



**FOR
LEASE**

72,000 SF

**415-425 RESEARCH DRIVE, PARCEL 38
CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSTON TOWNSHIP (PITTSTON), PA**

.....

INDUSTRIAL

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

GREAT LABOR DRAW AREA



JUNE CONSTRUCTION PROGRESS PHOTOS



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

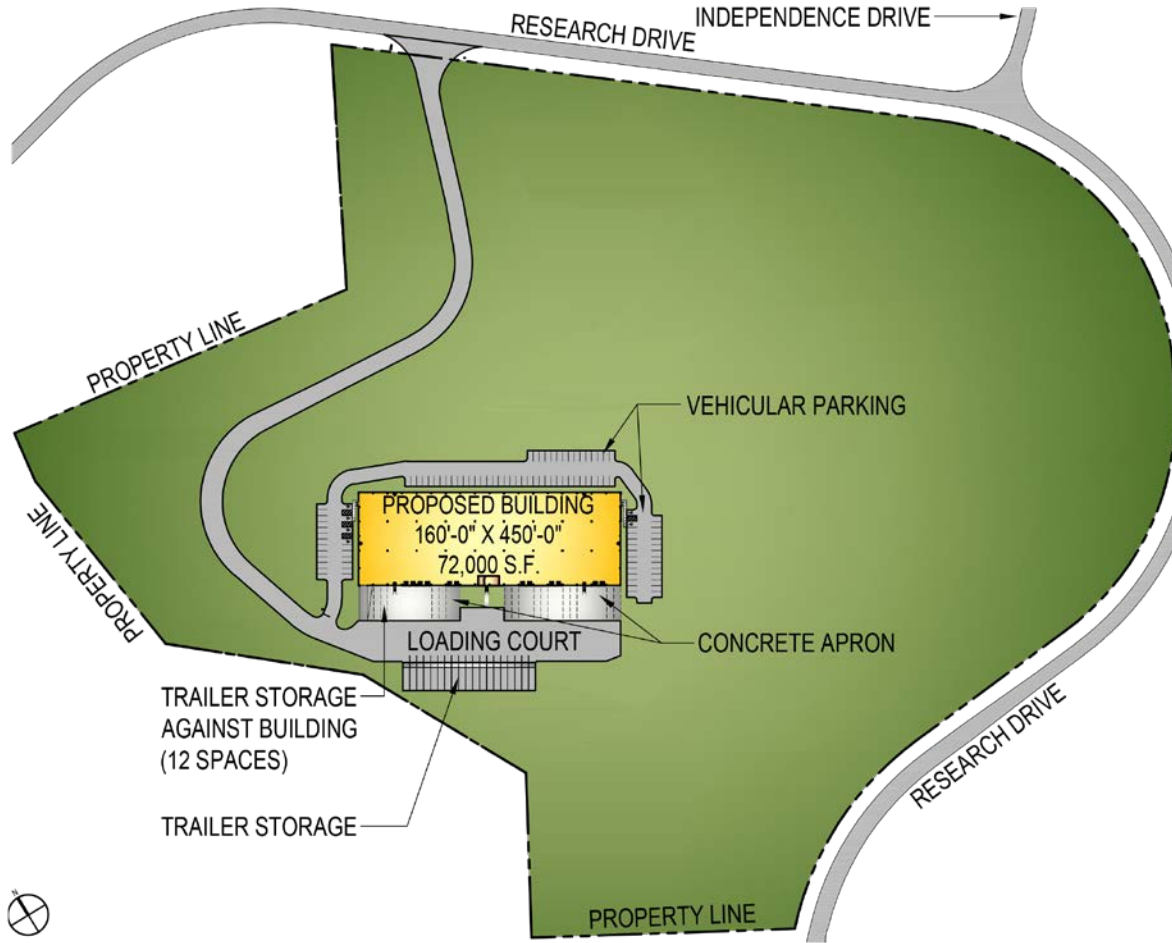
mericle.com  **570.823.1100**



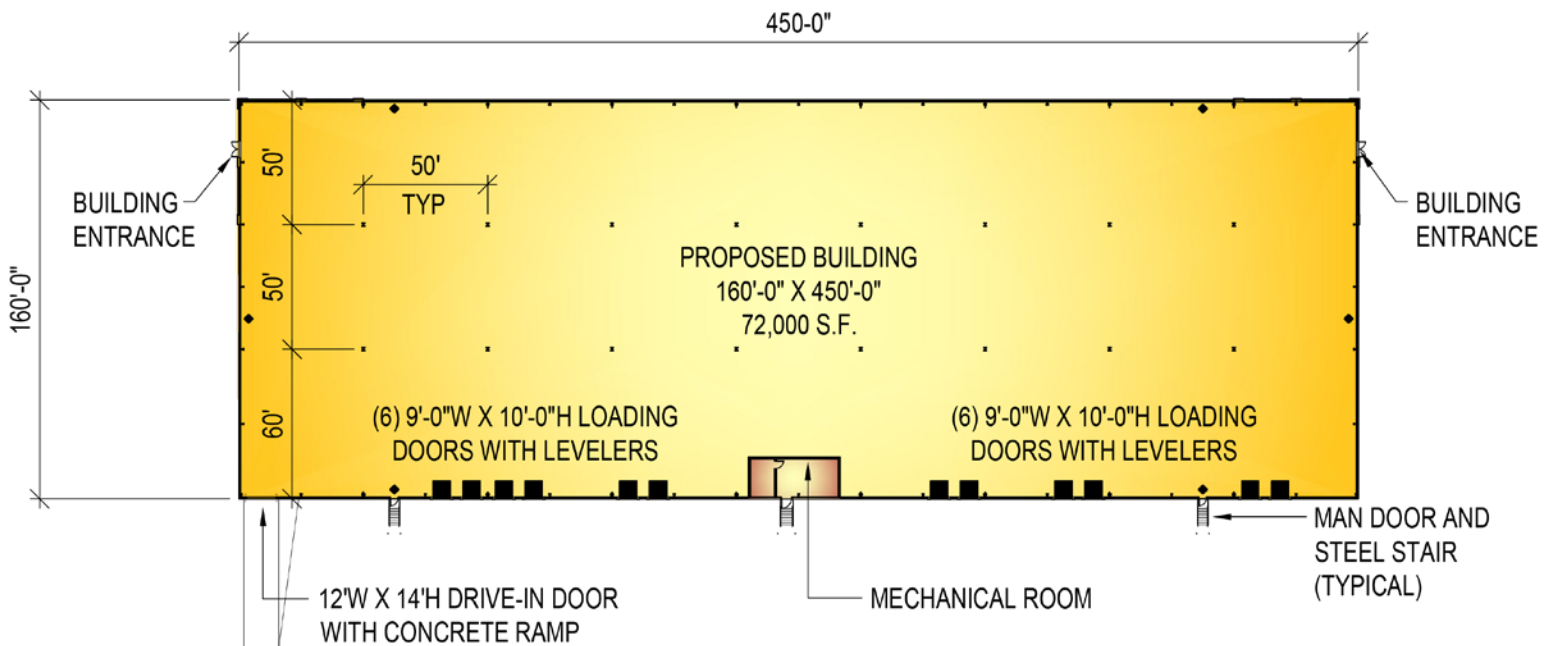
PLANS

SITE PLAN

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.



