



**FOR
LEASE**

3,449 SF

**1196 SATHERS DRIVE
GRIMES INDUSTRIAL PARK
PITTSTON TOWNSHIP (PITTSTON), PA 18640**

.....

FLEX



LOCATED LESS THAN FIVE MINUTES FROM I-81 & I-476

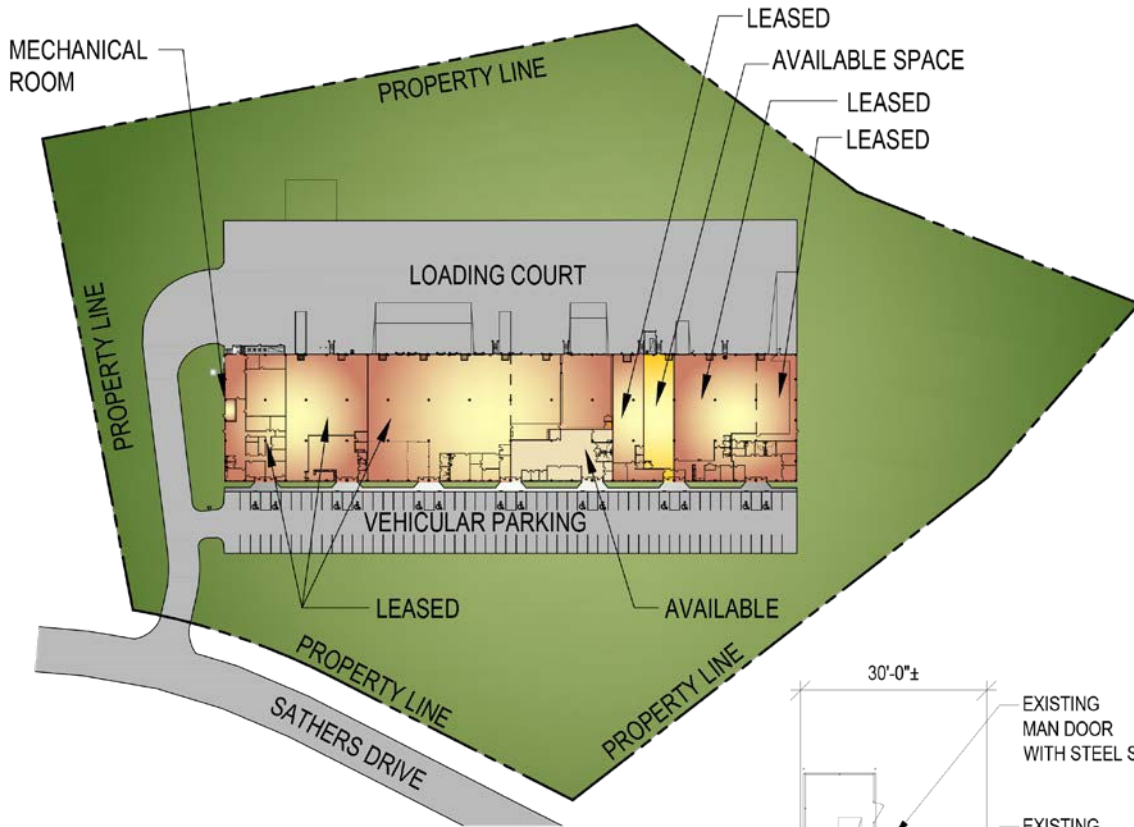
mericle.com  **570.823.1100**



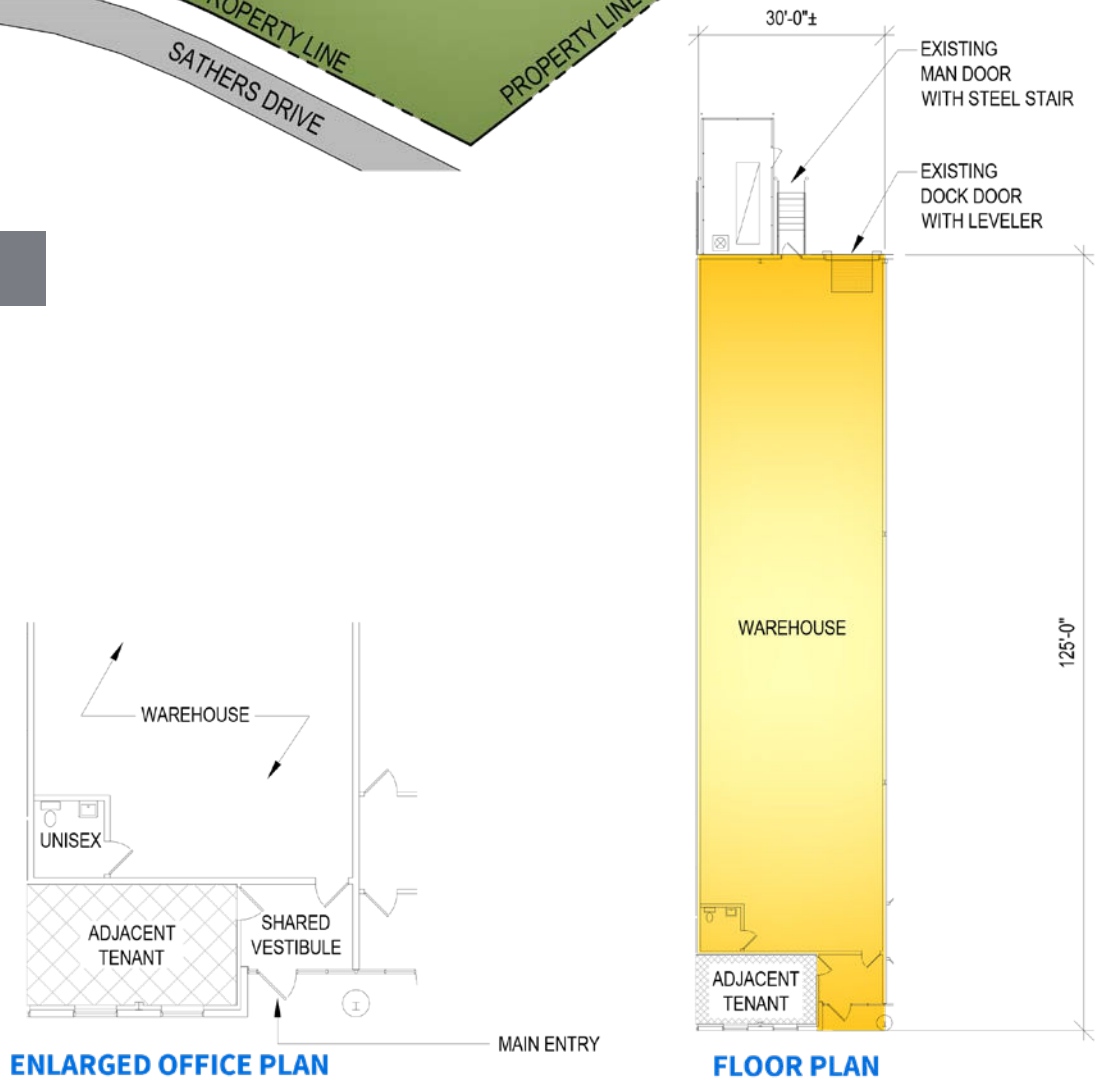
PLANS

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

1196 SATHERS DRIVE, PITTSBURGH, PA 15260

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 3,449 SF available within an existing 70,000 SF building.
- ▶ **ACREAGE:** 11.4 acres
- ▶ **BUILDING DIMENSIONS:** 560'-0" x 125'-0"

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick reinforced concrete floor slab.
- ▶ **ROOF:** Precision roll formed *Butler MR-24* panels.
- ▶ **EXTERIOR:** A combination of architectural masonry, aluminum frame entrance system, and insulated metal wall panels.
- ▶ The available space includes an existing unisex restroom.
- ▶ **COLUMN SPACING:** Bay spacing is 40'-0" x 40'-0" typical with 40'-0" x 45'-0" at loading bay.
- ▶ **CEILING CLEAR HEIGHT:** Average structural clear height of approximately 29'-9".
- ▶ **LOADING DOORS:** Existing warehouse has (1) 8'-6" x 9'-6" vertical-lift dock door with 30,000 lb capacity leveler with bumpers.

PARKING

- ▶ On-site parking for five (5) parking spaces.

