



**FOR
LEASE**

136,500 SF

**144-154 COMMONWEALTH DRIVE, PARCEL 2
CENTERPOINT COMMERCE & TRADE PARK SOUTH
JENKINS TOWNSHIP (PITTSBURGH), PA 15110**

.....

INDUSTRIAL

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



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

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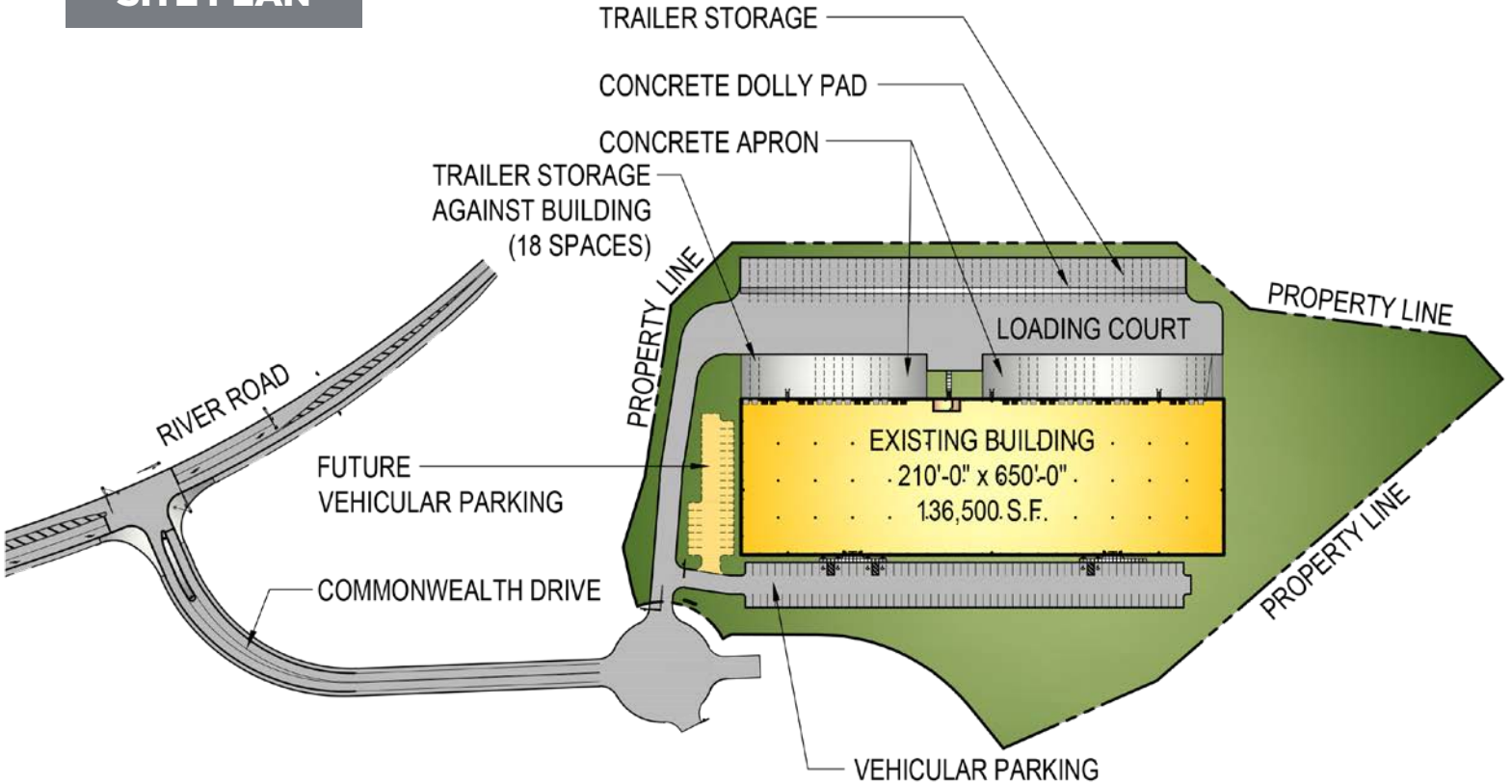
570.823.1100



