



**FOR  
LEASE**

# 403,000 SF

**575-595 RESEARCH DRIVE (PARCEL 46)  
CENTERPOINT COMMERCE AND TRADE PARK EAST  
PITTSTON TOWNSHIP (PITTSTON), PA 18640**

.....

**INDUSTRIAL**



**FULLY-EQUIPPED EXPANDABLE BEVERAGE  
MANUFACTURING FACILITY!**



**CENTERPOINT EAST TAX-ABATED BUILDING NEAR I-81 & I-476**

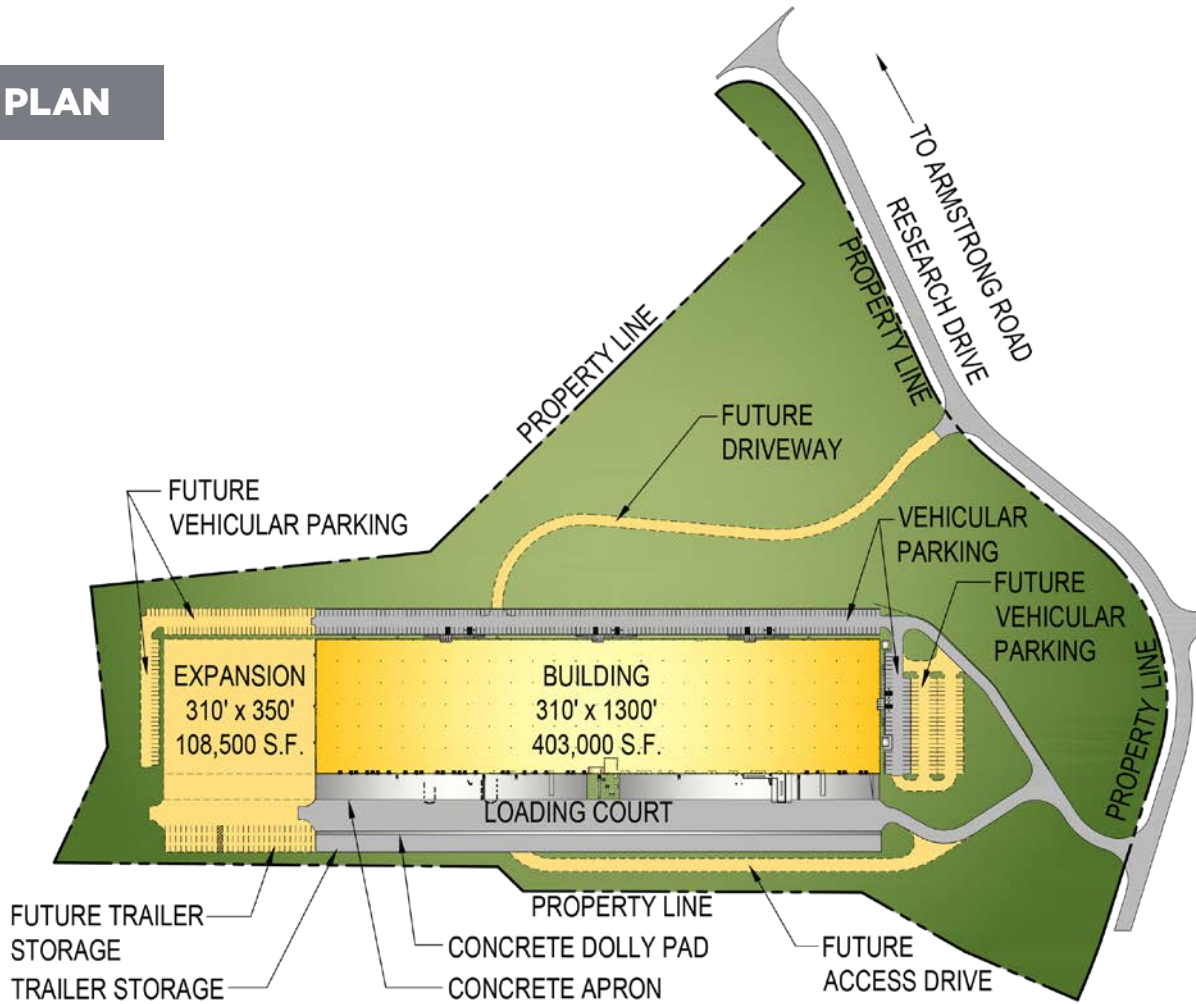
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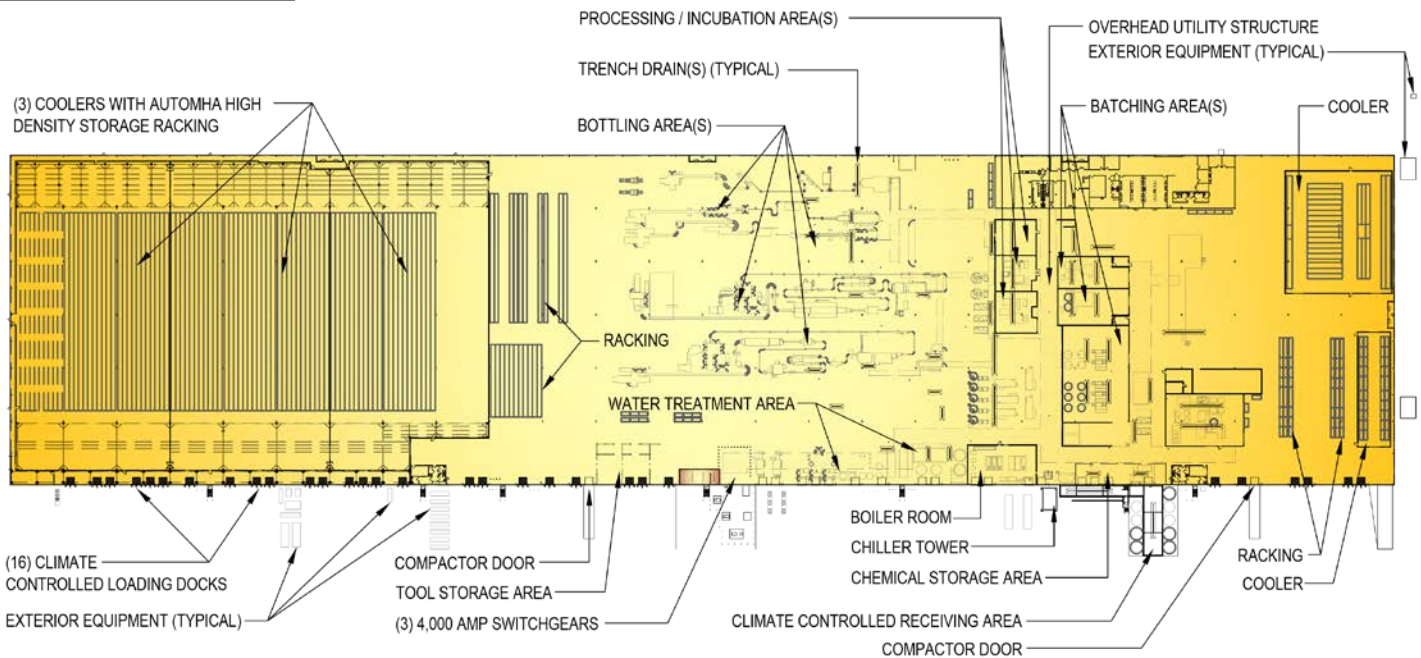
# PLANS

