



**FOR  
LEASE**

# 52,187 SF

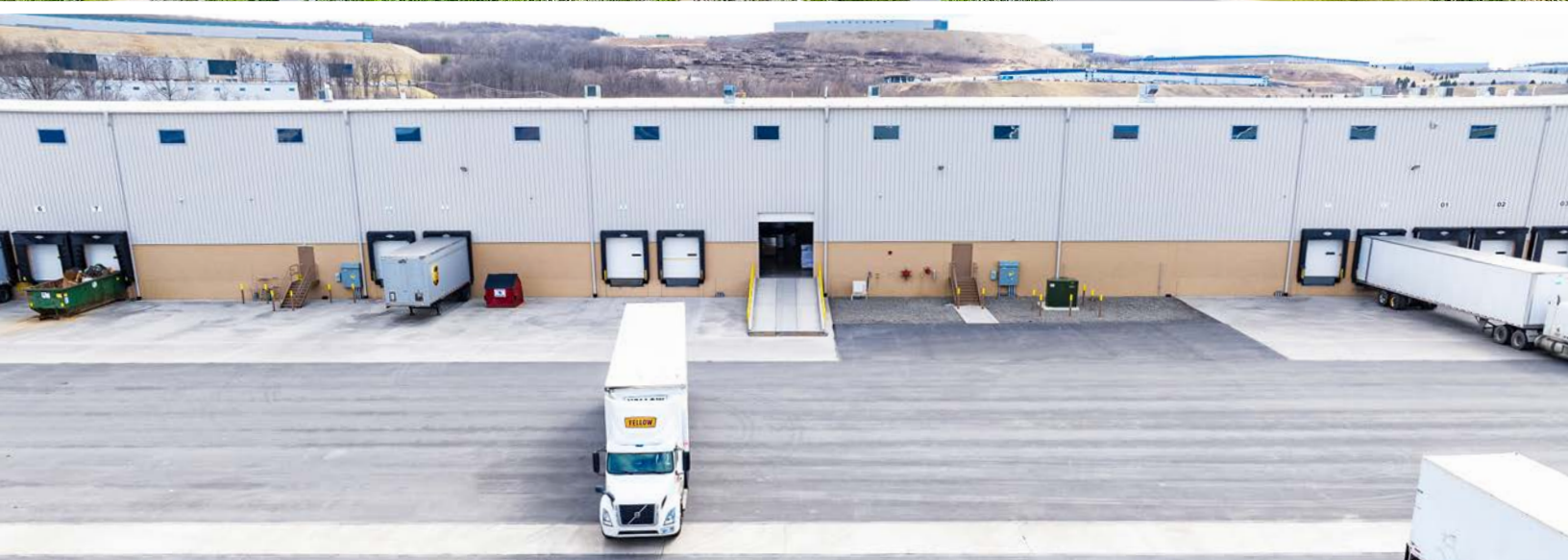
**438-442 RESEARCH DRIVE  
CENTERPOINT COMMERCE & TRADE PARK EAST  
PITTSBURGH TOWNSHIP, PA**

.....

## INDUSTRIAL

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

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



**TAX-ABATED INDUSTRIAL FACILITY NEAR I-81 AND I-476**

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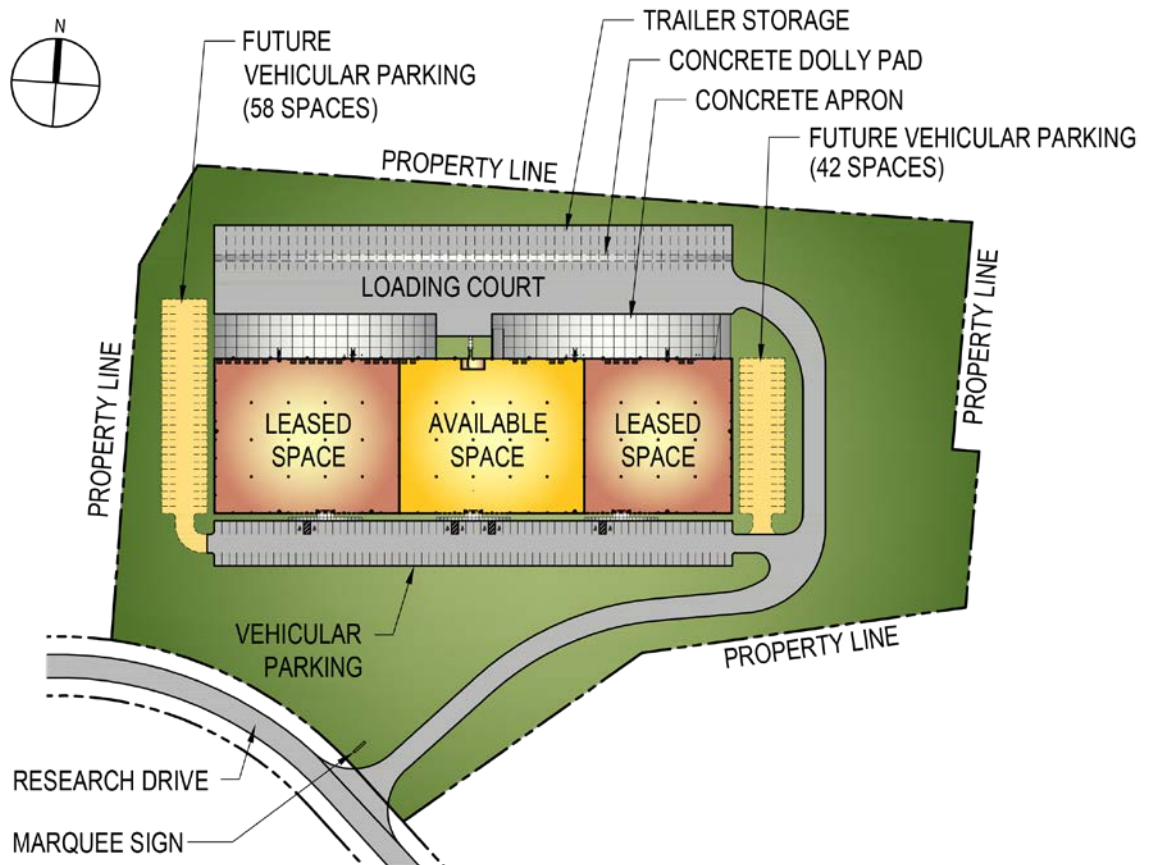
**570.823.1100**



