



**FOR
LEASE**

50,000 SF

**161-191 ENTERPRISE WAY (PARCEL 5A)
CENTERPOINT COMMERCE & TRADE PARK WEST
PITTSBURGH, PA**

.....

INDUSTRIAL

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



DECEMBER 2024 CONSTRUCTION PROGRESS



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

mericle.com



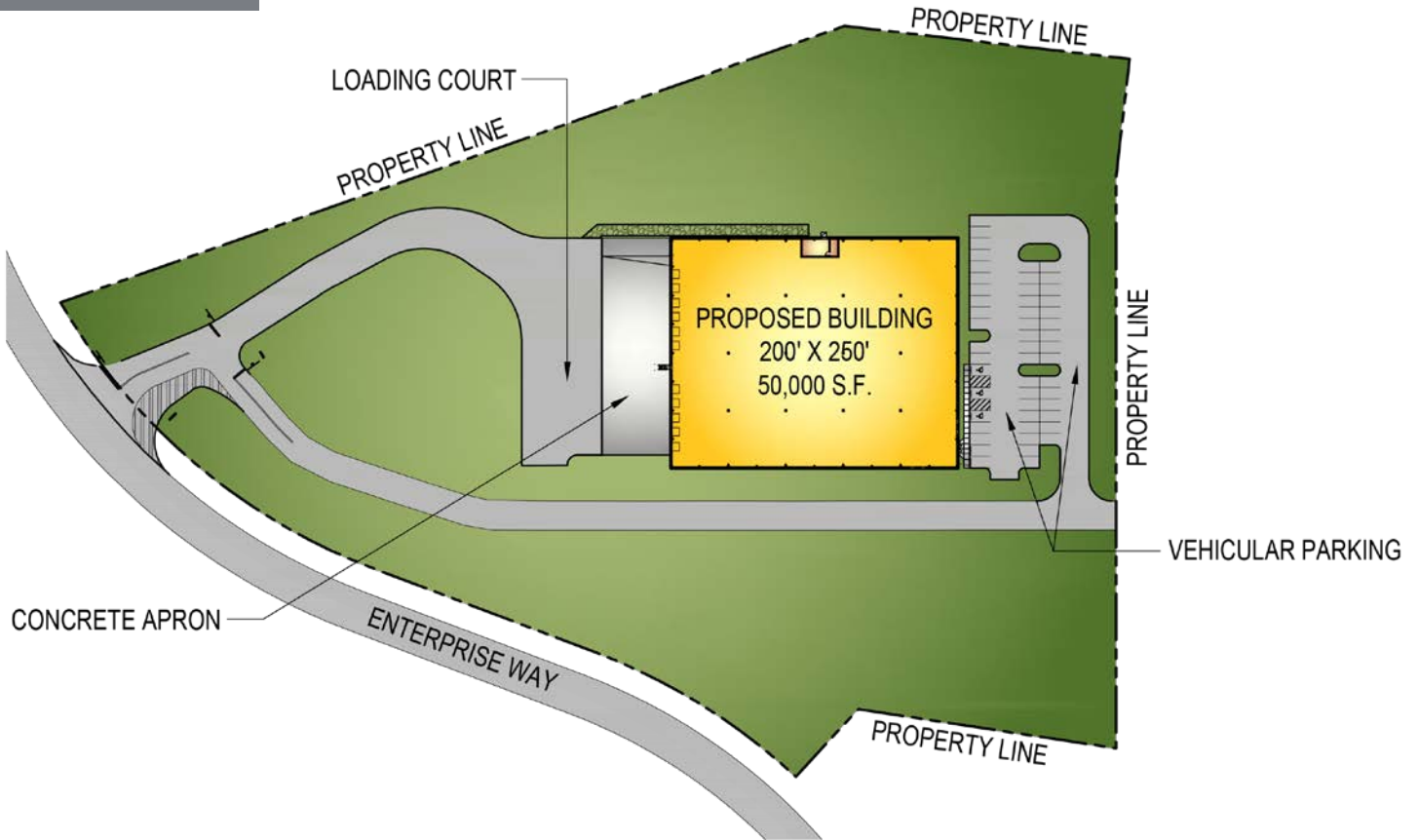
570.823.1100



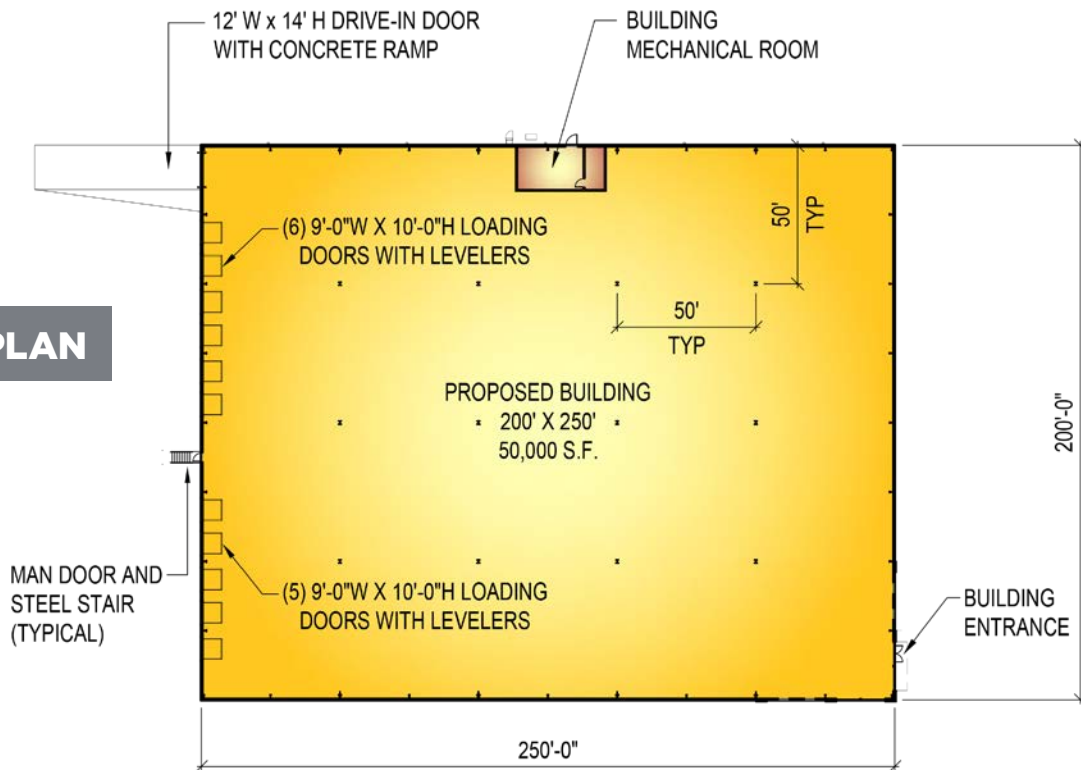
PLANS

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

161-191 ENTERPRISE WAY, PITTSBURGH, PA

mericle.com | mericlereadytogo.com

SPECS

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.

SIZE

- ▶ **AVAILABLE SPACE:** 50,000 SF
- ▶ **ACREAGE:** 9.00 acres
- ▶ **BUILDING DIMENSIONS:** 250'-0" (width) x 200'-0" (length)

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.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 33'-6".
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ 50'-0" x 50'-0" bay spacing
- ▶ The building shall be provided with 3'-0" high x 6'-0" wide clerestory windows.

UTILITIES

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** Eleven (11) 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

- ▶ **HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **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.
- ▶ **UTILITIES:** All utilities shall be separately metered.

PARKING

- ▶ On-site parking for approximately (53) vehicles.
- ▶ On-site trailer storage for approximately (1) trailer against the building.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 130' 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 and maintained landscaping.
- ▶ Foreign Trade Zone status possible.
- ▶ Centrally located within Scranton/Wilkes-Barre labor market.



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 50,000 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.



