



**FOR
LEASE**

86,916 SF

**315 ENTERPRISE WAY, PARCEL 6
CENTERPOINT COMMERCE AND TRADE PARK - WEST
PITTSTON TOWNSHIP, PITTSTON, PA 18640**

.....

INDUSTRIAL



INDUSTRIAL BUILDING NEAR I-81 AND I-476

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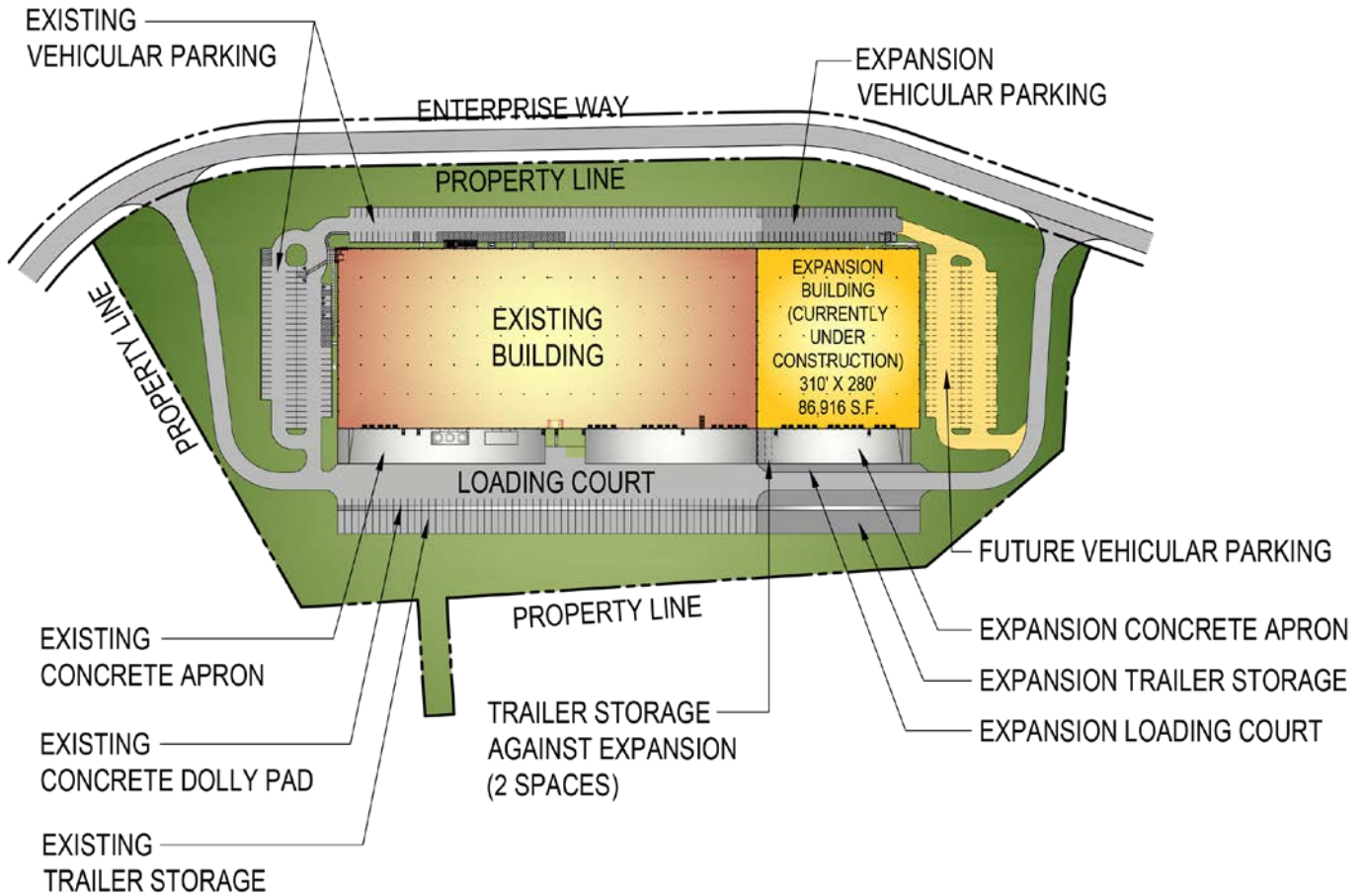
570.823.1100



