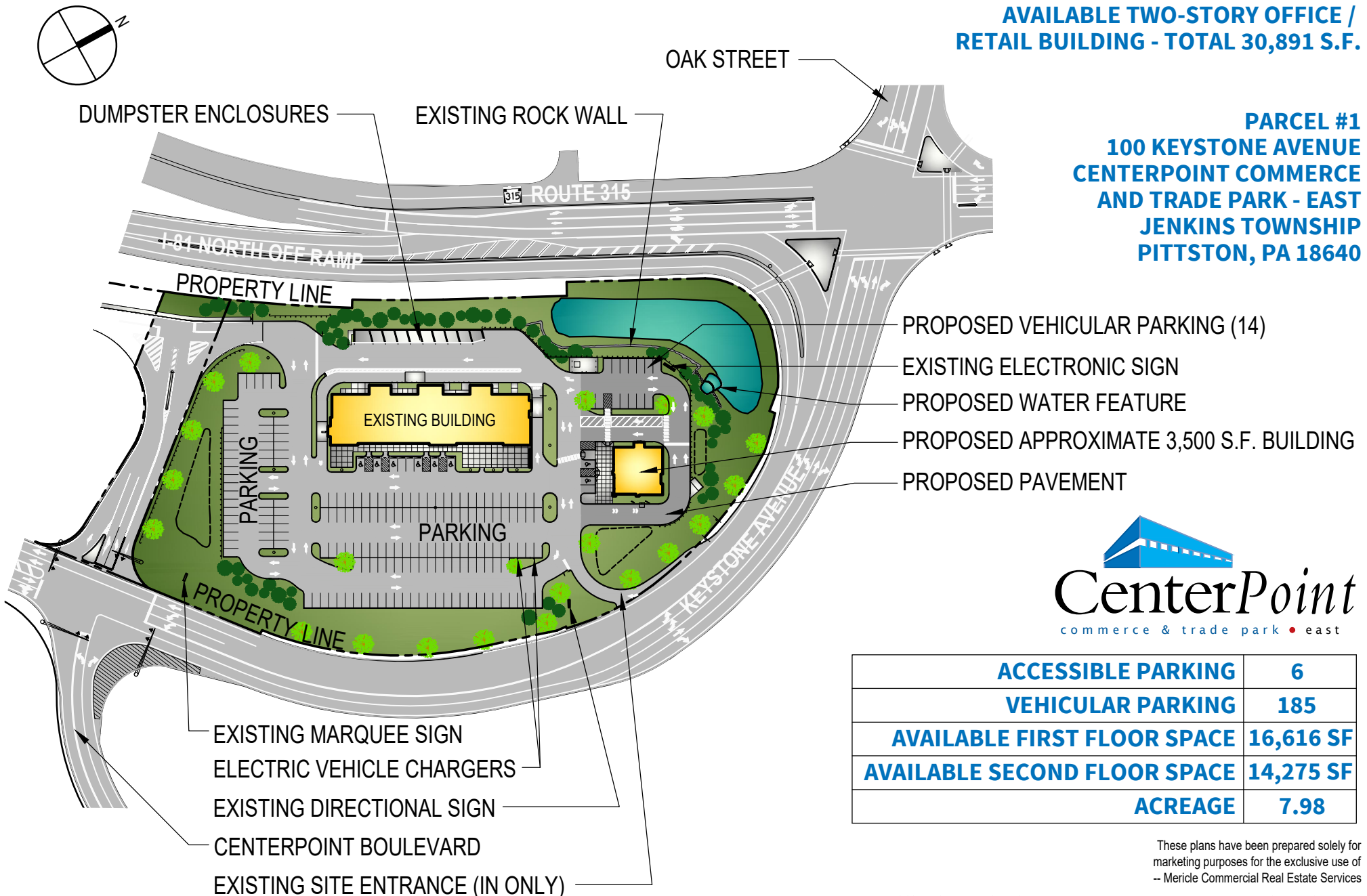
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CONCEPTUAL SITE PLAN

**AVAILABLE TWO-STORY OFFICE /
RETAIL BUILDING - TOTAL 30,891 S.F.**

**PARCEL #1
100 KEYSTONE AVENUE
CENTERPOINT COMMERCE
AND TRADE PARK - EAST
JENKINS TOWNSHIP
PITTSBURGH, PA 15110**



ACCESSIBLE PARKING	6
VEHICULAR PARKING	185
AVAILABLE FIRST FLOOR SPACE	16,616 SF
AVAILABLE SECOND FLOOR SPACE	14,275 SF
ACREAGE	7.98

