



**FOR
LEASE**

67,821 SF

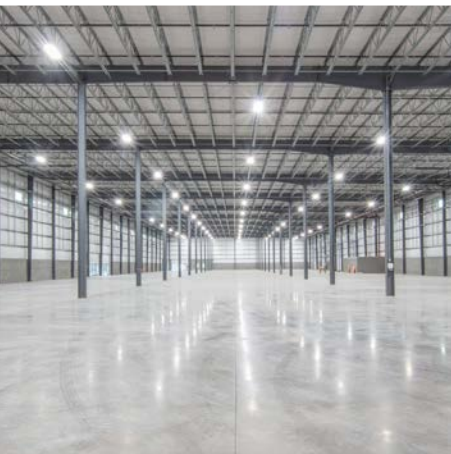
**139-141 COMMONWEALTH DRIVE, PARCEL 3
CENTERPOINT COMMERCE & TRADE PARK SOUTH
JENKINS TOWNSHIP (PITTSTON), PA**

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INDUSTRIAL



NOVEMBER 2024 CONSTRUCTION PROGRESS



4-STAR INDUSTRIAL SPACE WITH TAX ABATEMENT NEAR I-81 & I-476

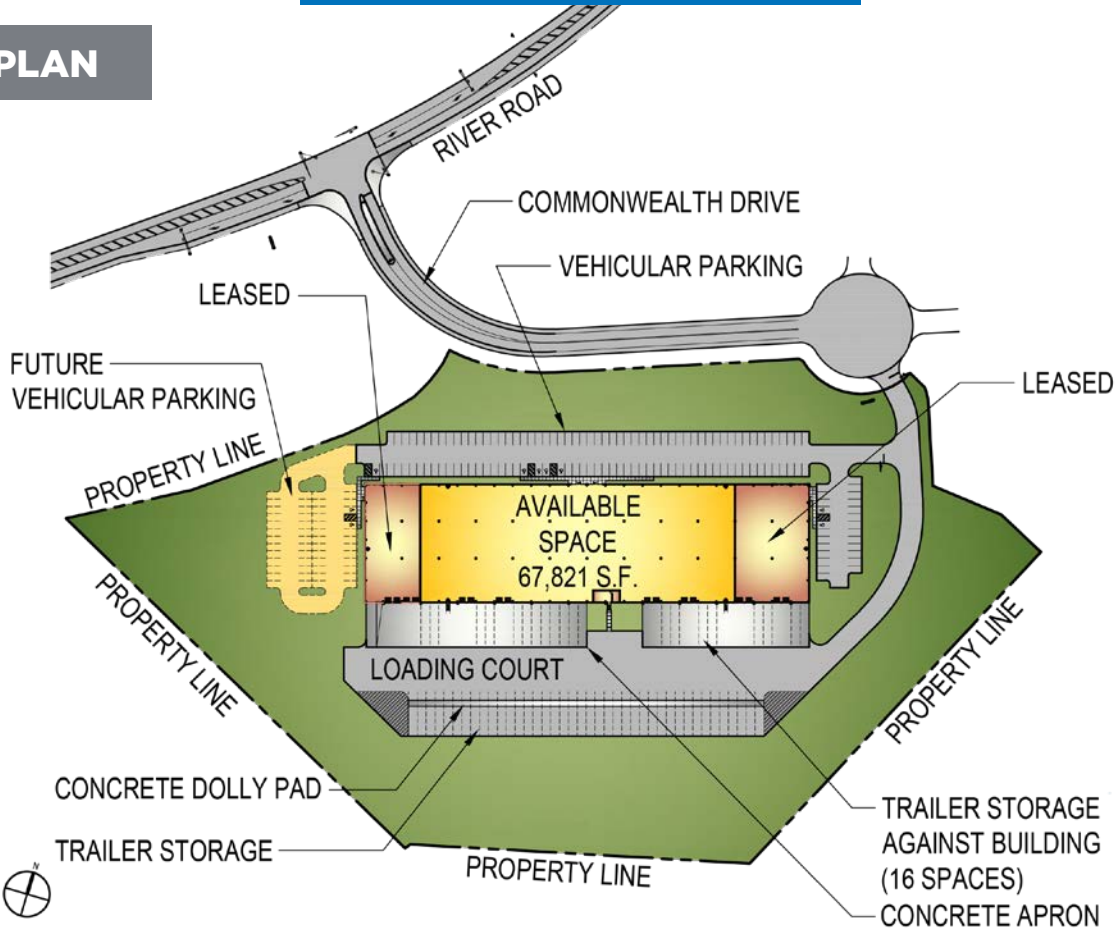
mericle.com  **570.823.1100**



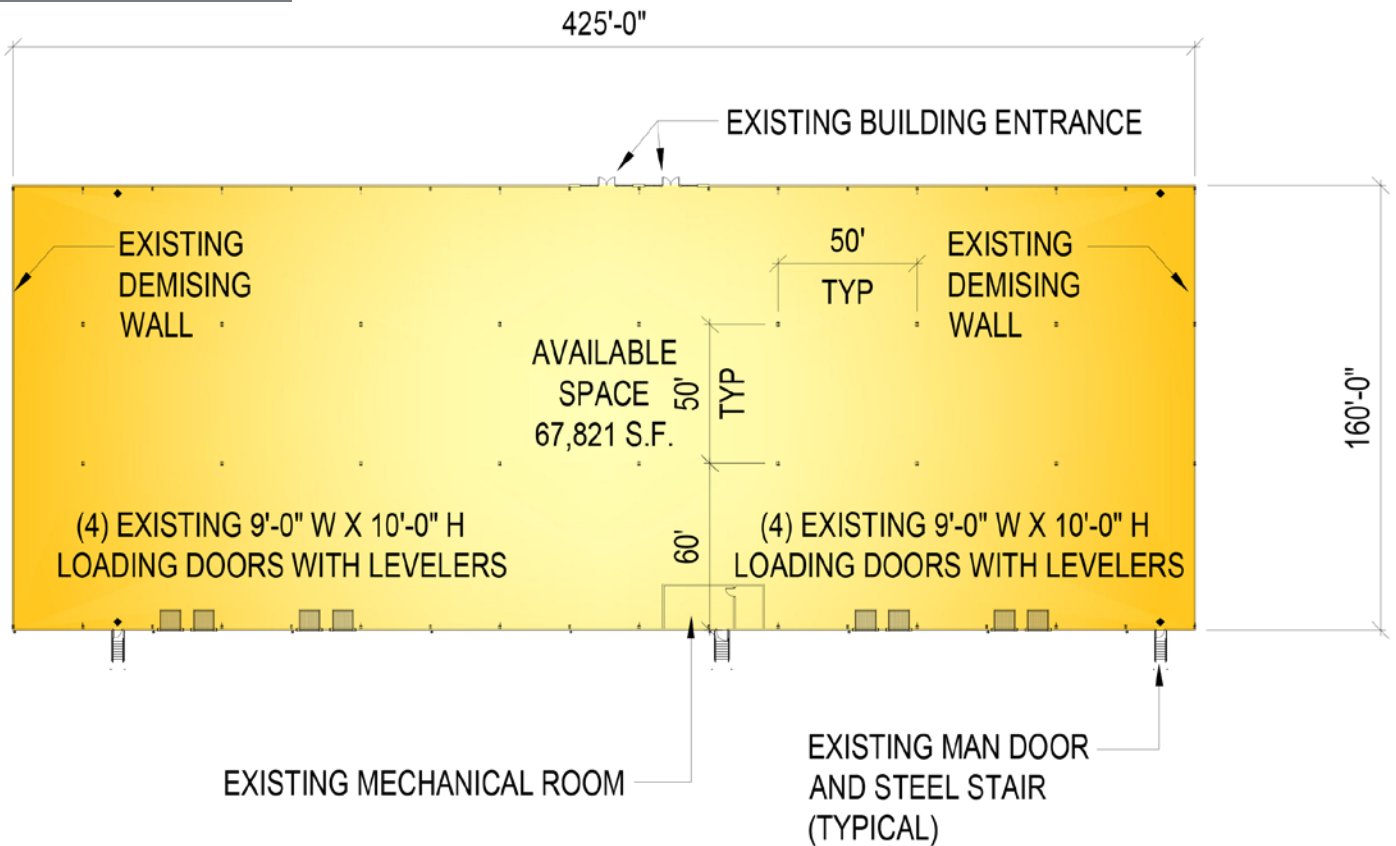
PLANS

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



FLOOR PLAN



FOR LEASE

139-141 COMMONWEALTH DRIVE, JENKINS TOWNSHIP, PA

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SIZE

