



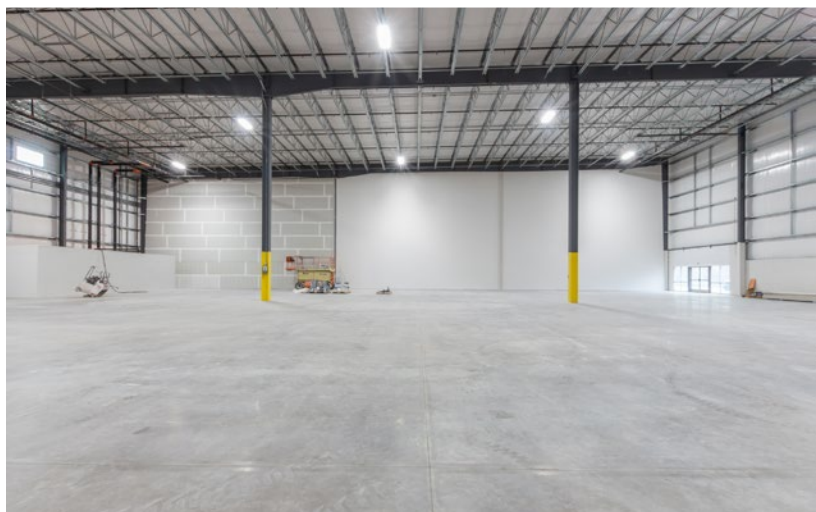
**FOR  
LEASE**

# 19,513 SF

**139 COMMONWEALTH DRIVE, PARCEL 3, SUITE 102  
CENTERPOINT COMMERCE & TRADE PARK SOUTH  
JENKINS TOWNSHIP (PITTSTON), PA**

.....

**INDUSTRIAL**



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

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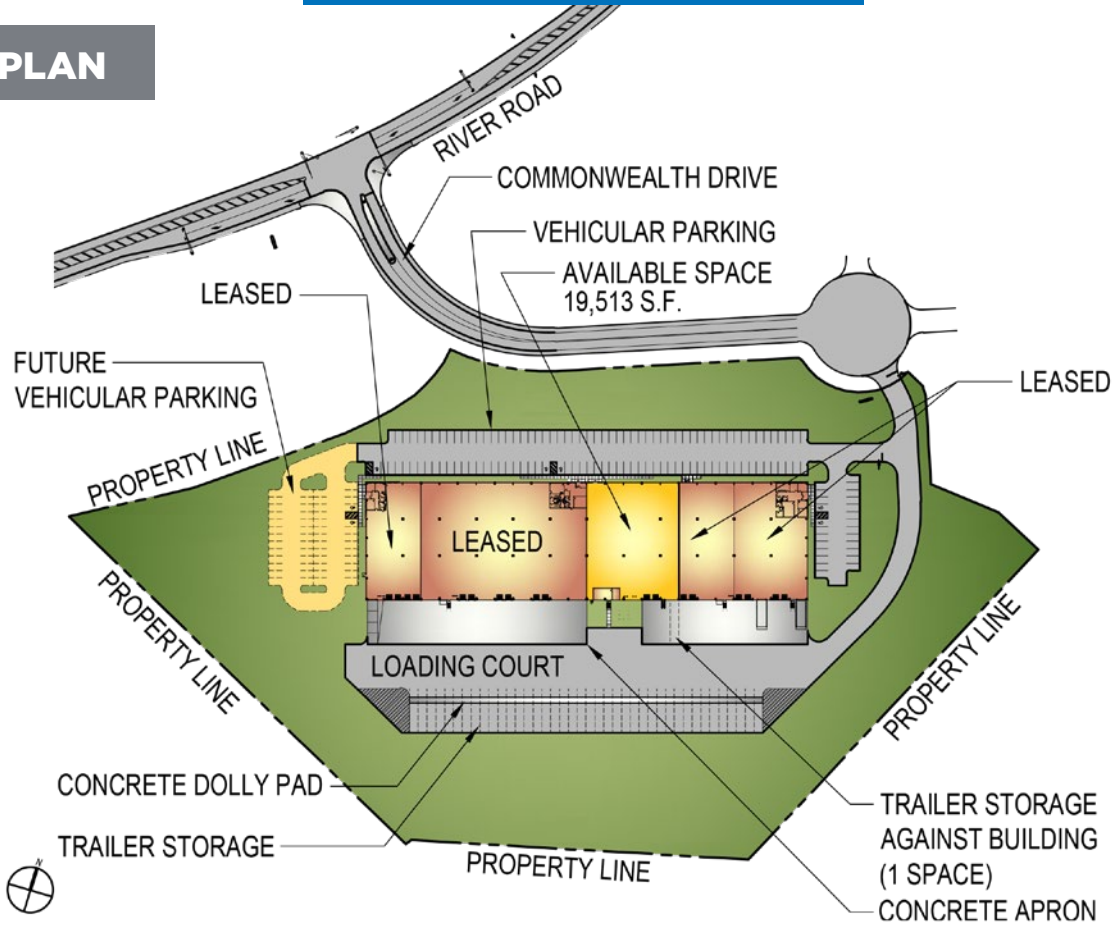
**570.823.1100**



