



**FOR
LEASE**

UP TO 20,706 SF

VARIOUS OFFICE/RETAIL SPACES WITHIN A 30,891 SF MULTI-TENANT BUILDING

**10-196 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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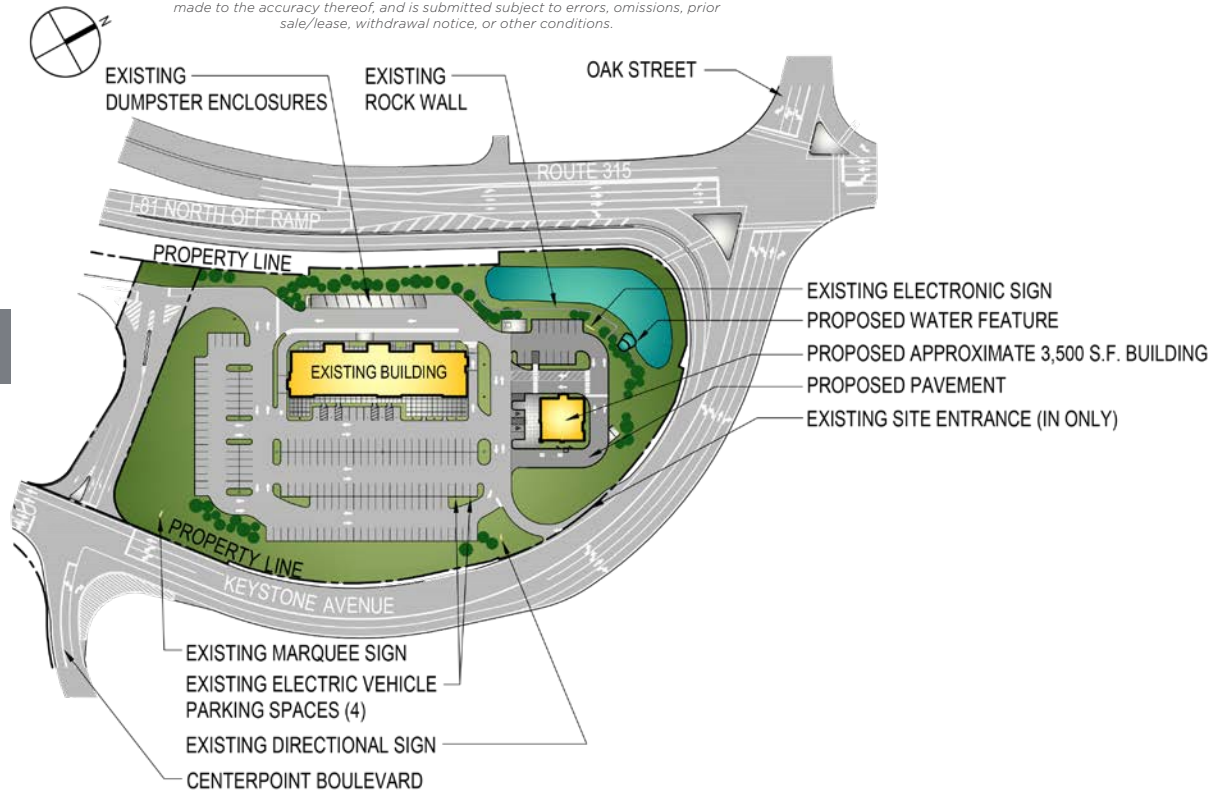
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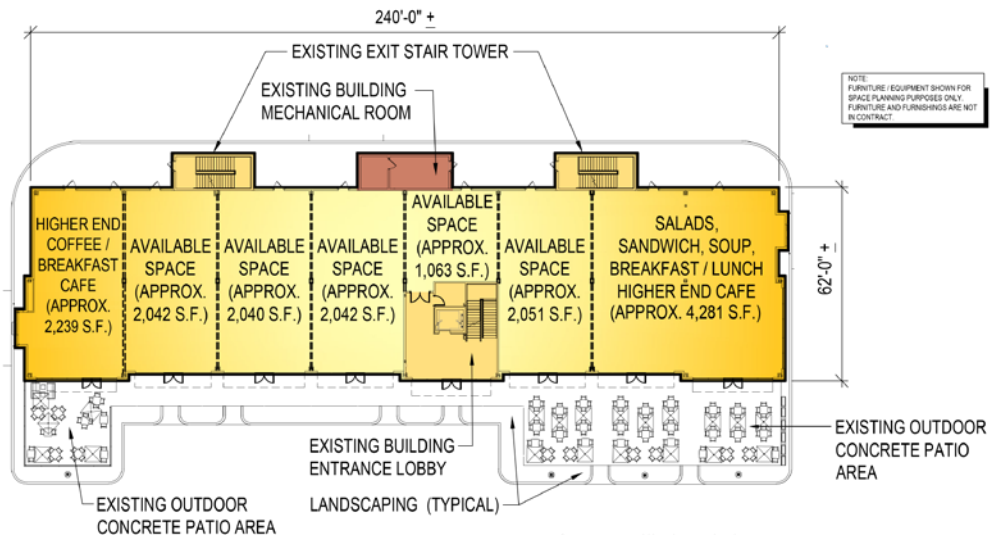
PLANS