- ▶ **AVAILABLE SPACE:** 67,821 SF space within an existing 96,000 SF building.
- ▶ **ACREAGE:** 13.42 acres
- ▶ **BUILDING DIMENSIONS:** 160'-0" (width) x 600'-0" (length)
- ▶ **AVAILABLE SPACE DIMENSIONS:** Approx. 160'-0" (width) x 425'-0" (length)
- ▶ Tenant space availability ranges from approx. 31,590 SF to 67,821 SF.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *SpecChem* silicate sealer/densifier and *E-Cure* curing compound.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 metal roof system.
- ▶ **EXTERIOR WALLS:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 35'-4".
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ 3'-0" high x 6'-0" wide clerestory windows.

SITE FEATURES

- ▶ Professionally prepared & maintained landscaping.

LOADING

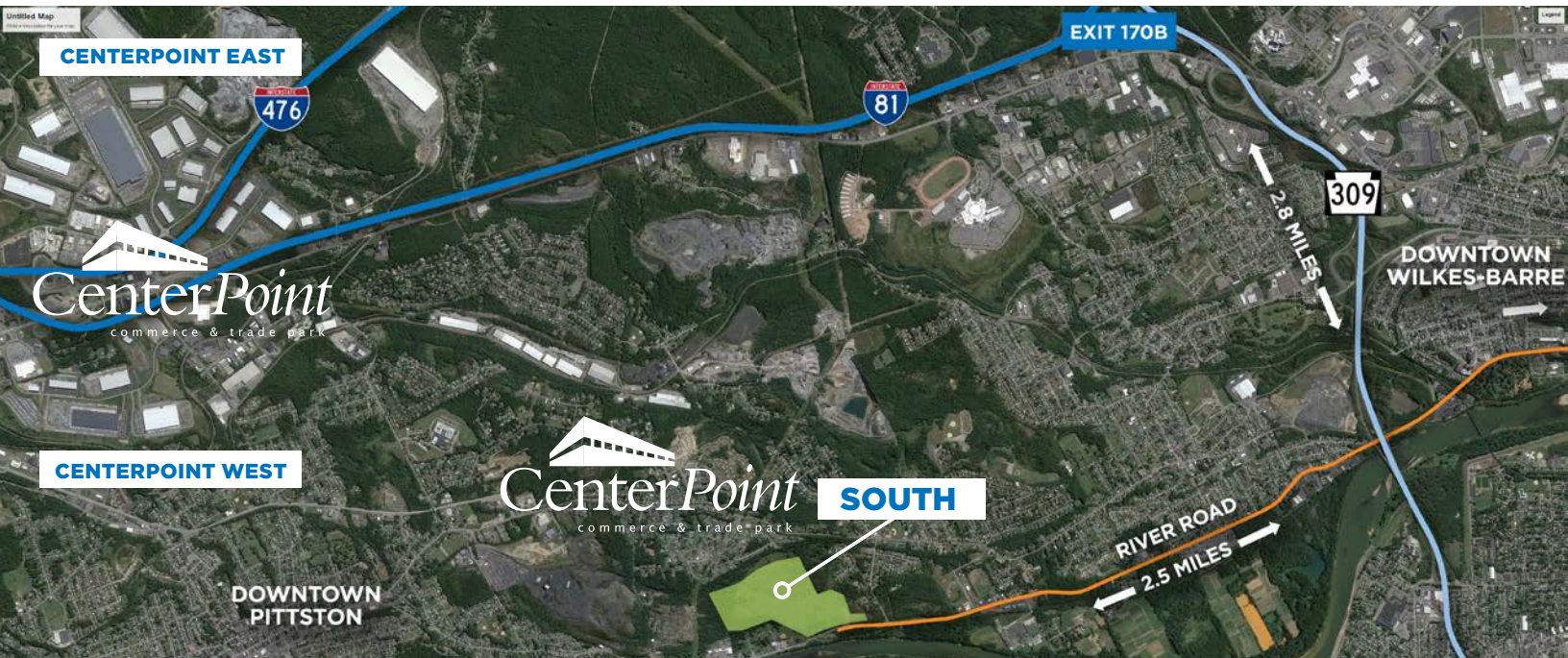
- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** Eight (8) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal. Future/potential dock doors are available.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **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. (99) vehicles with future parking for up to (52) vehicles.
- ▶ On-site trailer storage for approx. (30) trailers with 8' wide concrete dolly pad and approx. (16) trailers against the building.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 180' total loading court depth.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.