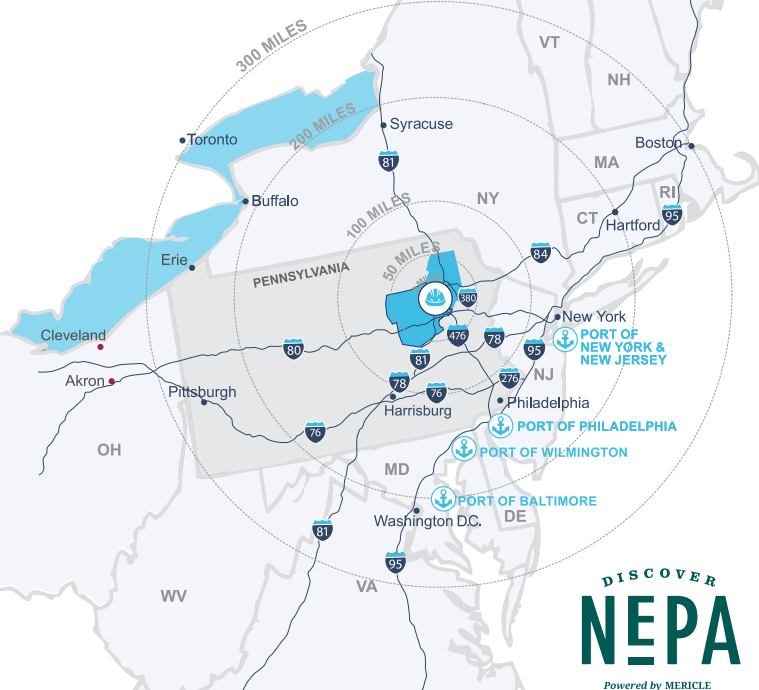
JOB TRAINING

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

161-191 ENTERPRISE WAY, PITSTON TOWNSHIP, PA

mericle.com | mericlereadytogo.com



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



DEEP WATER PORTS

PORT

MI AWAY

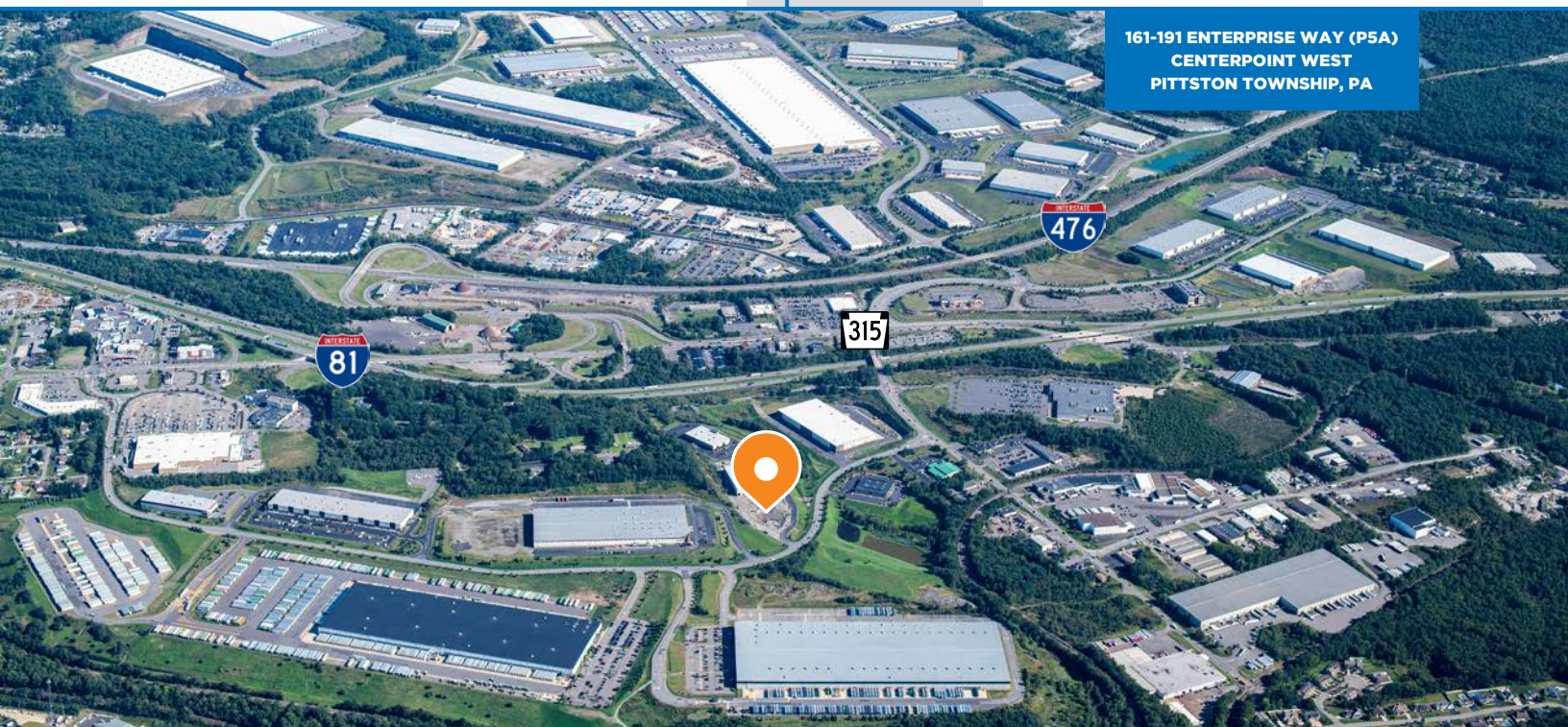
Philadelphia, PA	120
New York/New Jersey	121
Wilmington, DE	132
Baltimore, MD	191