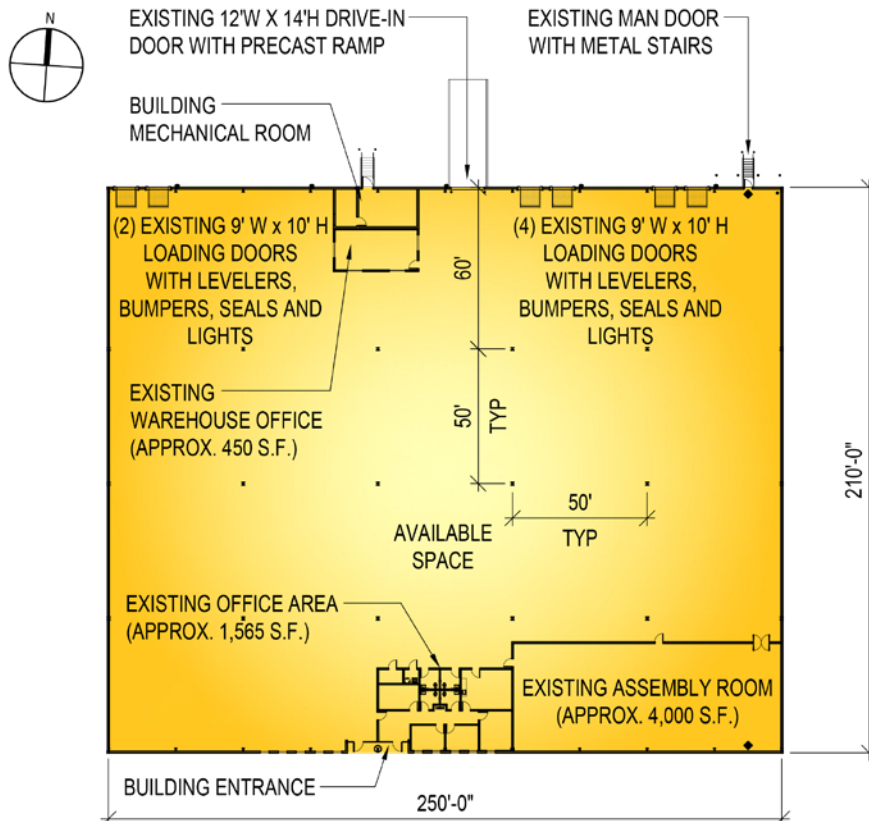
# PLANS

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## SITE PLAN



## FLOOR PLAN



FOR LEASE

438-442 RESEARCH DRIVE, PITTSBURGH TOWNSHIP, PA

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 52,187 SF
- ▶ **AVAILABLE SPACE DIMENSIONS:** 210'w x 250'l
- ▶ **BUILDING SF:** 147,000 SF
- ▶ **BUILDING DIMENSIONS:** 210'w x 700'l
- ▶ **ACREAGE:** 17.29 acres
- ▶ The 52,187 SF available space can be divided into two (2) adjacent spaces of 21,070 SF and 31,117 SF.
- ▶ Available space contains approximately 1,565 SF of Main Office and approximately 450 SF of Warehouse Office, both of which have 2' x 4' acoustical suspended ceiling system with 2' x 4' or 2' x 2' LED fixtures and motion sensors.
- ▶ Available space contains approximately one (1) 4,000 SF Assembly Room with full height walls to the underside of insulation, HVAC included.

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *SpecHard* 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:** 32'-2" approximate clear structural height along loading dock wall.
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ The building contains 3'-0"h x 6'-0"w clerestory windows.

## LOADING

- ▶ **DOCK EQUIPMENT:** Six (6) 9'-0"w x 10'-0"h vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers, seals and dock lights. All dock equipment by *Rite-Hite* or equal.
- ▶ **DRIVE-IN DOOR:** One (1) 12'-0"w x 14'-0"h vertical lift insulated steel drive-in door with precast ramp.
- ▶ **DOCK APRON:** 8" thick x 60' deep, reinforced concrete dock apron at loading dock.

