



**FOR
LEASE**

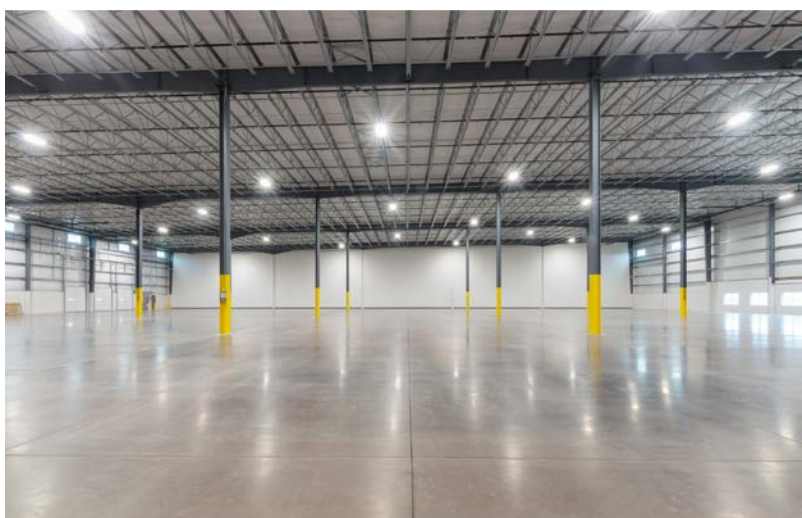
54,710 SF

**420-450 KEYSTONE AVENUE, PARCEL 5
CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP (PITTSBURGH), PA 15110**

.....