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.

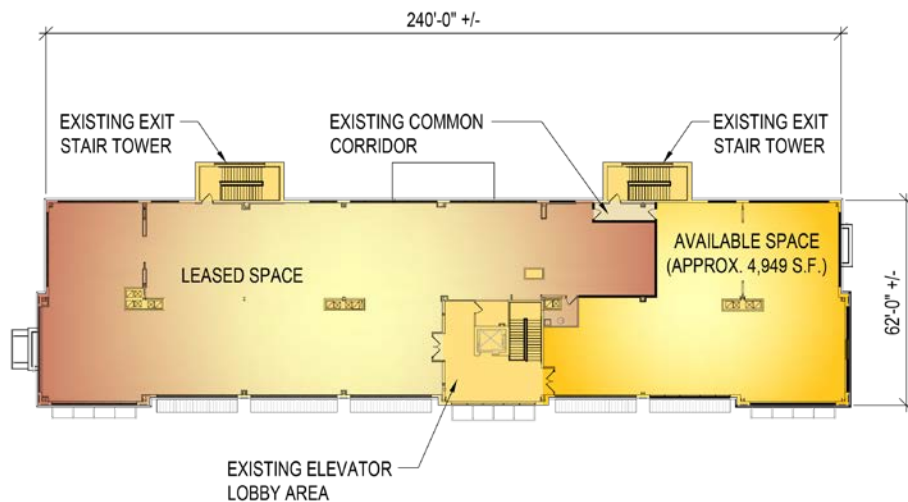
SITE PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN



FOR LEASE

10-196 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 proposed 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 1,063 SF to approximately 2,239 SF.
- ▶ Select spaces have drive-thru/pick-up window access and an outdoor concrete patio seating area.
- ▶ Spaces can be combined for a larger retail user, approximately 4,281 SF.
- ▶ Office space available on the second floor is approximately 4,949 SF. The available space is served by a main lobby area with premium finishes, open stairs and an elevator.

BUILDING CONSTRUCTION

- ▶ The building structure is a steel structure by *Butler Manufacturing* and shall contain a minimum 4" thick concrete first floor slab and a 5" thick concrete second floor.
- ▶ **EXTERIOR WALLS:** 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:** 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