FLOOR PLAN



FOR LEASE

415-425 RESEARCH DRIVE, PITTSBURGH TOWNSHIP, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 72,000 SF
- ▶ **ACREAGE:** 42.70 acres
- ▶ **BUILDING DIMENSIONS:** 160'-0" (width) x 450'-0" (length)
- ▶ Tenant space availability ranges from approx. 16,137 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 standing seam.
- ▶ **EXTERIOR WALLS:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 35'-4"
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ The building shall be provided with 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** Twelve (12) 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.
- ▶ **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.
- ▶ **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps.
- ▶ **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. (102) vehicles.
- ▶ On-site trailer storage for approximately (19) trailers with 8' wide concrete dolly pad and approximately (12) 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.



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 72,000 square foot industrial building is centrally located within the Scranton/Wilkes-Barre labor market. Chewy.com, Isuzu, Lowe's, Neiman Marcus, The Home Depot, and more have major fulfillment centers in CenterPoint Commerce & Trade Park.



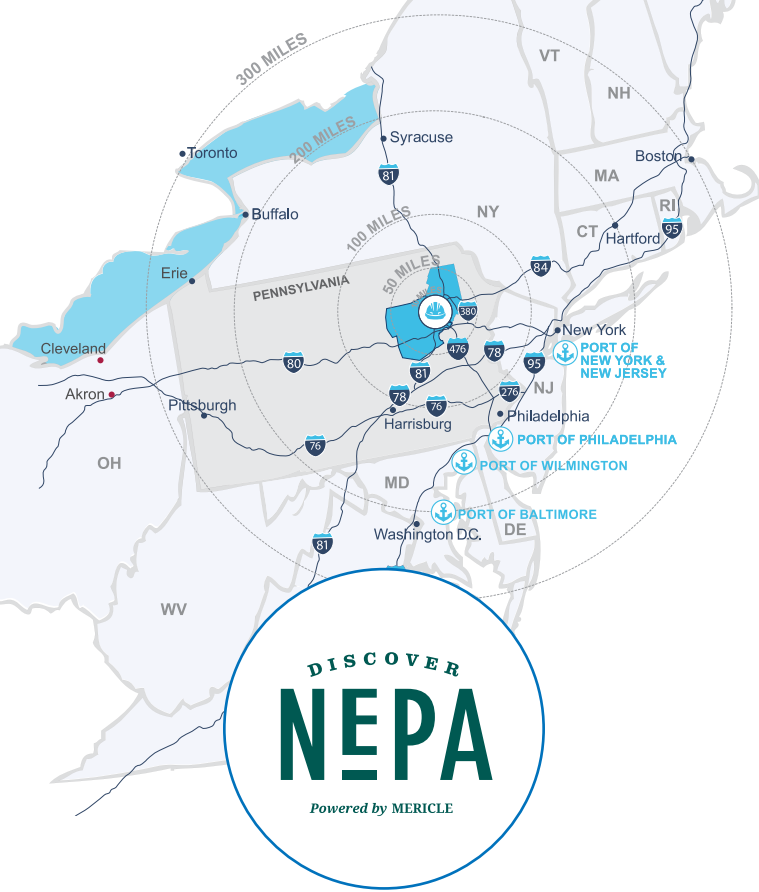
TAX SAVINGS

Every building constructed in CenterPoint receives a 10-year, 100% real estate tax abatement on improvements via the *LERTA* program.

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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 |

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.



415-425 RESEARCH DRIVE
CENTERPOINT
COMMERCE & TRADE
PARK EAST
PITTSSTON TOWNSHIP, PA



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.

