



**FOR  
LEASE**

# 96,000 SF

**PARCEL 3 COMMONWEALTH DRIVE  
CENTERPOINT COMMERCE & TRADE PARK SOUTH  
JENKINS TOWNSHIP, PITTSBURGH, PA**

.....

## INDUSTRIAL

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

**GREAT LABOR DRAW AREA**



SAMPLE BUILDING PHOTOS



**CENTERPOINT SOUTH TAX-ABATED BUILDING NEAR I-81 AND I-476**

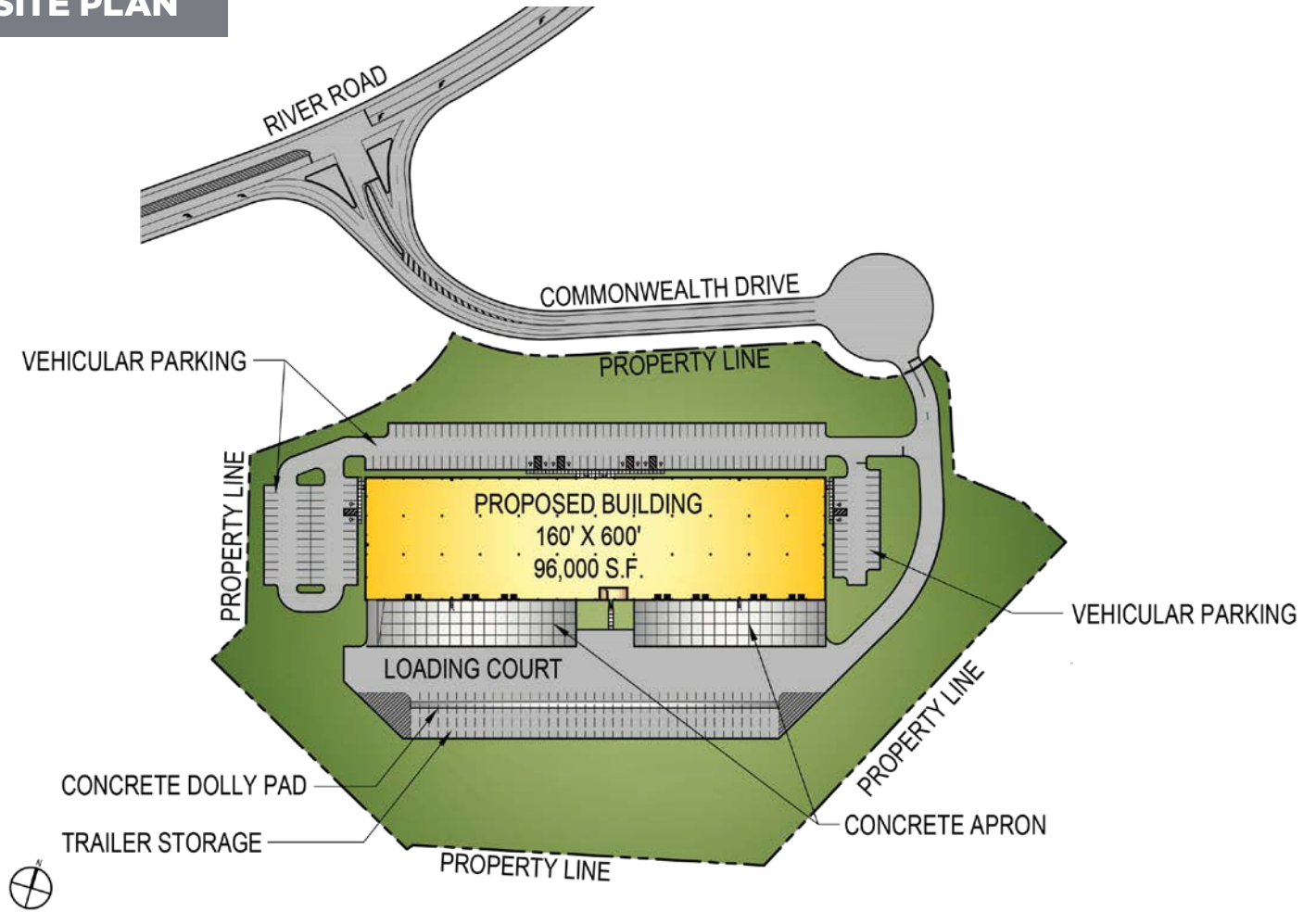
**mericle.com**  **570.823.1100**



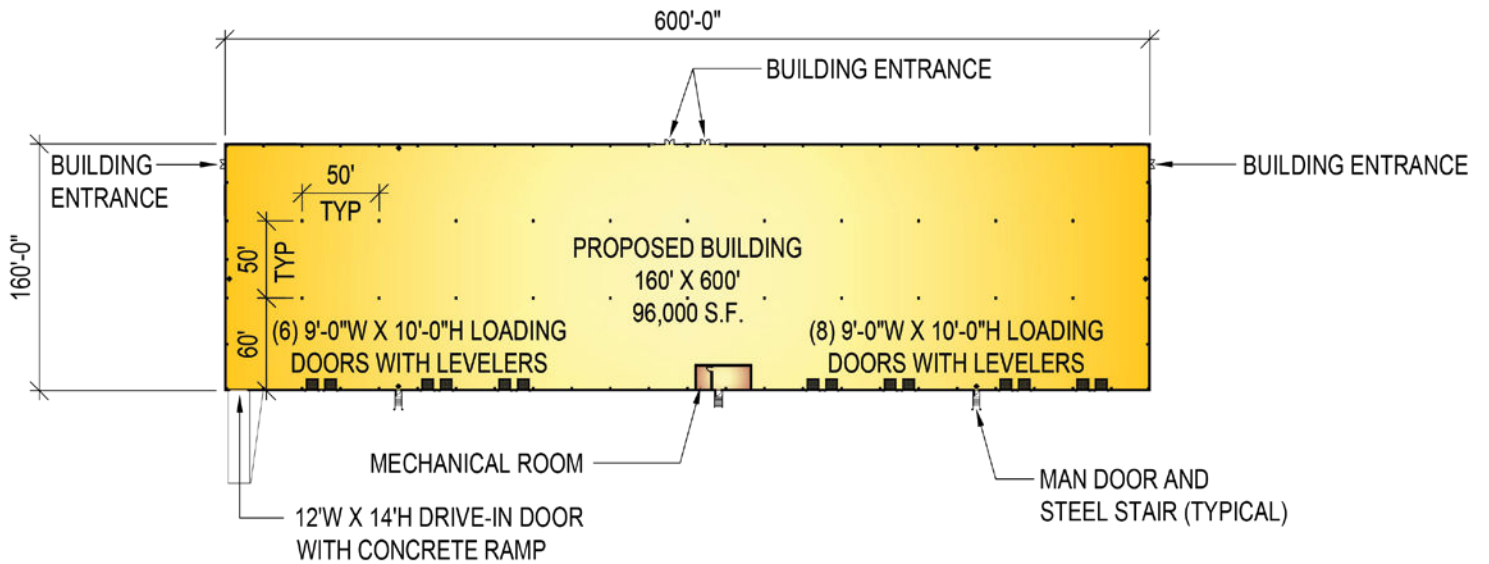
# PLANS

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

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 96,000 SF
- ▶ **ACREAGE:** 12.60 acres
- ▶ **BUILDING DIMENSIONS:** 160'(w) x 600'(l)

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced w/welded steel mats. Floor is treated with *SpecHard* lithium 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:** 33'-4" approximate clear structural height at the first column in from loading dock wall.
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ 3'-0" high x 6'-0" wide clerestory windows.

## LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** (14) 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.

## UTILITIES

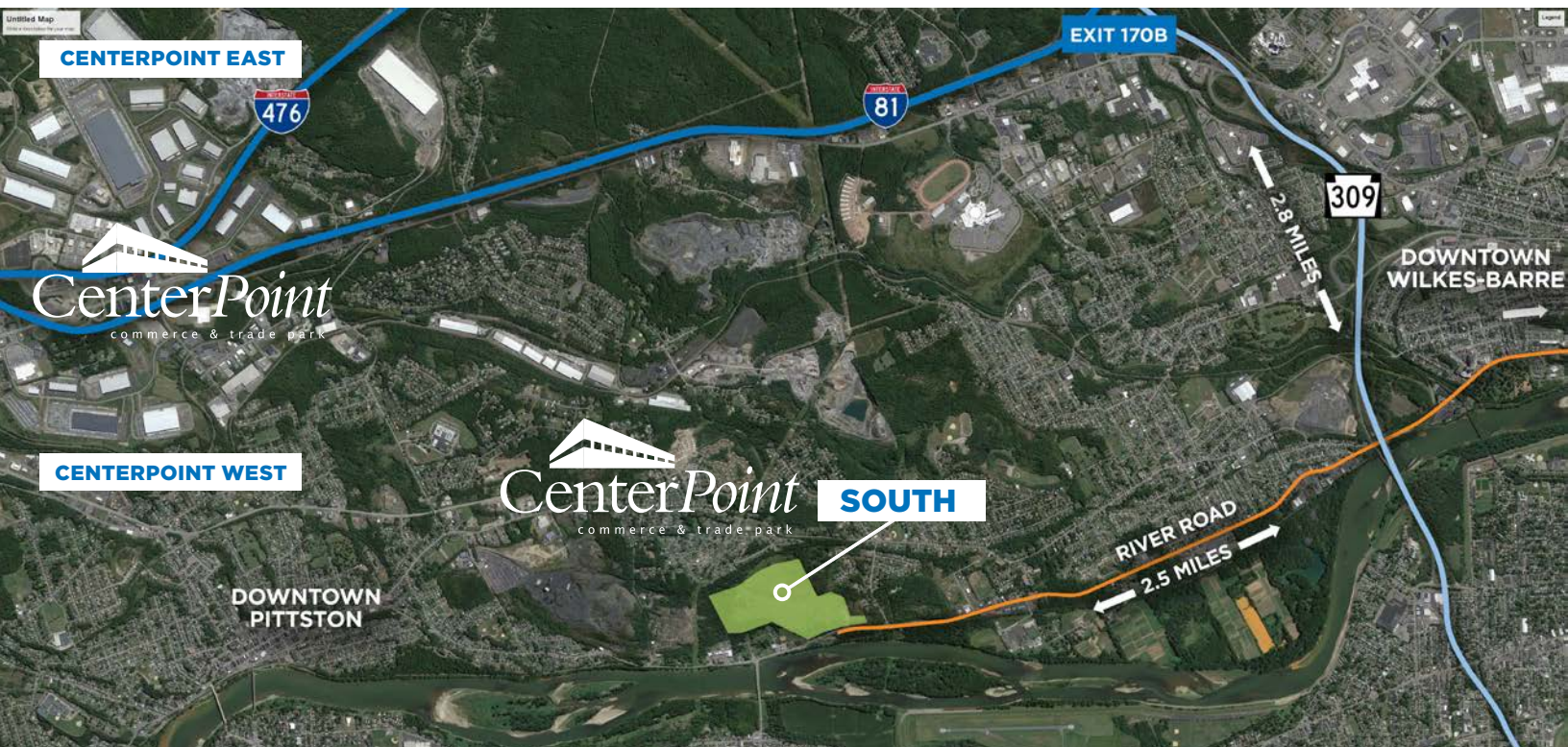
- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps.
- ▶ **UTILITIES:** All utilities shall be separately metered.

## PARKING

- ▶ On-site parking for approximately (189) vehicles.
- ▶ On-site trailer storage for approximately (40) trailers with 8' wide concrete dolly pad.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 180' total loading court depth.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

## SITE FEATURES

- ▶ Professionally prepared & maintained landscaping.



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# UTILITIES

## NATURAL GAS

CenterPoint South natural gas service will be provided by UGI Penn Natural Gas (UGI PNG) via a proposed main operating at intermediate pressure along the park's access road.

## WATER

CenterPoint South water service will be provided by Pennsylvania American Water Company (PAWC).

## ELECTRIC

CenterPoint South electrical service shall be supplied by PPL Electric Utilities (PPL).

## SANITARY SEWER

CenterPoint South sanitary sewage treatment will be provided by the Wyoming Valley Sanitary Authority (WVSA), which currently has an approved treatment capacity of 32 MGD and receives an average flow of 24 MGD at its treatment plant located in Hanover Township.

## TELECOMMUNICATIONS

CenterPoint South telecommunications services will be provided by Verizon and additional local providers.

# CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



### DEEP WATER PORTS

#### PORT

#### MI AWAY

Philadelphia, PA	116
New York/New Jersey	126
Wilmington, DE	132
Baltimore, MD	191



### TRAVEL DISTANCES

#### CITY

Downtown Wilkes-Barre	5
Downtown Pittston	6
Downtown Scranton	16
Delaware Water Gap, PA	57
Allentown, PA	67
Morristown, NJ	106
Philadelphia, PA	115
Harrisburg, PA	112
New York, NY	130
Syracuse, NY	147
Baltimore, MD	191
Hartford, CT	207
Washington DC	227
Pittsburgh, PA	272
Boston, MA	308



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](http://DiscoverNEPA.com) (search "Greater Pittston") for events, shopping, dining, and many, many things to do!

**Mericle is Northeastern Pennsylvania proud.**



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.

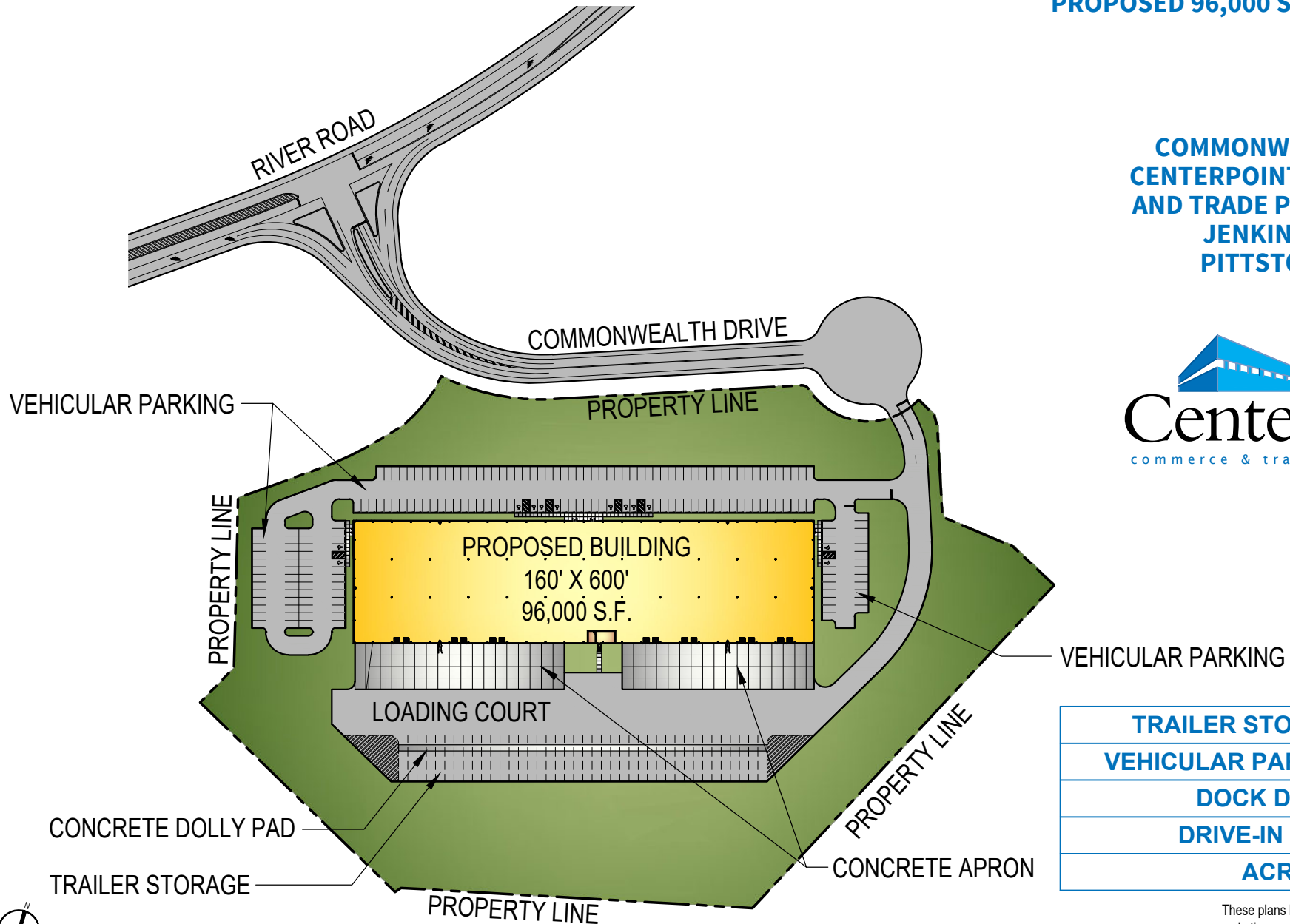
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# CONCEPTUAL SITE PLAN