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



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.

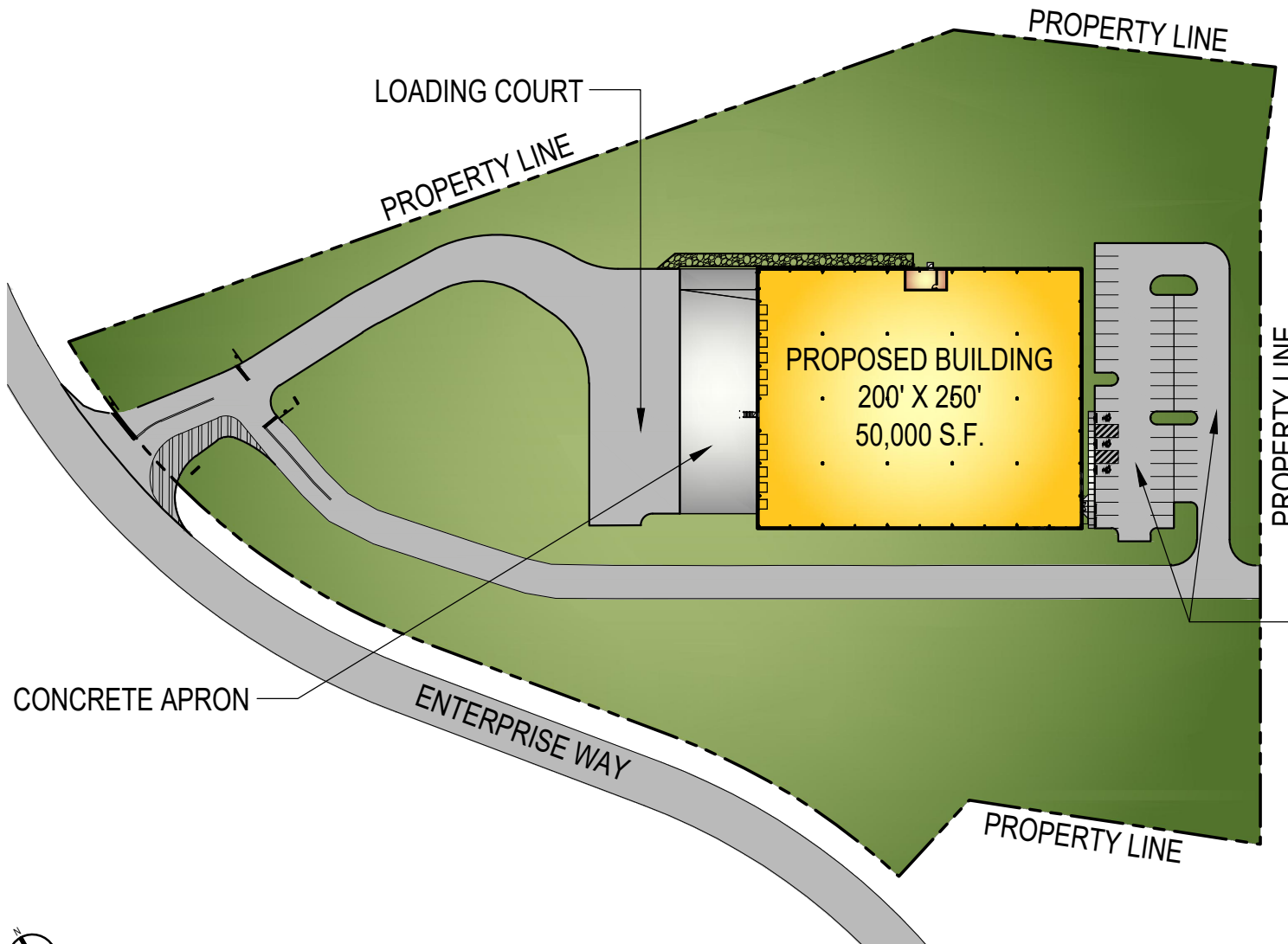
mericle.com  **570.823.1100**



CONCEPTUAL SITE PLAN

PROPOSED 50,000 S.F. BUILDING

PARCEL #5A
161-191 ENTERPRISE WAY
CENTERPOINT COMMERCE
AND TRADE PARK - WEST
PITTSBURGH TOWNSHIP
PITTSBURGH, PA 15240



VEHICULAR PARKING

VEHICULAR PARKING	51
DOCK DOORS	11
DRIVE-IN DOOR	1
ACREAGE	9.00

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

Q:\Shared\Properties\CPW\175 Enterprise (5A) (J2614)\Base Bldg. (J2614)\2614\mdc\DWG-SPEC\mktg\MKT2614-175 ENTERPRISE WAY (062524).dwg MP