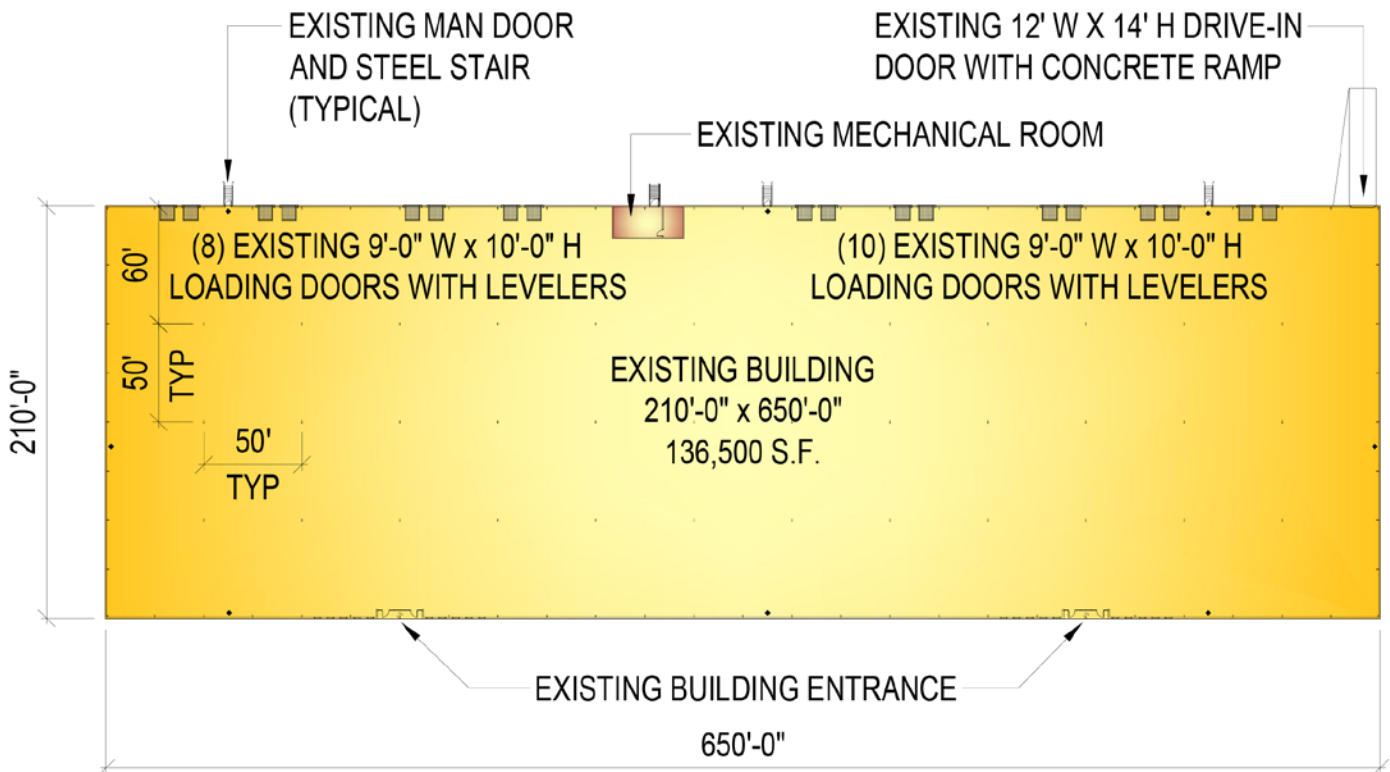
PLANS

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

144-154 COMMONWEALTH DRIVE, JENKINS TOWNSHIP, PA

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SIZE

- ▶ **AVAILABLE SPACE:** 136,500 SF
- ▶ **ACREAGE:** 12.00 acres
- ▶ **BUILDING DIMENSIONS:** 210'(w) x 650'(l)
- ▶ Tenant space availability ranges from approx. 31,642 SF to Total Building Square Footage.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor shall be treated with *SpecChem* 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:** Average structural clear height of approximately 34'-8".
- ▶ **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:** Existing building contains eighteen (18) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.

- ▶ Future/potential dock doors are available.
- ▶ **DRIVE-IN DOORS:** One (1) 12'-0" x 14'-0" vertical-lift drive-in door by *Haas Door* or equal and reinforced concrete ramp.