UTILITIES

- ▶ **WAREHOUSE HVAC:** Gas-fired unit heater.
- ▶ **ELECTRICAL SERVICE:** 225 Amp, 120/208 Volt, 3- phase service.
- ▶ **WAREHOUSE LIGHTING:** 400 Watt metal halide fixtures with light levels designed to 18-22 foot candles average.
- ▶ **FIRE PROTECTION:** Light Hazard, Class II
- ▶ Separately metered public water, sewer, gas, and electric.

SITE FEATURES

- ▶ Marquee sign with masonry base at site entrance.
- ▶ Professionally prepared landscape design and maintenance.



LABOR DRAW

Approximately 464,000 people live within 20 miles of the park and more than 705,000 people live within 30 miles.

This 3,449 square foot flex space is located in the heart of one of the most densely populated areas in Northeastern Pennsylvania.



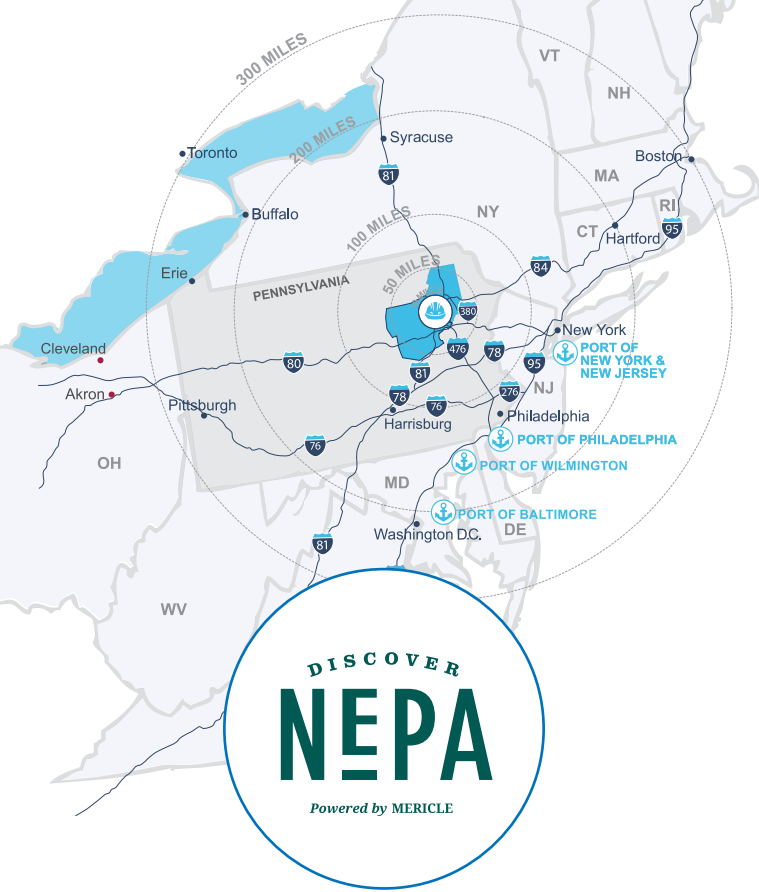
EASY ACCESS

Grimes Industrial Park has great highway access and is located less than five minutes from I-81 and I-476.

FOR LEASE

1196 SATHERS DRIVE, PITTSTON, PA 18640

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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



TRAVEL DISTANCES

CITY	MI AWAY
Downtown Pittston, PA	6
Downtown Scranton, PA	10
Downtown Wilkes-Barre, 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.

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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.

