



**FOR  
LEASE**

# 48,152 SF

**555-575 KEYSTONE AVENUE  
CENTERPOINT COMMERCE & TRADE PARK EAST  
JENKINS TOWNSHIP, PITTSBURGH, PA**

.....

## OFFICE

**MANY PROMINENT OFFICE  
AND MEDICAL COMPANIES  
CALL CENTERPOINT HOME.**

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



**MODERN OFFICE SPACE NEAR I-81 AND I-476**

**mericle.com**



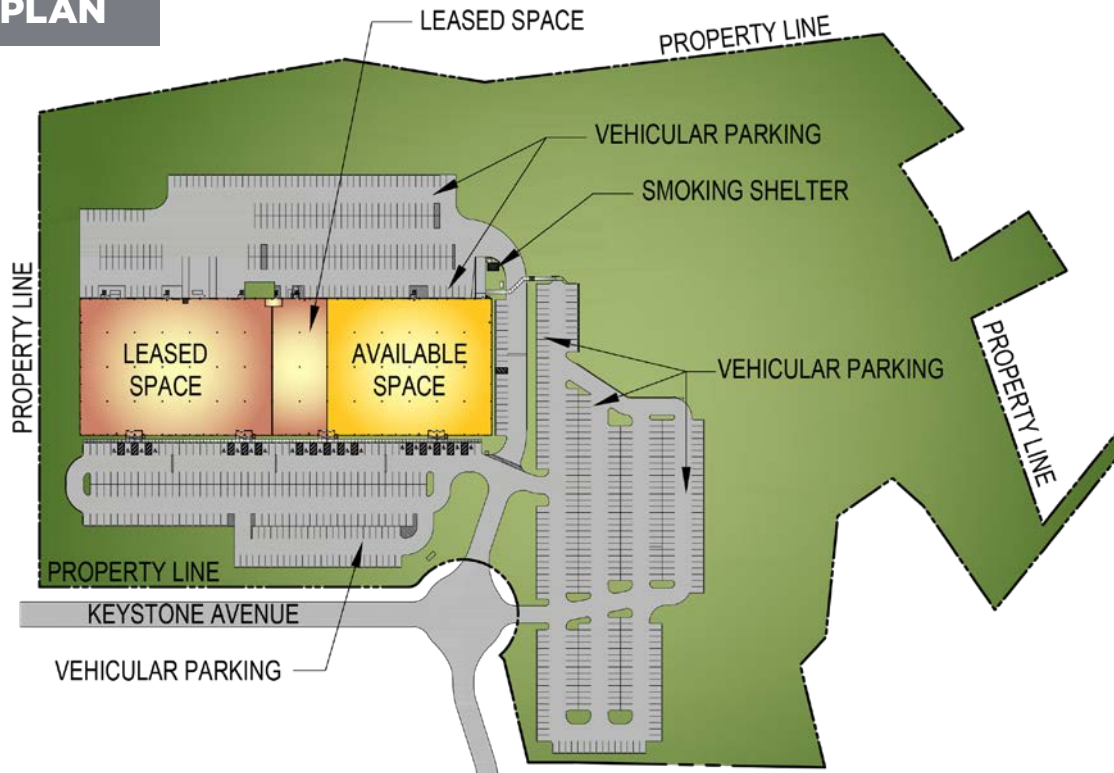
**570.823.1100**



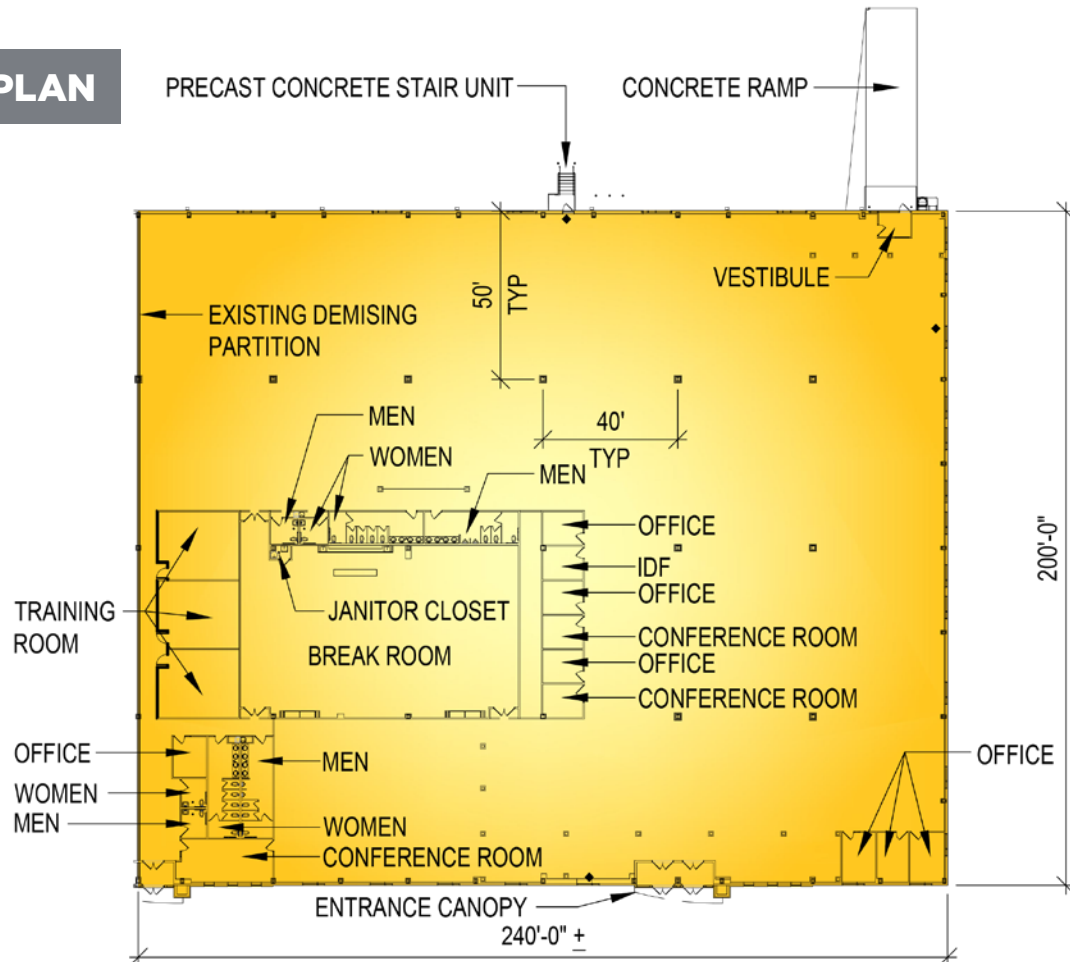
# PLANS

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



## BUILDING PLAN



FOR LEASE

555-575 KEYSTONE AVENUE, JENKINS TOWNSHIP, PA

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 48,152 SF within an existing 120,056 SF building.
- ▶ **ACREAGE:** 26.06 acres
- ▶ **BUILDING DIMENSIONS:** 600'(length) x 200'(width)
- ▶ **AVAILABLE SPACE DIMENSIONS:** 240'(length) x 200'(width)
- ▶ The existing office space includes three (3) training rooms, a break room, seven (7) private offices, three (3) conference rooms, and multiple restrooms.

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab reinforced with welded steel mats.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum frame windows, insulated metal panels, and aluminum frame curtainwall entrances with canopies.
- ▶ **CEILINGS:** Acoustical ceiling tiles at 9'-0" above finish floor.
- ▶ Average structural clear height of approximately 30'-10".
- ▶ 40'-0" x 50'-0" column spacing.

## UTILITIES

- ▶ **HVAC:** Multiple packaged gas/electric roof top units.
- ▶ **ELECTRICAL SERVICE:** Three (3) 400 Amp, 120/208 Volt, 3 phase service.
- ▶ **LIGHTING:** 2 x 4 drop-in, LED fixtures.
- ▶ **FIRE PROTECTION:** Ordinary Hazard Class III Wet sprinkler system.
- ▶ 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 approx. (392) vehicles.
- ▶ Asphalt paving, including heavy duty pave in rear parking area.

## SITE FEATURES

- ▶ Professionally prepared and maintained landscaping.
- ▶ Marquee sign at site entrance, directional signage on site.



### LABOR DRAW

More than 700,000 people live within 30 miles, and more than 51 million people live within 200 miles of CenterPoint Commerce & Trade Park.