UTILITIES

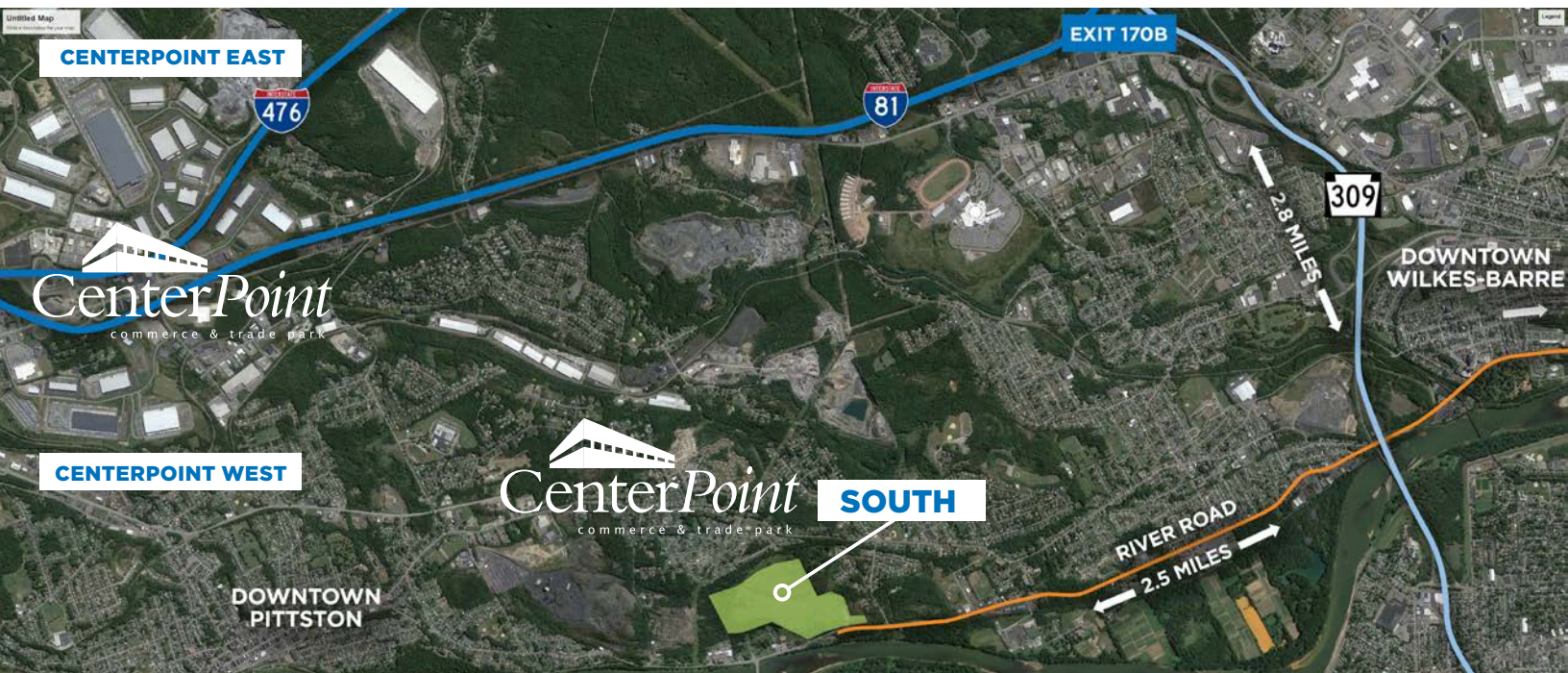
- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps.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

PARKING

- ▶ On-site parking for approx. (115) vehicles with future parking for up to (25) vehicles.
- ▶ On-site trailer storage for approx. (50) trailers with 8' wide concrete dolly pad and approx. (18) trailers against the building.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 190' 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

