



**FOR
LEASE**

48,152 SF

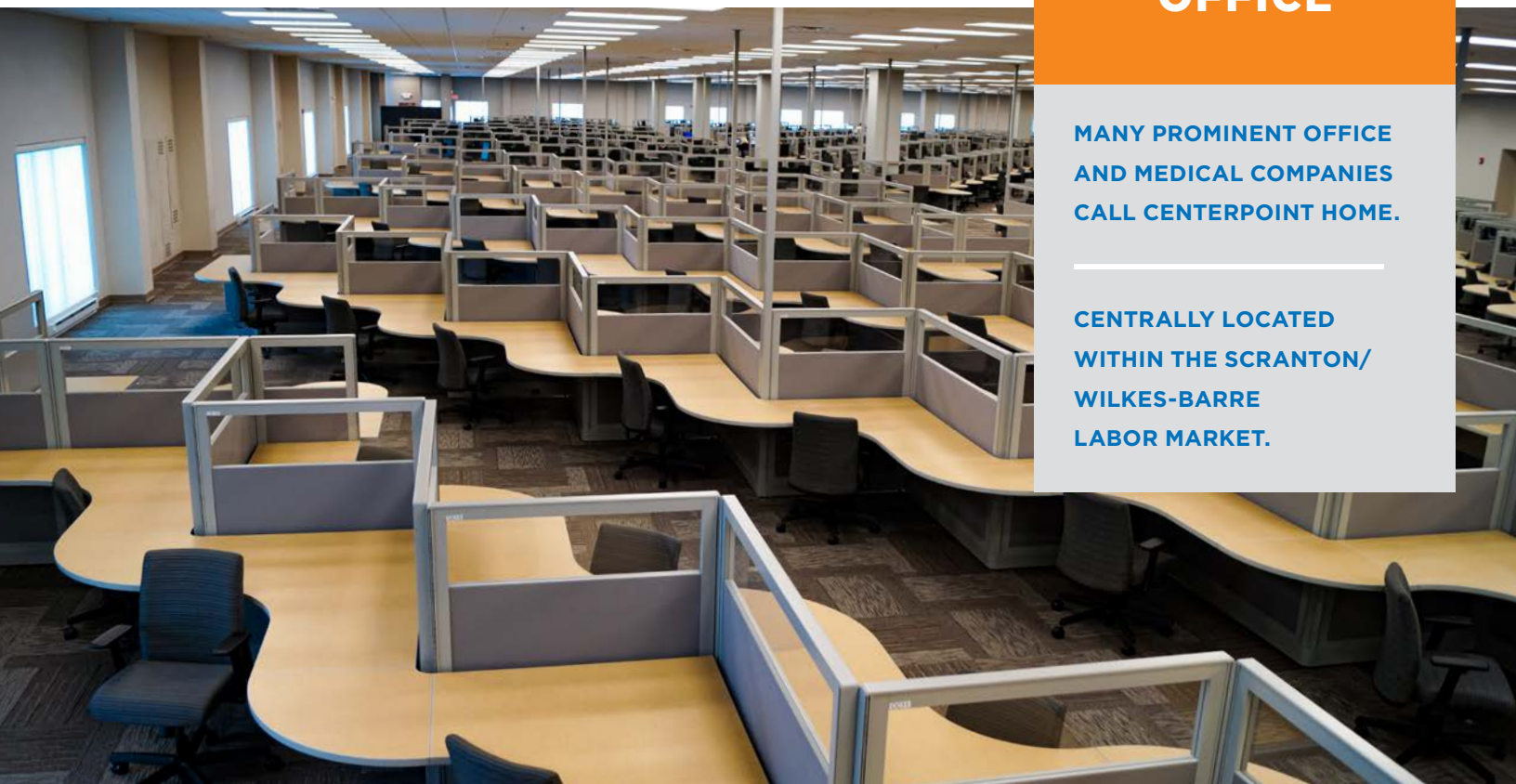
**555-575 KEYSTONE AVENUE
CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PITTSTON, PA**

.....