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## SITE PLAN



## BUILDING PLAN



FOR LEASE

575-595 RESEARCH DRIVE, PITTSBURGH TOWNSHIP, PA

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## SIZE

- ▶ **AVAILABLE SPACE:** 403,000 SF, expandable to 511,500 SF
- ▶ **ACREAGE:** 58.45 acres
- ▶ **BUILDING DIMENSIONS:** 1,300'-0" (length) x 310'-0" (depth)
- ▶ **EXPANSION DIMENSIONS:** 350'-0" (length) x 310'-0" (depth)
- ▶ 11,175 SF office space, 600 SF shipping office, and 600 SF receiving office.

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 7" concrete floor slab reinforced with welded steel mats. Floor has been 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 38'-7".
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.

## LOADING

- ▶ **DOCK EQUIPMENT:** Thirty (30) 9'-0" x 10'-0" vertical lift dock doors by *Haas Door* or equal with 40,000 LB capacity *Rite-Hite*, mechanical levelers/bumpers, seals, LED dock lights, dock locks.
- ▶ Thirteen (13) 9'-0" x 10'-0" vertical lift dock doors by *Haas Door* or equal with the existing leveler pit infilled with concrete.
- ▶ Nine (9) locations where an existing 9'-0" x 10'-0" door with dock pit were removed and infilled with louvers, piping, cmu, or other equipment.
- ▶ One (1) 14'-0" x 14'-0" vertical lift, drive-in door by *Haas Door* and reinforced concrete ramp, and one (1) 12'-0" x 14'-0" vertical lift, drive-in door by *Haas Door* at grade.

## UTILITIES

- ▶ **HVAC:** Energy-efficient, *Cambridge* direct-fire units.
- ▶ The main office, shipping and receiving office spaces are heated and cooled by multiple packaged gas/electric rooftop units by *Trane* or equal.
- ▶ **LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL POWER:** Three (3) 4,000 Amp, 277/480 Volt, 3-phase switchgear(s).
- ▶ **GENERATOR:** 25 KW Natural gas generator providing warehouse Emergency lighting power.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** All utilities have been separately metered.

## PARKING

- ▶ On-site parking for approximately (298) vehicles with future parking for up to (489) vehicles.
- ▶ On-site trailer storage for approximately (106) trailers with future storage for up to (134) trailers.
- ▶ 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 areas.

## SPECIAL FEATURES OF THIS FORMER PRODUCTION FACILITY FOR JUICES AND PLANT-BASED MILKS

### LOCATION

- ▶ Located less than two miles from I-81 and I-476.
- ▶ Immediately adjacent to Prime, Inc., one of most capable and robust refrigerated trucking companies in North America with a fleet of more than 6,500 trucks and more than 11,700 remotely-monitored, temperature-controlled trailers.
- ▶ Located less than ½ mile from a UPS distribution center.
- ▶ Located 2.5 miles from a major FedEx Ground distribution hub.
- ▶ Located 3 miles from Wilkes-Barre/Scranton International Airport.

### TAX INCENTIVE

- ▶ 100% real estate tax abatement on improvements through March 31, 2032 via the LERTA program.

### COLD STORAGE

- ▶ Has more than 141,000 SF of refrigerated storage at a holding temp of 34 degrees Fahrenheit, 12,100 pallet positions in automated refrigerated storage, and ambient racking for packaging. The finished goods cooler area totals 126,803 SF with a ceiling height of 35' and an allowable racking height of 32'.

### ROBUST UTILITIES

- ▶ 1 million gallons of water per day available (expandable) with advanced filtration (RO, UF).
- ▶ Natural gas capacity is 30,000 cfh.
- ▶ Sewage treatment facility can accommodate up to 325,000 gallons per day.
- ▶ Substantial electrical service with expansion capability - (3) 4,000A 480/277V SQ D switchboard assemblies, centrally located on south loading wall.
- ▶ Steam capacity - (6) MIURA LX200 07 Condensing Steam Boilers - 6.695 MMBTU/HR each.
- ▶ Ample compressed air capacity - scalable to meet operational needs.

## PRODUCTION CAPABILITIES

- ▶ (2) FOGG PET K895057 Fillers
- ▶ (1) Tetra line A3F TBA 1000E
- ▶ All lines equipped with X-ray and code daters.

## BATCHING & PROCESSING

- ▶ Clean room for batching.
- ▶ Capability to batch for up to 8 lines.
- ▶ Tea Brewing equipment (GE Westfalia Tea Brew Skid).
- ▶ High-temperature processing (Pasteurization).

## TRAILER PARKING

- ▶ Adjacent 12-acre site can be used for excess trailer parking.

## EXTERNAL CAPACITY

- ▶ Silo pad was designed to accommodate (9) 30,000 gallon silos. Pad contains 8 silos of various sizes.
- ▶ CIP skids to support production and cleaning.