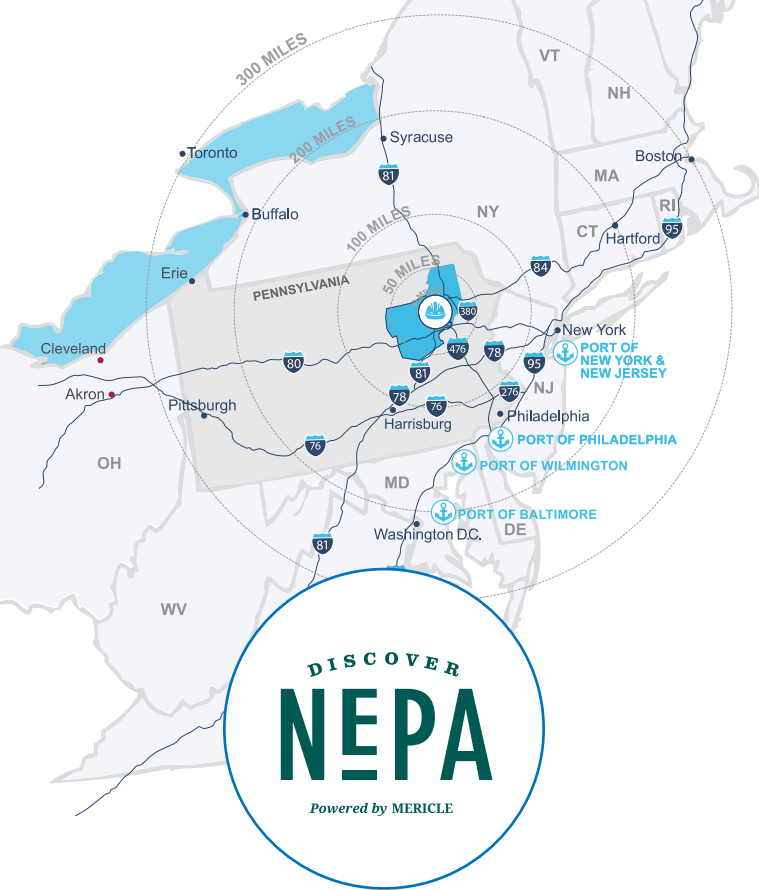
- ▶ **HVAC:** HVAC in the available spaces shall be provided via individual or multiple, appropriately sized gas heat/electric cooling, constant volume *Trane* packaged rooftop units.
- ▶ **ELECTRICAL SERVICE:** Electrical services for each of the available spaces shall be a minimum 225 Amp, 480/277 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 (121) vehicles, including four (4) designated 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 with concrete curbed vehicle parking areas.

SITE FEATURES

- ▶ On-site, front enclosed dumpster/trash areas.
- ▶ Asphalt paving with directional striping, concrete curbed site perimeter, landscape islands, and site lighting.
- ▶ The property is/shall be professionally landscaped with a proposed water feature to be located 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



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.