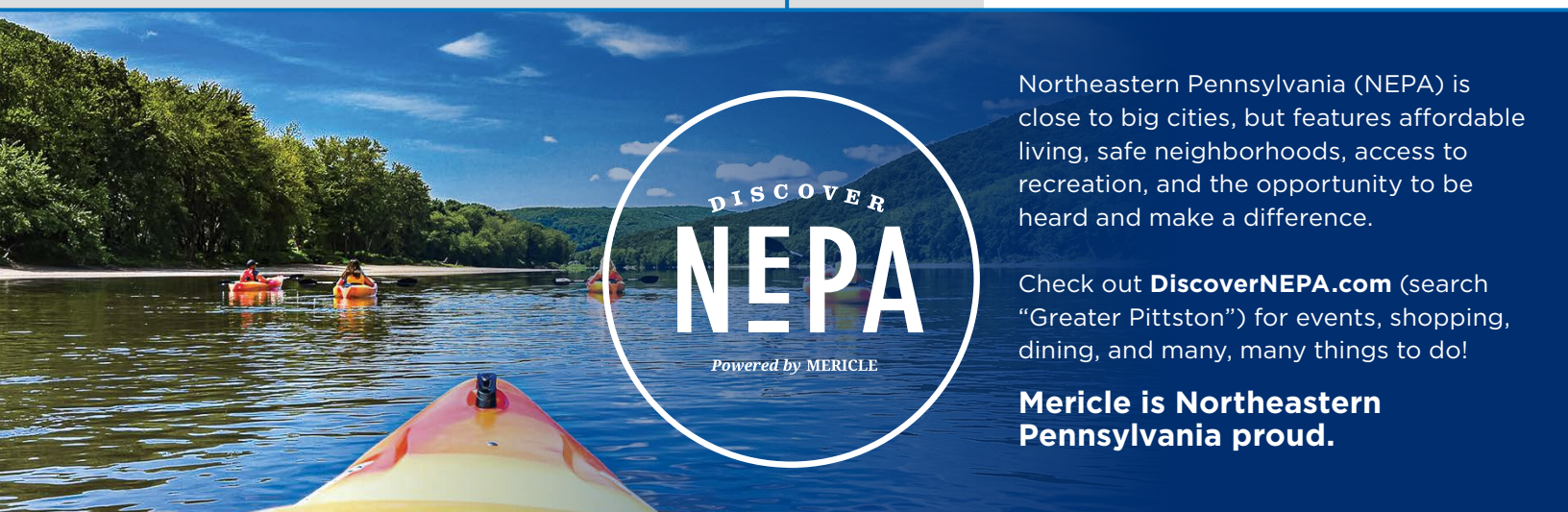
Philadelphia, PA	116
New York/New Jersey	126
Wilmington, DE	132
Baltimore, MD	191