# 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



**403,000 SF**

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PITTSBURGH TOWNSHIP  
PITTSBURGH, PA 15201



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**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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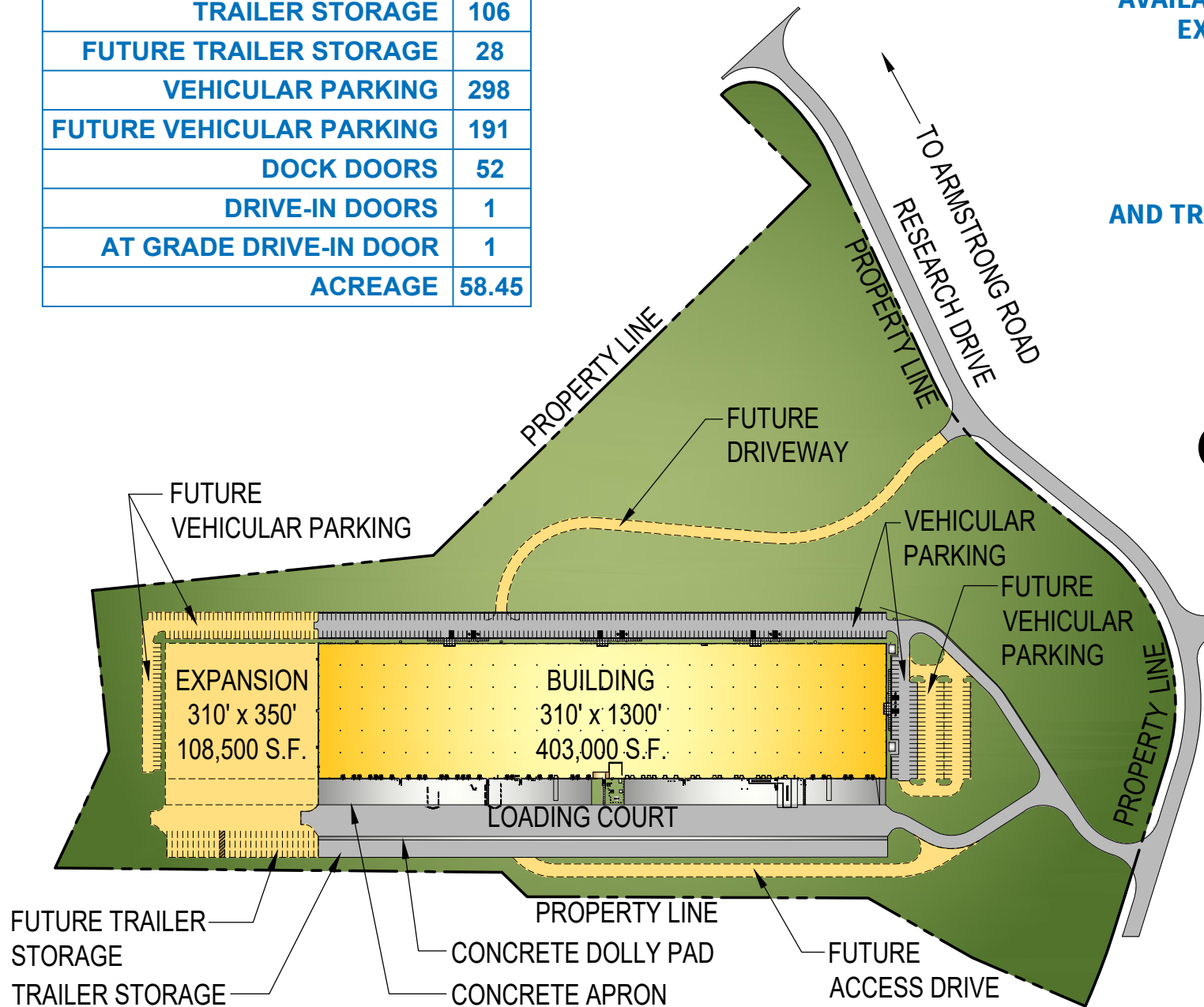


# CONCEPTUAL SITE PLAN

AVAILABLE 403,000 S.F. BUILDING  
EXPANDABLE TO 511,500 S.F.

