



**FOR
LEASE**

6,082 SF

**1200 SATHERS DRIVE, PARCEL
GRIMES INDUSTRIAL PARK
PITTSTON TOWNSHIP (PITTSTON), PA 18640**

.....

FLEX



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

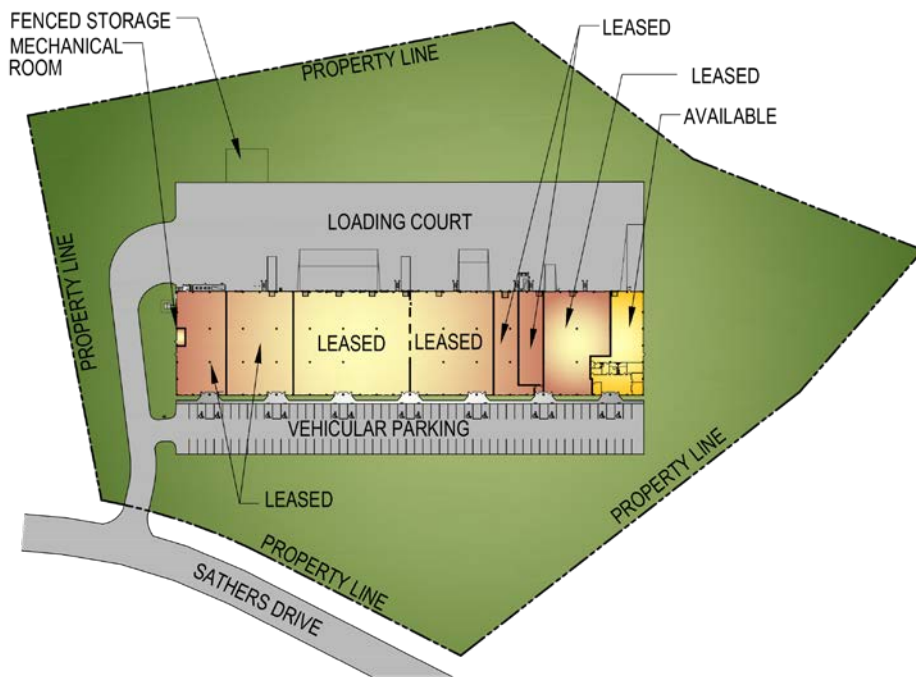
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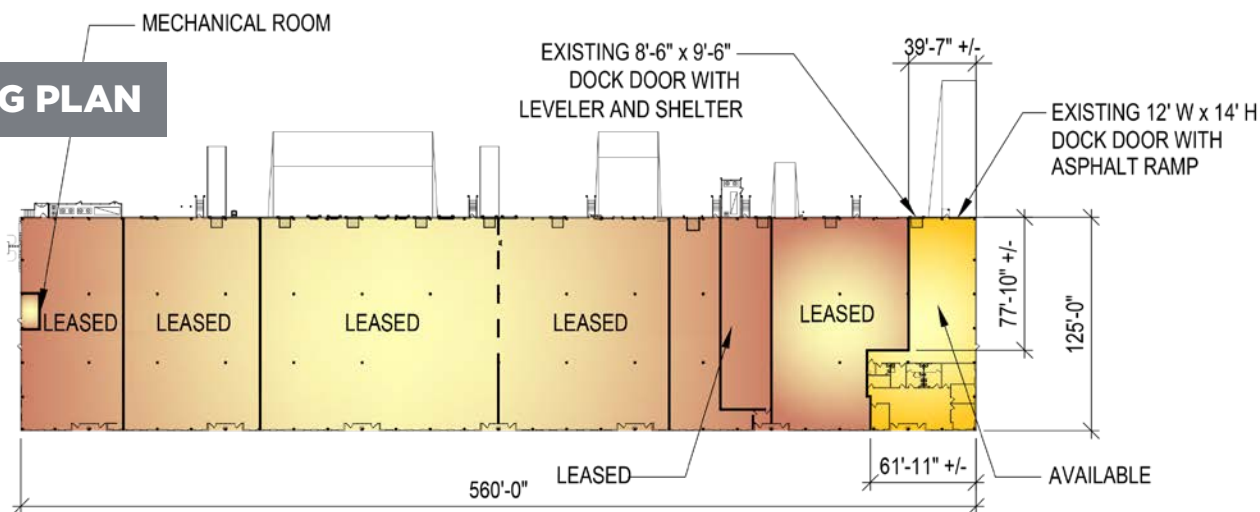
PLANS