INDUSTRIAL

**10-YEAR, 100% REAL
ESTATE TAX ABATEMENT
ON IMPROVEMENTS**



54,710 SF WITH I-81 FRONTAGE AND IMMEDIATE HIGHWAY ACCESS

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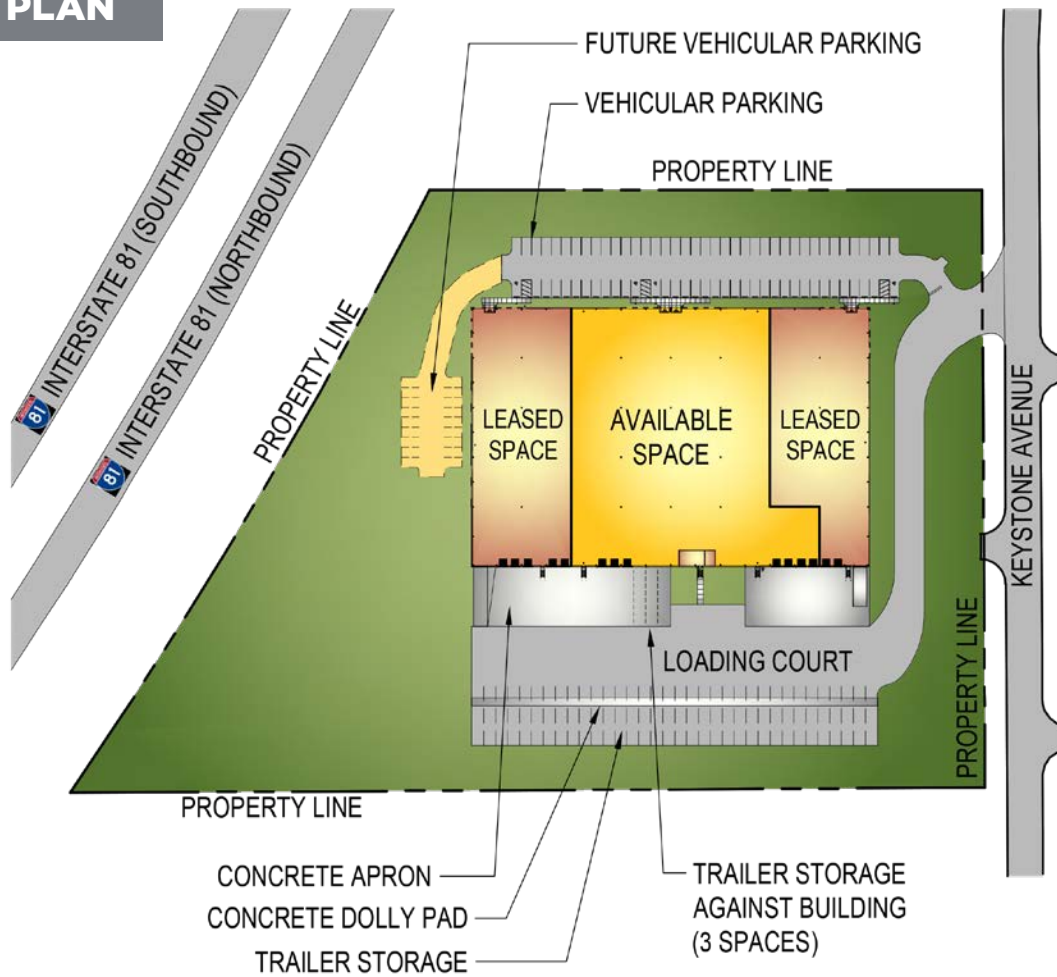
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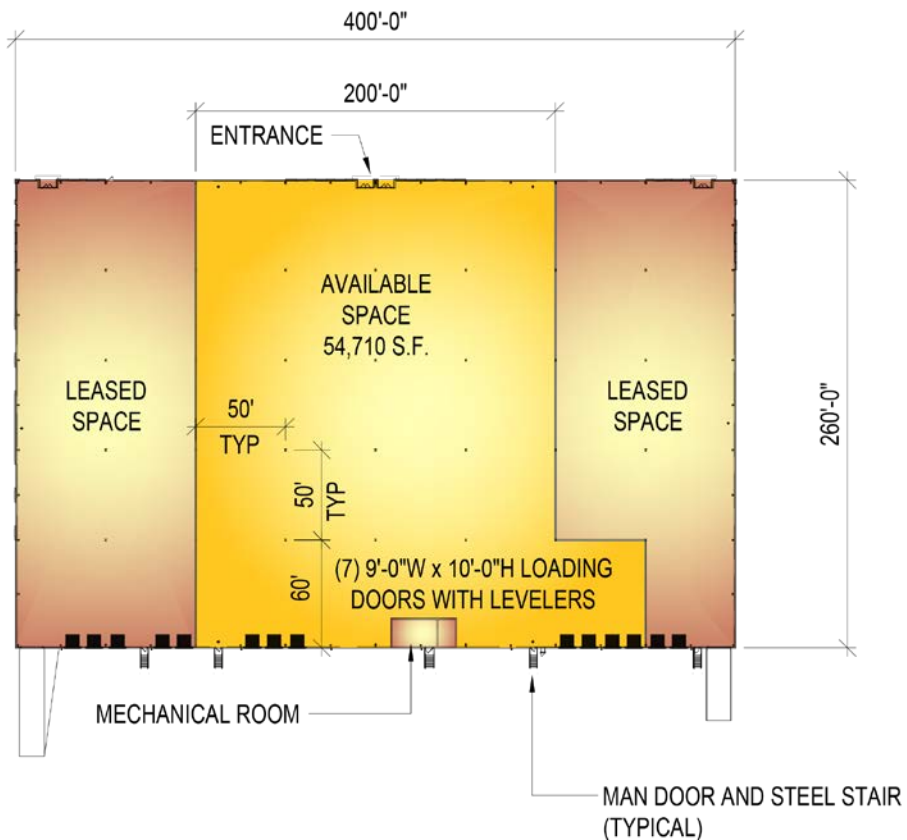
PLANS

