



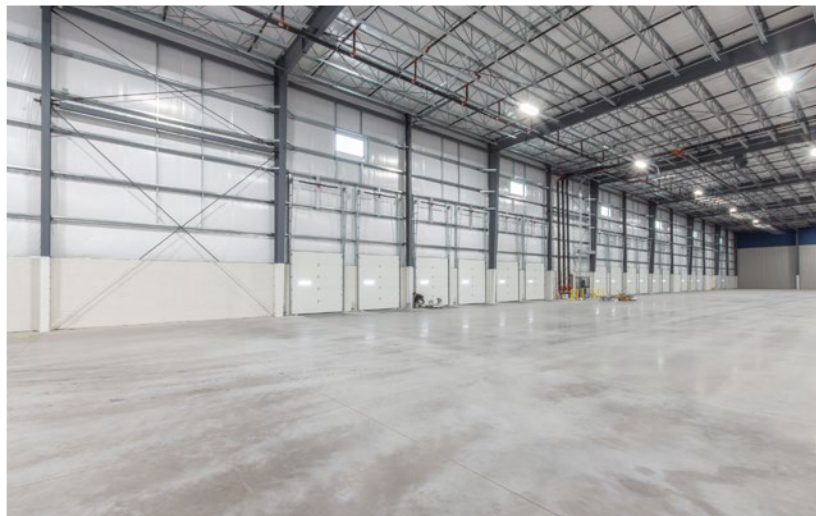
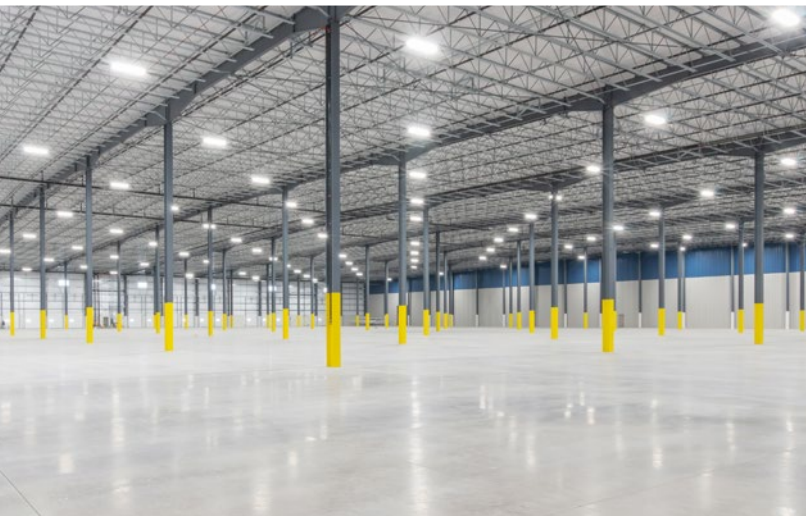
**FOR
LEASE**

182,122 SF

**460-480 RESEARCH DRIVE
CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSTON TOWNSHIP, PA**



INDUSTRIAL



**100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS THROUGH
JANUARY 31, 2031 (LERTA). IMMEDIATE ACCESS TO I-81 AND I-476.**

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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:** 182,122 SF within an existing 702,000 SF building.
- ▶ **ACREAGE:** 92.99 acres
- ▶ **SPACE DIMENSIONS:** 350'-0" (length) x 520'-0" (width).

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 7" concrete floor slab reinforced with welded steel mats. Floor is treated with *SpecChem* silicate sealer/densifier and *E-Cure* curing compound.
- ▶ **ROOF:** MR24 standing seam roof system with insulation.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approx. 38'-5".
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with 60'-0" deep staging bays at both loading walls.
- ▶ The building contains 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ **DOCK EQUIPMENT:** Thirty-four (34) 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.
- ▶ Two (2) 12'-0" W x 14'-0" H vertical lift drive-in doors by *Haas Door* or equal with reinforced concrete ramps.
- ▶ Prefabricated steel track guards and Classic dock seal with head curtain by *Rite-Hite* or equal.