OFFICE

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

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



PLUG N' PLAY OFFICE SPACE NEAR I-81 AND I-476

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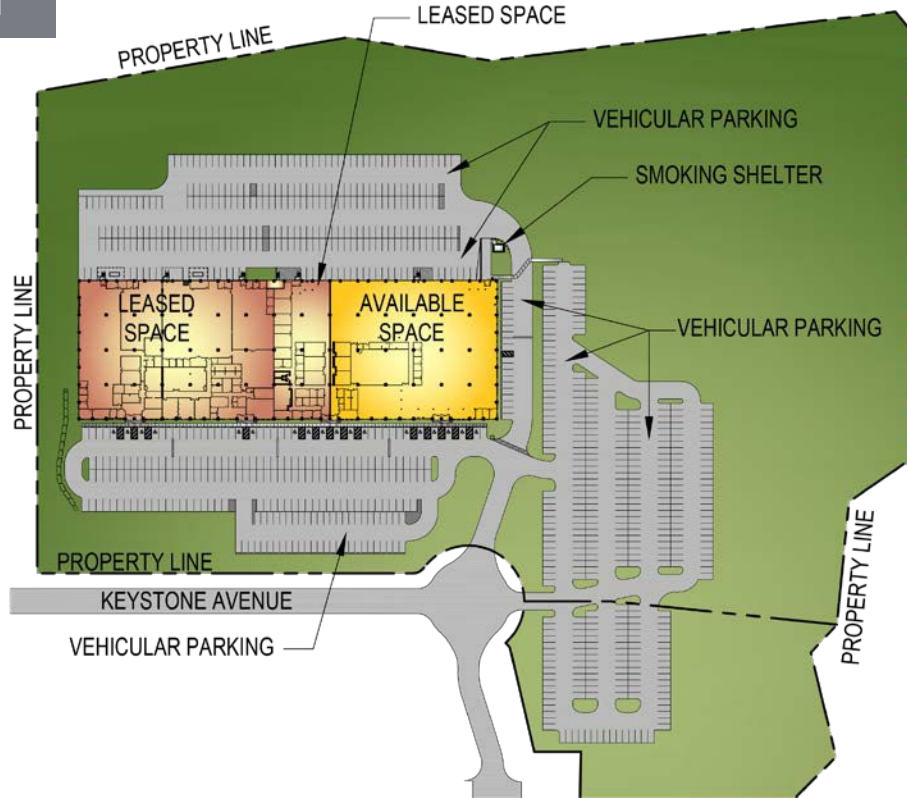
570.823.1100