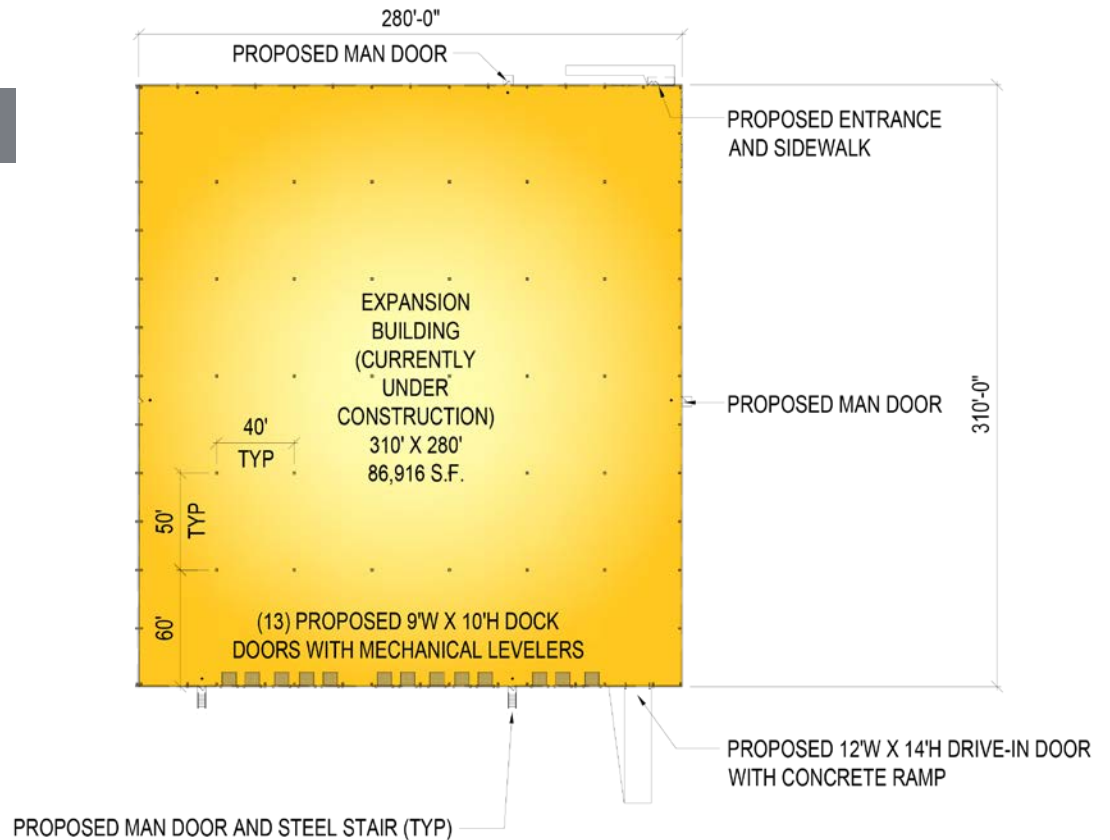
PLANS

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



FLOOR PLAN



FOR LEASE

315 ENTERPRISE WAY, PITTSBURGH, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** Proposed 86,916 SF space within an existing/proposed 310,187 SF building.
- ▶ **ACREAGE:** 24.30 acres
- ▶ Expansion shall be 86,916 SF
- ▶ **EXPANSION BUILDING DIMENSIONS:** 280'-0" (length) x 310'-0" (width)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" 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*, MR24 standing seam roof system with insulation.
- ▶ **EXTERIOR WALLS:** Exterior wall system shall consist of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 33'-4".
- ▶ **COLUMN SPACING:** 40'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ Expansion shall be provided with 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** Thirteen (13) 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.

- ▶ Future/potential dock doors are available.
- ▶ Expansion shall be provided with one (1) 12'-0" W x 14'-0" H vertical lift drive-in door by *Haas Door* or equal with reinforced concrete ramp.

UTILITIES

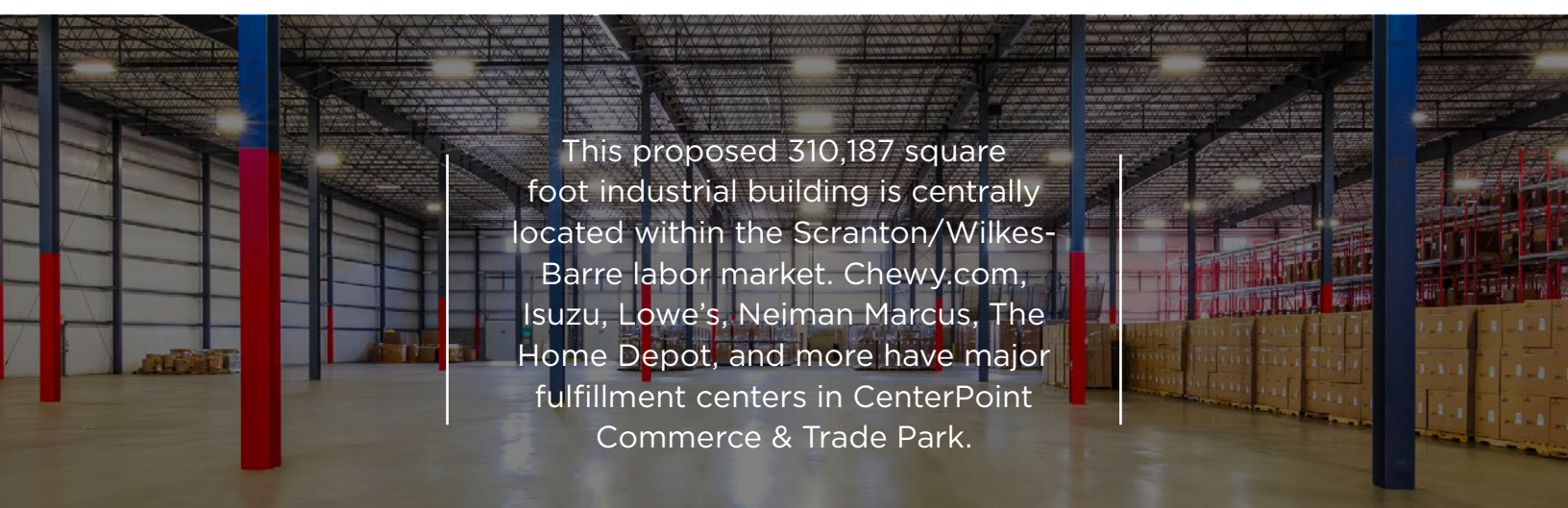
- ▶ **WAREHOUSE HEATING:** Expansion warehouse heating system shall consist of energy-efficient, roof mounted, *Cambridge* direct-fire units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps.
- ▶ **FIRE PROTECTION:** Early suppression 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. (47) vehicles with future parking for up to (111) vehicles.
- ▶ On-site trailer storage for approx. (23) trailers with 8' wide concrete dolly pads.
- ▶ 8" thick x 60' deep, reinforced concrete apron at loading dock with an approx. 180' total loading court depth.
- ▶ Asphalt paving, including heavy duty pave at truck drive and light duty pave in vehicle parking areas