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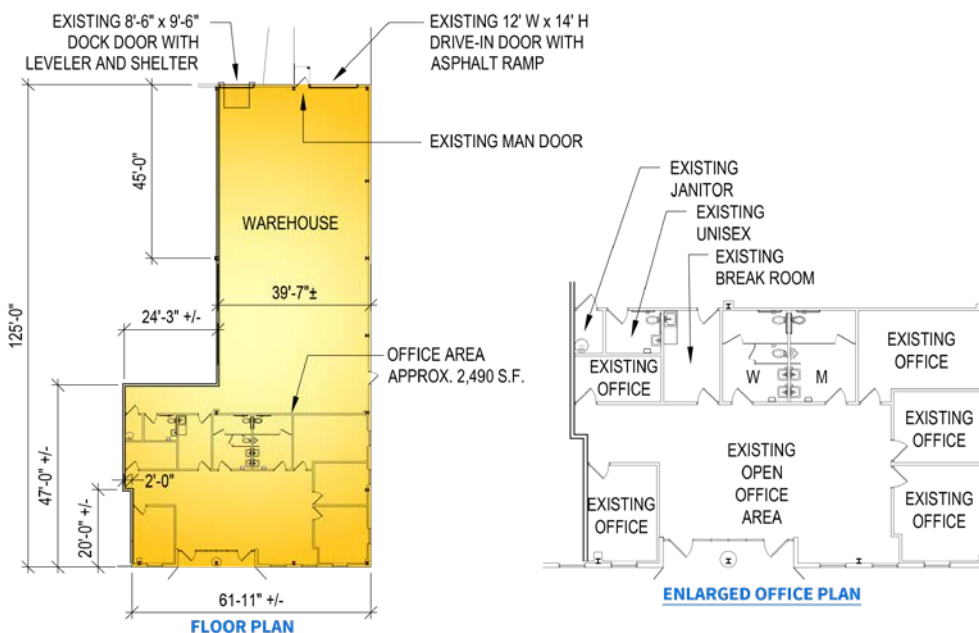
SITE PLAN



BUILDING PLAN



FLOOR PLAN



FOR LEASE

1200 SATHERS DRIVE, PITTSBURGH TOWNSHIP, PA

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SIZE

- ▶ **AVAILABLE SPACE:** 6,082 SF space within an existing 70,000 SF building.
- ▶ **ACREAGE:** 11.4 acres
- ▶ **BUILDING DIMENSIONS:** 560'-0" x 125'-0"
- ▶ **OFFICE FIT-OUT:** Approx: 2,940 SF

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick reinforced concrete floor slab.
- ▶ **ROOF:** Precision roll formed *Butler MR-24* panels.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum frame entrance system, and insulated metal wall panels.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 27'-6".
- ▶ **COLUMN SPACING:** 40'-0" x 40'-0" typical with 40'-0" x 45'-0" at loading bay.

LOADING

- ▶ **DOCK EQUIPMENT:** One (1) 12' x 14' vertical lift drive-in door with asphalt ramp.
- ▶ One (1) 8'-6" x 9'-6" vertical-lift dock door with 30,000 lb capacity leveler with bumpers by *Rite-Hite* or equal and a dock shelter.

PARKING

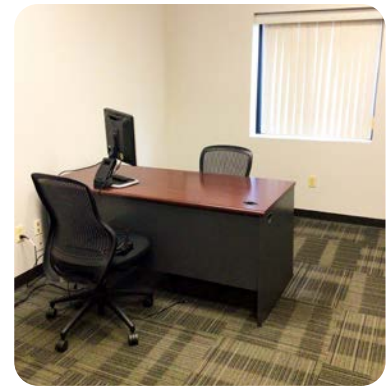
- ▶ On-site parking for twelve (12) parking spaces.

UTILITIES

- ▶ **WAREHOUSE HVAC:** Gas-fired unit heaters.
- ▶ **OFFICE HVAC:** Packaged, gas/electric rooftop unit.
- ▶ **WAREHOUSE LIGHTING:** 400 watt metal halide high-bay light fixtures designed to 18 - 22 foot candles average.
- ▶ **OFFICE LIGHTING:** 2 x 4 fluorescent fixtures with prismatic lenses.
- ▶ **ELECTRICAL:** 200 Amp, 120/208 Volt, 3-phase service.
- ▶ **FIRE PROTECTION:** Light Hazard, Class II.
- ▶ **UTILITIES:** All utilities shall be separately metered

SITE FEATURES

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



LABOR DRAW

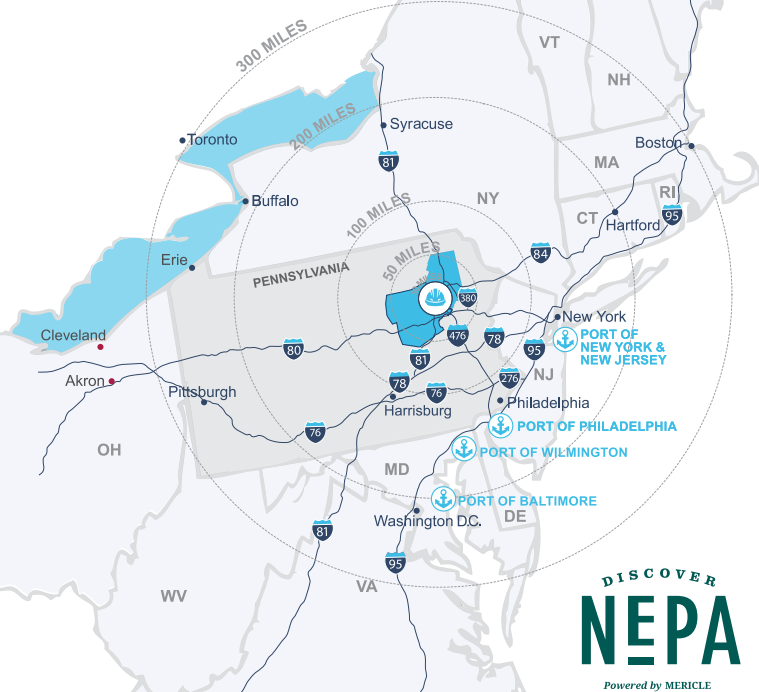
Approximately 464,000 people live within 20 miles of the park and more than 705,000 people live within 30 miles.