PROPOSED 96,000 S.F. BUILDING

**PARCEL #3  
COMMONWEALTH DRIVE  
CENTERPOINT COMMERCE  
AND TRADE PARK - SOUTH  
JENKINS TOWNSHIP  
PITTSBURGH, PA 15230**



<b>TRAILER STORAGE</b>	<b>40</b>
<b>VEHICULAR PARKING</b>	<b>189</b>
<b>DOCK DOORS</b>	<b>14</b>
<b>DRIVE-IN DOOR</b>	<b>1</b>
<b>ACREAGE</b>	<b>12.60</b>

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

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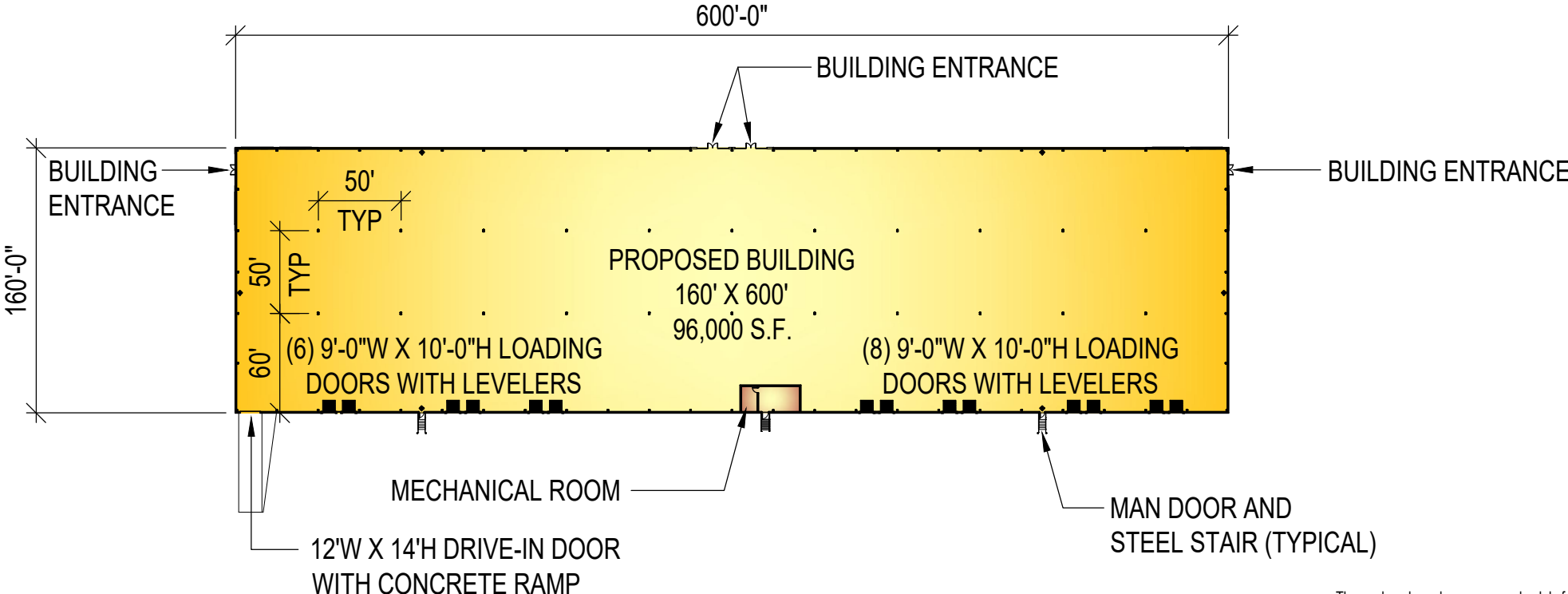
East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

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WE BUILD CAREERS.  
WE BUILD COMMUNITIES.

# CONCEPTUAL BUILDING PLAN

PROPOSED 96,000 S.F. BUILDING

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CENTERPOINT COMMERCE  
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JENKINS TOWNSHIP  
PITTSTON, PA 18640**



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