## UTILITIES

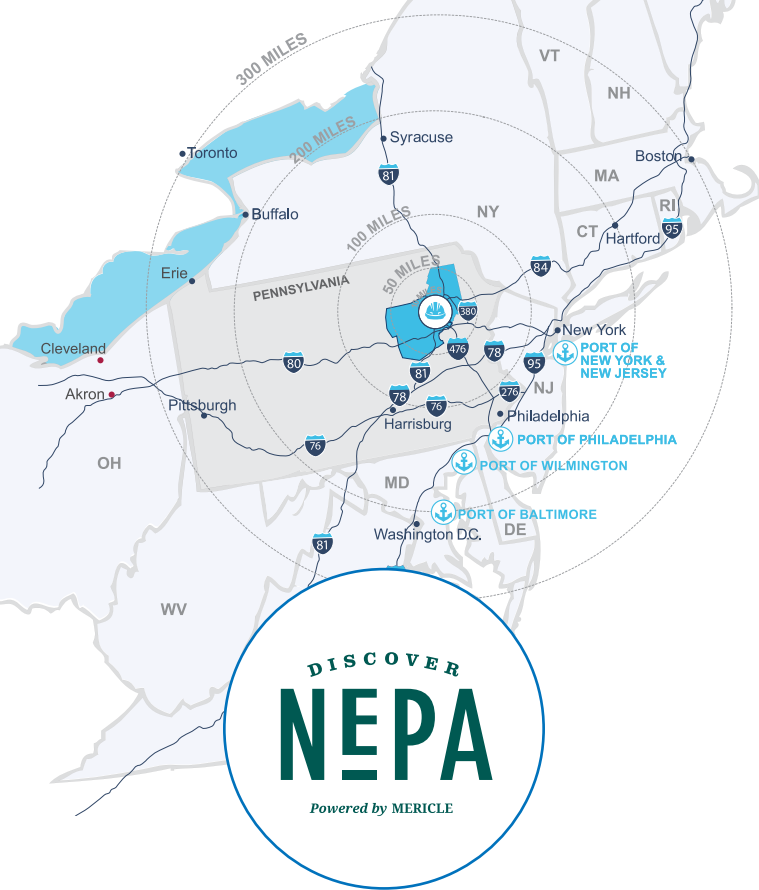
- ▶ **HVAC:** Warehouse heating/ventilation system consists of energy efficient, roof mounted Cambridge direct-fire units.
- ▶ HVAC for buildout and assembly room consists of constant volume *Trane* RTU's with gas heat and electric cooling.
- ▶ **ELECTRICAL SERVICE:** 400 Amp, 480/277 Volt, 3-phase service, expandable to 4,000 Amps.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **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

- ▶ Abundant on-site vehicle parking.
- ▶ Abundant on-site trailer storage with 8' wide concrete dolly pad.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

## SITE FEATURES

- ▶ Professionally prepared and maintained landscaping.



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.**

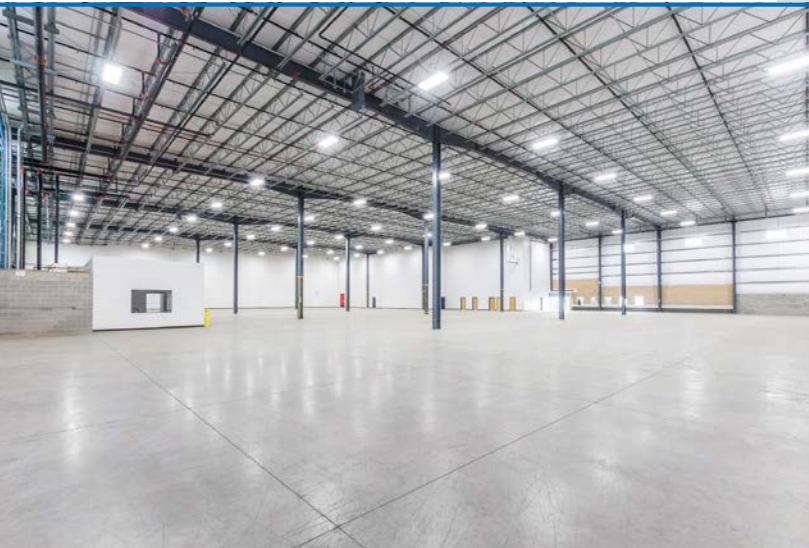
# CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR

## 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.

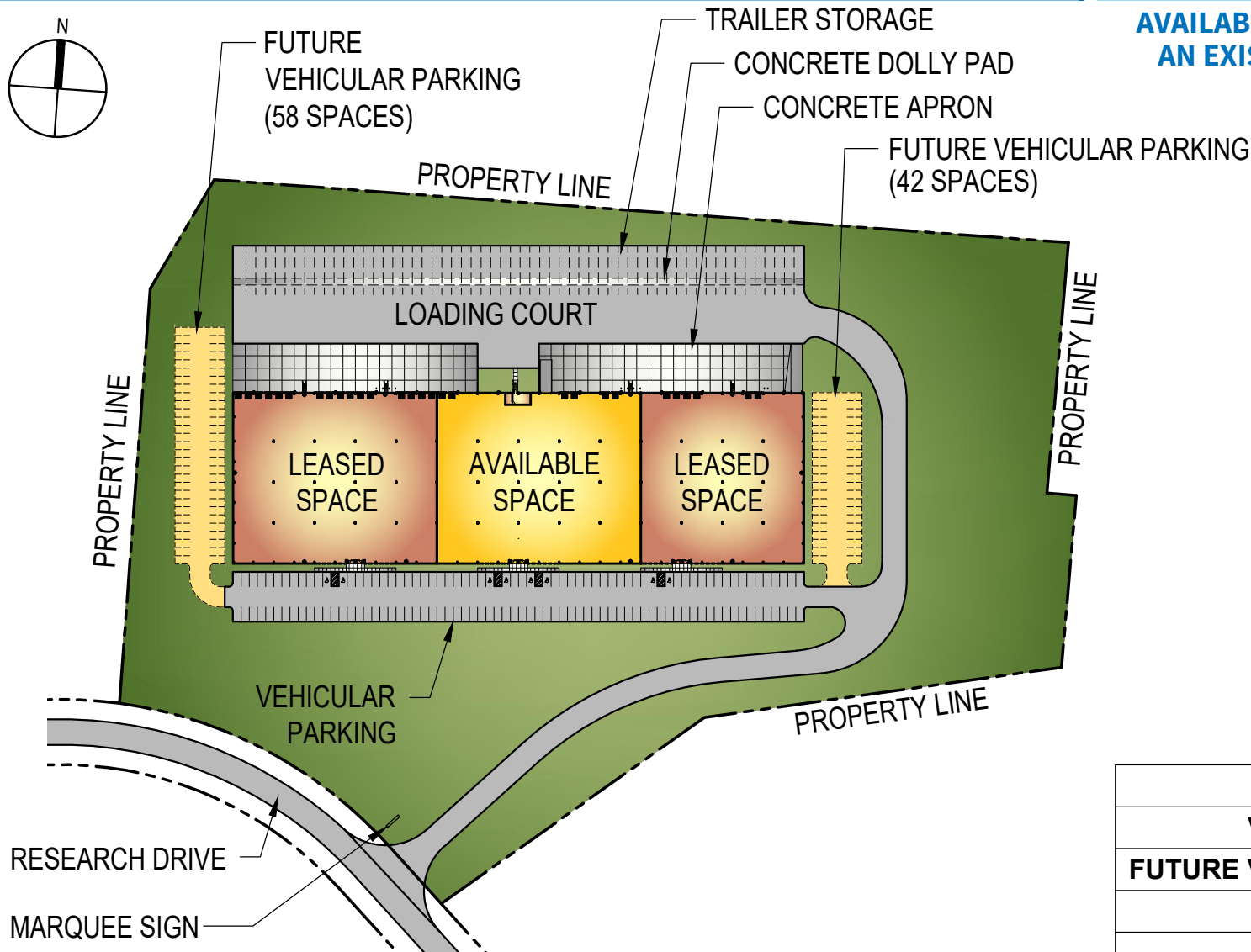
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# CONCEPTUAL SITE PLAN