PARCEL #46  
575-595 RESEARCH DRIVE  
CENTERPOINT COMMERCE  
AND TRADE PARK - EAST PHASE IIB  
PITTSTON TOWNSHIP  
PITTSTON, PA 18640

TRAILER STORAGE	106
FUTURE TRAILER STORAGE	28
VEHICULAR PARKING	298
FUTURE VEHICULAR PARKING	191
DOCK DOORS	52
DRIVE-IN DOORS	1
AT GRADE DRIVE-IN DOOR	1
ACREAGE	58.45



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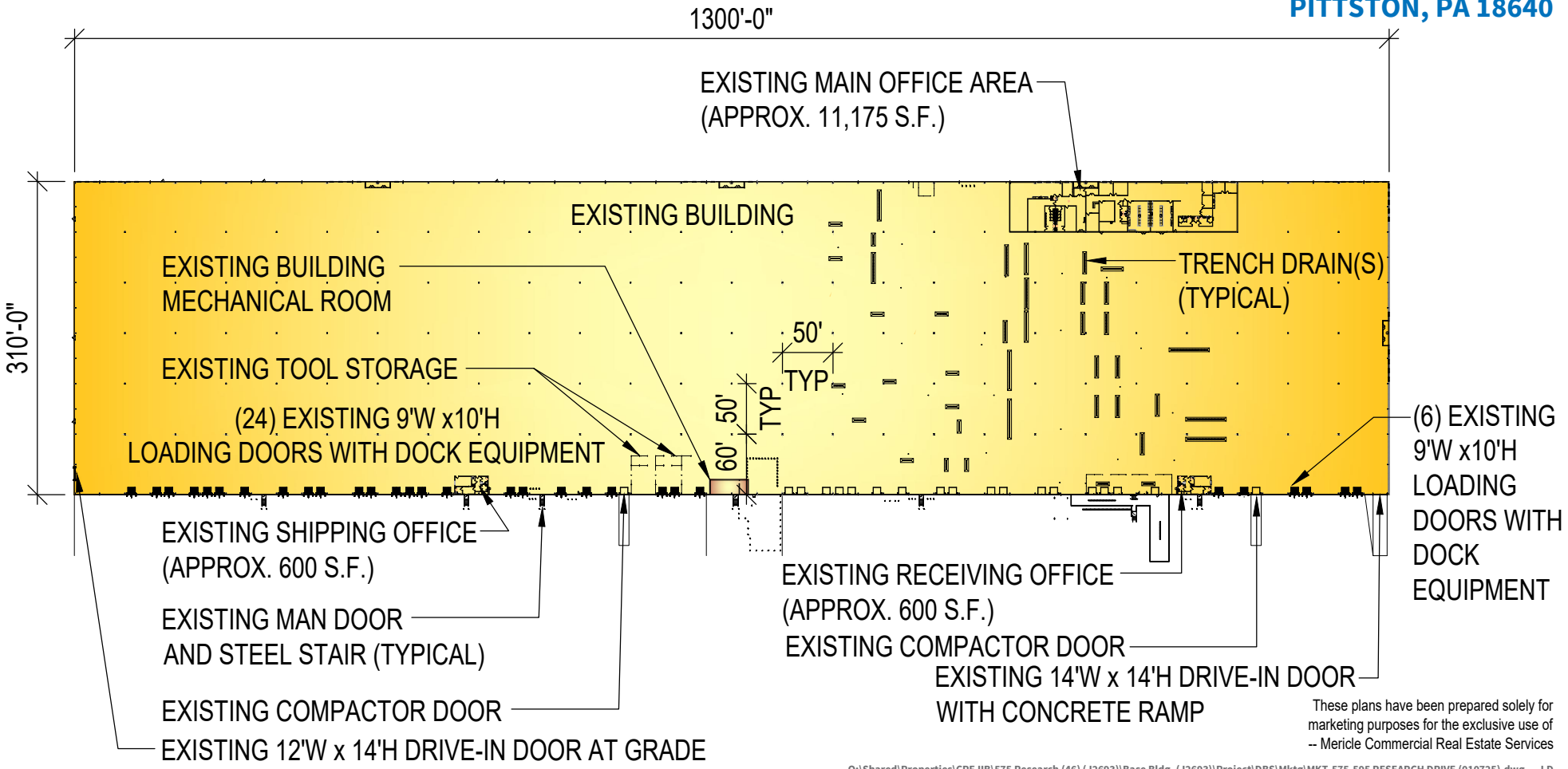
East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