SITE FEATURES

- ▶ Professionally prepared & maintained landscaping.

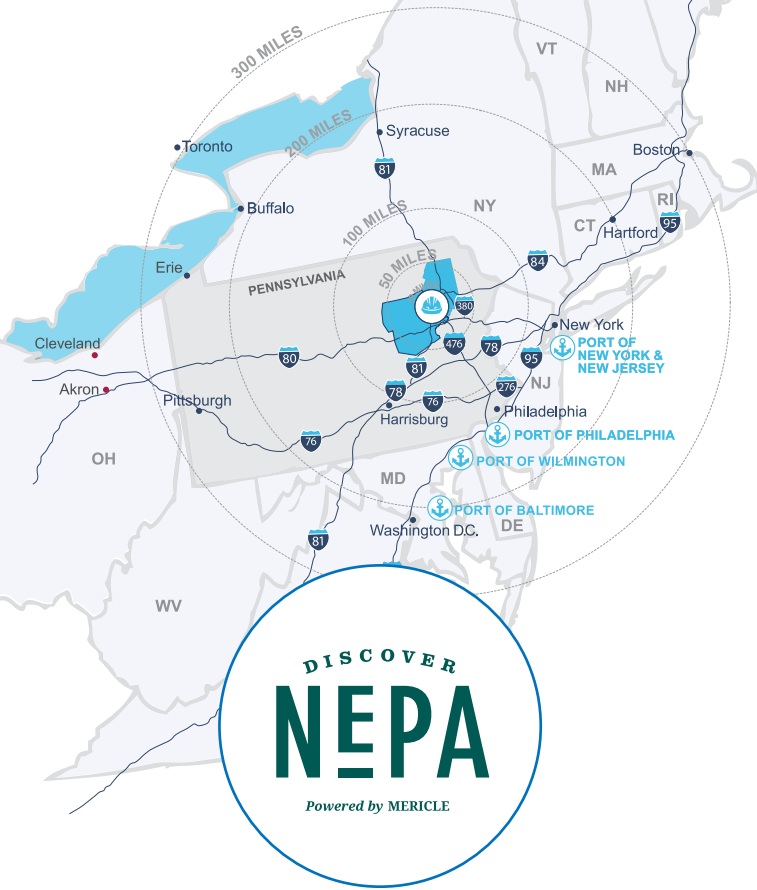


This proposed 310,187 square foot industrial building is centrally located within the Scranton/Wilkes-Barre labor market. Chewy.com, Isuzu, Lowe's, Neiman Marcus, The Home Depot, and more have major fulfillment centers in CenterPoint Commerce & Trade Park.

FOR LEASE

315 ENTERPRISE WAY, PITTSTON TOWNSHIP, PA

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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



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



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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.