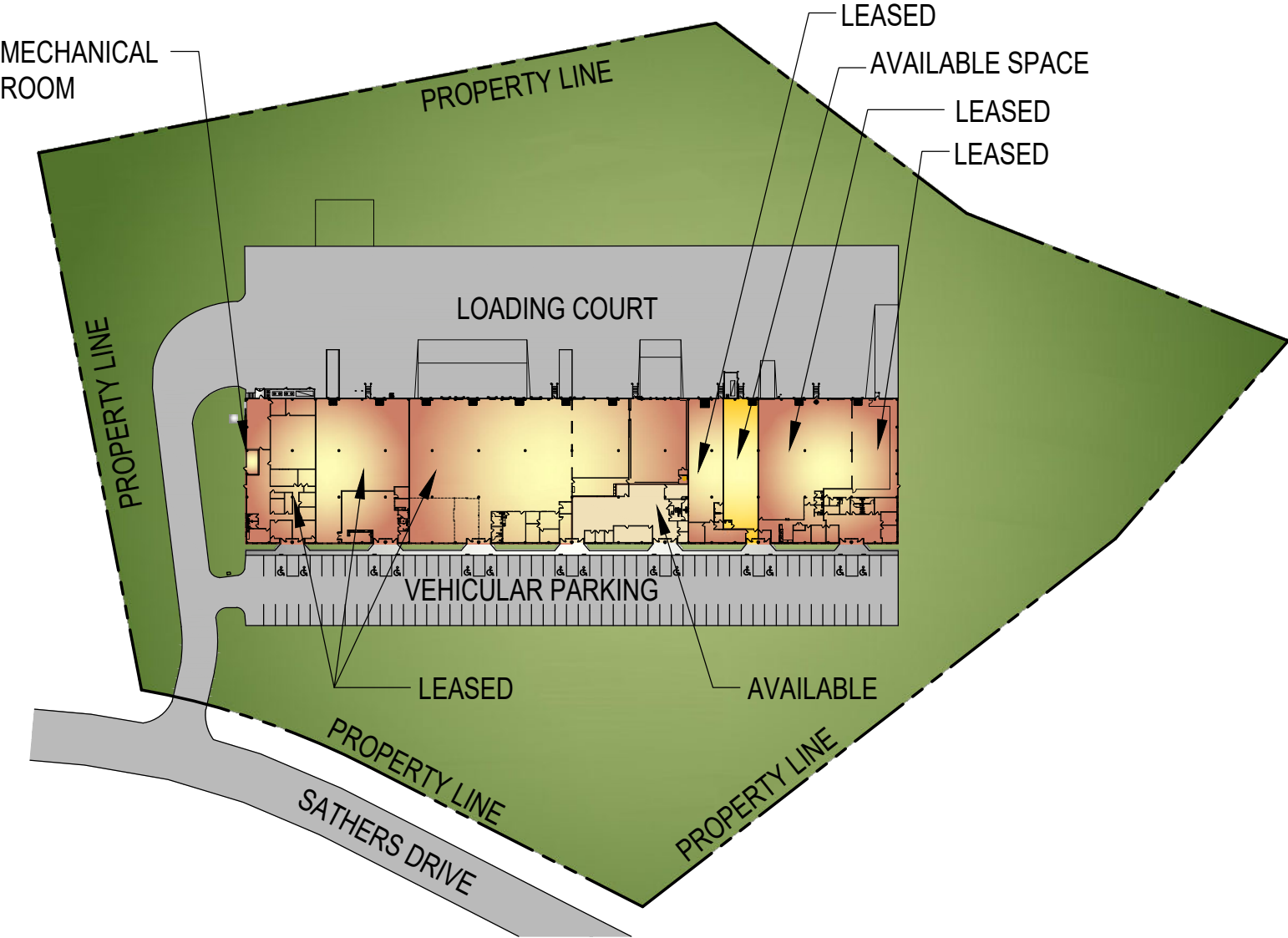
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CONCEPTUAL SITE PLAN