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UTILITIES

NATURAL GAS

CenterPoint South natural gas service will be provided by UGI Penn Natural Gas (UGI PNG) via a proposed main operating at intermediate pressure along the park's access road.

WATER

CenterPoint South water service will be provided by Pennsylvania American Water Company (PAWC).

ELECTRIC

CenterPoint South electrical service shall be supplied by PPL Electric Utilities (PPL).

SANITARY SEWER

CenterPoint South sanitary sewage treatment will be provided by the Wyoming Valley Sanitary Authority (WVSA), which currently has an approved treatment capacity of 32 MGD and receives an average flow of 24 MGD at its treatment plant located in Hanover Township.

TELECOMMUNICATIONS

CenterPoint South telecommunications services will be provided by Verizon and additional local providers.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



DEEP WATER PORTS

PORT

MI AWAY

| | |
|---------------------|-----|
| Philadelphia, PA | 116 |
| New York/New Jersey | 126 |
| Wilmington, DE | 132 |
| Baltimore, MD | 191 |



TRAVEL DISTANCES

CITY

| | |
|------------------------|-----|
| Downtown Pittston | 2 |
| Downtown Wilkes-Barre | 5 |
| Downtown Scranton | 16 |
| Delaware Water Gap, PA | 57 |
| Allentown, PA | 67 |
| Morristown, NJ | 106 |
| Philadelphia, PA | 115 |
| Harrisburg, PA | 112 |
| New York, NY | 130 |
| Syracuse, NY | 147 |
| Baltimore, MD | 191 |
| Hartford, CT | 207 |
| Washington DC | 227 |
| Pittsburgh, PA | 272 |
| Boston, MA | 308 |



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 "Greater Pittston") for events, shopping, dining, and many, many things to do!

Mericle is Northeastern Pennsylvania proud.



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.