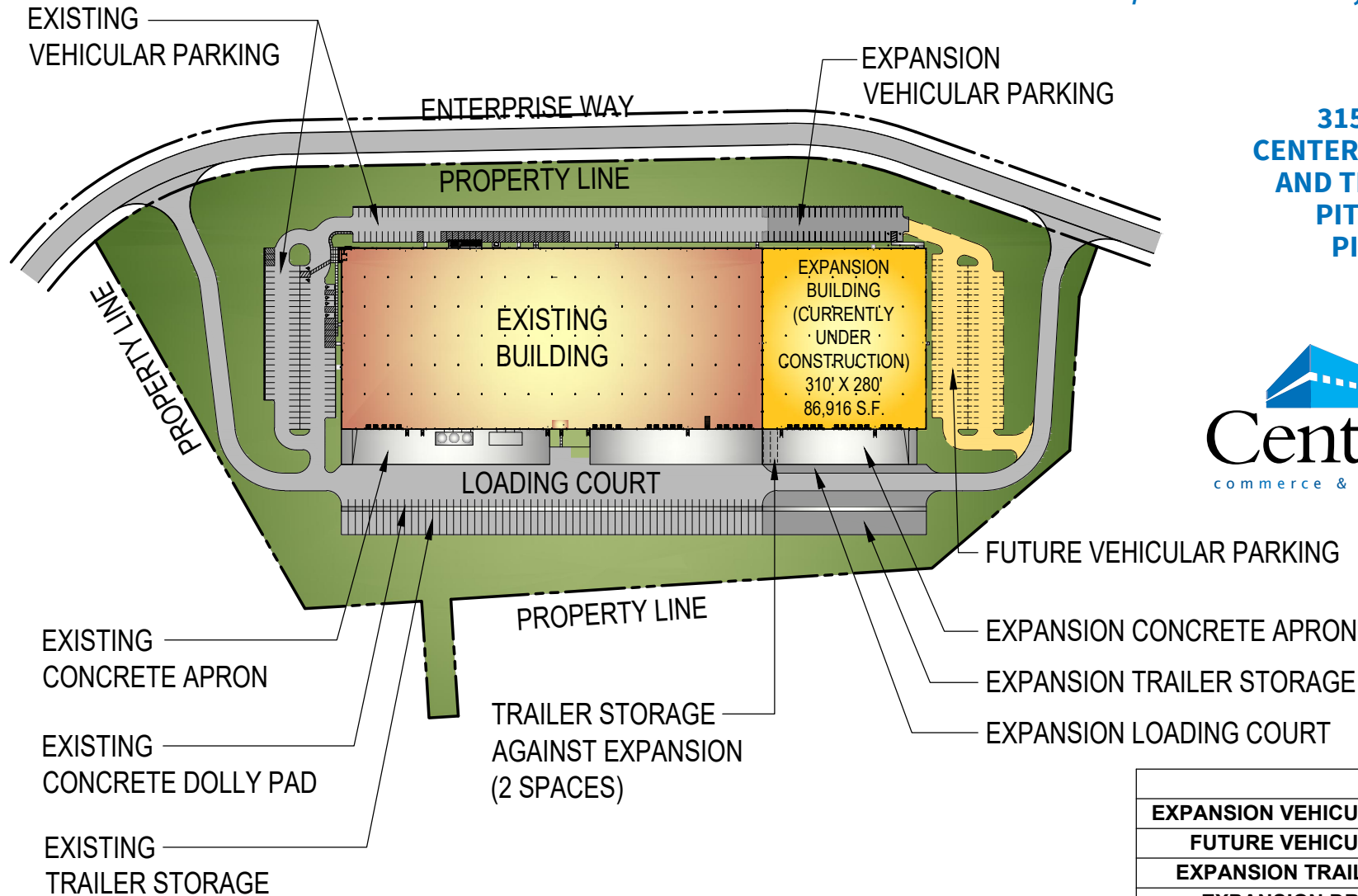
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CONCEPTUAL SITE PLAN

**PROPOSED 86,916 S.F. SPACE
WITHIN AN EXISTING / PROPOSED 310,187 S.F. BUILDING**

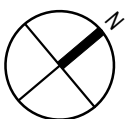
**PARCEL #6
315 ENTERPRISE WAY
CENTERPOINT COMMERCE
AND TRADE PARK - WEST
PITTSBURGH TOWNSHIP
PITTSBURGH, PA 15240**



ACREAGE	24.30
EXPANSION VEHICULAR PARKING	47
FUTURE VEHICULAR PARKING	111
EXPANSION TRAILER STORAGE	23
EXPANSION DRIVE-IN DOORS	1
EXPANSION DOCK DOORS	13