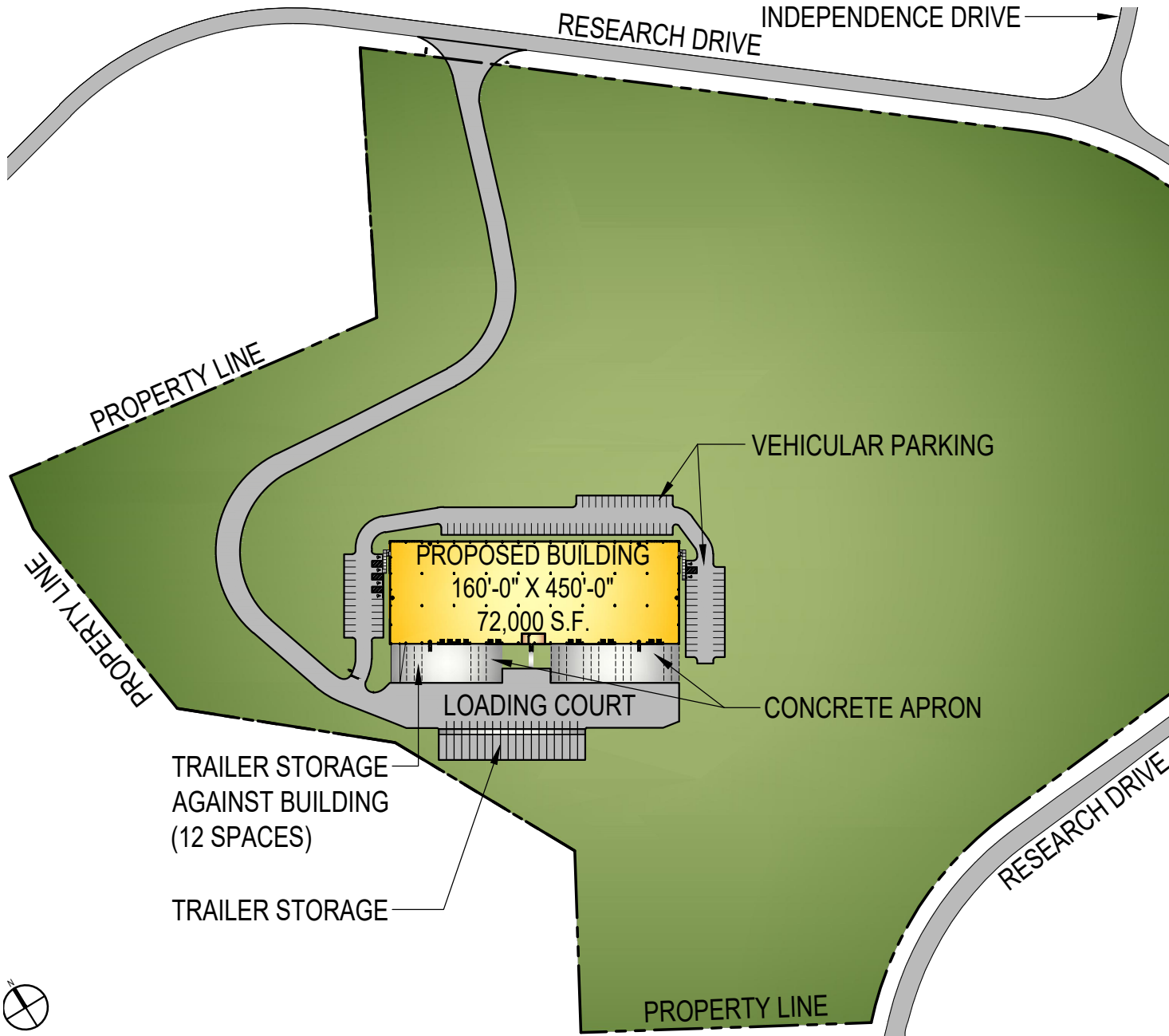
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CONCEPTUAL SITE PLAN

PROPOSED 72,000 S.F. BUILDING

**PARCEL #38
415-425 RESEARCH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - EAST
PHASE IIB
PITTSTON TOWNSHIP
PITTSTON, PA 18640**



| | |
|---|--------------|
| VEHICULAR PARKING | 102 |
| TRAILER STORAGE | 19 |
| TRAILER STORAGE AGAINST BUILDING | 12 |
| DOCK DOORS | 12 |
| DRIVE-IN DOOR | 1 |
| ACREAGE | 42.70 |