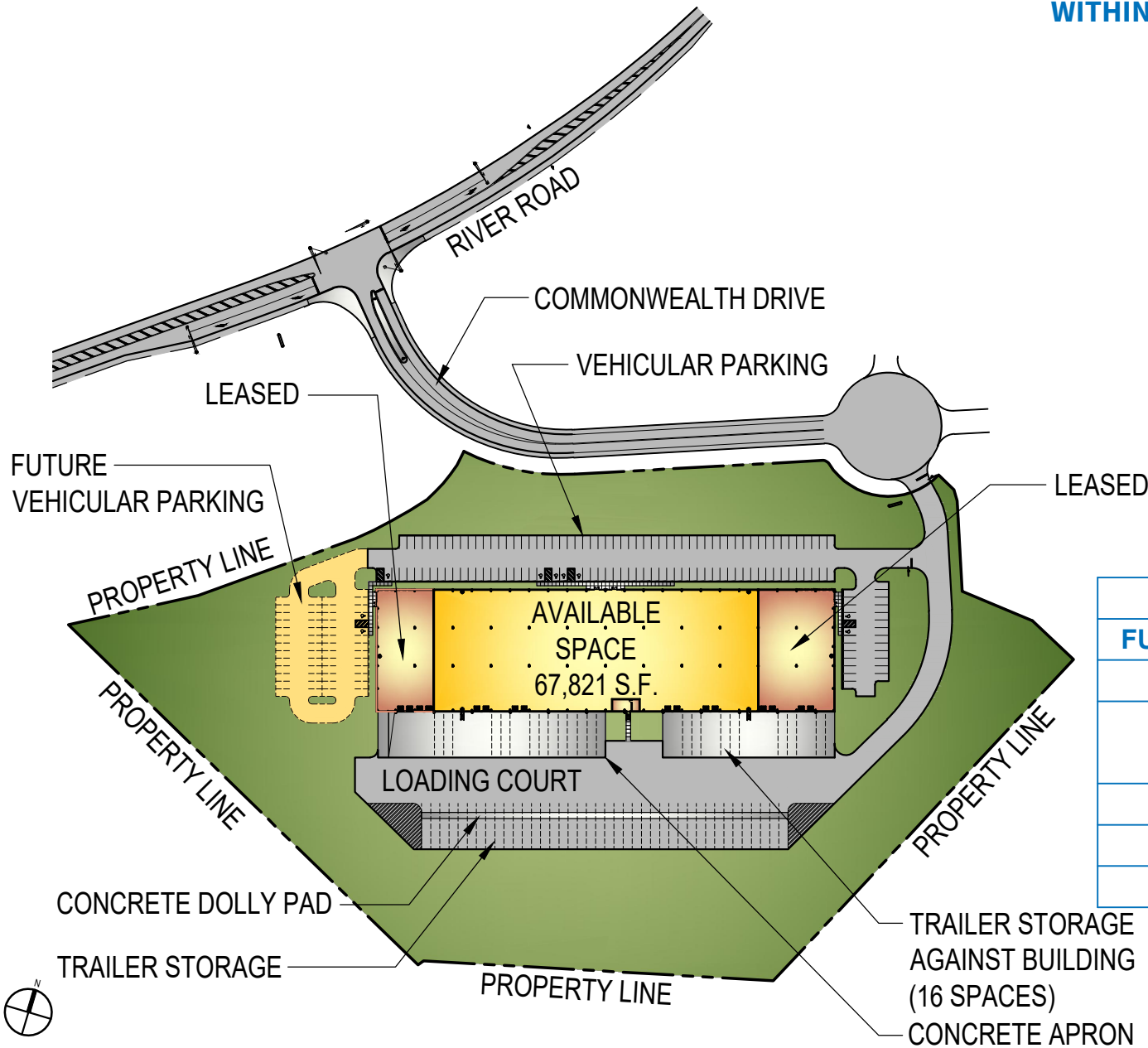
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CONCEPTUAL SITE PLAN

**AVAILABLE 67,821 S.F. SPACE
WITHIN AN EXISTING 96,000 S.F. BUILDING**

**PARCEL #3
139-141 COMMONWEALTH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - SOUTH
JENKINS TOWNSHIP
PITTSBURGH, PA 15230**



| | |
|---|--------------|
| VEHICULAR PARKING | 99 |
| FUTURE VEHICULAR PARKING | 52 |
| TRAILER STORAGE | 30 |
| TRAILER STORAGE AGAINST BUILDING | 16 |
| DOCK DOORS | 8 |
| DRIVE-IN DOOR | - |
| ACREAGE | 13.42 |

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Q:\Shared\Properties\CPS\137 Commonwealth (3) (J3206)\Base Bldg. (J3206)\Project\DBS\Mktg\MRKT3206-PARCEL 3 (67821 SF) (020525).dwg MP