**AVAILABLE 52,187 S.F. SPACE WITHIN  
AN EXISTING 147,000 S.F. BUILDING**

**PARCEL #36-37  
438-442 RESEARCH DRIVE  
CENTERPOINT COMMERCE  
AND TRADE PARK - EAST  
PITTSBURGH TOWNSHIP  
PITTSBURGH, PA 15240**



<b>TRAILER STORAGE</b>	<b>21</b>
<b>VEHICULAR PARKING</b>	<b>48</b>
<b>FUTURE VEHICULAR PARKING</b>	<b>100</b>
<b>DOCK DOORS</b>	<b>6</b>
<b>DRIVE-IN DOOR</b>	<b>1</b>
<b>ACREAGE</b>	<b>17.29</b>

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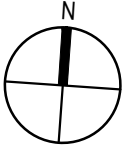


East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

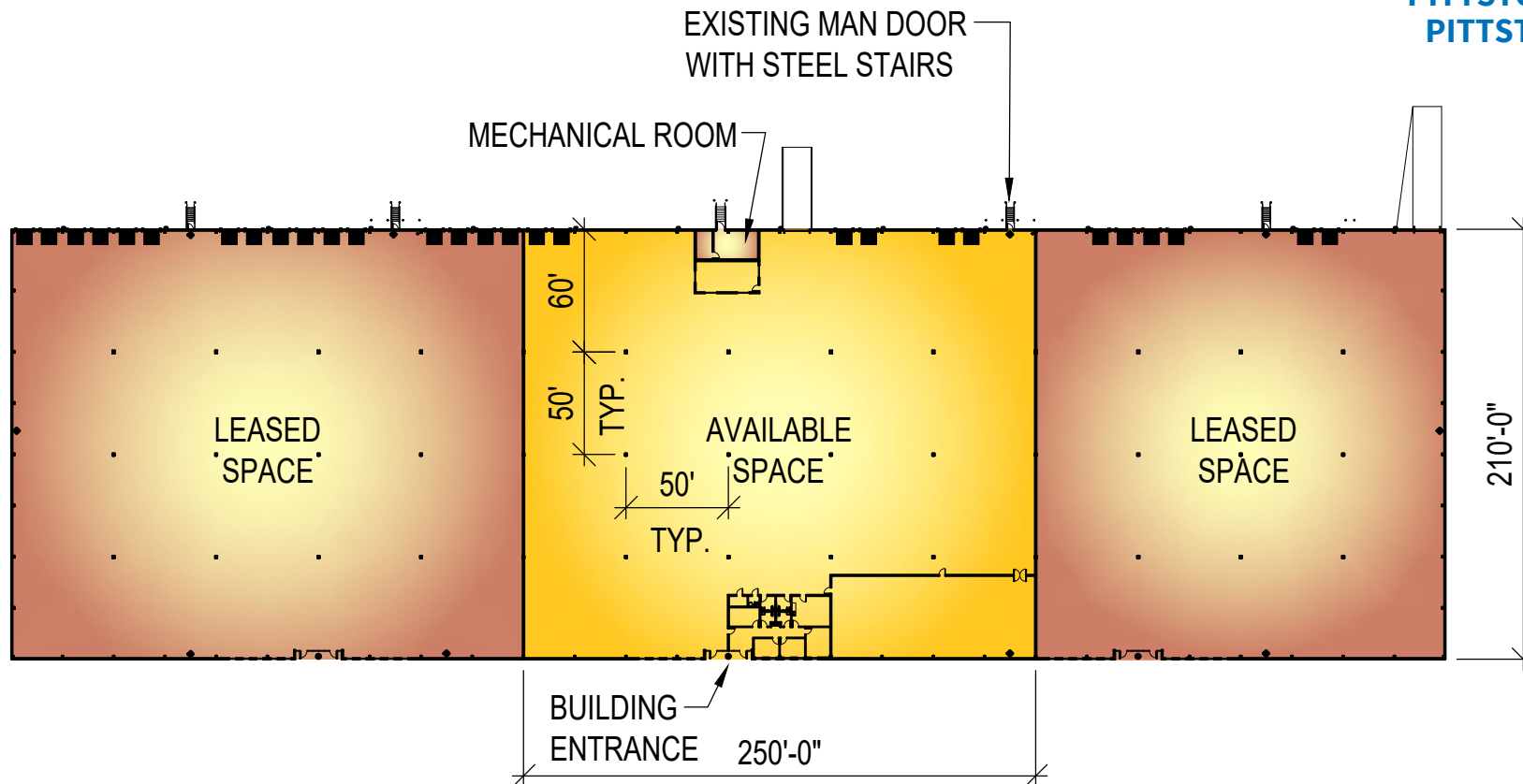
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WE BUILD COMMUNITIES.