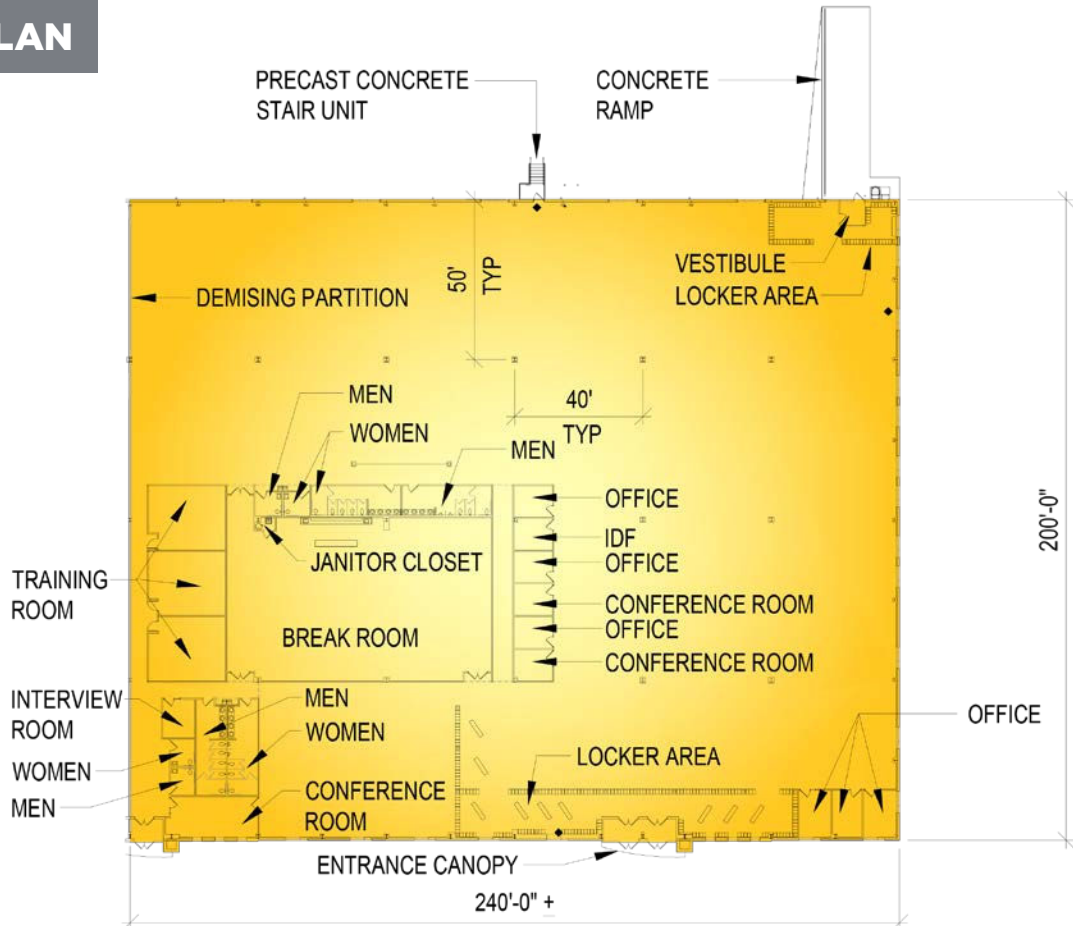
PLANS

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



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:** 33.40 acres
- ▶ **BUILDING DIMENSIONS:** 600'(l) x 200'(d)
- ▶ **AVAILABLE SPACE DIMENSIONS:** 240'(l) x 200'(d)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab reinforced with welded steel mats.
- ▶ **ROOF:** MR-24 standing seam roof system with insulation.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum frame windows, insulated metal panels, and aluminum frame curtainwall entrances with canopies.
- ▶ **CEILINGS:** Existing Office Space has acoustical ceiling tiles at 9'-0" above finish floor.

PARKING

- ▶ Asphalt paving, including heavy duty pave in rear parking area.
- ▶ On-site parking for approx. (365) vehicles.

UTILITIES

- ▶ **HVAC:** Existing office space is heated and cooled by multiple packaged gas/electric roof top units.
- ▶ **ELECTRICAL SERVICE:** Three (3) 400 Amp, 120/208 Volt, 3-phase metered services.
- ▶ **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.

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.



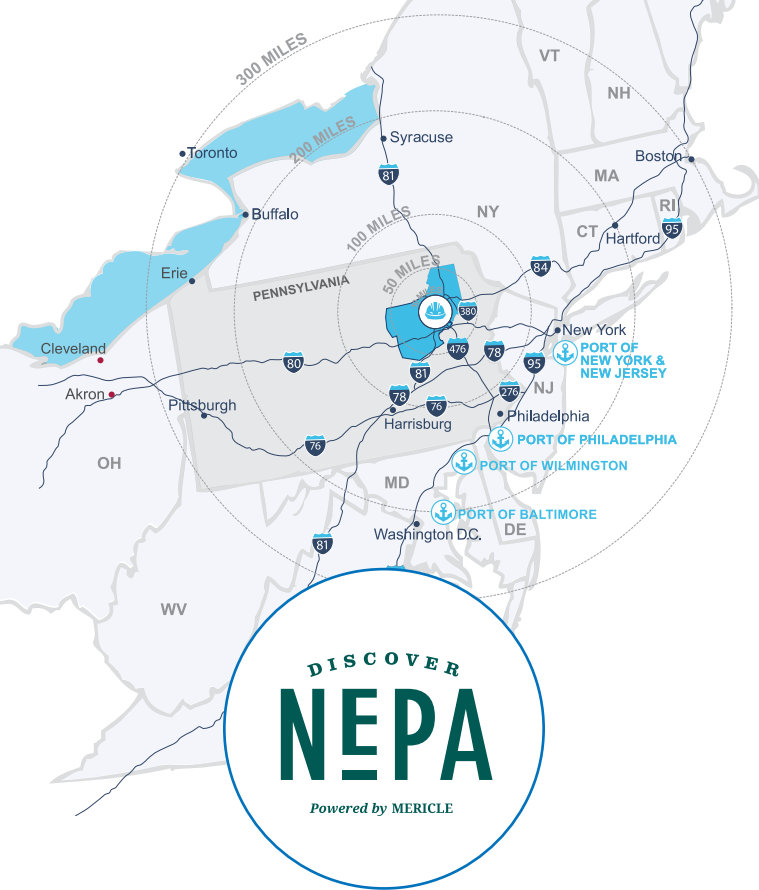
JOB TRAINING

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

FOR LEASE

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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



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.