This 70,000 square foot flex building is located in the heart of one of the most densely populated areas in Northeastern Pennsylvania.



GREAT ACCESS

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



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



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JIM HILSHER, Vice President
jhilsher@mericle.com

BILL JONES, Vice President
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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.

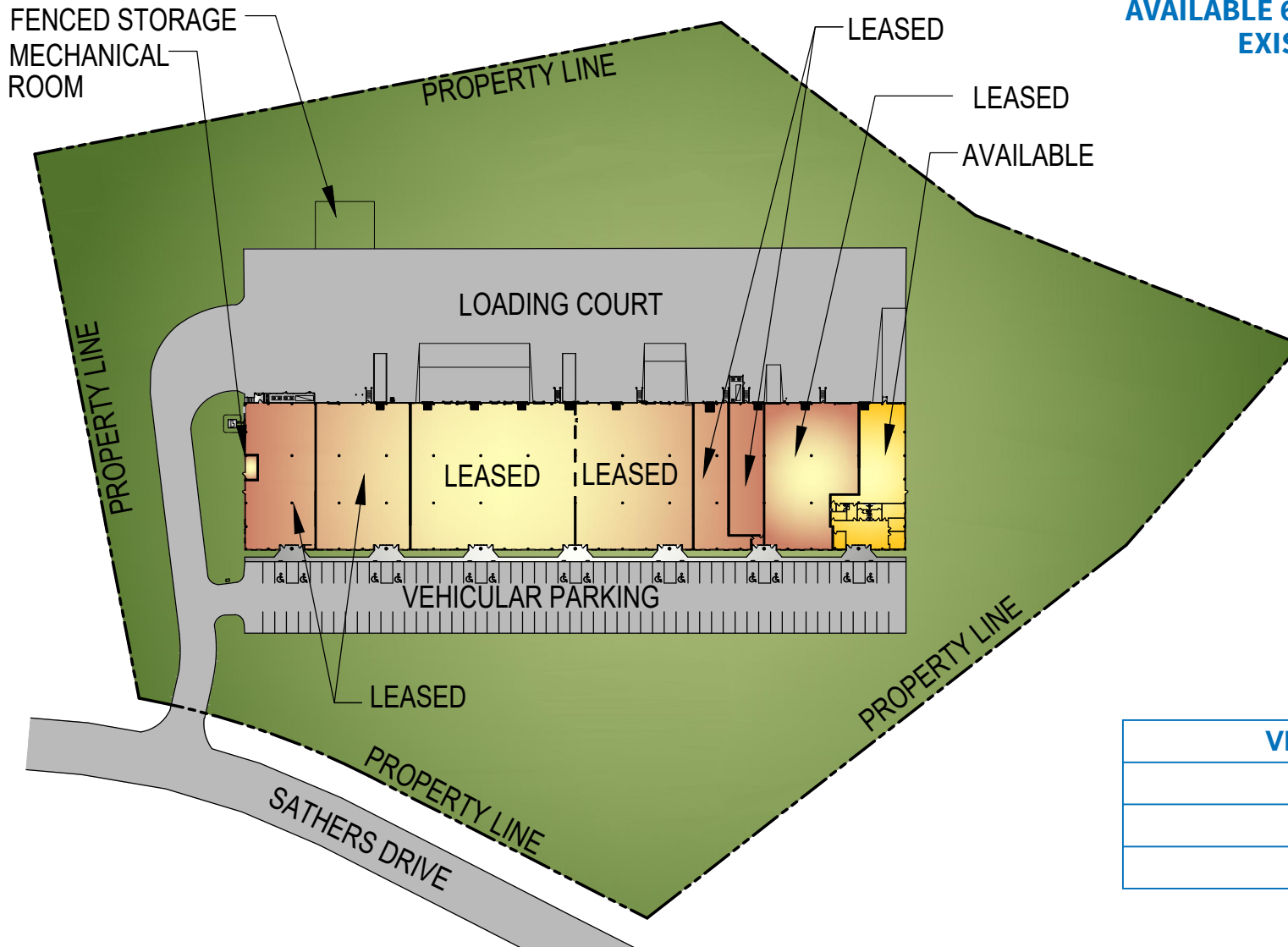
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CONCEPTUAL SITE PLAN