# CONCEPTUAL BUILDING PLAN

AVAILABLE 52,187 S.F. SPACE WITHIN  
AN EXISTING 147,000 S.F. BUILDING



**PARCEL #36-37**  
**438-442 RESEARCH DRIVE**  
**CENTERPOINT COMMERCE**  
**AND TRADE PARK - EAST**  
**PITTSTON TOWNSHIP**  
**PITTSTON, PA 18640**



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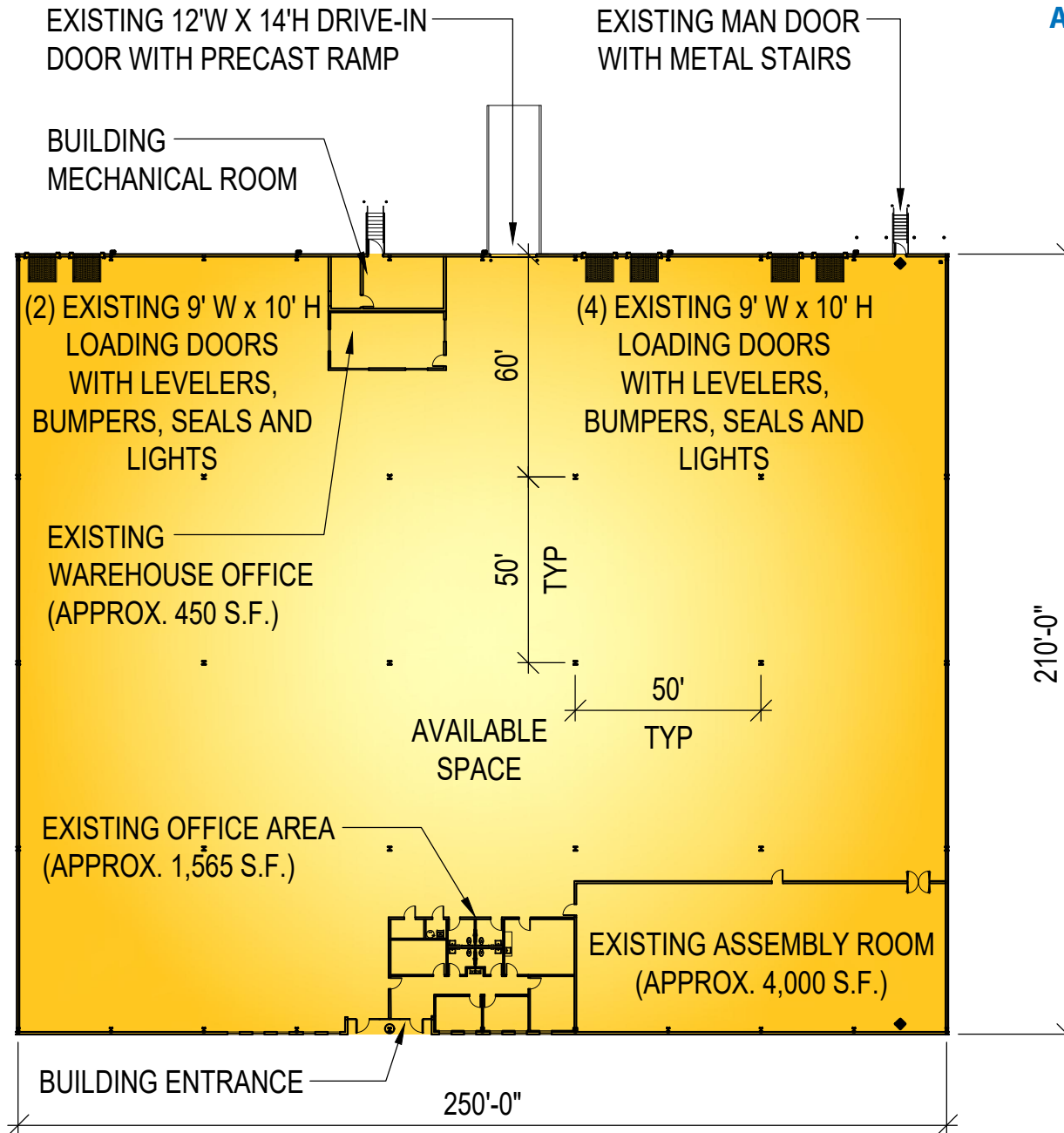
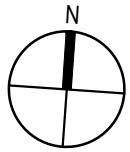
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# CONCEPTUAL FLOOR PLAN

**AVAILABLE 52,187 S.F. SPACE WITHIN  
AN EXISTING 147,000 S.F. BUILDING**

**PARCEL #36-37  
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CENTERPOINT COMMERCE  
AND TRADE PARK - EAST  
PITTSBURGH TOWNSHIP  
PITTSBURGH, PA 15114**