This 48,152 square foot office space is centrally located within the Scranton/Wilkes-Barre labor market. Geisinger, Benco Dental, Boden, Maximus, C3i, and more have office and major medical facilities in CenterPoint Commerce & Trade Park.



### JOB TRAINING

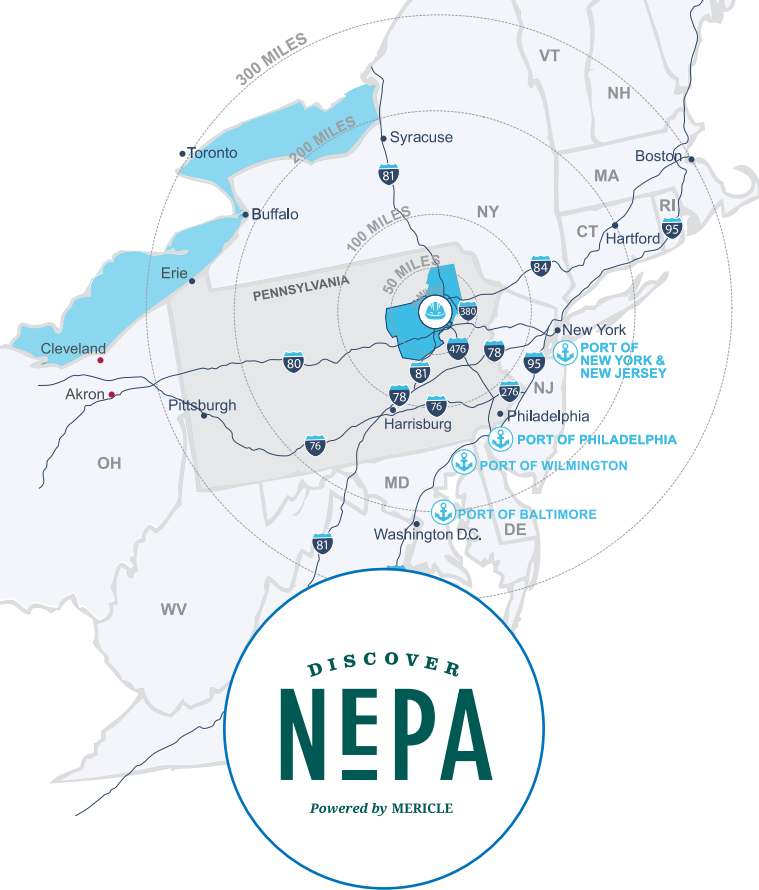
Job training grants will help reduce your costs in CenterPoint. Mericle will arrange meetings between your leadership and the officials who coordinate these programs.

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DISCOVER  
**NEPA**

Powered by MERICLE

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.