BOB BESECKER, Vice President
bbesecker@mericle.com

JIM HILSHER, Vice President
jhilsher@mericle.com

BILL JONES, Vice President
bjones@mericle.com

To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

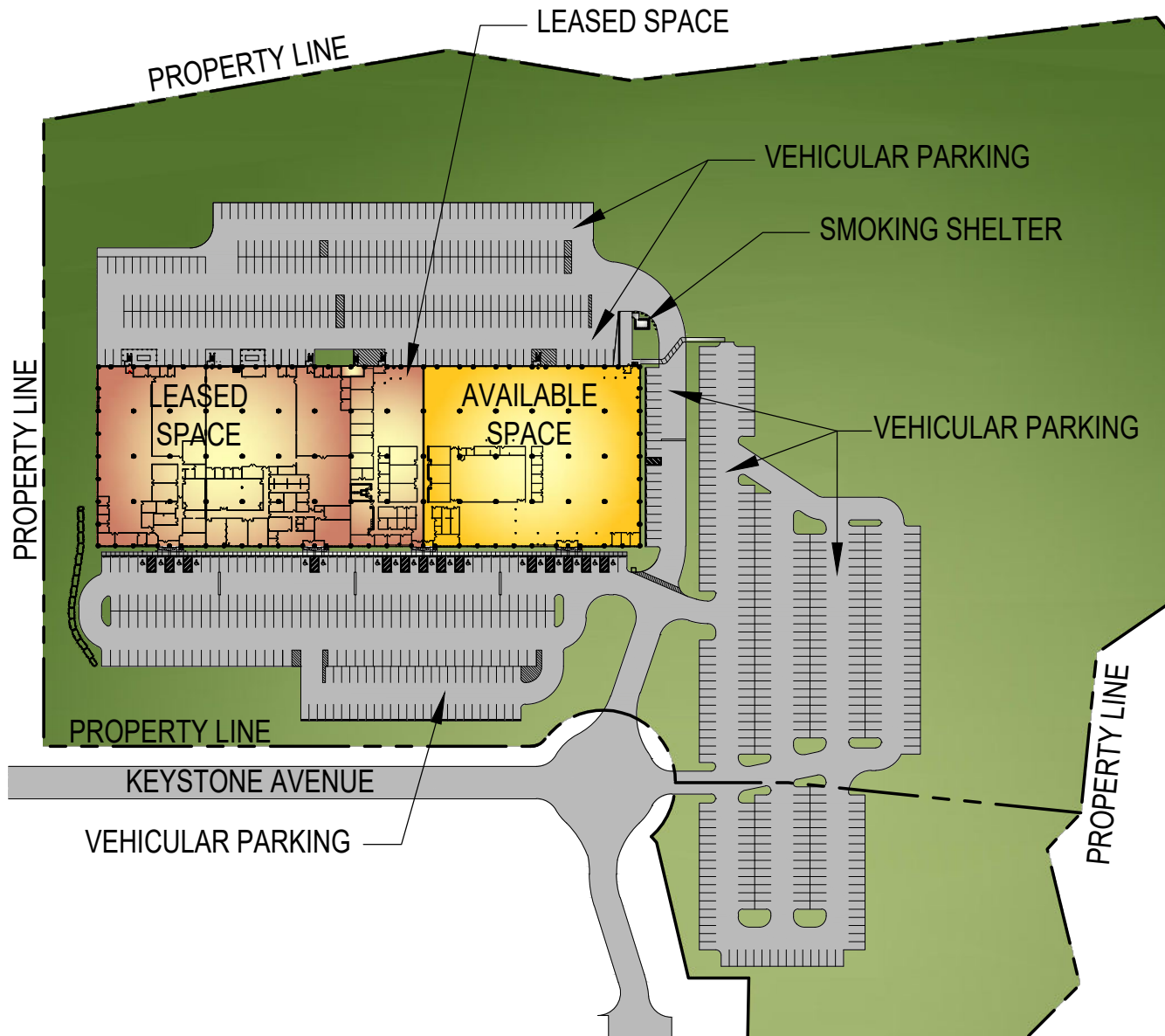
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CONCEPTUAL SITE PLAN