# CONCEPTUAL BUILDING PLAN

AVAILABLE 403,000 S.F. BUILDING  
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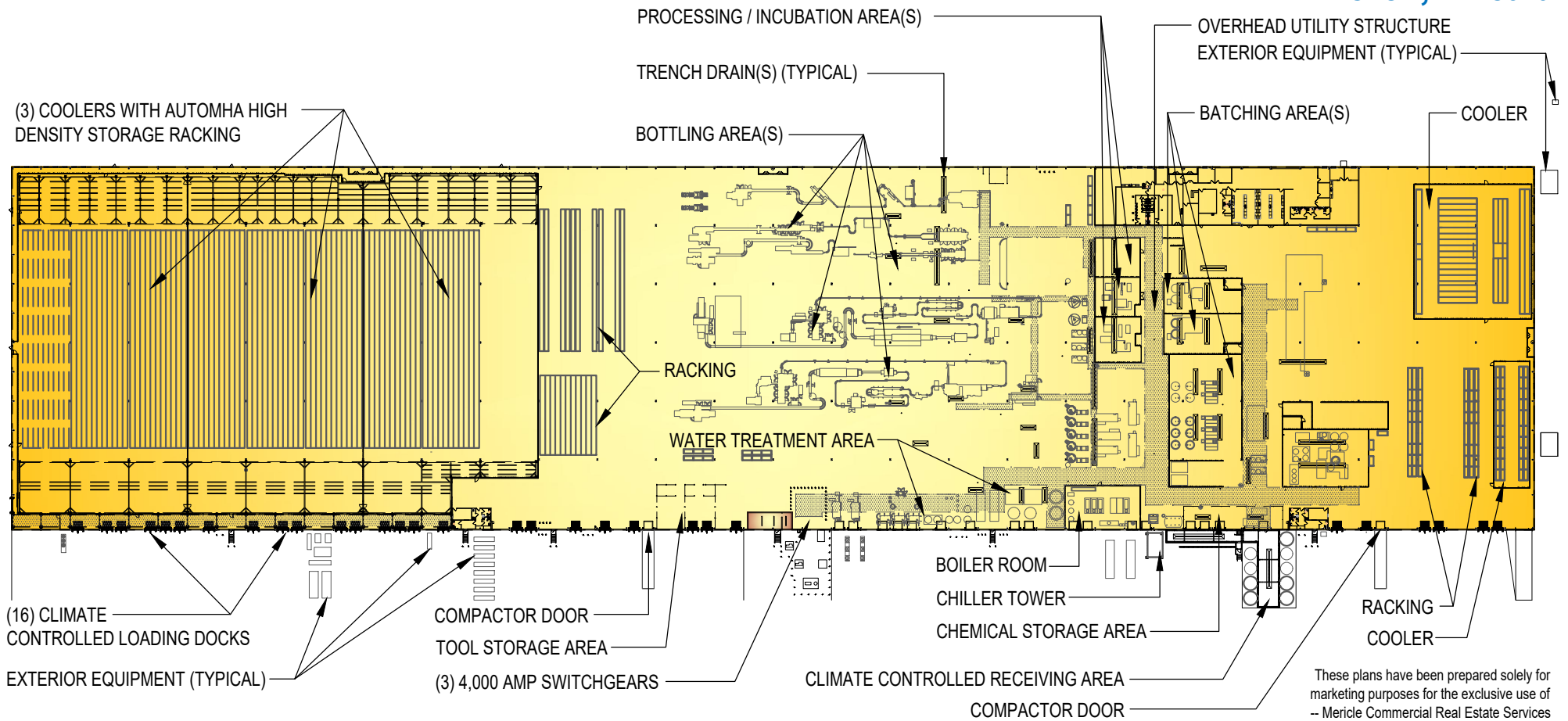
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# CONCEPTUAL EQUIPMENT PLAN