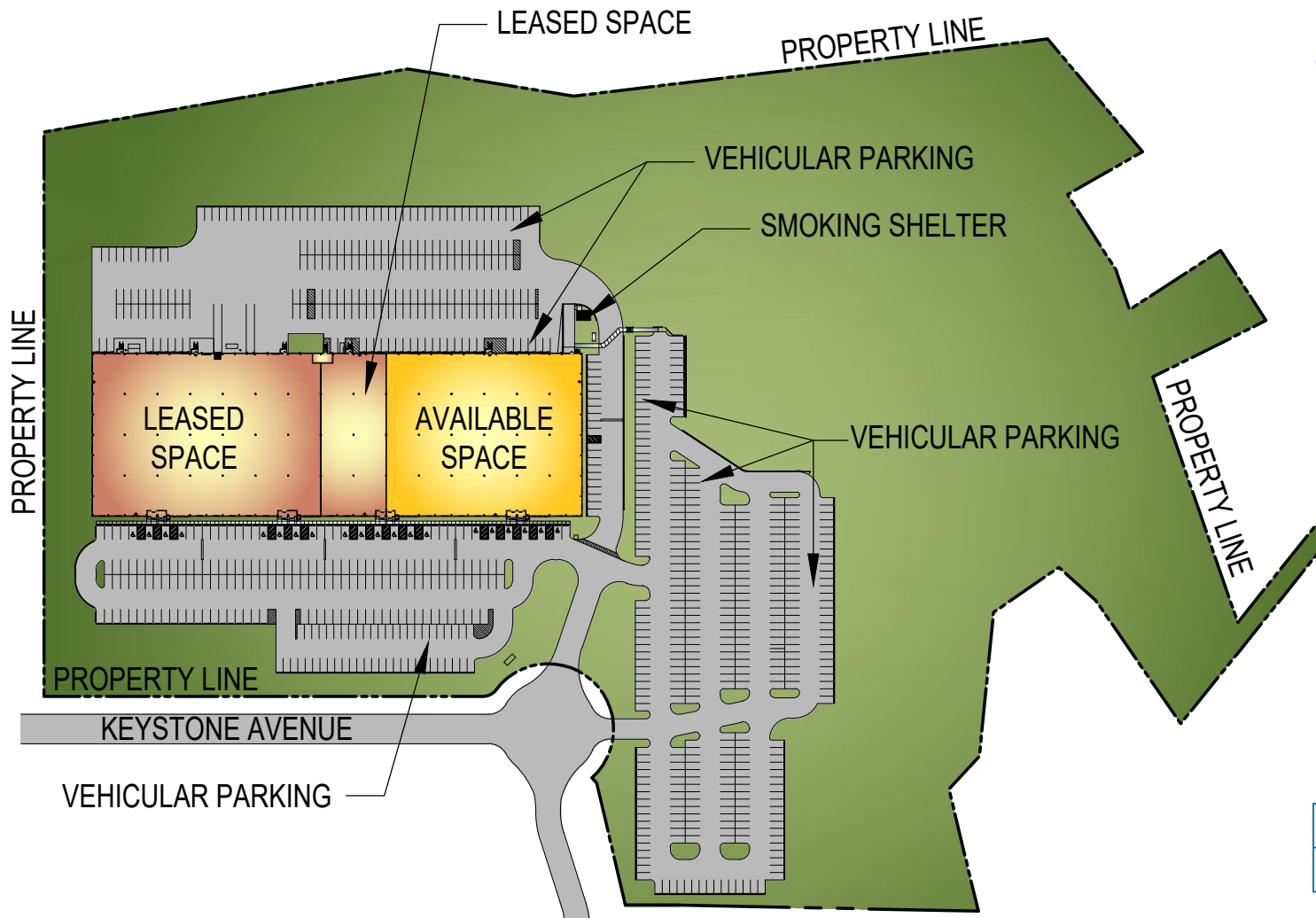
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# CONCEPTUAL SITE PLAN

AVAILABLE 48,152 S.F. SPACE  
WITHIN AN EXISTING 120,056 S.F. BUILDING

**PARCEL #7**  
**555-575 KEYSTONE AVENUE**  
**CENTERPOINT COMMERCE AND**  
**TRADE PARK EAST - PHASE IIC**  
**PITTSTON, PA 18640**