TRAVEL DISTANCES

CITY

Downtown Pittston	2
Downtown Wilkes-Barre	5
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** (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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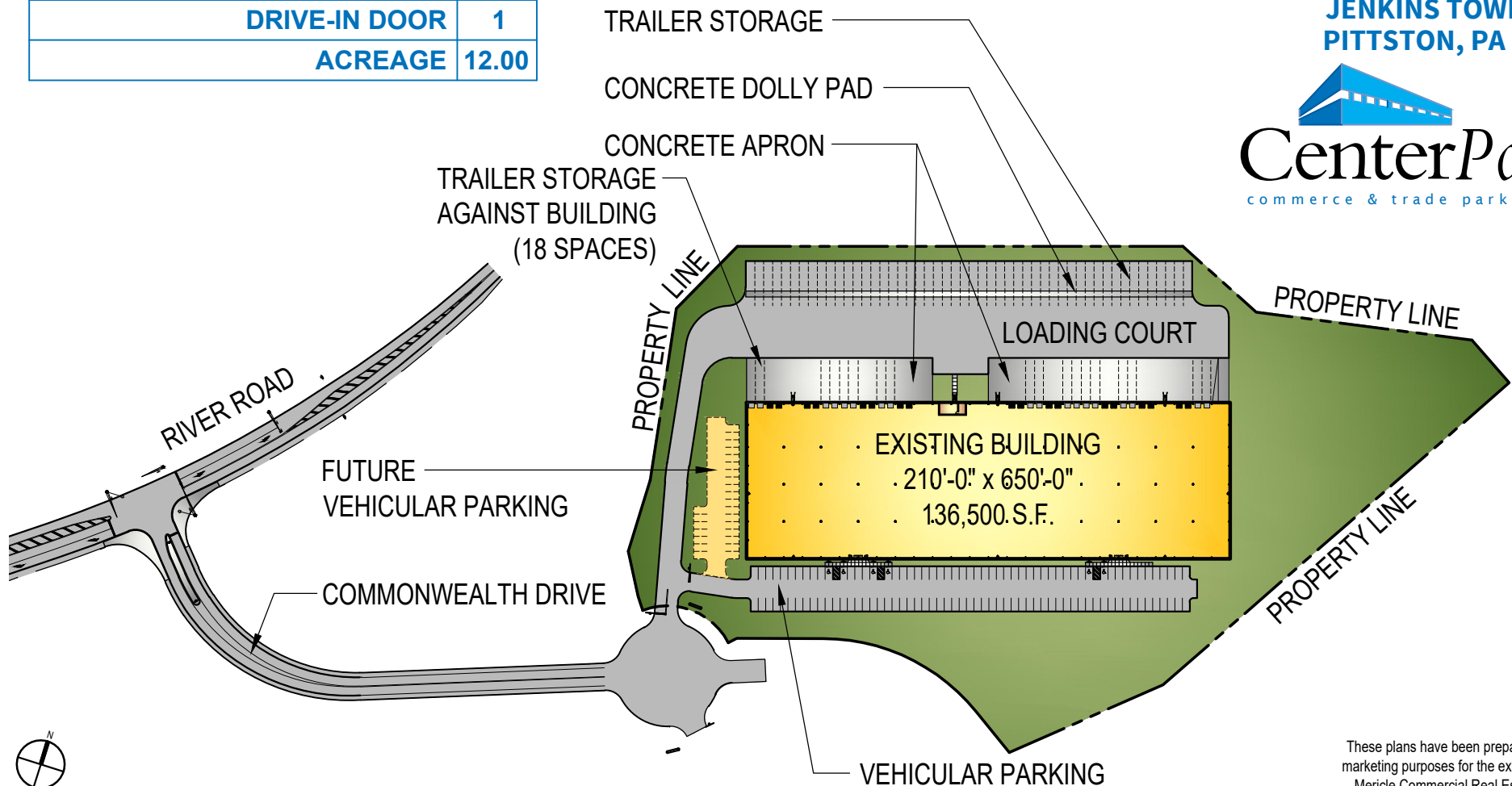


CONCEPTUAL SITE PLAN

EXISTING 136,500 S.F. BUILDING

VEHICULAR PARKING	115
FUTURE VEHICULAR PARKING	25
TRAILER STORAGE	50
TRAILER STORAGE AGAINST BUILDING	18
DOCK DOORS	18
DRIVE-IN DOOR	1
ACREAGE	12.00

PARCEL #2
144-154 COMMONWEALTH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - SOUTH
JENKINS TOWNSHIP
PITTSBURGH, PA 15240