AVAILABLE 6,082 S.F. SPACE WITHIN AN EXISTING 70,000 S.F. BUILDING

**PARCEL #6
1200 SATHERS DRIVE
GRIMES INDUSTRIAL PARK
PITTSBURGH TOWNSHIP
PITTSBURGH, PA 15240**



VEHICULAR PARKING	12
DOCK DOORS	1
DRIVE-IN DOOR	1
ACREAGE	11.4

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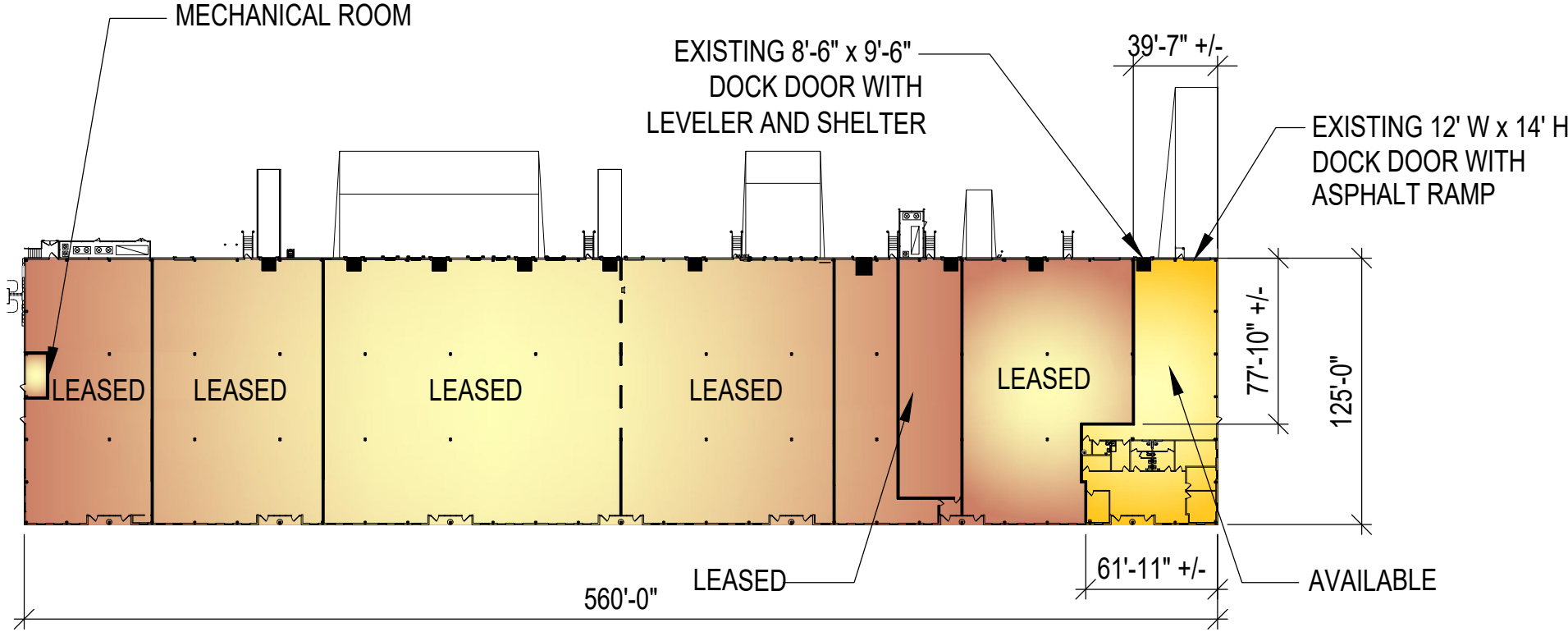
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WE BUILD BUILDINGS.
WE BUILD CAREERS.
WE BUILD COMMUNITIES.