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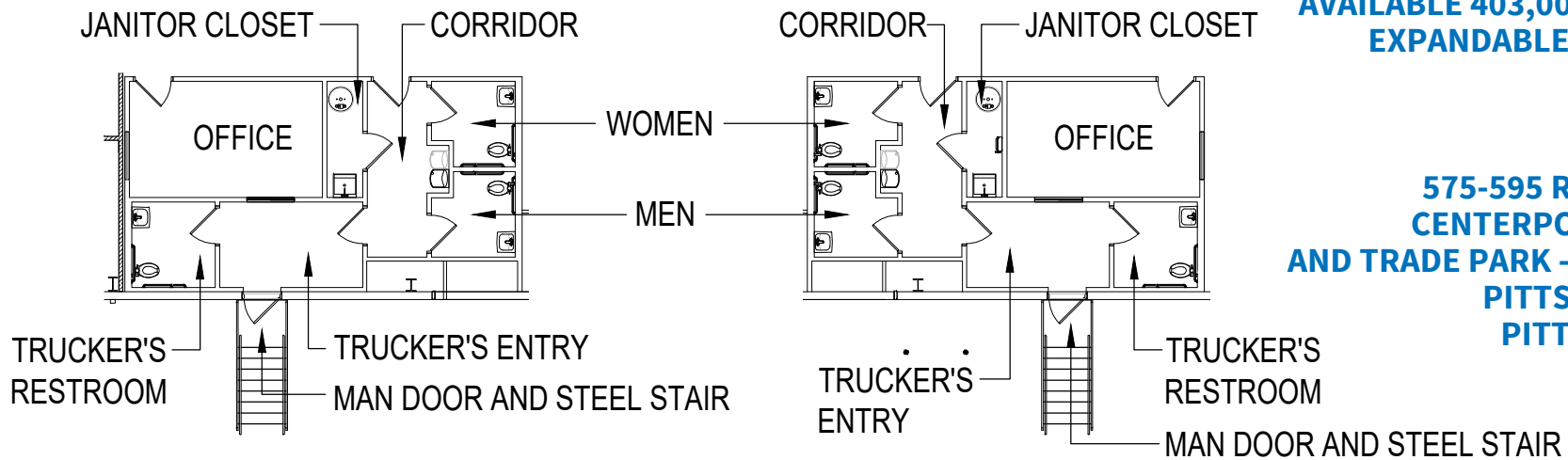
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# CONCEPTUAL OFFICE PLANS