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

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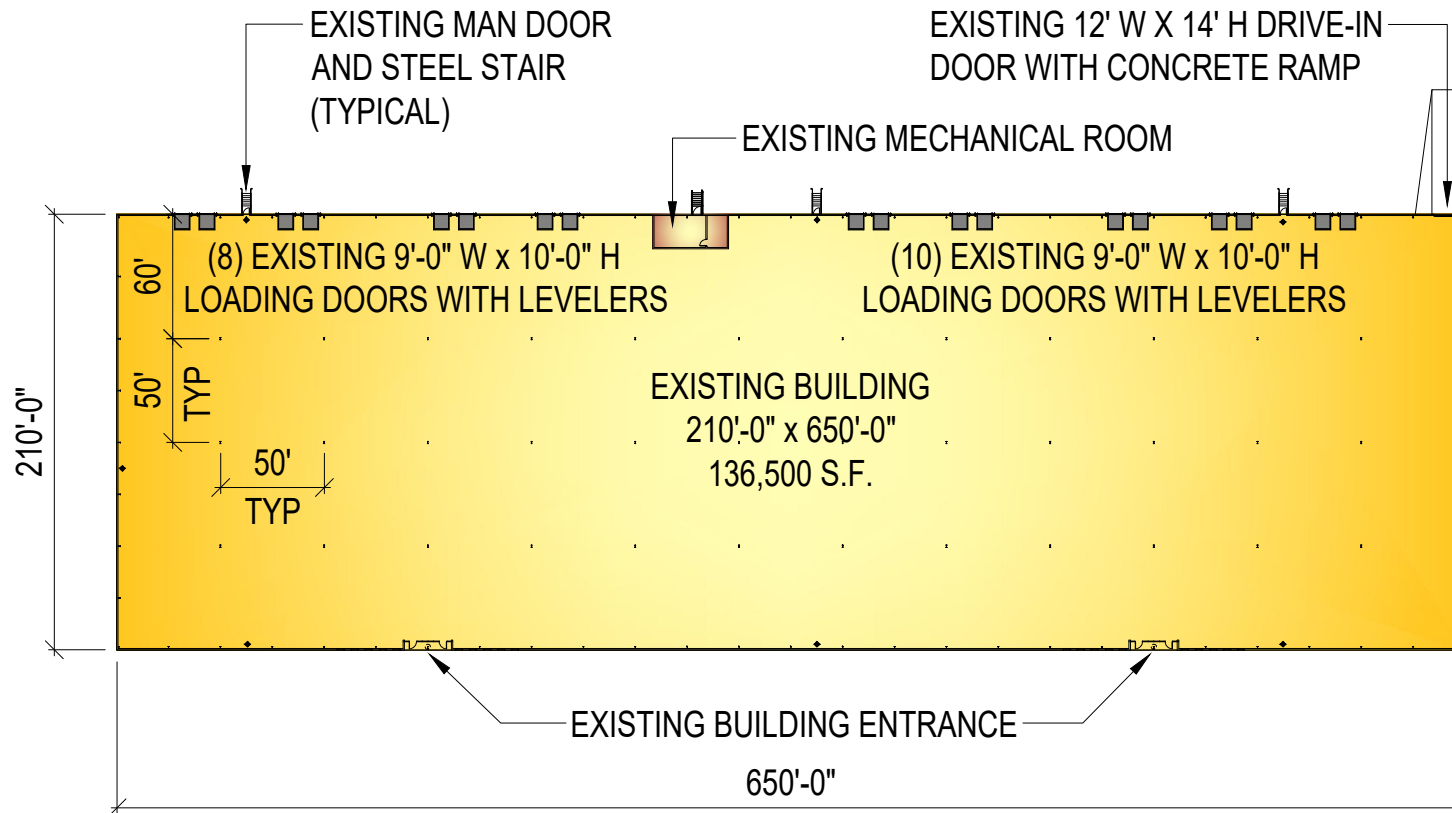
East Mountain Corporate Center
 100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL BUILDING PLAN

EXISTING 136,500 S.F. BUILDING

PARCEL #2
144-154 COMMONWEALTH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - SOUTH
JENKINS TOWNSHIP
PITTSTON, PA 18640