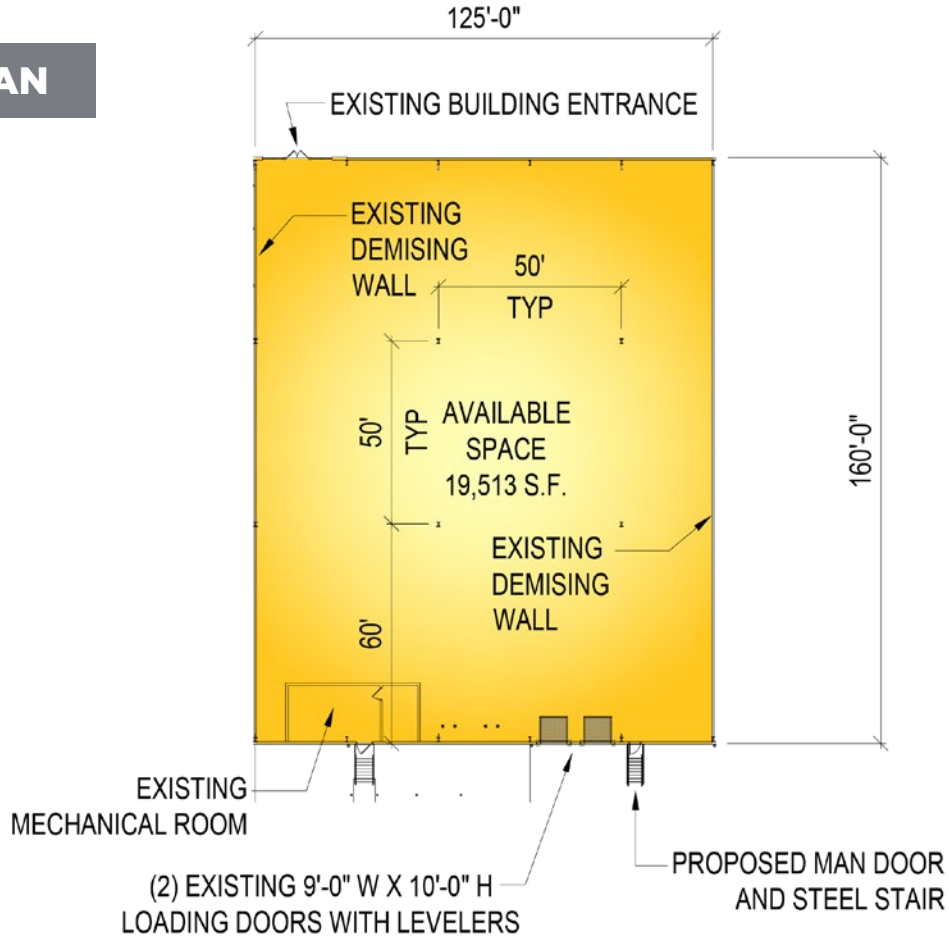
# PLANS

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## SITE PLAN



## FLOOR PLAN



FOR LEASE

139 COMMONWEALTH DRIVE, JENKINS TOWNSHIP, PA

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## SIZE

- ▶ **AVAILABLE SPACE:** 19,513 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 125'-0" (length)

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *SpecChem* siliconate 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 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