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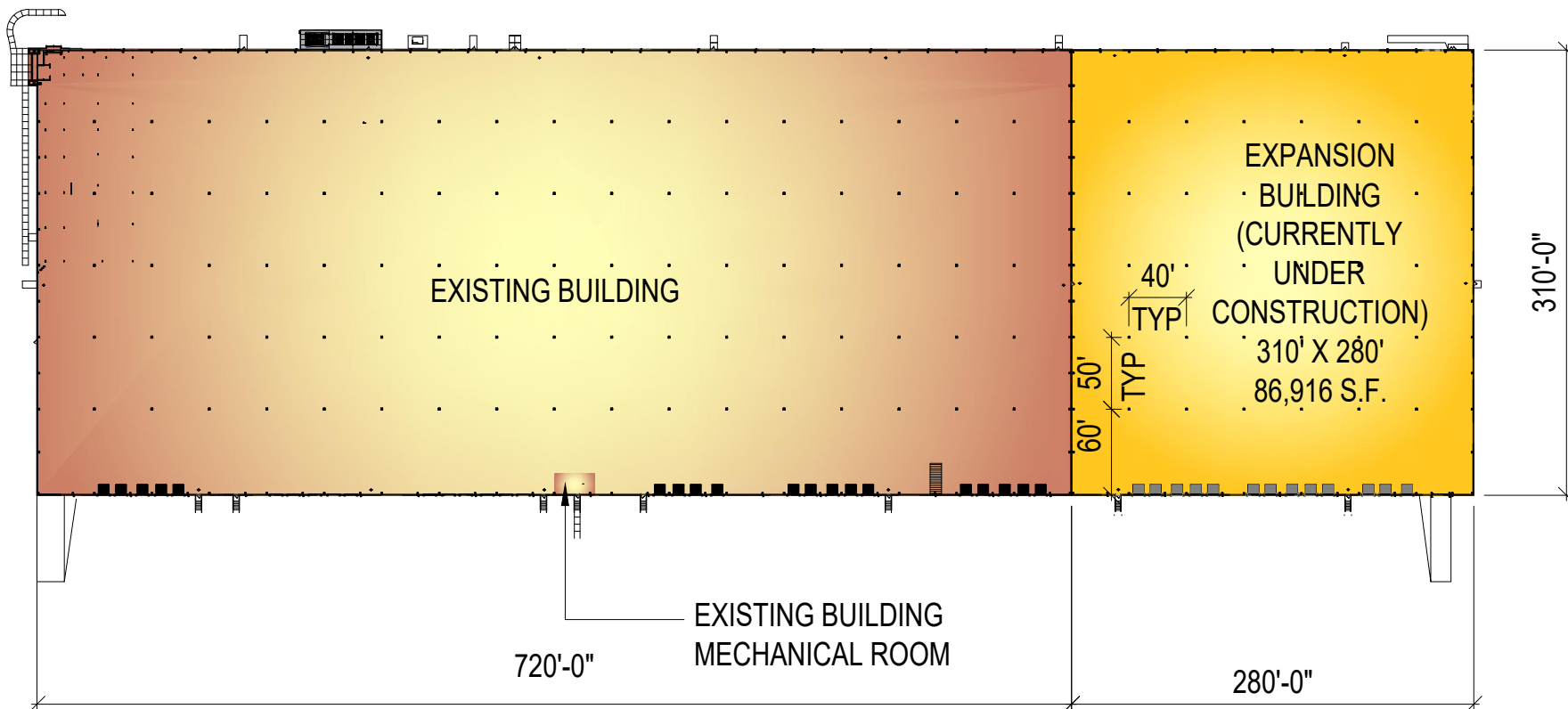
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL BUILDING PLAN

PROPOSED 86,916 S.F. SPACE
WITHIN AN EXISTING / PROPOSED 310,187 S.F. BUILDING

PARCEL #6
315 ENTERPRISE WAY
CENTERPOINT COMMERCE
AND TRADE PARK - WEST
PITTSBURGH TOWNSHIP
PITTSBURGH, PA 15114



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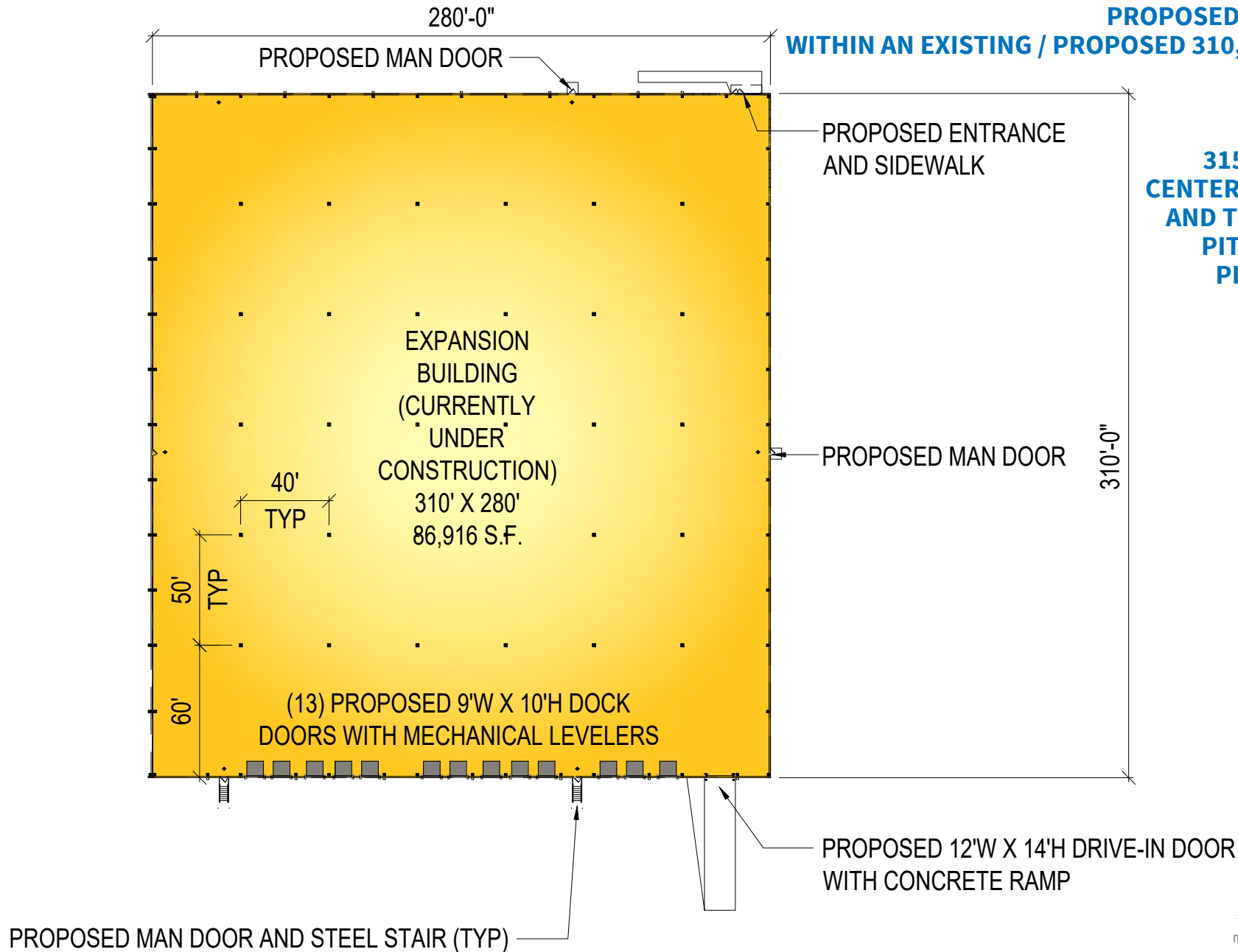
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
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CONCEPTUAL FLOOR PLAN