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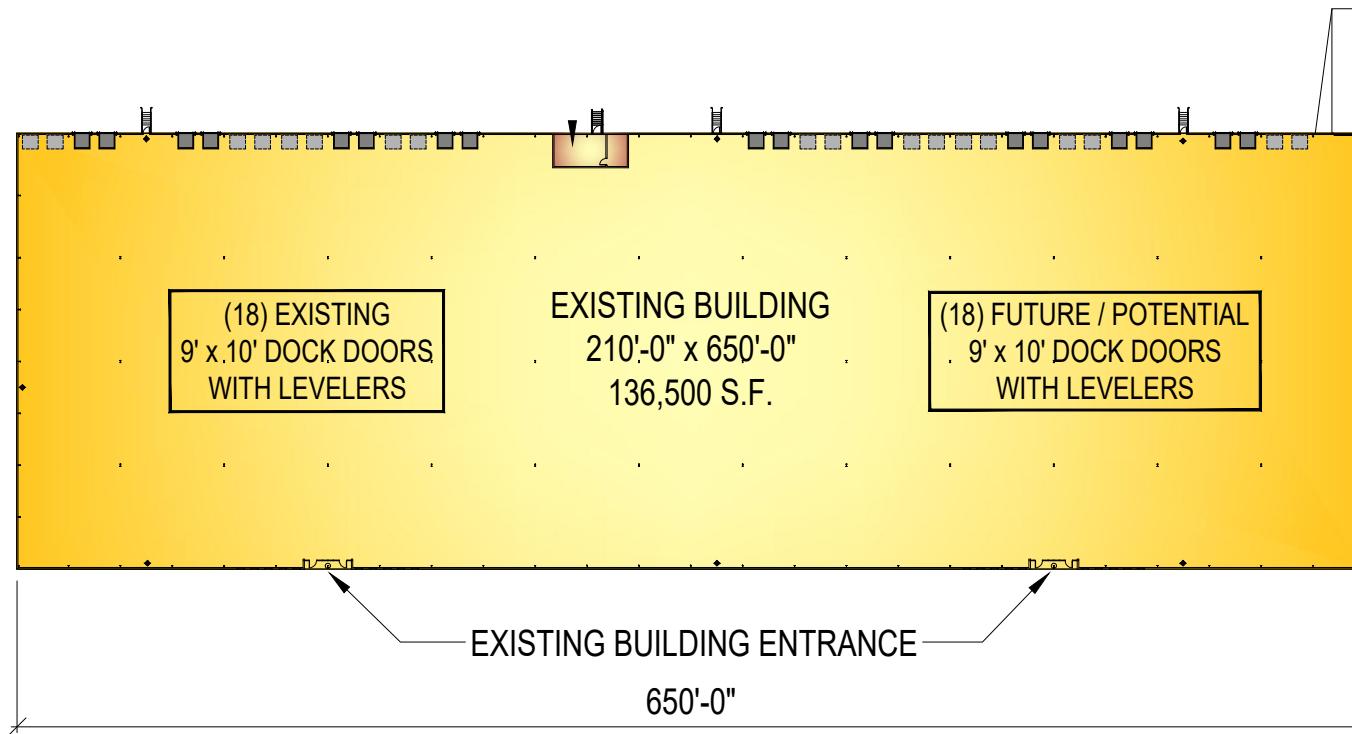
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100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
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CONCEPTUAL FUTURE DOCKS

EXISTING 136,500 S.F. BUILDING

PARCEL #2
144-154 COMMONWEALTH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - SOUTH
JENKINS TOWNSHIP
PITTSTON, PA 18640



EXISTING BUILDING	
EXISTING DOCK DOORS	18
FUTURE DOCK DOORS	18



EXISTING DOCK DOOR



FUTURE DOCK DOOR

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EXISTING 136,500 S.F. BUILDING

PARCEL #2
144-154 COMMONWEALTH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - SOUTH
JENKINS TOWNSHIP
PITTSBURGH, PA 15204

SITE IMPROVEMENTS

- Site contains approximately 12.00 acres
- On-site parking for approximately one hundred fifteen (115) vehicles with future parking for up to twenty-five (25) vehicles
- On-site trailer storage for approximately fifty (50) trailers with 8' wide concrete dolly pad and approximately eighteen (18) trailers against the building
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 190' total loading court depth
- Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas
- Professionally prepared and maintained landscaping

BUILDING IMPROVEMENTS

- Existing building contains 136,500 square feet
- Existing building dimensions are 210'-0" (width) x 650'-0" (length)
- Tenant space availability ranges from approximately 31,642 SF to Total Building Square Footage
- 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 shall be treated with *SpecChem* 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
- Average structural clear height of approximately 34'-8"
- *Butler Manufacturing*, MR-24 standing seam
- The building contains 3'-0" high x 6'-0" wide clerestory windows
- Existing building contains eighteen (18) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal. Future / potential dock doors are available, see Conceptual Future Docks plan for location and quantity.
- Existing building contains one (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal and reinforced concrete ramp

UTILITIES AND BUILDING SYSTEMS

- Existing warehouse heating system consists of energy efficient, roof mounted *Cambridge* direct-fire units
- Existing Electrical power available up to multiples of 4,000 amps
- Existing warehouse lighting consists of energy efficient LED fixtures
- Fire Protection System consists of Early Suppression Fast Response (ESFR) wet sprinkler system
- Provisions for domestic water and natural gas are provided
- All utilities are separately metered

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136,500 SF

**CONSTRUCTION
PROGRESS
DECEMBER 2024**

**144-154 COMMONWEALTH DRIVE, PARCEL 2
CENTERPOINT COMMERCE & TRADE PARK SOUTH
JENKINS TOWNSHIP (PITTSBURGH), PA 15116**

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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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