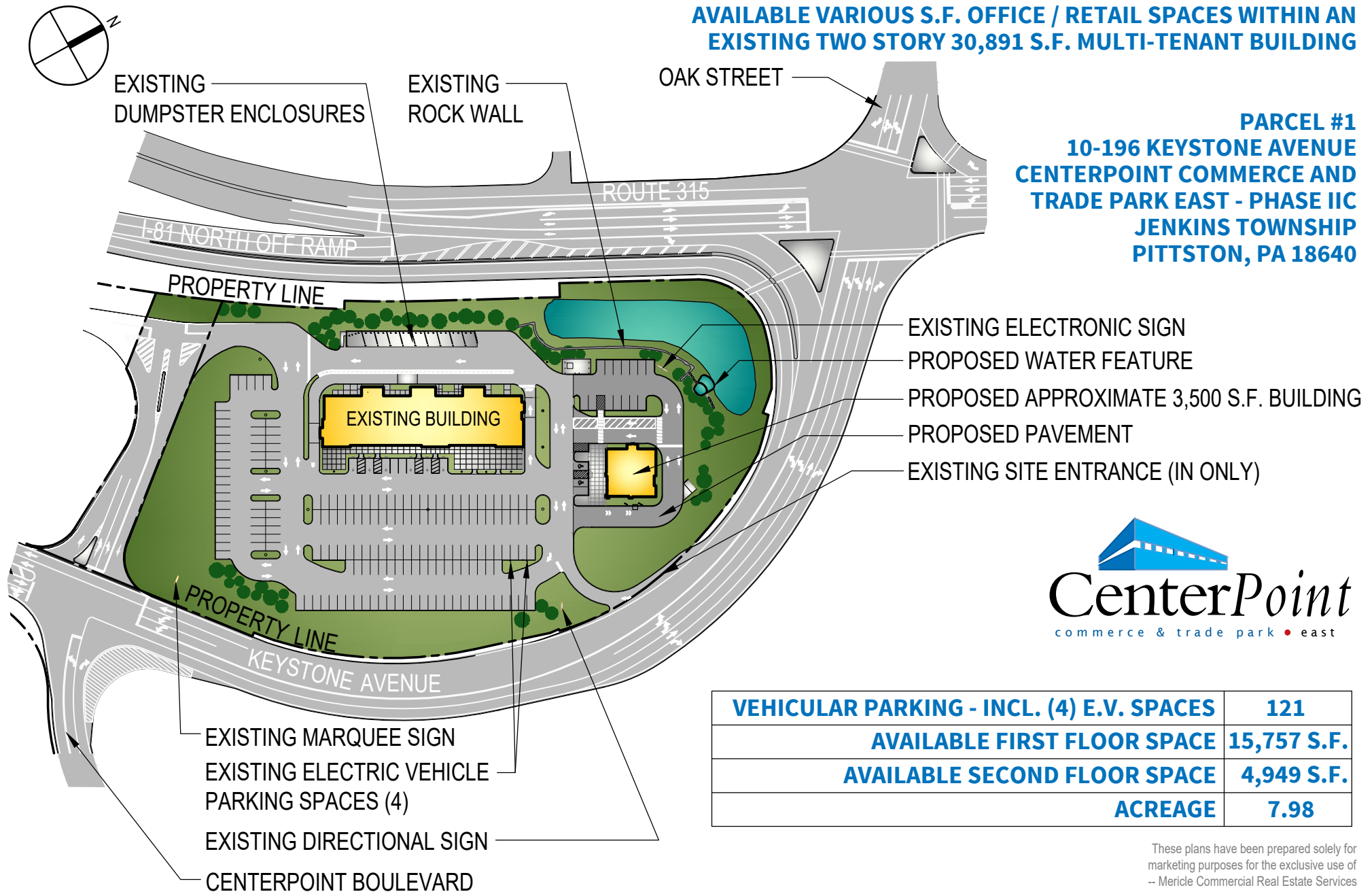
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CONCEPTUAL SITE PLAN

**AVAILABLE VARIOUS S.F. OFFICE / RETAIL SPACES WITHIN AN
EXISTING TWO STORY 30,891 S.F. MULTI-TENANT BUILDING**

**PARCEL #1
10-196 KEYSTONE AVENUE
CENTERPOINT COMMERCE AND
TRADE PARK EAST - PHASE IIC
JENKINS TOWNSHIP
PITTSBURGH, PA 15240**



VEHICULAR PARKING - INCL. (4) E.V. SPACES	121
AVAILABLE FIRST FLOOR SPACE	15,757 S.F.
AVAILABLE SECOND FLOOR SPACE	4,949 S.F.
ACREAGE	7.98

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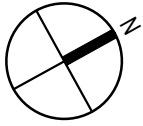
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East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