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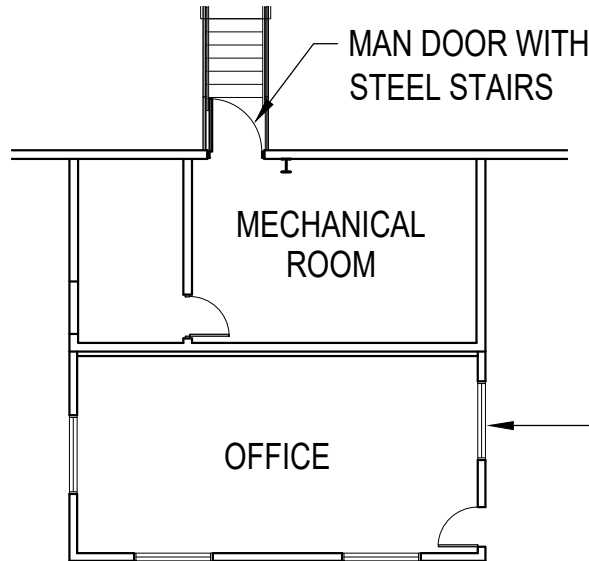
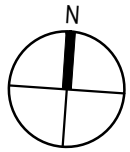
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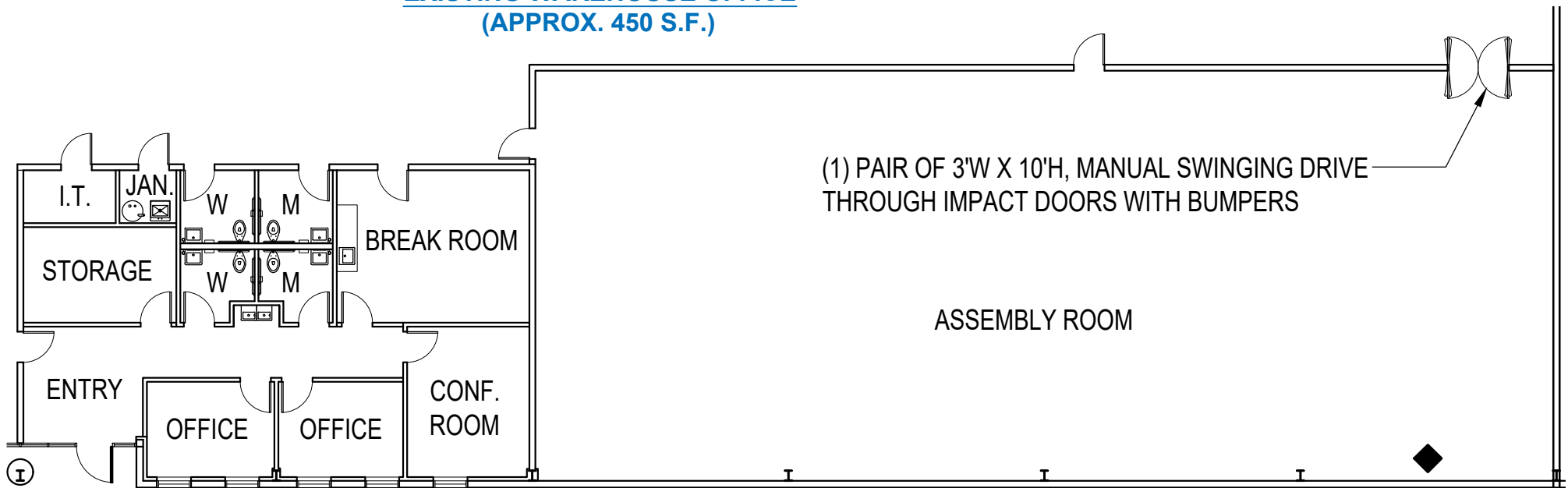
# CONCEPTUAL OFFICE PLAN

AVAILABLE 52,187 S.F. SPACE WITHIN  
AN EXISTING 147,000 S.F. BUILDING

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PITTSTON TOWNSHIP  
PITTSTON, PA 18640



**EXISTING WAREHOUSE OFFICE**  
(APPROX. 450 S.F.)



**EXISTING MAIN OFFICE AREA**  
(APPROX. 1,565 S.F.)

**EXISTING ASSEMBLY ROOM**  
(APPROX. 4,000 S.F.)

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## SITE IMPROVEMENTS

- Site contains approximately 17.29 acres
- On-site parking for approximately forty-eight (48) vehicles
- On-site trailer storage for approximately twenty-one (21) trailers with 8' wide concrete dolly pad
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock
- Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas
- Professionally prepared and maintained landscaping

**AVAILABLE 52,187 S.F. SPACE WITHIN  
AN EXISTING 147,000 S.F. BUILDING**

**PARCEL #36-37  
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CENTERPOINT COMMERCE  
AND TRADE PARK - EAST  
PITTSTON TOWNSHIP  
PITTSTON, PA 18640**

## BUILDING IMPROVEMENTS

- Building contains 147,000 square feet
- Building dimensions are 210'-0" (width) x 700'-0" (length)
- 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay
- 6" thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *SpecHard* silicate sealer / densifier and *E-Cure* curing compound
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- 32'-2" approximate clear structural height along loading dock wall
- *Butler Manufacturing*, MR-24 metal roof system
- The building contains 3'-0" high x 6'-0" wide clerestory windows
- Available space contains 52,187 S.F.
- Available space dimensions are approximately 210'-0" (width) x 250'-0" (length)
- Available space contains approximately 1,565 S.F. of Main Office and approximately 450 S.F. of Warehouse Office, both of which have 2' x 4' acoustical suspended ceiling system with 2' x 4' or 2' x 2' LED fixtures and motion sensors
- Available space contains approximately one (1) 4,000 s.f. Assembly Room with full height walls to the underside of insulation
- Available space contains six (6) 9'-0" x 10'-0" vertical lift insulated dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers, seals and dock lights. All dock equipment by *Rite-Hite* or equal.
- Available space contains one (1) 12' W x 14' H vertical lift insulated steel drive-in door by *Haas Door* or equal with precast ramp

## UTILITIES AND BUILDING SYSTEMS

- The warehouse heating/ventilation system consists of energy efficient, roof mounted *Cambridge* direct-fire units
- Packaged gas / electric roof top HVAC system for heating / air conditioning in Main office area and Assembly room.
- HVAC split system for heating / air conditioning in the warehouse office area.
- The electrical service is a minimum 400 amp, 480/277 volt, 3-phase service, expandable to 4,000 amps
- The warehouse lighting consists of energy efficient LED fixtures
- Fire Protection System consists of Early Suppression Fast Response (ESFR) wet sprinkler system

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**FOR  
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# 52,187 SF