**PROPOSED 86,916 S.F. SPACE
WITHIN AN EXISTING / PROPOSED 310,187 S.F. BUILDING**

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CENTERPOINT COMMERCE
AND TRADE PARK - WEST
PITTSBURGH TOWNSHIP
PITTSBURGH, PA 15114**



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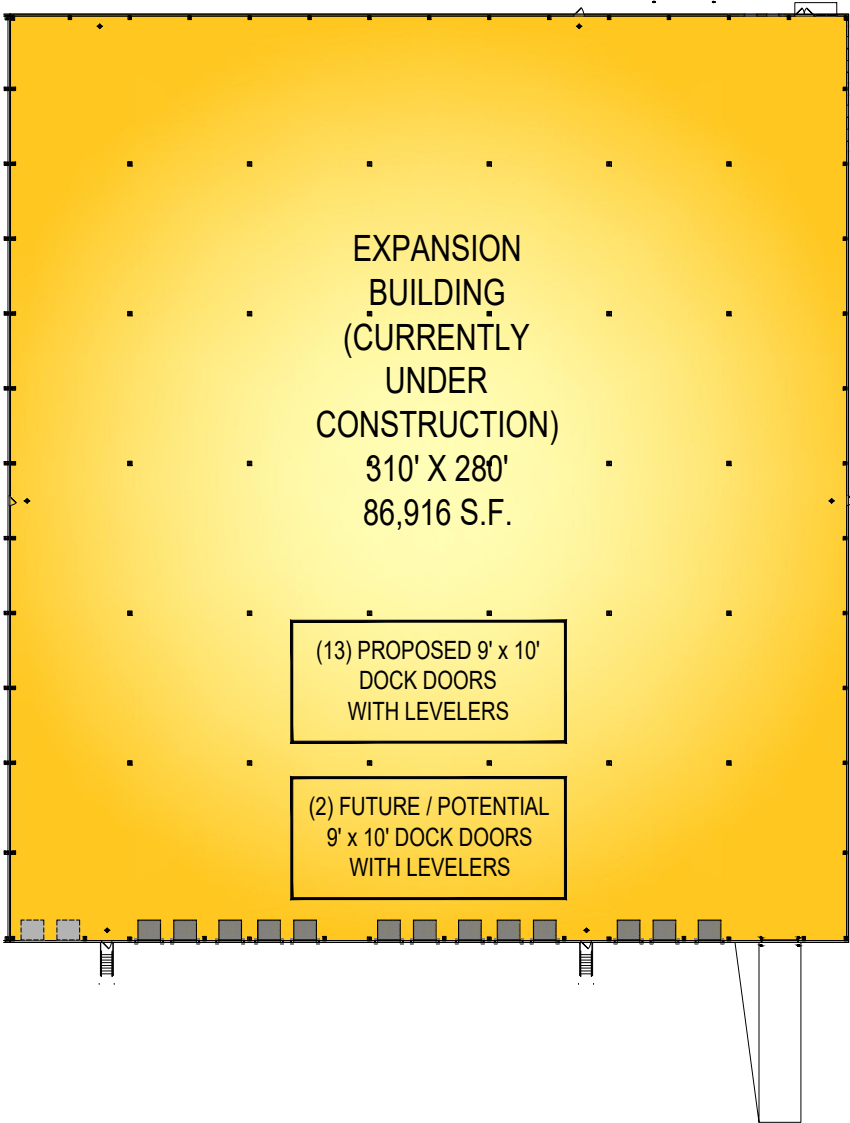


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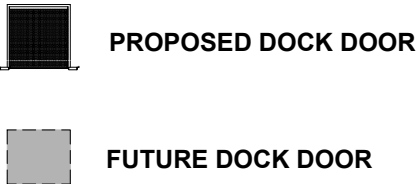
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PROPOSED 86,916 S.F. SPACE
WITHIN AN EXISTING / PROPOSED 310,187 S.F. BUILDING