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

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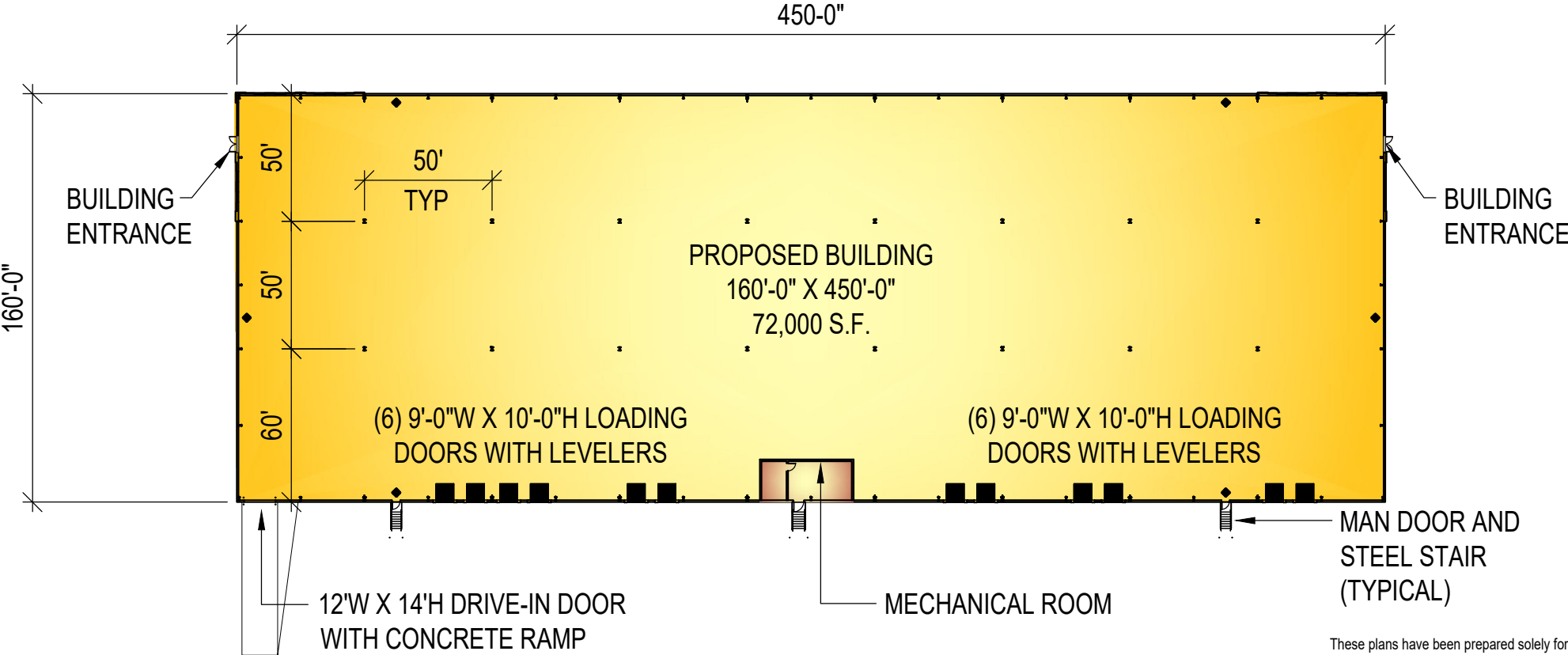
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL BUILDING PLAN

PROPOSED 72,000 S.F. BUILDING

PARCEL #38
415-425 RESEARCH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - EAST
PHASE IIB
PITTSTON TOWNSHIP
PITTSTON, PA 18640



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100 Baltimore Drive, Wilkes-Barre, PA 18702

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**CONSTRUCTION
PROGRESS
JUNE 2024**

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CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSTON TOWNSHIP (PITTSTON), PA**

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**PHOTO
COLLAGE**



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