These plans have been prepared solely for
marketing purposes for the exclusive use of
-- Mericle Commercial Real Estate Services

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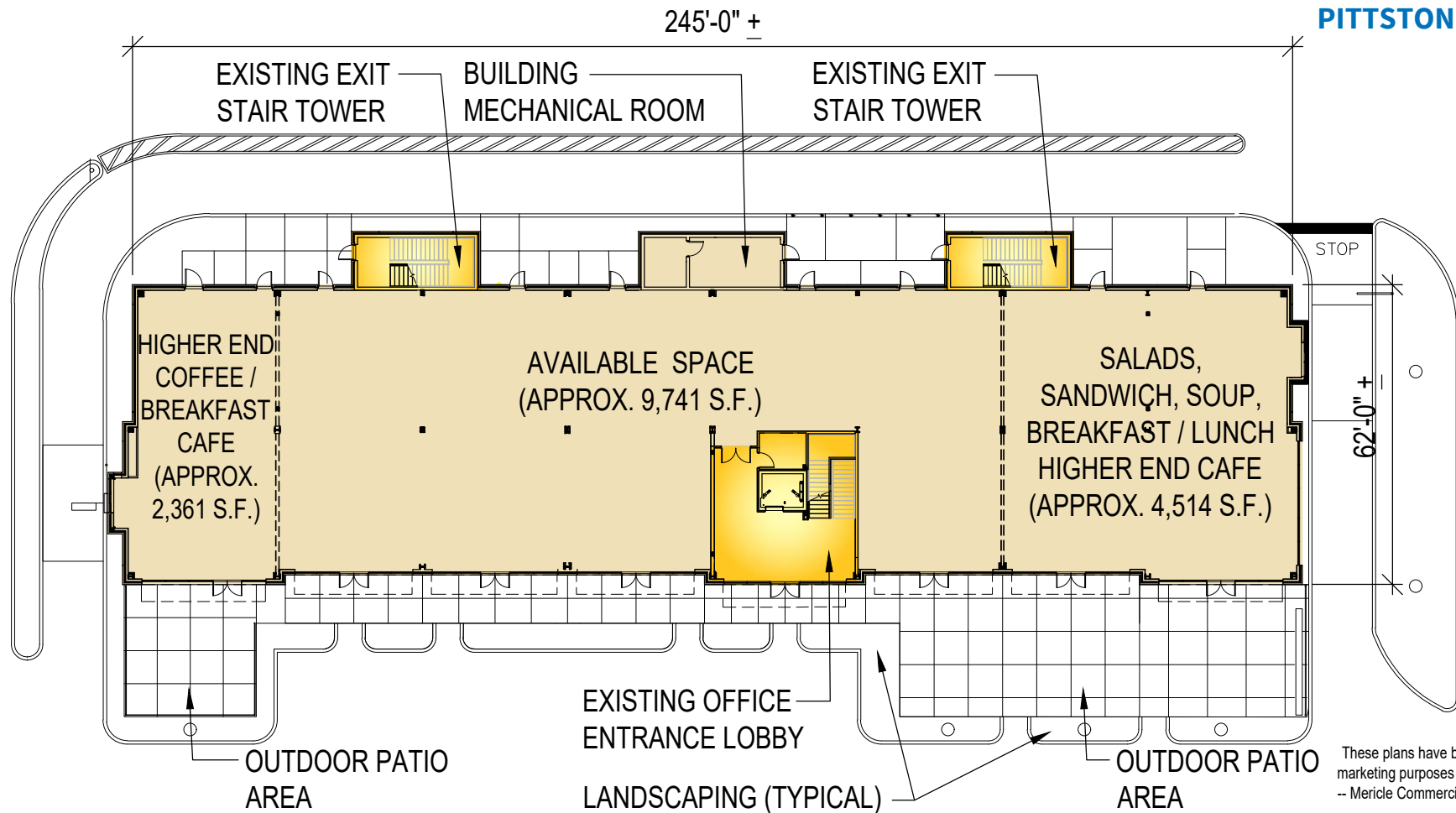
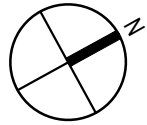
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL FIRST FLOOR PLAN