CONCEPTUAL BUILDING PLAN

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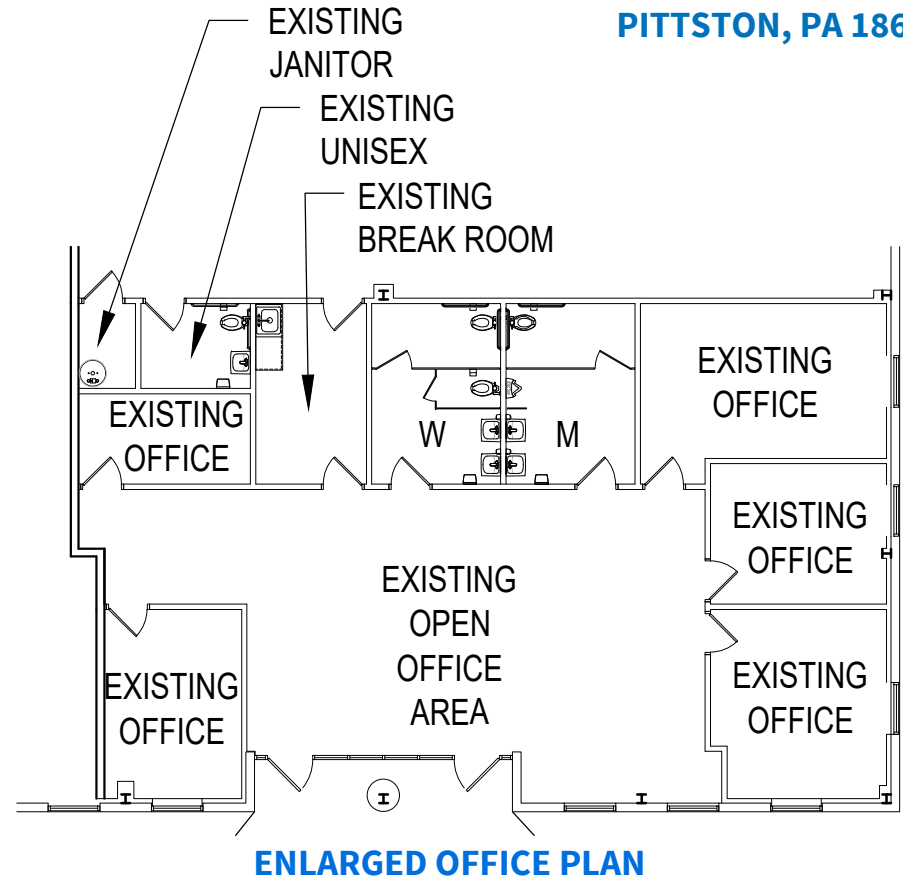
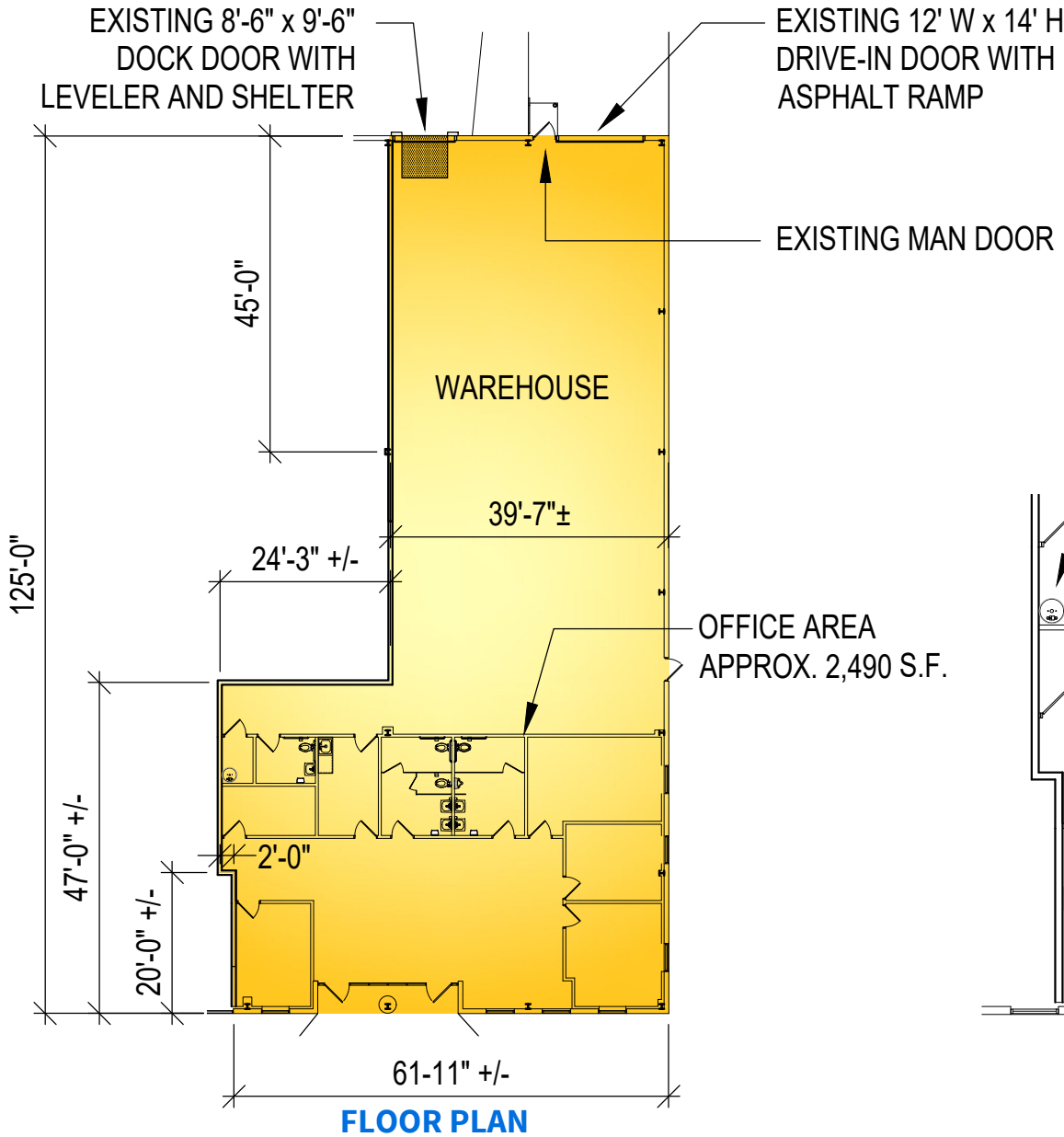
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CONCEPTUAL FLOOR PLAN

AVAILABLE 6,082 S.F. SPACE WITHIN AN EXISTING 70,000 S.F. BUILDING

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PITTSSTON, PA 18640**



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**AVAILABLE 6,082 S.F. SPACE WITHIN AN
EXISTING 70,000 S.F. BUILDING**

SITE IMPROVEMENTS

- Site contains approximately 11.4 acres
- On-site parking for twelve (12) 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.
- Existing space contains 6,082 square feet.
- Existing space contains an office fit-out approximately 2,940 S.F.
- Bay spacing is 40'-0" x 40'-0" typical with 40'-0" x 45'-0" at loading bay.
- Average structural clear height of approximately 27'-6"
- Floor is 6" thick reinforced concrete floor slab .
- *Butler Manufacturing*, MR-24 standing seam
- 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) 12' x 14' vertical lift drive-in door with asphalt ramp, and one (1) 8'-6" x 9'-6" vertical-lift dock door with 30,000 lb capacity leveler with bumpers by *Rite-Hite* or equal and a dock shelter.