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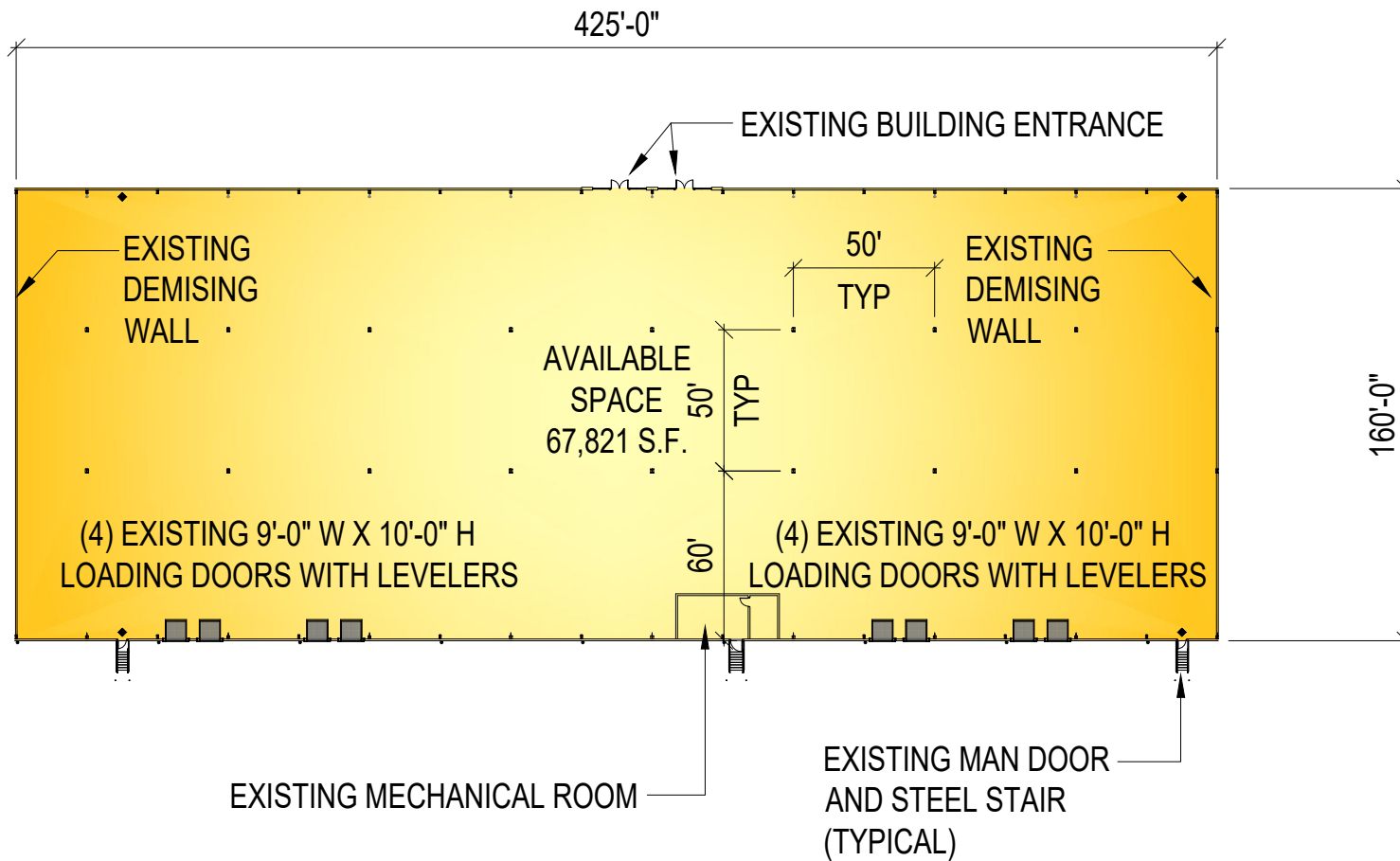
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL FLOOR PLAN

AVAILABLE 67,821 S.F. SPACE
WITHIN AN EXISTING 96,000 S.F. BUILDING

PARCEL #3
139-141 COMMONWEALTH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - SOUTH
JENKINS TOWNSHIP
PITTSTON, PA 18640