PARCEL #6
315 ENTERPRISE WAY
CENTERPOINT COMMERCE
AND TRADE PARK - WEST
PITTSTON TOWNSHIP
PITTSTON, PA 18640



PROPOSED EXPANSION BUILDING	
EXISTING DOCK DOORS	12
FUTURE DOCK DOORS	20



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SITE IMPROVEMENTS

- Site contains approximately 24.30 acres
- On-site parking for approximately forty-seven (47) vehicles with future parking for up to one hundred eleven (111) vehicles
- On-site trailer storage for approximately twenty-three (23) trailers with 8' wide concrete dolly pads
- 8" thick x 60' deep, reinforced concrete apron at loading dock with an approximate 180' total loading court depth
- Asphalt paving, including heavy duty pave at truck drive and light duty pave in vehicle parking areas
- Professionally prepared and maintained landscaping
- Marquee sign at site entrance

**PROPOSED 86,916 S.F. SPACE
WITHIN AN EXISTING / PROPOSED 310,187 S.F. BUILDING**

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315 ENTERPRISE WAY
CENTERPOINT COMMERCE
AND TRADE PARK - WEST
PITTSTON TOWNSHIP
PITTSTON, PA 18640**

BUILDING IMPROVEMENTS

- Expansion shall be 86,916 square feet
- Expansion building dimensions shall be 280'-0" (length) x 310'-0" (width).
- 40'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay
- 6" concrete floor slab, reinforced with welded steel mats. Floor shall be treated with *SpecChem* silicate sealer / densifier and *E-Cure* curing compound
- Average structural clear height of approximately 33'-4"
- *Butler Manufacturing*, MR24 standing seam roof system with insulation
- Exterior wall system shall consist of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- Expansion shall be provided with 3'-0" high x 6'-0" wide clerestory windows
- Expansion shall be provided with thirteen (13) 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. Future / potential dock doors are available, see Conceptual Future Docks Plan for location and quantity
- Expansion shall be provided with one (1) 12'-0" W x 14'-0" H vertical lift drive-in door by *Haas Door* or equal with reinforced concrete ramp

UTILITIES AND BUILDING SYSTEMS

- Expansion warehouse heating system shall consist of energy efficient, roof mounted, *Cambridge* direct-fire units
- Expansion electrical power available up to multiples of 4,000 amps
- Expansion 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