570.823.1100



mericle.com



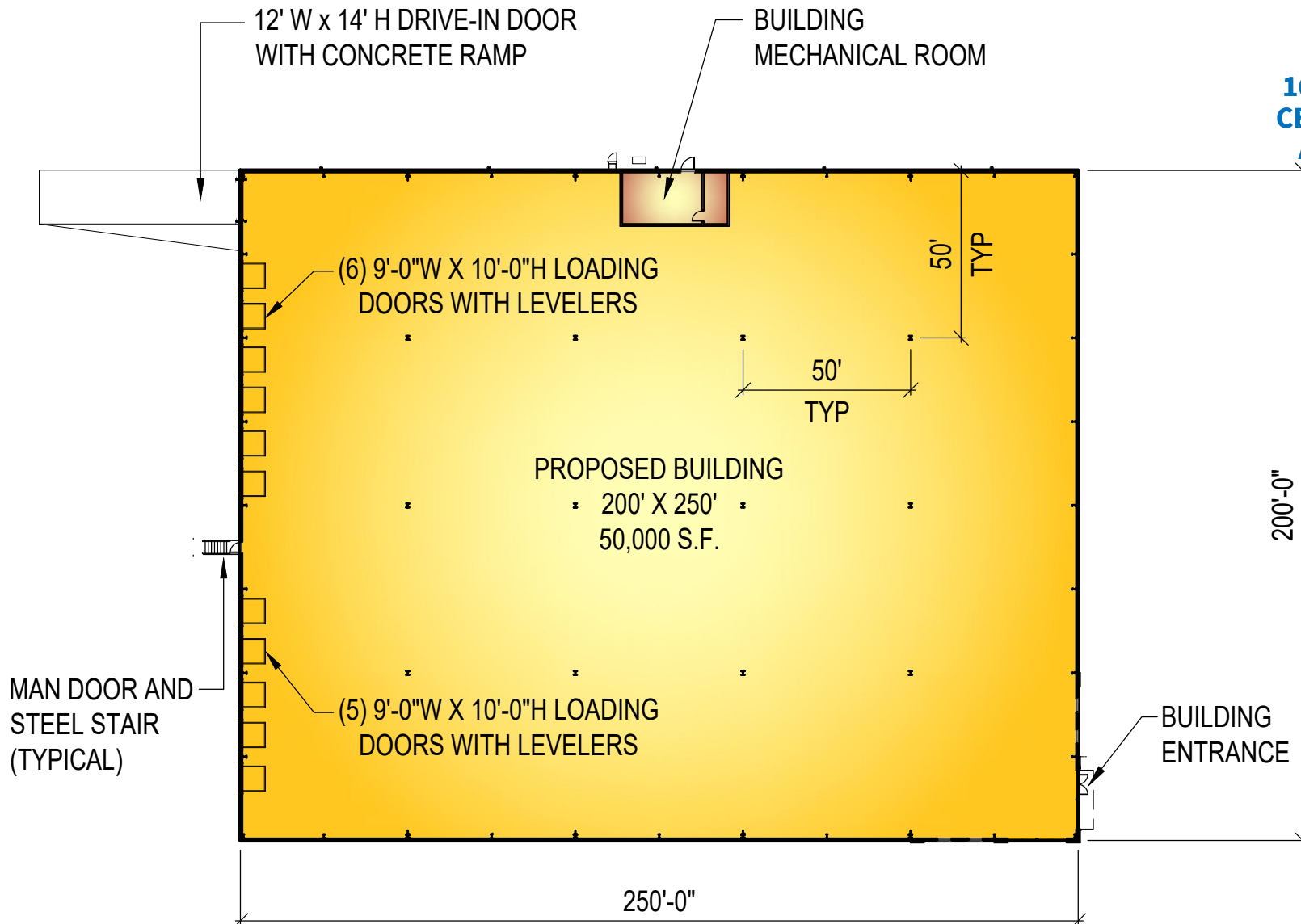
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL BUILDING PLAN

PROPOSED 50,000 S.F. BUILDING

PARCEL #5A
161-191 ENTERPRISE WAY
CENTERPOINT COMMERCE
AND TRADE PARK - WEST
PITTSBURGH TOWNSHIP
PITTSBURGH, PA 15240



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

Q:\Shared\Properties\CPW\175 Enterprise (5A) (J2614)\Base Bldg. (J2614)\2614\mdc\DWG-SPEC\mktg\MKT2614-175 ENTERPRISE WAY (062524).dwg MP

570.823.1100



mericle.com



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

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

PROPOSED 50,000 S.F. BUILDING

SITE IMPROVEMENTS

- Site contains approximately 9.00 acres
- On-site parking for approximately fifty-one (51) vehicles
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 130' 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

PARCEL #5A
161-191 ENTERPRISE WAY
CENTERPOINT COMMERCE
AND TRADE PARK - WEST
PITTSTON TOWNSHIP
PITTSTON, PA 18640

BUILDING IMPROVEMENTS

- Building shall be 50,000 square feet
- Building dimensions shall be 250'-0" (width) x 200'-0" (length)
- 50'-0" x 50'-0" bay spacing
- 6" thick concrete floor slab, reinforced with welded steel mats. Floor shall be treated with *SpecChem* siliconate 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 33'-6"
- *Butler Manufacturing*, MR-24 standing seam
- The building shall be provided with 3'-0" high x 6'-0" wide clerestory windows
- The building shall be provided with eleven (11) 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
- The building shall be provided with one (1) 12'-0" x 14'-0" vertical lift drive-in door with vision kit by *Haas Door* or equal and reinforced concrete ramp

UTILITIES AND BUILDING SYSTEMS

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

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

Q:\Shared\Properties\CPW\175 Enterprise (5A) (J2614)\Base Bldg. (J2614)\2614\mdc\DWG-SPEC\mktg\MKT2614-175 ENTERPRISE WAY (062524).dwg MP