**438-442 RESEARCH DRIVE  
CENTERPOINT COMMERCE & TRADE PARK EAST  
PITTSBURGH, PA**

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**PHOTO  
COLLAGE**



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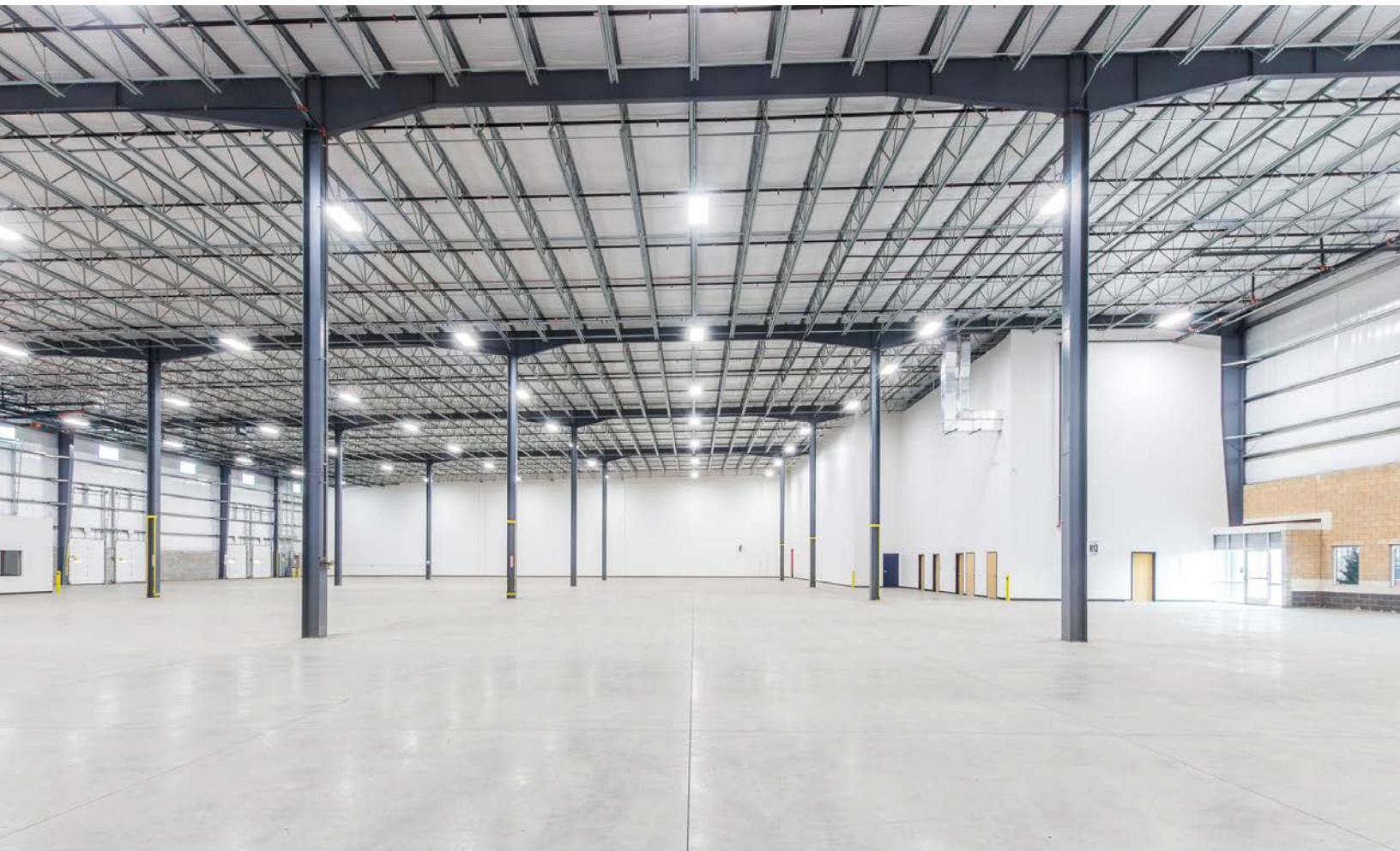
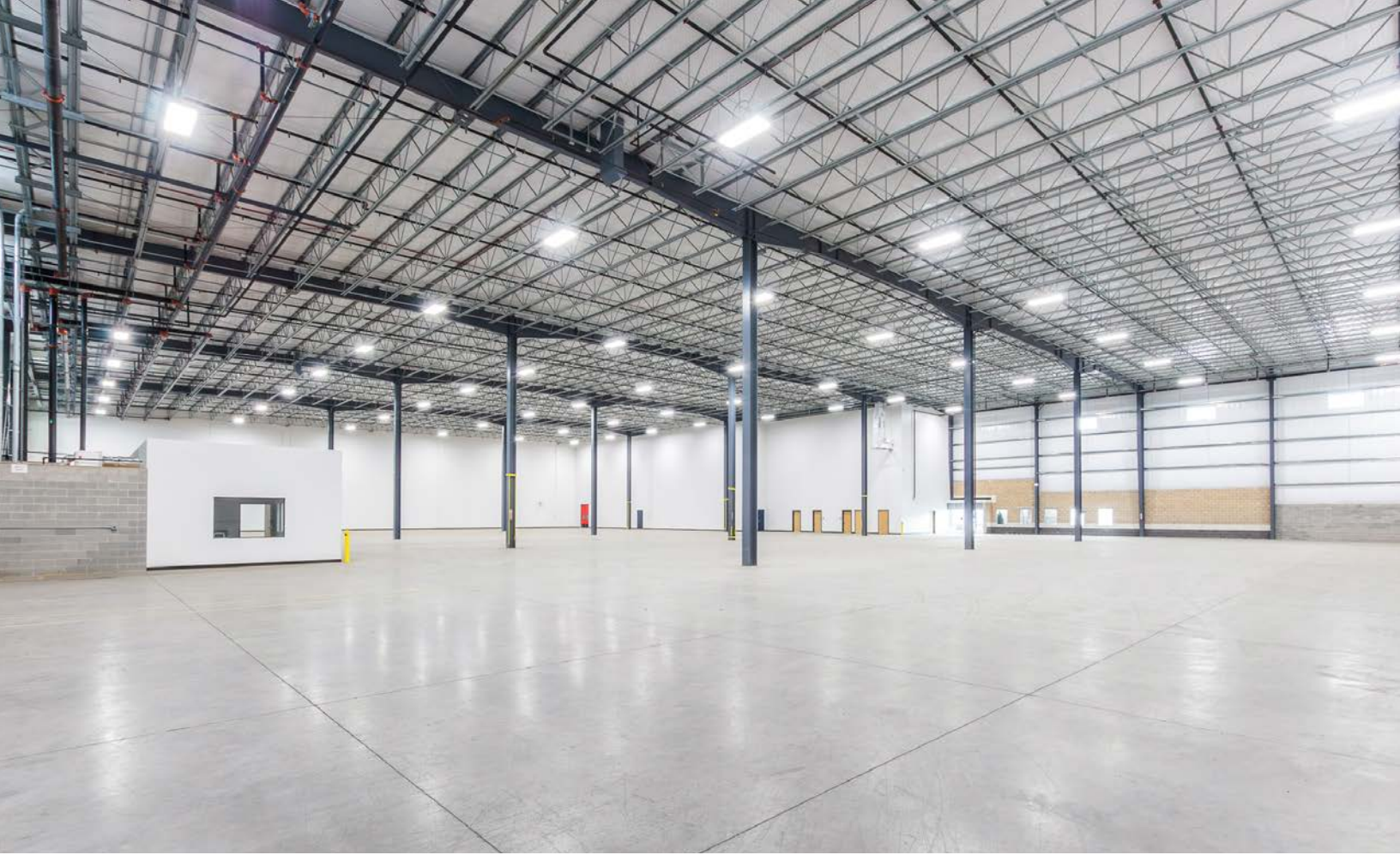