**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
PITTSTON, PA 18640**



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

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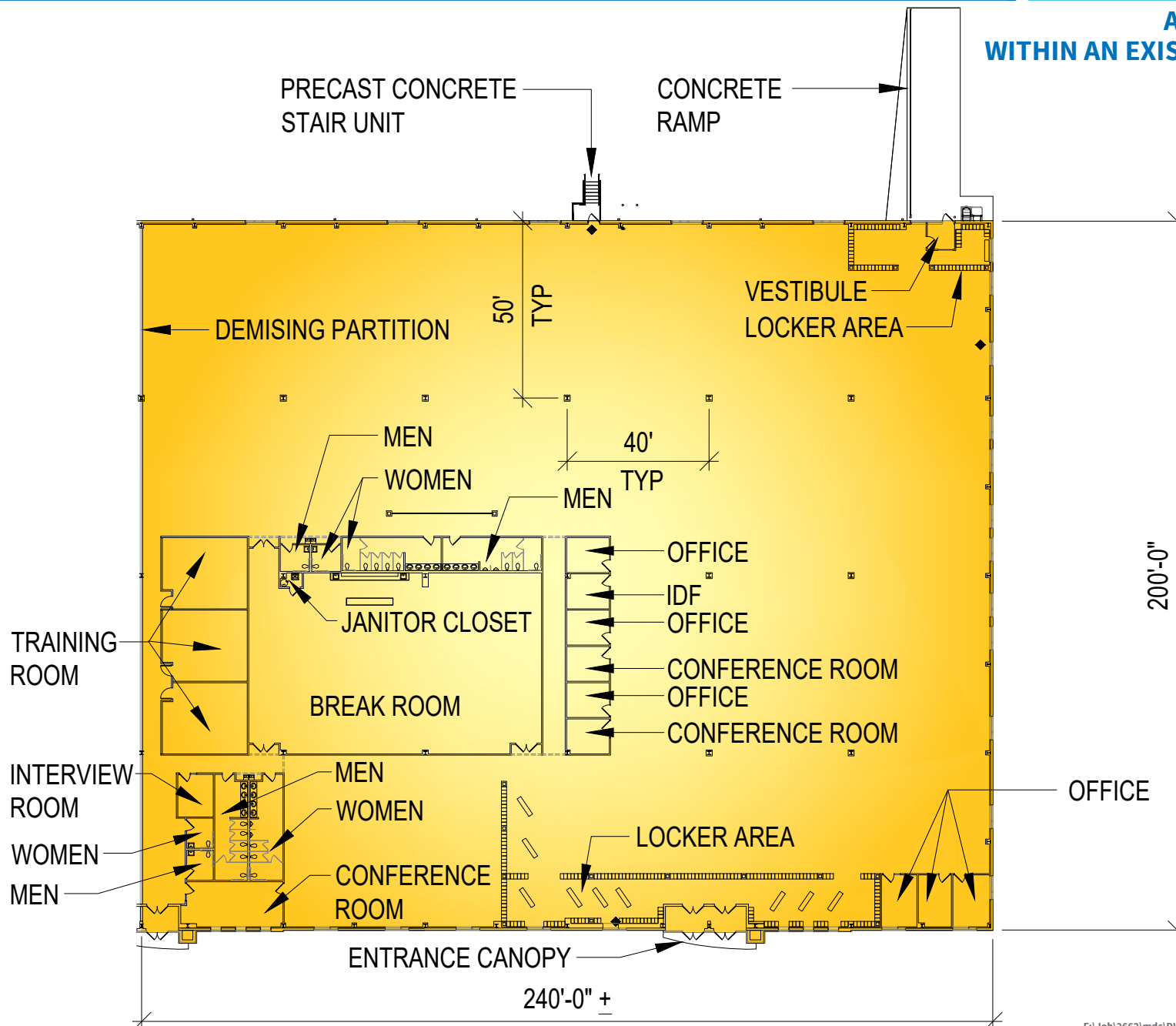
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

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

SITE IMPROVEMENTS

- Site contains approximately 33.40 acres
- On-site parking for approximately three hundred sixty-five (365) 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

**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
PITTSTON, PA 18640**

BUILDING IMPROVEMENTS

- Existing building contains 120,056 square feet with 48,152 square feet available
- Existing building dimensions are 600'-0" (length) x 200'-0" (width)
- Existing available space dimensions are 240'-0" (length) x 200'-0" (width)
- Existing Office Space has 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.
- MR-24 standing seam roof system with insulation.
- Exterior wall system consisting of architectural masonry, aluminum frame windows, insulated metal panels, and aluminum frame curtainwall entrances with canopies

UTILITIES AND BUILDING SYSTEMS

- Existing office space is heated and cooled by multiple packaged gas/electric roof top units.
- Existing electrical services are three (3) 400 AMP, 120/208v, 3 phase metered services.
- 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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