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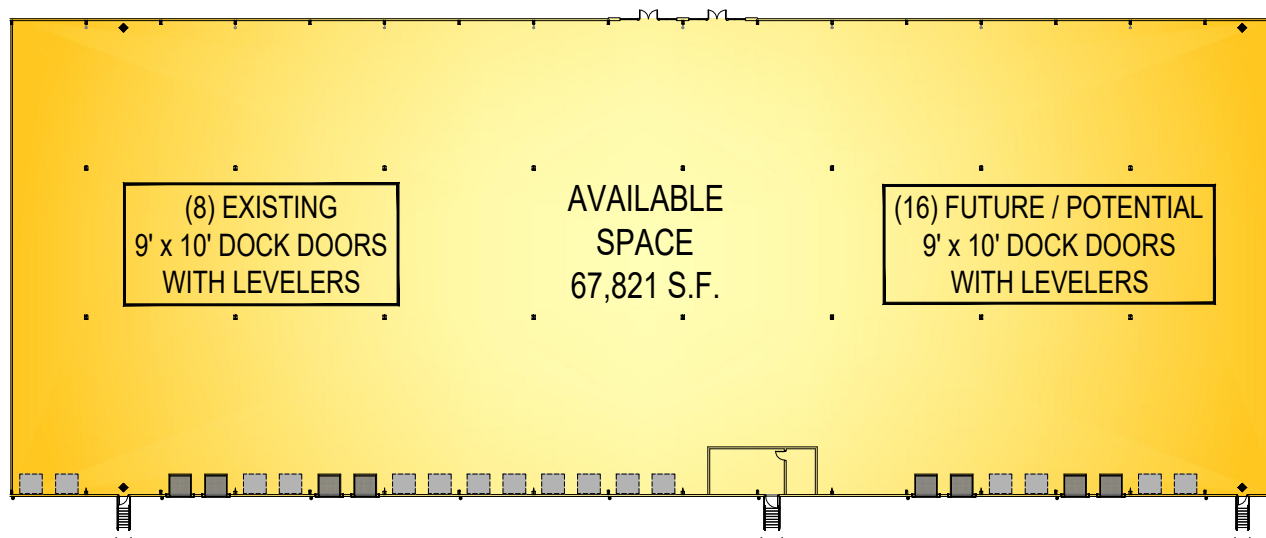
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WE BUILD BUILDINGS.
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CONCEPTUAL FUTURE DOCKS

AVAILABLE 67,821 S.F. SPACE
WITHIN AN EXISTING 96,000 S.F. BUILDING

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139-141 COMMONWEALTH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - SOUTH
JENKINS TOWNSHIP
PITTSTON, PA 18640



| | |
|----------------------------|-----------|
| EXISTING BUILDING | |
| EXISTING DOCK DOORS | 8 |
| FUTURE DOCK DOORS | 16 |



EXISTING DOCK DOOR



FUTURE DOCK DOOR

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100 Baltimore Drive, Wilkes-Barre, PA 18702

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WE BUILD COMMUNITIES.

SITE IMPROVEMENTS

- Site contains approximately 13.42 acres
- On-site parking for approximately ninety-nine (99) vehicles with future parking for up to fifty-two (52) vehicles
- On-site trailer storage for approximately thirty (30) trailers with 8' wide concrete dolly pad and approximately sixteen (16) trailers against the building
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 180' 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

**AVAILABLE 67,821 S.F. SPACE
WITHIN AN EXISTING 96,000 S.F. BUILDING**

**PARCEL #3
139-141 COMMONWEALTH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - SOUTH
JENKINS TOWNSHIP
PITTSBURGH, PA 15110**

BUILDING IMPROVEMENTS

- Existing building contains 96,000 square feet
- Existing building dimensions are 160'-0" (width) x 600'-0" (length)
- Available space contains 67,821 square feet
- Available space dimensions are approximately 160'-0" (width) x 425'-0" (length)
- Tenant space availability ranges from approximately 31,590 square feet to 67,821 square feet
- 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay
- 6" thick concrete floor slab, reinforced with welded steel mats. Floor is 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 35'-4"
- *Butler Manufacturing*, MR-24 standing seam
- The building contains 3'-0" high x 6'-0" wide clerestory windows
- Existing available space contains eight (8) 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.

UTILITIES AND BUILDING SYSTEMS

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

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NOVEMBER 2024**

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CENTERPOINT COMMERCE & TRADE PARK SOUTH
JENKINS TOWNSHIP (PITTSTON), PA**

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**PHOTO
COLLAGE**



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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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