SITE FEATURES

- ▶ 100% real estate tax abatement on improvements through January 31, 2031 (LERTA).
- ▶ Marquee sign at site entrance.
- ▶ Professionally prepared/maintained landscaping.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Energy-efficient, *Cambridge*, direct-fire units.
- ▶ **ELECTRICAL SERVICE:** Up to 4,000 Amp, 480/277 Volt, 3-phase. There is also an additional conduit infrastructure in place underground that will allow the build out of additional 4,000 Amp switchboard assemblies if desired, with minimal excavation or site disruption needed.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **LIGHTING:** Warehouse lighting consists of energy-efficient LED fixtures. Lighting consists of 265W high bay light fixtures.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ **ELECTRIC:** PPL Utilities
- ▶ **GAS:** UGI Utilities, Inc. The building currently has 24,000 scfh capacity expandable to 30,000 scfh.
- ▶ **WATER:** Pennsylvania American Water Company. Current street pressure averages 155 psi. Up to 1 million gallons per day is available to a tenant.
- ▶ **SEWER:** Lower Lackawanna Valley Sanitary Authority. Can accommodate up 325,000 gallons per day of effluent from the building.
- ▶ **TELECOM:** Comcast, Verizon, Frontier Communications, and CenturyLink serve the park. Fiber service extends from the facility MDF room within the office to ten remote IDF locations throughout the warehouse. Each IDF location is served by (2) separate six strand multimode fiber optic cables for redundancy, with primary and redundant cabling installed via separate pathing to increase circuit integrity.

PARKING

- ▶ On-site parking for approximately (190) future vehicles.
- ▶ On-site trailer storage for approximately (206) trailers with 8' wide concrete dolly pads.
- ▶ On-site future trailer storage for approximately (34) trailers.
- ▶ 8" thick x 60' deep, reinforced concrete apron at loading dock on both sides of the building with an approximate 200' total loading court depth.
- ▶ Asphalt paving, including heavy duty pave at truck drive and light duty pave in vehicle parking areas.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



**DEEP
WATER
PORTS**

PORT

**MI
AWAY**

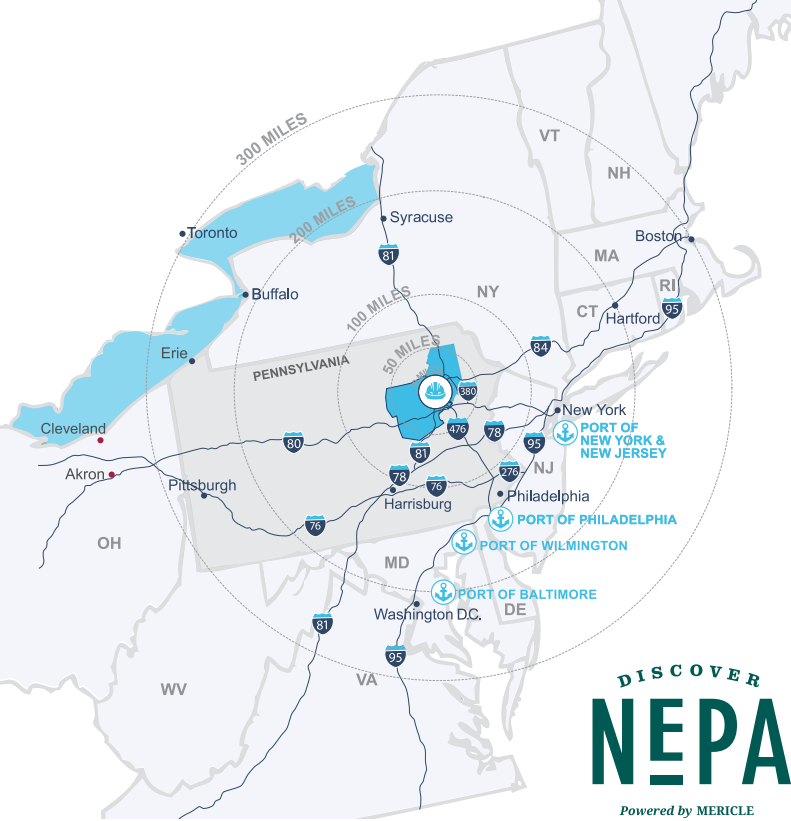
Philadelphia, PA	120
New York/New Jersey	121
Wilmington, DE	132
Baltimore, MD	191



**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



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.



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PENNSYLVANIA



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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