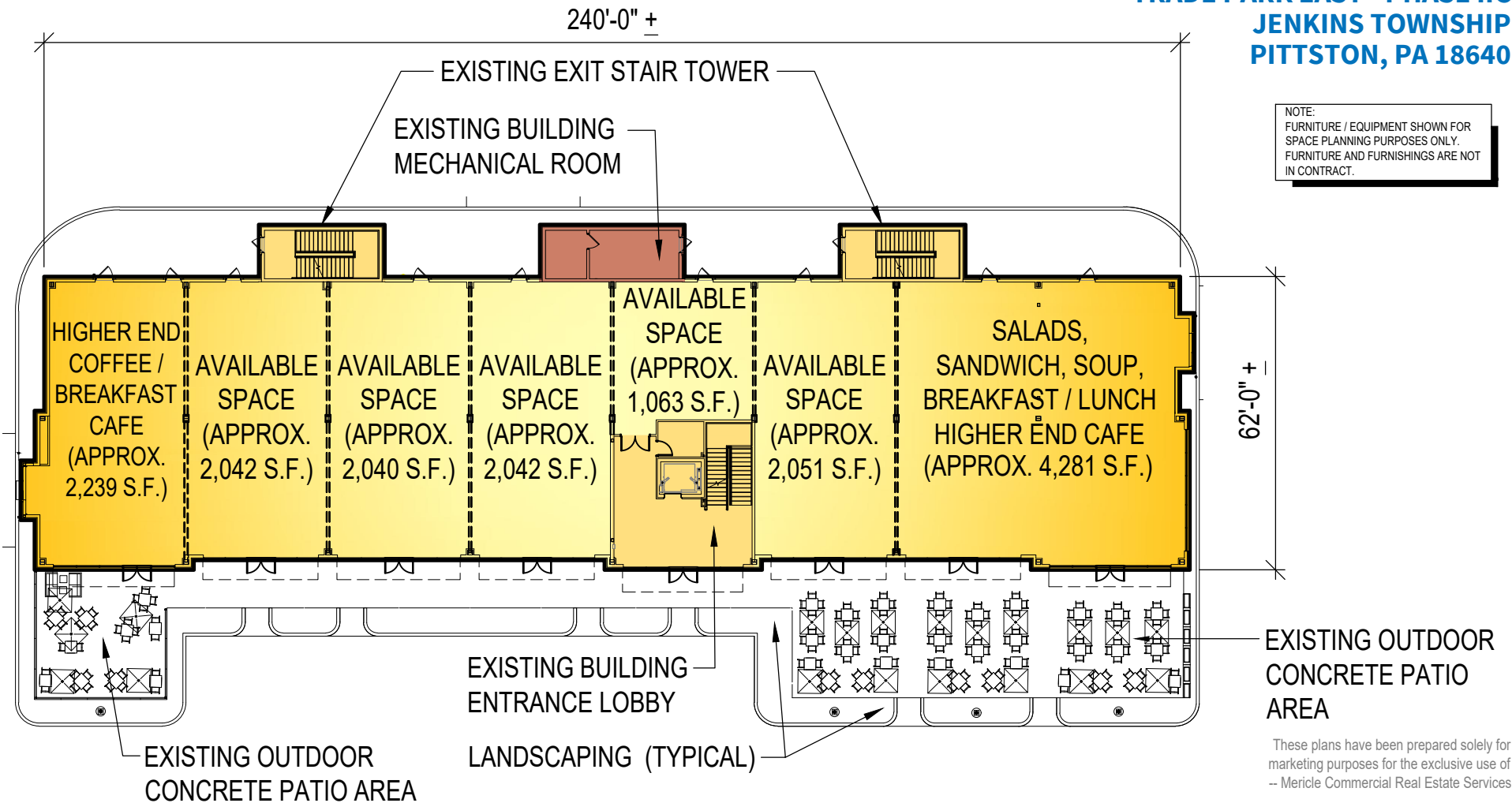
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WE BUILD COMMUNITIES.