AVAILABLE 3,449 S.F. SPACE
WITHIN AN EXISTING 70,000 S.F. BUILDING

PARCEL #6
1196 SATHERS DRIVE
GRIMES INDUSTRIAL PARK
PITTSTON TOWNSHIP
PITTSTON, PA 18640



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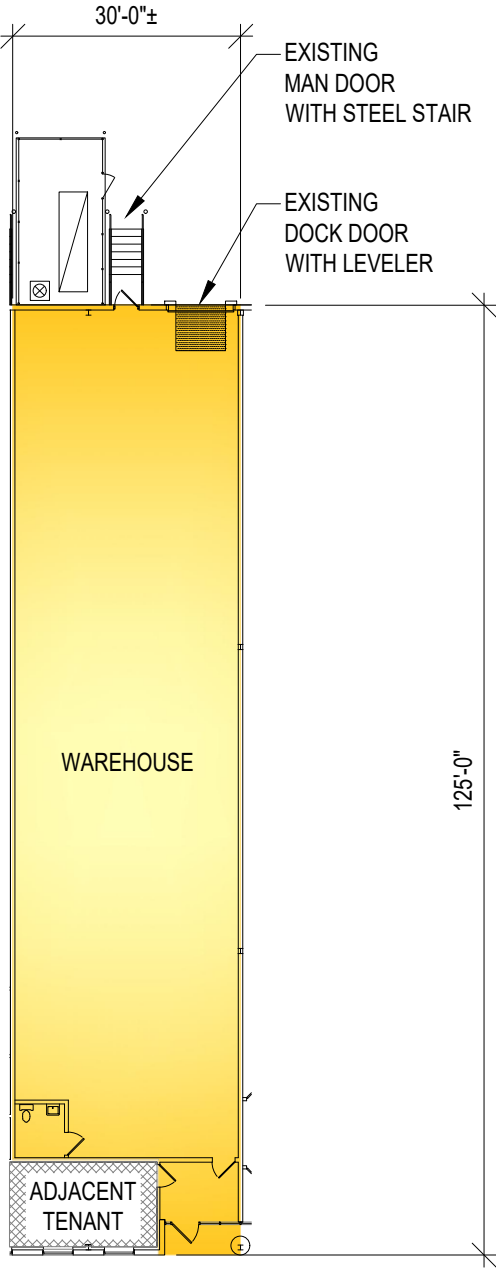
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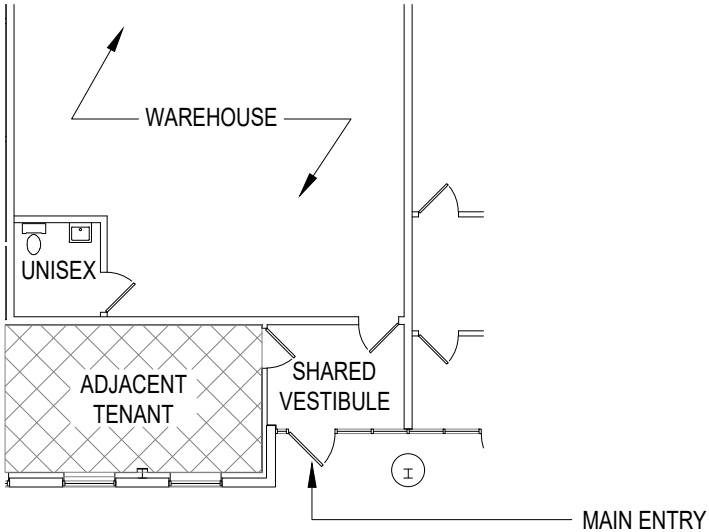
CONCEPTUAL FLOOR PLAN

AVAILABLE 3,449 S.F. SPACE
WITHIN AN EXISTING 70,000 S.F. BUILDING

PARCEL #6
1196 SATHERS DRIVE
GRIMES INDUSTRIAL PARK
PITTSSTON TOWNSHIP
PITTSSTON, PA 18640



FLOOR PLAN



ENLARGED OFFICE PLAN

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SITE IMPROVEMENTS

- Site contains approximately 11.4 acres
- On-site parking for five (5) parking spaces.
- Marquee sign with masonry base at site entrance.
- Professionally prepared landscape design and maintenance.

BUILDING IMPROVEMENTS

- Building dimensions are 560'-0" x 125'-0".
- Building contains 70,000 square feet.
- Available space is approximately 3,449 square feet.
- The available space includes an existing unisex restroom.
- Bay spacing is 40'-0" x 40'-0" typical with 40'-0" x 45'-0" at loading bay.
- Average structural clear height of approximately 29'-9"
- Floor is 6" thick reinforced concrete floor slab.
- Building roof is precision roll formed Butler MR-24 panels.
- Exterior wall system is constructed with a combination of architectural masonry, aluminum frame entrance system, and insulated metal wall panels.
- Existing warehouse has one (1) 8'-6" x 9'-6" vertical-lift dock door with 30,000 lb capacity leveler with bumpers.

UTILITIES AND BUILDING SYSTEMS

- Available electrical service is a 225 AMP, 120/208 volt, 3- phase service.
- Warehouse lighting is 400 watt metal halide fixtures with light levels designed to 18 - 22 foot candles average.
- The Warehouse Area heating system is a gas-fired unit heater.
- Provisions for domestic water and natural gas are provided.
- All utilities shall be separately metered.
- Fire Protection System is an Light Hazard, Class II.

**AVAILABLE 3,449 S.F. SPACE
WITHIN AN EXISTING 70,000 S.F. BUILDING**

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