VEHICULAR PARKING	392
ACREAGE	26.06

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

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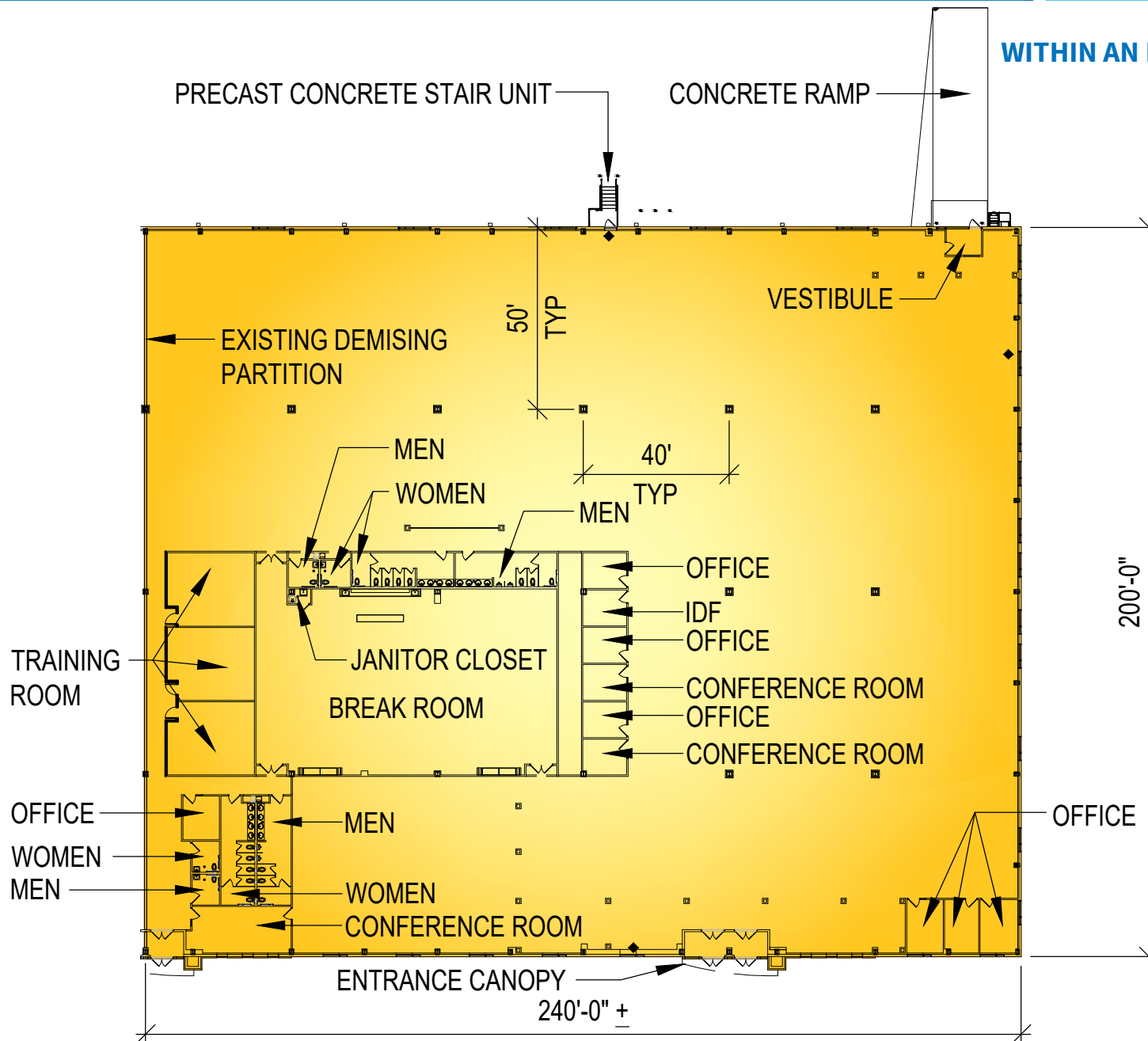
East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

# CONCEPTUAL FLOOR PLAN

AVAILABLE 48,152 S.F. SPACE  
WITHIN AN EXISTING 120,056 S.F. BUILDING

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100 Baltimore Drive, Wilkes-Barre, PA 18702

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WE BUILD COMMUNITIES.

## SITE IMPROVEMENTS

- Site contains approximately 26.06 acres
- On-site parking for approximately three hundred ninety-two (392) vehicles
- Asphalt paving, including heavy duty pave in rear parking area
- Professionally prepared and maintained landscaping
- Marquee sign at site entrance, directional signage on site

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WITHIN AN EXISTING 120,056 S.F. BUILDING**

**PARCEL #7  
555-575 KEYSTONE AVENUE  
CENTERPOINT COMMERCE AND  
TRADE PARK EAST - PHASE IIC  
PITTSTON, PA 18640**

## BUILDING IMPROVEMENTS

- Building contains 120,056 square feet
- Building dimensions are 600'-0" (length) x 200'-0" (width)
- Available Space is 48,152 square feet
- Available Space is office build-out with acoustical ceiling tiles at 9'-0" above finish floor
- 40'-0" x 50'-0" bay spacing
- 6" thick concrete floor slab reinforced with welded steel mats
- *Butler Manufacturing*, MR-24 standing seam
- Exterior wall system consisting of architectural masonry, aluminum frame windows, insulated metal panels, and aluminum frame curtainwall entrances with canopies
- Average structural clear height of approximately 30'-10"