UTILITIES AND BUILDING SYSTEMS

- Existing electrical service is a 200 AMP, 120/208 volt, 3- phase service
- Existing warehouse lighting is 400 watt metal halide high-bay light fixtures designed to 18 - 22 foot candles average.
- Existing office lighting is 2 x 4 fluorescent fixtures with prismatic lenses.
- Existing Warehouse heating consists of gas-fired unit heaters.
- Existing Office heating / cooling system consists of packaged, gas / electric roof top unit.
- Provisions for domestic water and natural gas are provided.
- All utilities shall be separately metered.
- Fire Protection System is an Light Hazard, Class II.

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**PHOTO
COLLAGE**



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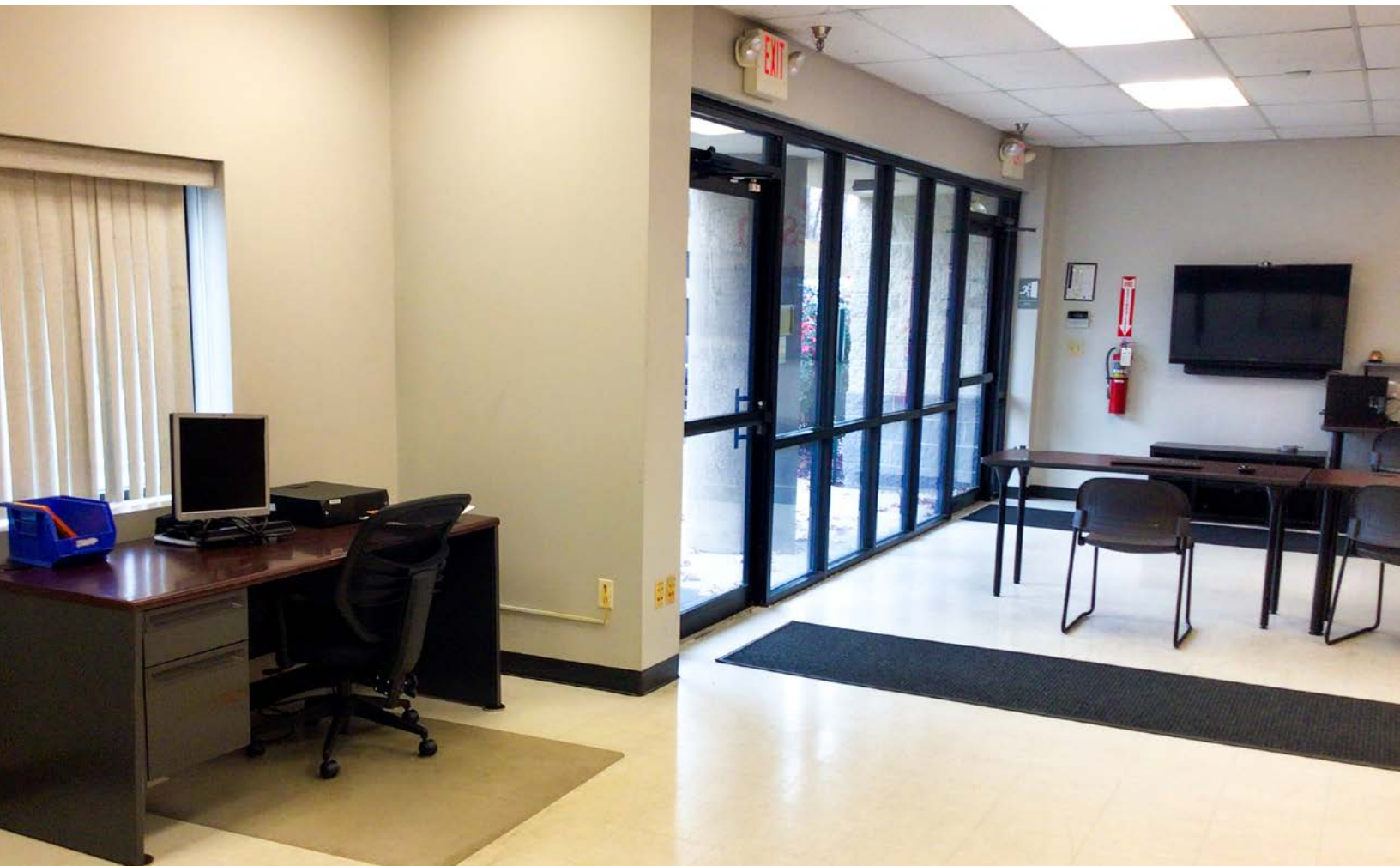