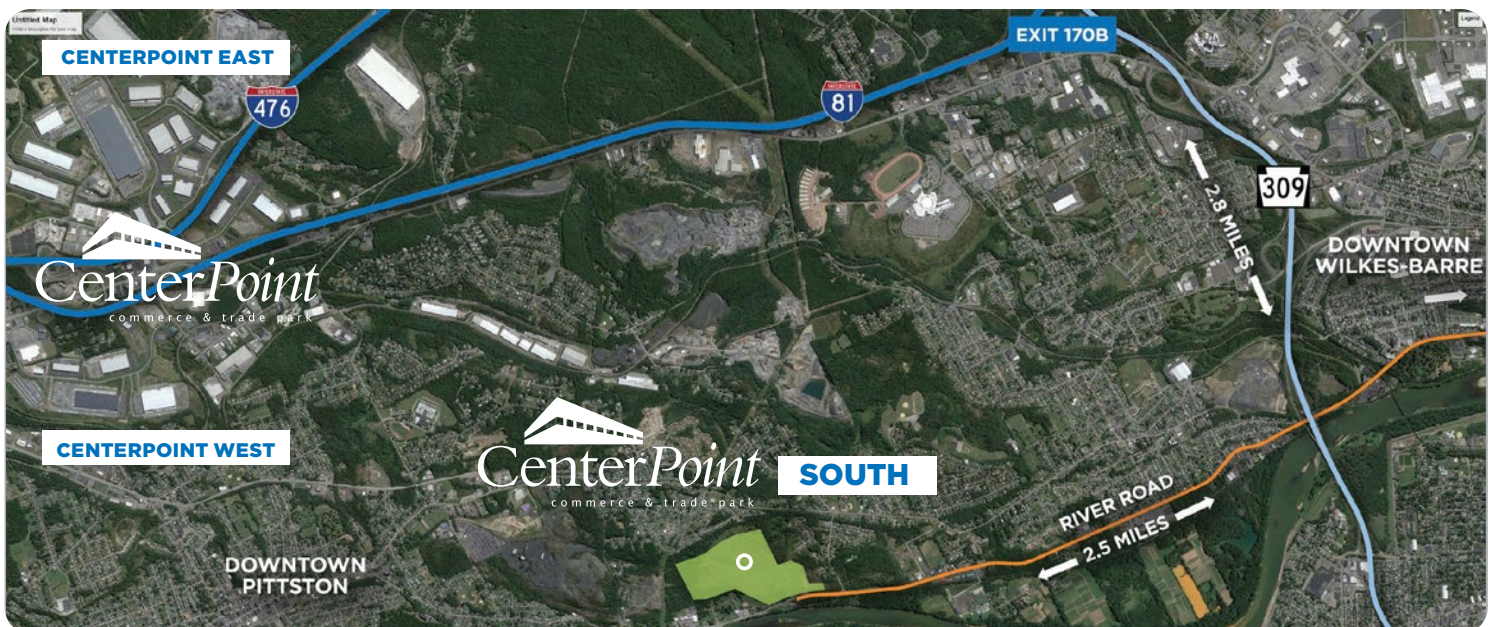
- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** Two (2) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal. Future/potential dock doors are available.
- ▶ Prefabricated steel track guards 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.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **ELECTRICAL POWER:** Existing electrical power available up to 800 Amps.
- ▶ **UTILITIES:** All utilities shall be separately metered.

## PARKING

- ▶ On-site parking for approx. (69) vehicles with future parking for up to (52) vehicles.
- ▶ On-site trailer storage for approx. (25) trailers with 8' wide concrete dolly pad and approx. (4) 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

#### MILES AWAY

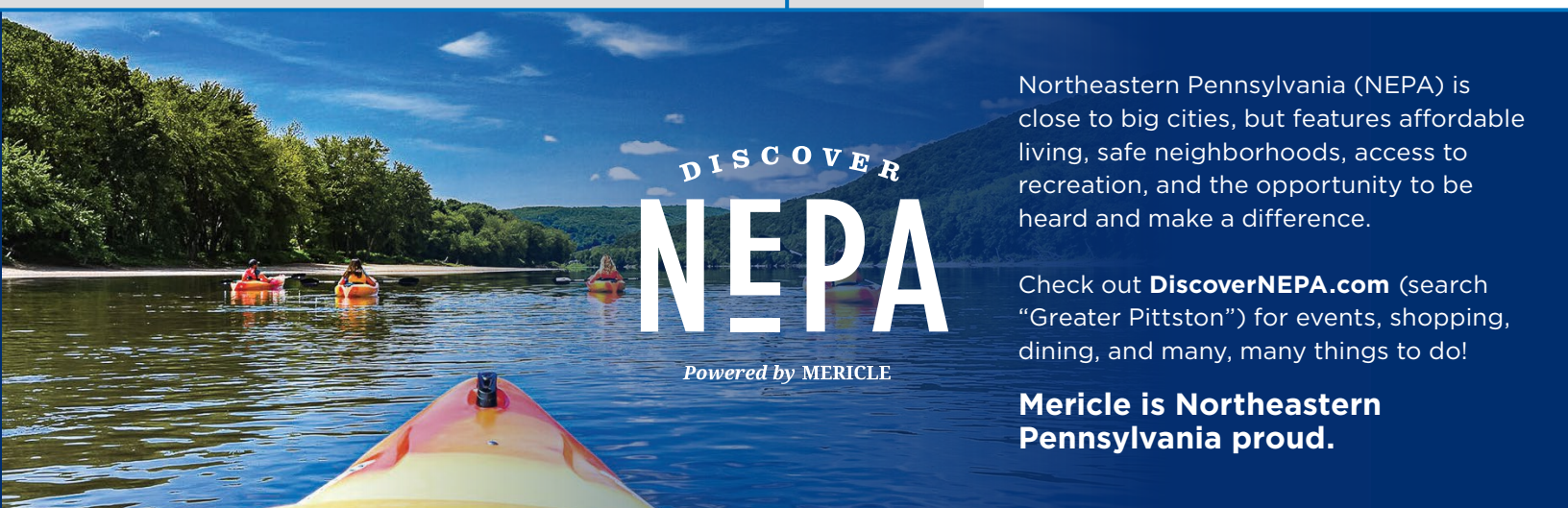
Philadelphia, PA	116
New York/New Jersey	126
Wilmington, DE	132
Baltimore, MD	191



### 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



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