## UTILITIES AND BUILDING SYSTEMS

- Available space heating system consists of multiple packaged gas/electric roof top units
- Existing electrical services are three (3) 400 AMP, 120/208V, 3 phase service
- Existing Office lighting is 2 x 4 drop-in, LED fixtures
- Fire protection system is an ordinary Hazard Class III Wet sprinkler system
- Provisions for domestic water and natural gas are provided
- All utilities are separately metered

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**PHOTO  
COLLAGE**

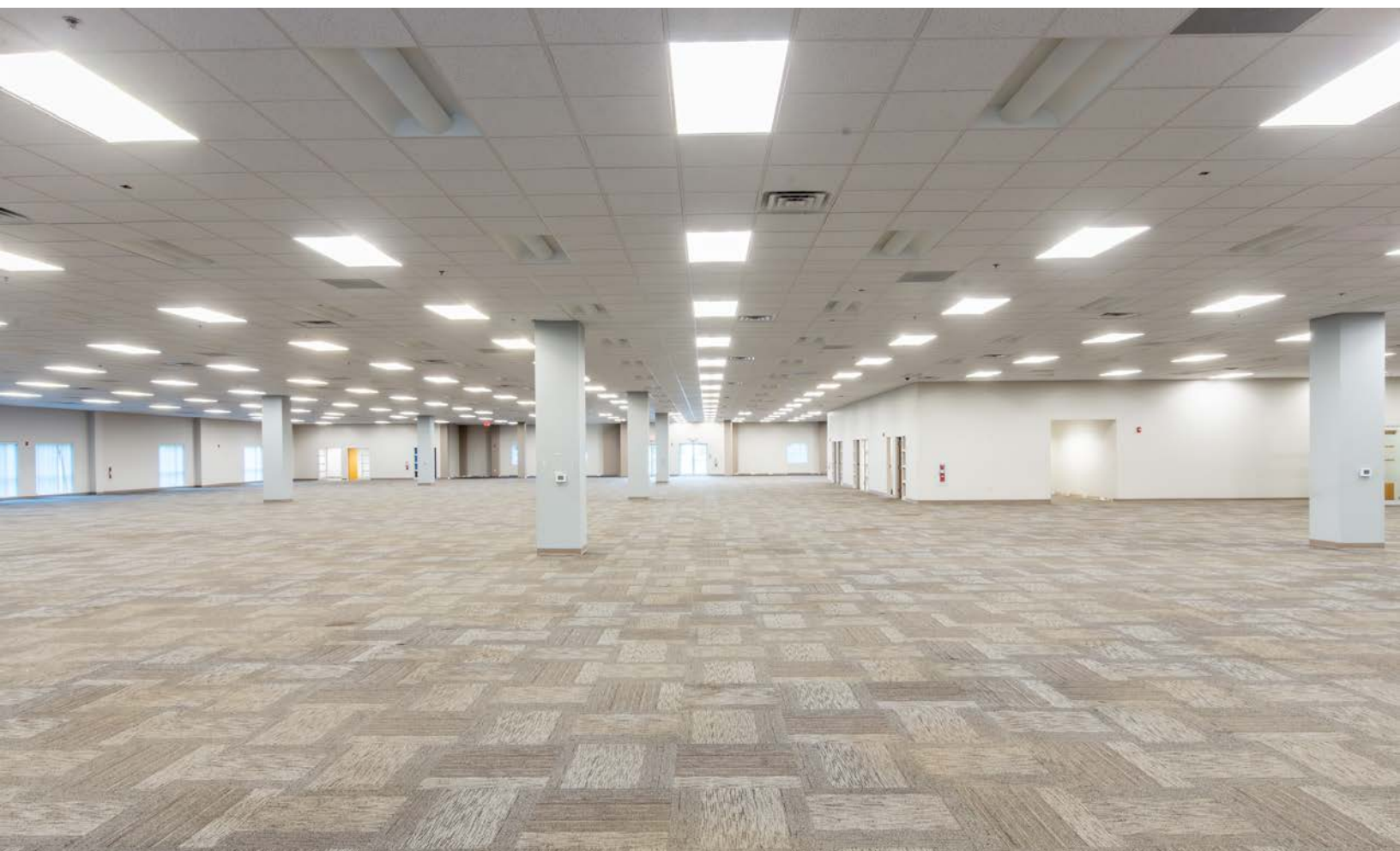


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