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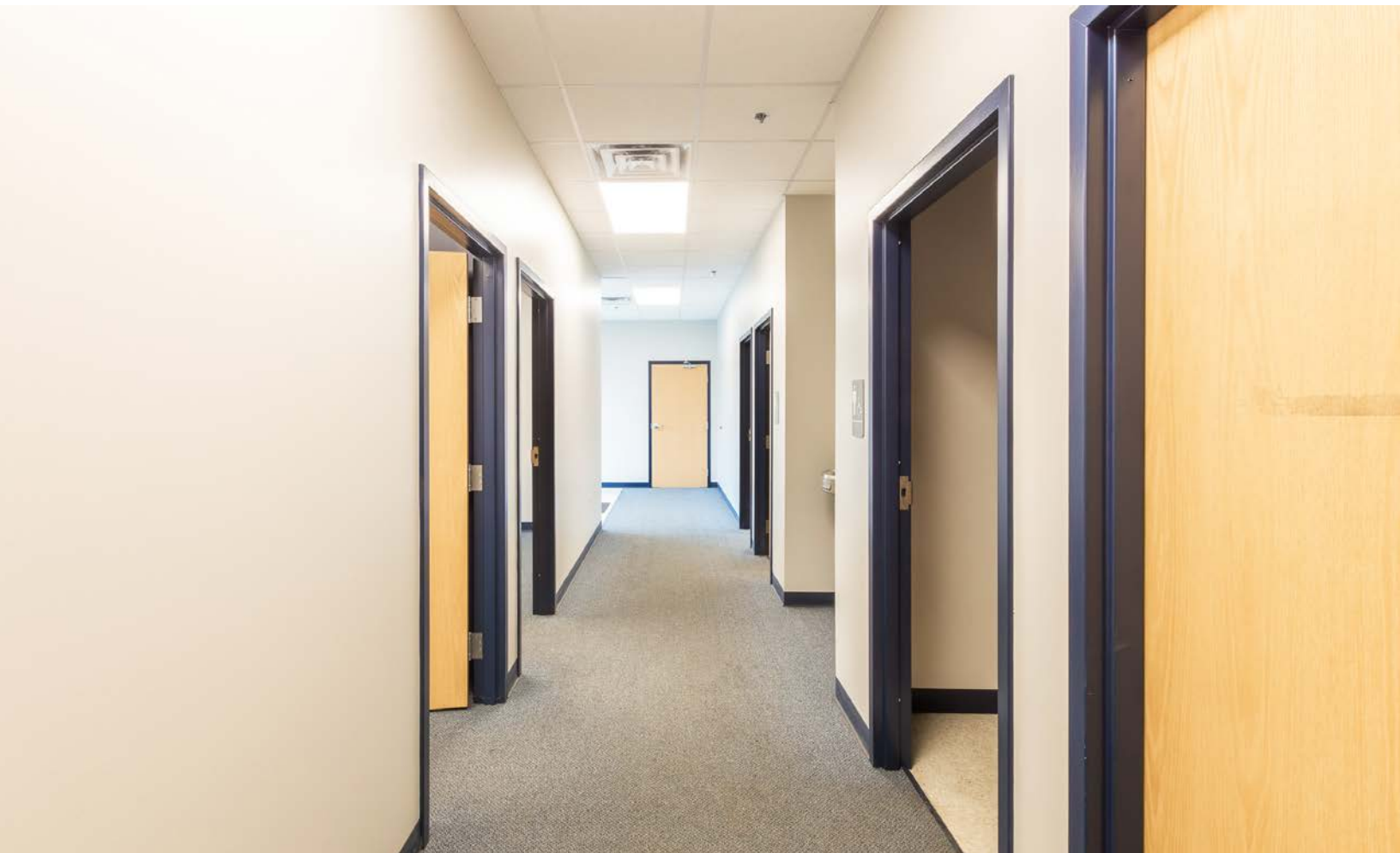


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