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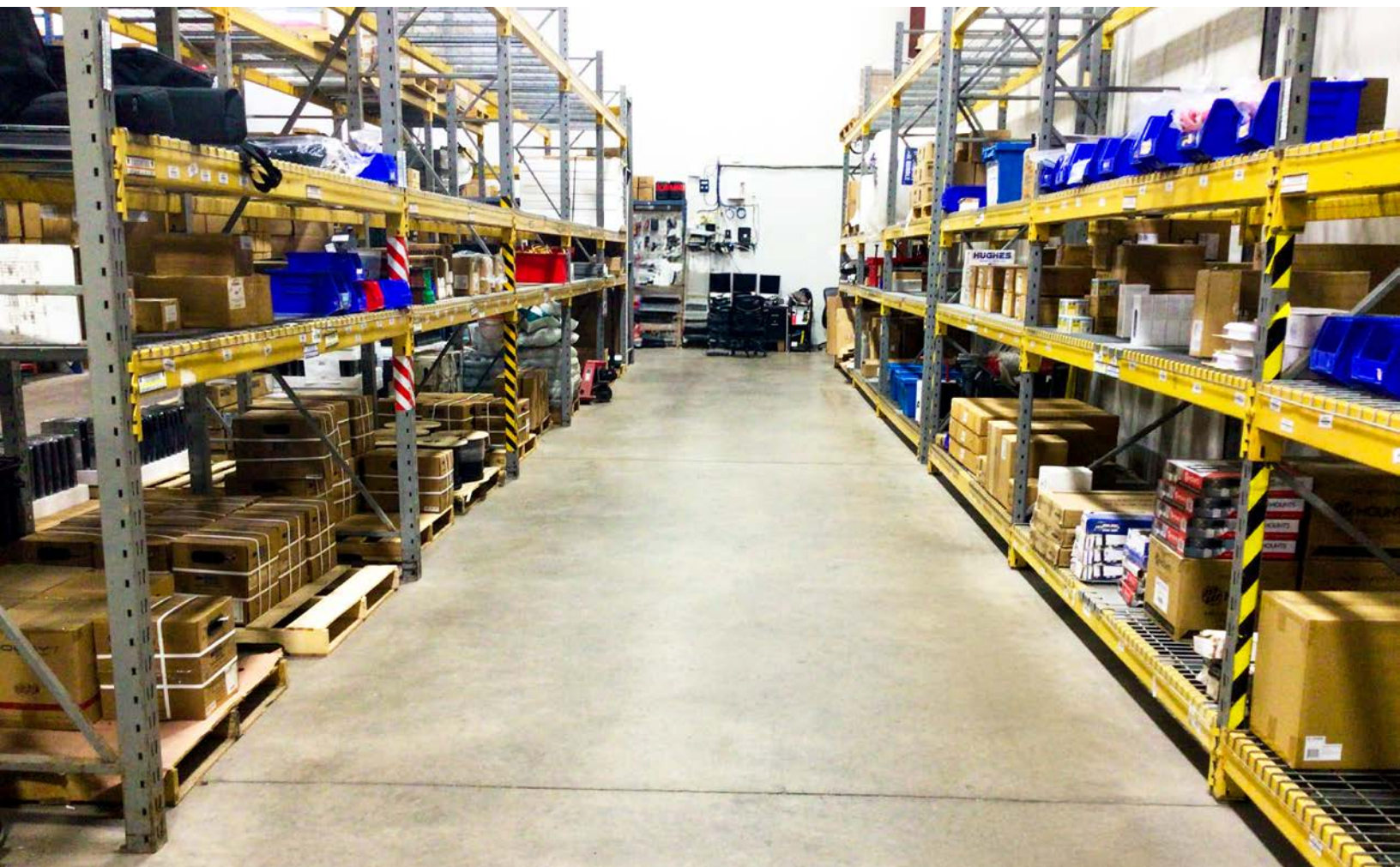
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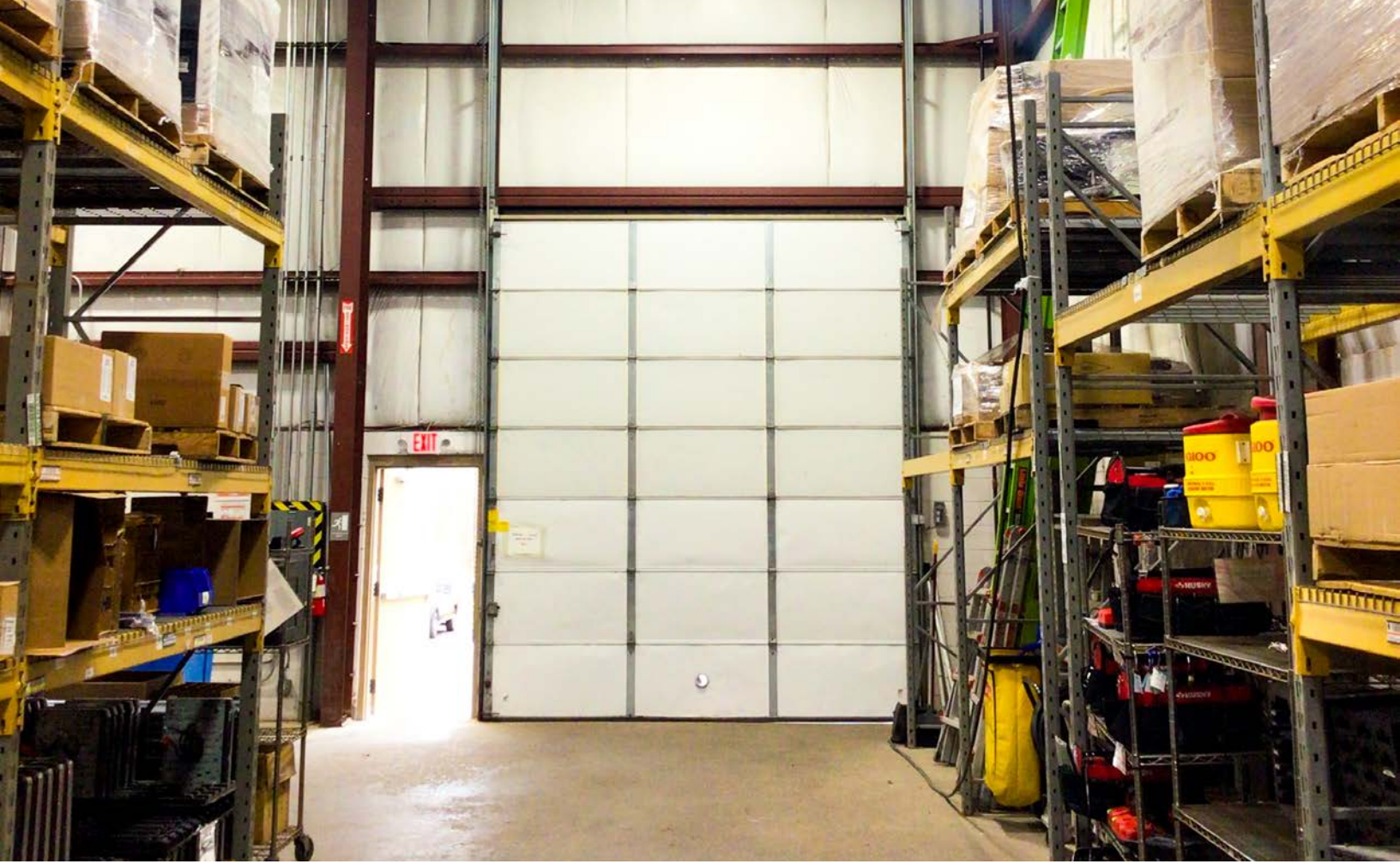
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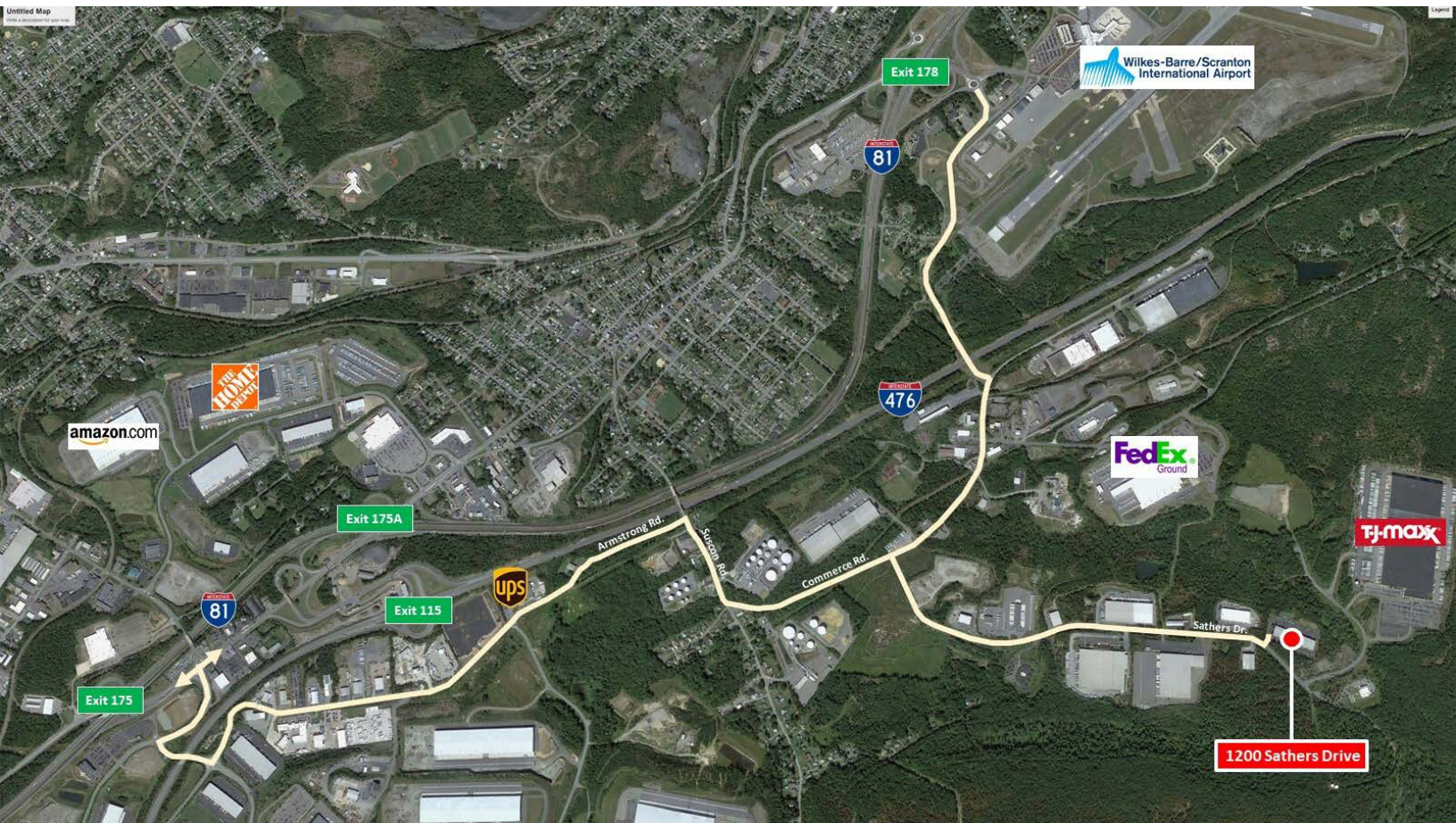
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To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

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