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

420-450 KEYSTONE AVENUE, PITTSBURGH, PA

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SIZE

- ▶ **AVAILABLE SPACE:** 54,710 SF within an existing 104,000 SF building.
- ▶ **ACREAGE:** 10.09 acres
- ▶ **BUILDING DIMENSIONS:** 260'-0" (width) x 400'-0" (length)
- ▶ **AVAILABLE SPACE DIMENSIONS:** 200'-0" (width) x 200'-0" (length), 250'-0" (width) x 60'-0" (length)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor has been treated with *SpecChem* silicate sealer/densifier and *E-Cure* curing compound and joint filler, Polyurea or equal, in all construction and contraction joints in the Warehouse floor
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 33'-7".
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ The building contains 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** Seven (7) 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.
- ▶ Prefabricated steel track guards and Classic dock seal with head curtain by *Rite-Hite* or equal.

UTILITIES

- ▶ **WAREHOUSE HEATING:** 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.
- ▶ **UTILITIES:** All utilities shall be separately metered.

PARKING

- ▶ On-site parking for approximately (31) vehicles with future parking for up to (18) additional spaces.
- ▶ On-site trailer storage for approximately (21) trailers with 8' wide concrete dolly pad and approximately (3) 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.

SITE FEATURES

- ▶ Professionally prepared & maintained landscaping.



LABOR DRAW

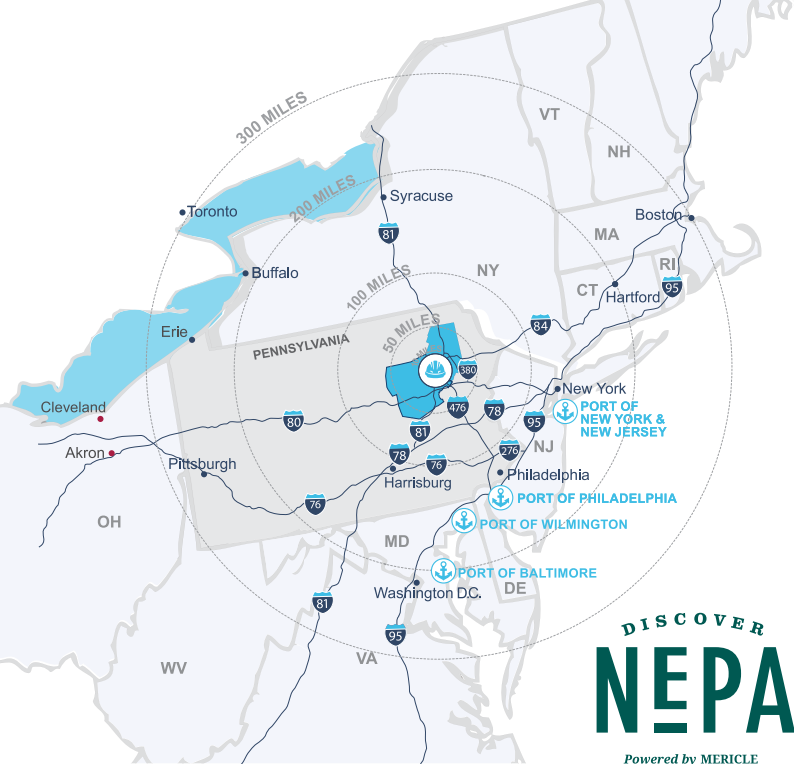
More than 700,000 people live within 30 miles, and more than 51 million people live within 200 miles of CenterPoint Commerce & Trade Park.

This 104,000 square foot high-profile industrial building is centrally located within the Scranton/Wilkes-Barre labor market. Chewy.com, Geisinger, Isuzu, Lowe's, Neiman Marcus, The Home Depot, and more have major facilities centers in CenterPoint Commerce & Trade Park.



TAX SAVINGS

Every building constructed in CenterPoint receives a 10-year, 100% real estate tax abatement on improvements via the LERTA program.



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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