CONCEPTUAL FIRST FLOOR PLAN



AVAILABLE VARIOUS S.F. OFFICE / RETAIL SPACES WITHIN AN
EXISTING TWO STORY 30,891 S.F. MULTI-TENANT BUILDING

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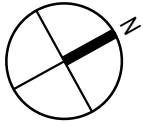
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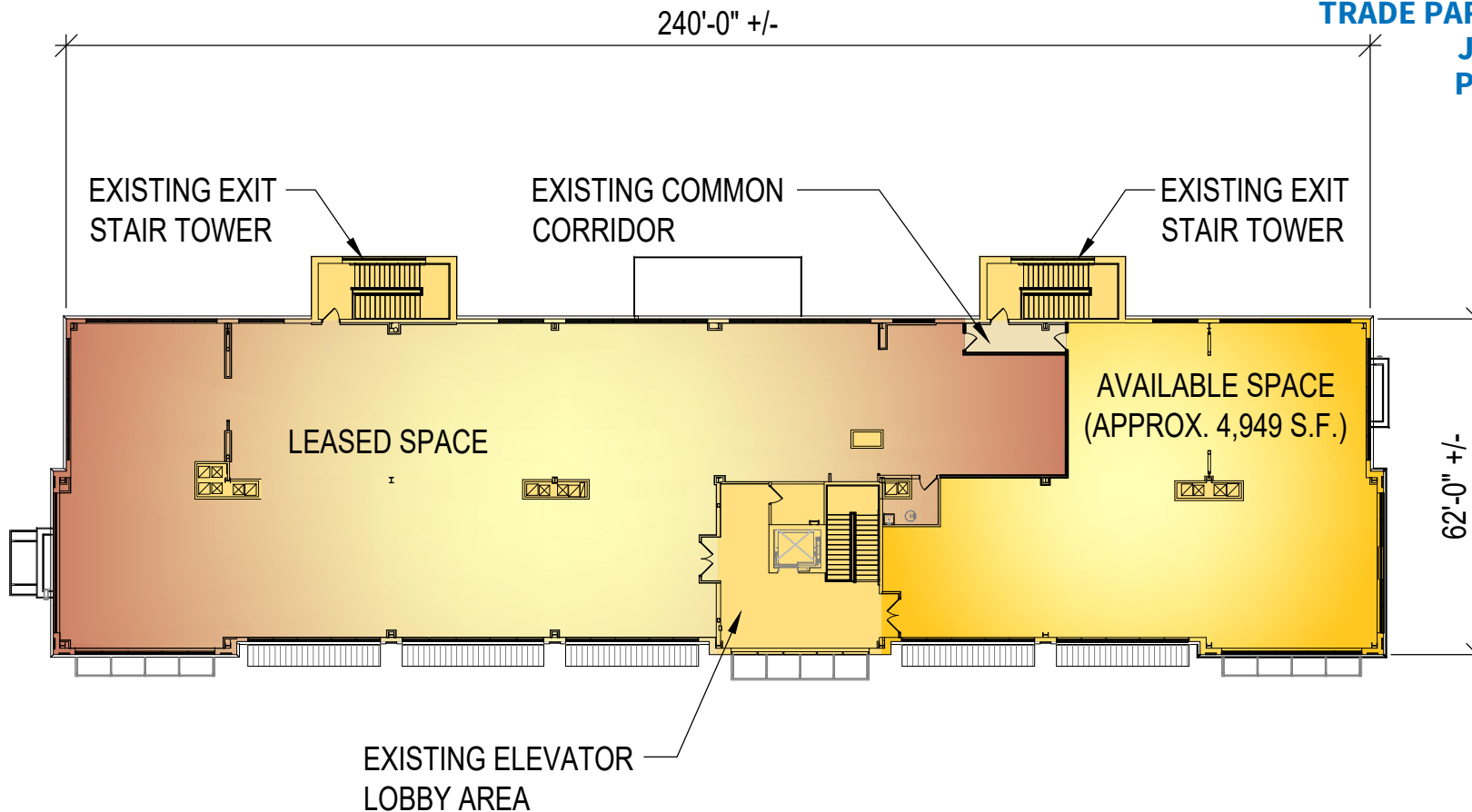
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CONCEPTUAL SECOND FLOOR PLAN



AVAILABLE VARIOUS S.F. OFFICE / RETAIL SPACES WITHIN AN
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**FOR
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CLASS A OFFICE SPACE

VARIOUS OFFICE/RETAIL SPACES WITHIN A 30,891 SF MULTI-TENANT BUILDING

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

.....

**PHOTO
COLLAGE**



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