AVAILABLE 16,616 S.F. FIRST FLOOR PLAN
WITH VARIOUS SIZED TENANT SPACES

PARCEL #1
100 KEYSTONE AVENUE
CENTERPOINT COMMERCE
AND TRADE PARK - EAST
JENKINS TOWNSHIP
PITTSBURGH, PA 15240



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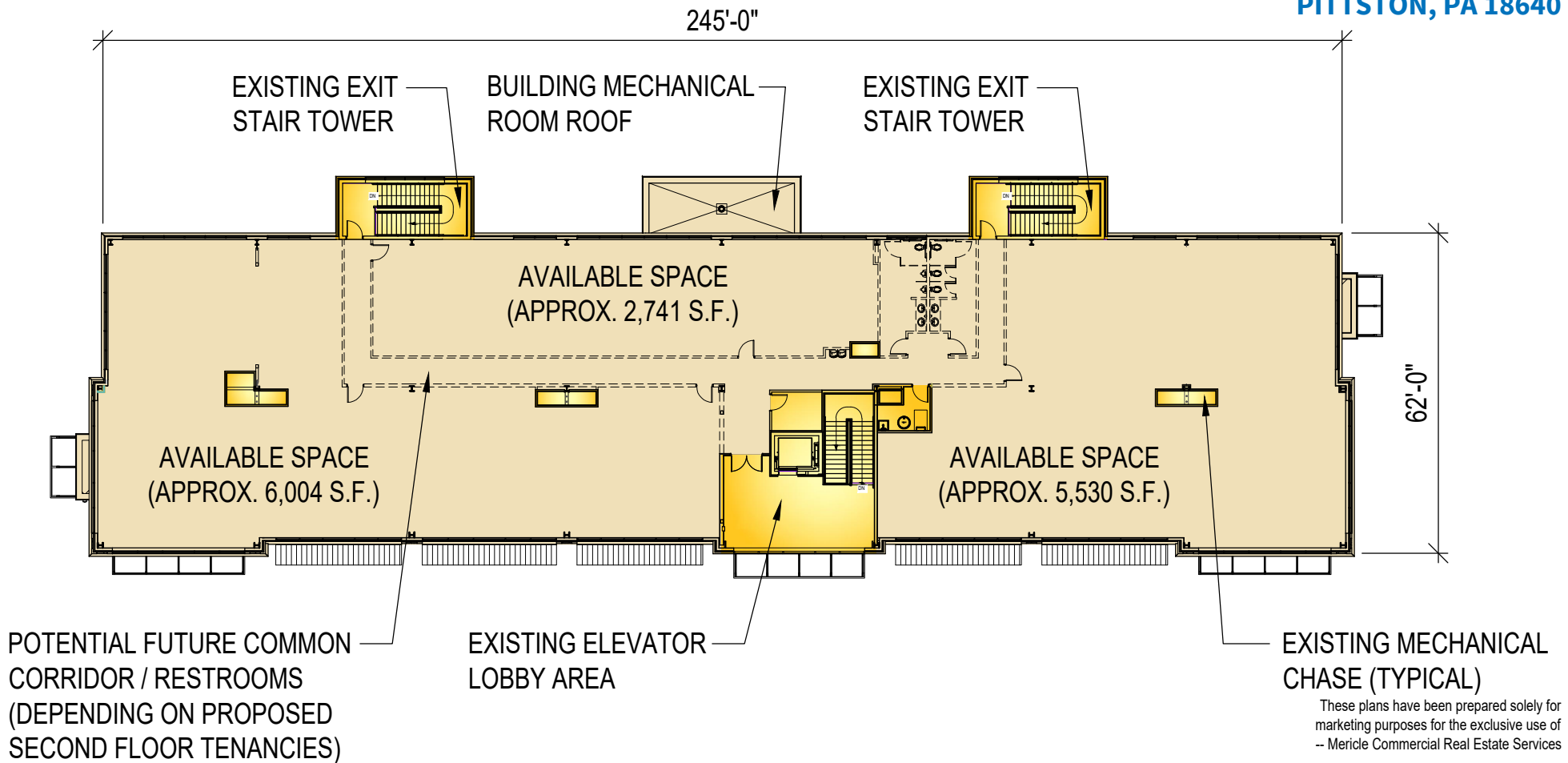
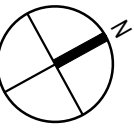
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CONCEPTUAL SECOND FLOOR PLAN

AVAILABLE 14,275 S.F. SECOND FLOOR PLAN
WITH VARIOUS SIZED TENANT SPACES

PARCEL #1
100 KEYSTONE AVENUE
CENTERPOINT COMMERCE
AND TRADE PARK - EAST
JENKINS TOWNSHIP
PITTSBURGH, PA 15204



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JENKINS TOWNSHIP, PITTSTON, PA**

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**PHOTO
COLLAGE**



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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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