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**PHOTO
COLLAGE**



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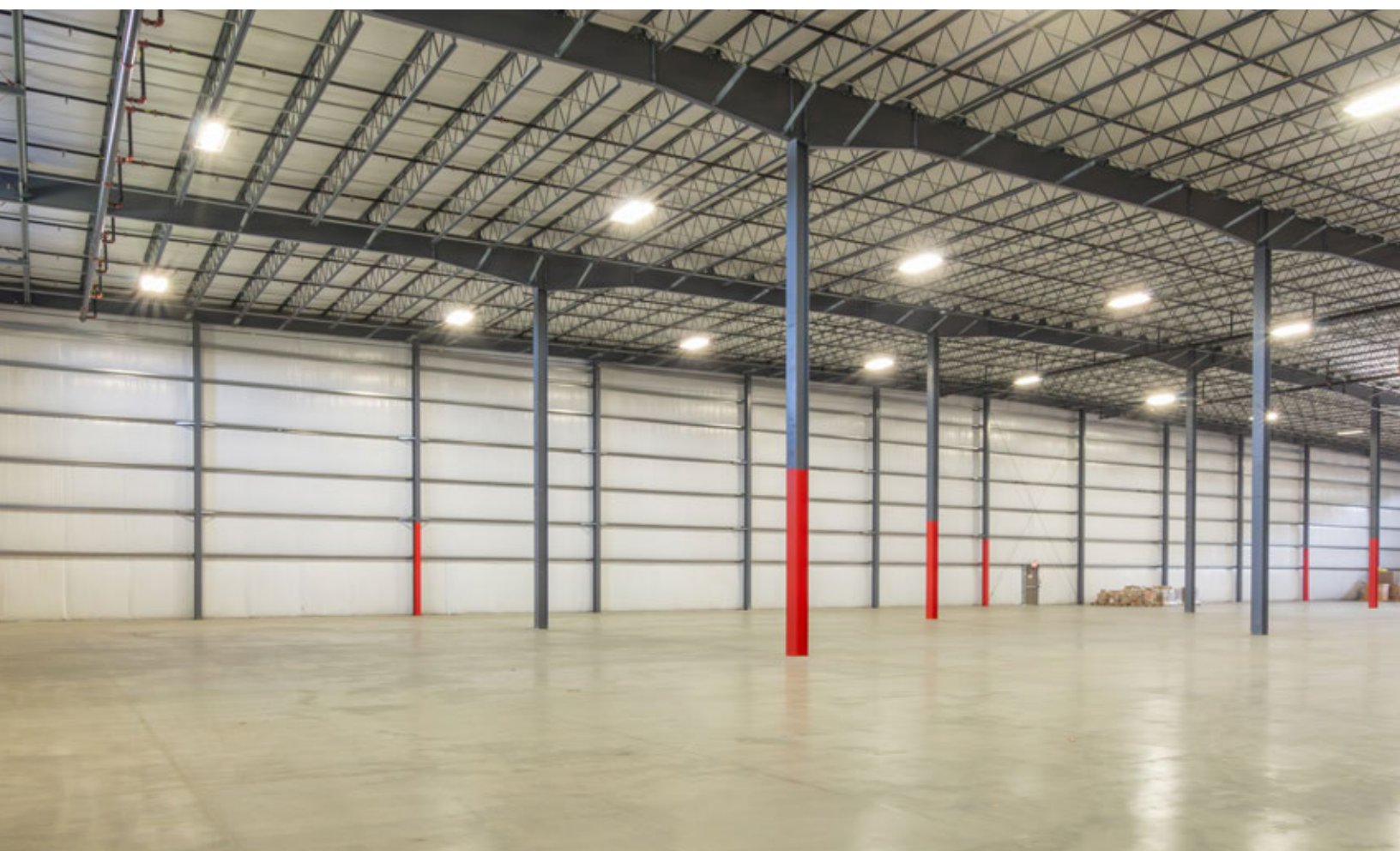
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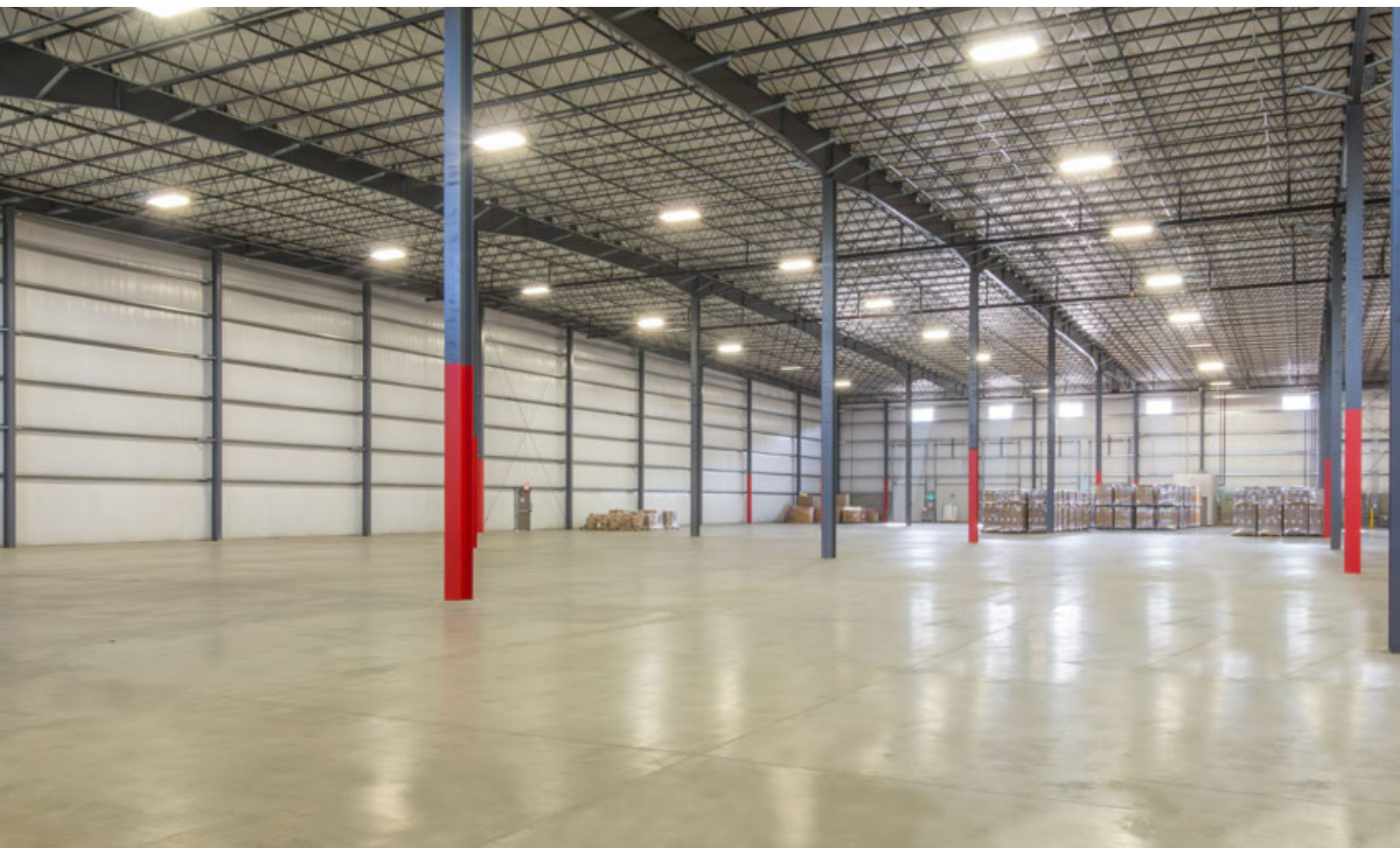
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