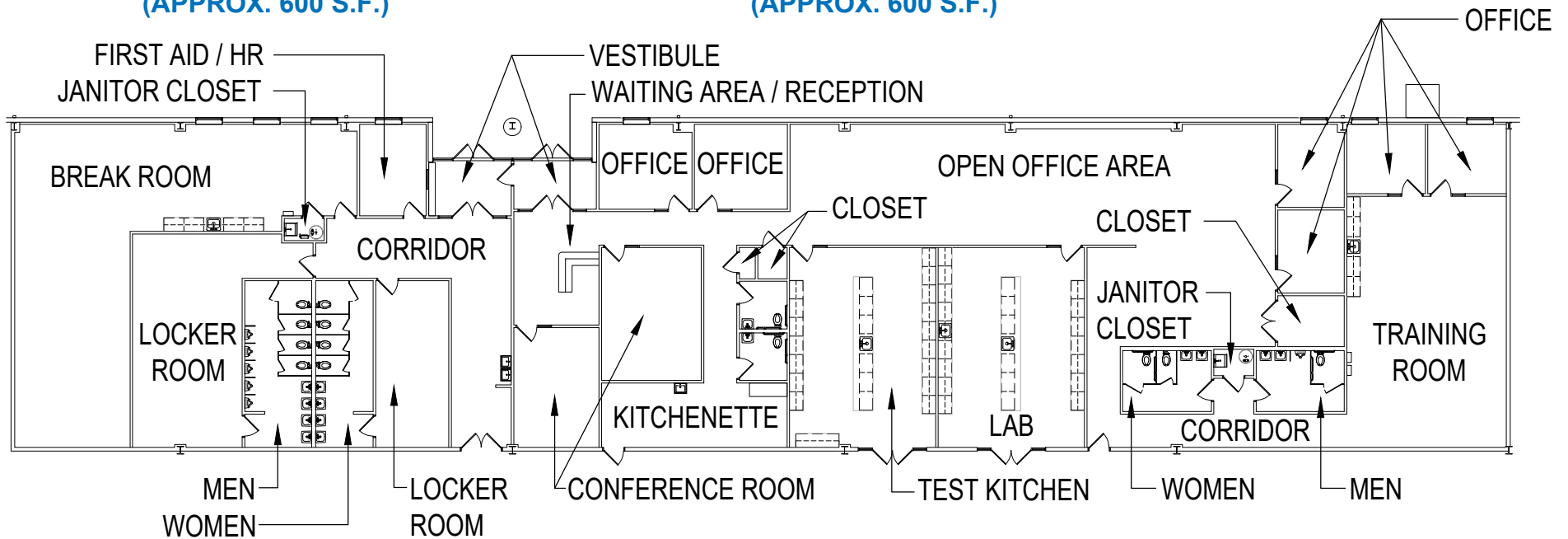
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**EXISTING SHIPPING / RECEIVING OFFICE  
(APPROX. 600 S.F.)**

**EXISTING SHIPPING / RECEIVING OFFICE  
(APPROX. 600 S.F.)**



**EXISTING OFFICE AREA  
(APPROX. 11,175 S.F.)**

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## SITE IMPROVEMENTS

- Site contains approximately 58.45 acres.
- On-site parking for approximately two hundred ninety-eight (298) vehicles with future parking for up to four hundred eighty-nine (489) vehicles
- On-site trailer storage for approximately one hundred six (106) trailers with future storage for up to one hundred thirty-four (134) trailers.
- 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 areas.
- Professionally designed landscape and maintenance.
- Marquee sign at site entrance.

**AVAILABLE 403,000 S.F. BUILDING  
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PITTSTON TOWNSHIP  
PITTSTON, PA 18640**

## BUILDING IMPROVEMENTS

- Existing building contains 403,000 square feet, expandable to 511,500 square feet.
- Existing building dimensions are 1,300'-0" (length) x 310'-0" (depth). Expansion dimensions are 350'-0" (length) x 310'-0" (depth)
- Existing building contains approximately 11,175 SF office space and 600 SF Shipping Office and 600 SF Receiving Office
- 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- 7" concrete floor slab reinforced with welded steel mats. Floor has been treated with *SpecChem* siliconate sealer / densifier and *E-Cure* curing compound.
- Exterior wall system shall consist of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- Average structural clear height of approximately 38'-7"
- *Butler Manufacturing*, MR-24 standing seam
- The building contains thirty (30) 9'-0" x 10'-0" vertical lift dock doors by *Haas Door* or equal with 40,000 LB capacity Rite-Hite, mechanical levelers / bumpers, seals, LED dock lights, dock locks.
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## UTILITIES AND BUILDING SYSTEMS

- The warehouse heating system consists of energy efficient, Cambridge direct-fire units.
- The Main office, Shipping and Receiving office spaces are heated and cooled by multiple packaged gas/electric rooftop units by *Trane* or equal.
- The electrical service consists of three (3) 4,000 amp, 277/480 volt, 3-phase switchgear(s)
- 25 KW Natural gas generator providing warehouse Emergency lighting power
- The warehouse lighting consists of LED fixtures.
- Fire Protection System consists of Early Suppression Fast Response (ESFR) sprinkler system.
- Provisions for domestic water and natural gas have been provided.
- All utilities have been separately metered.

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**PHOTO  
COLLAGE**



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bbesecker@mericle.com

**JIM HILSHER**, *Vice President*  
jhilsher@mericle.com

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