



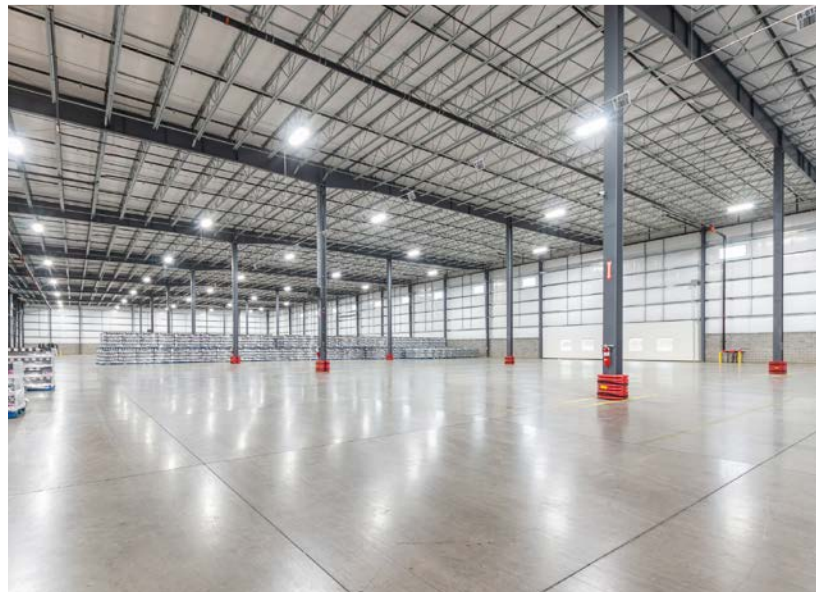
**FOR
LEASE**

96,000 SF

**380-400 RESEARCH DRIVE, PARCEL 35B
CENTERPOINT COMMERCE & TRADE PARK - EAST
PITTSTON TOWNSHIP, PITTSTON, PA 18640**

.....

INDUSTRIAL



PRIME LOCATION: CENTERPOINT EAST BUILDING NEAR I-81 & I-476

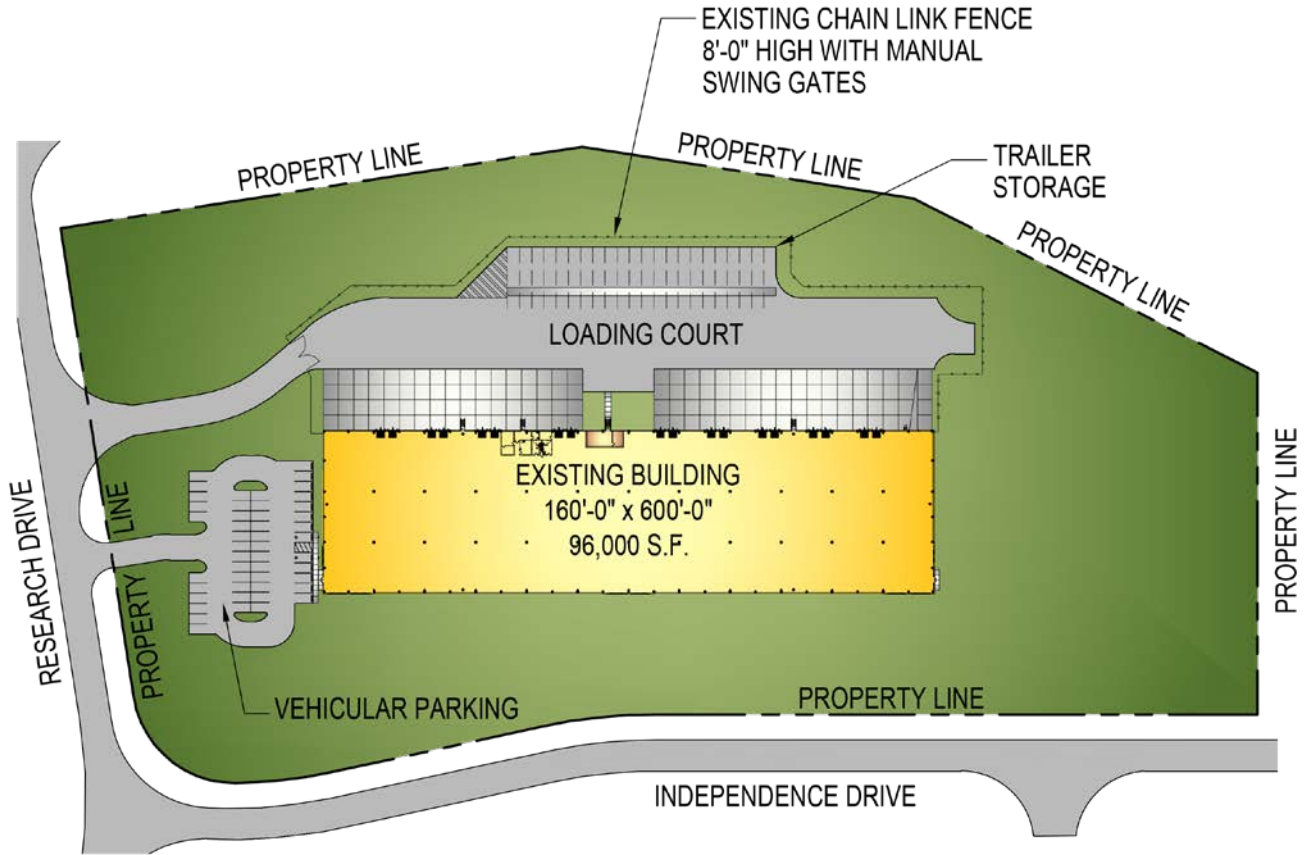
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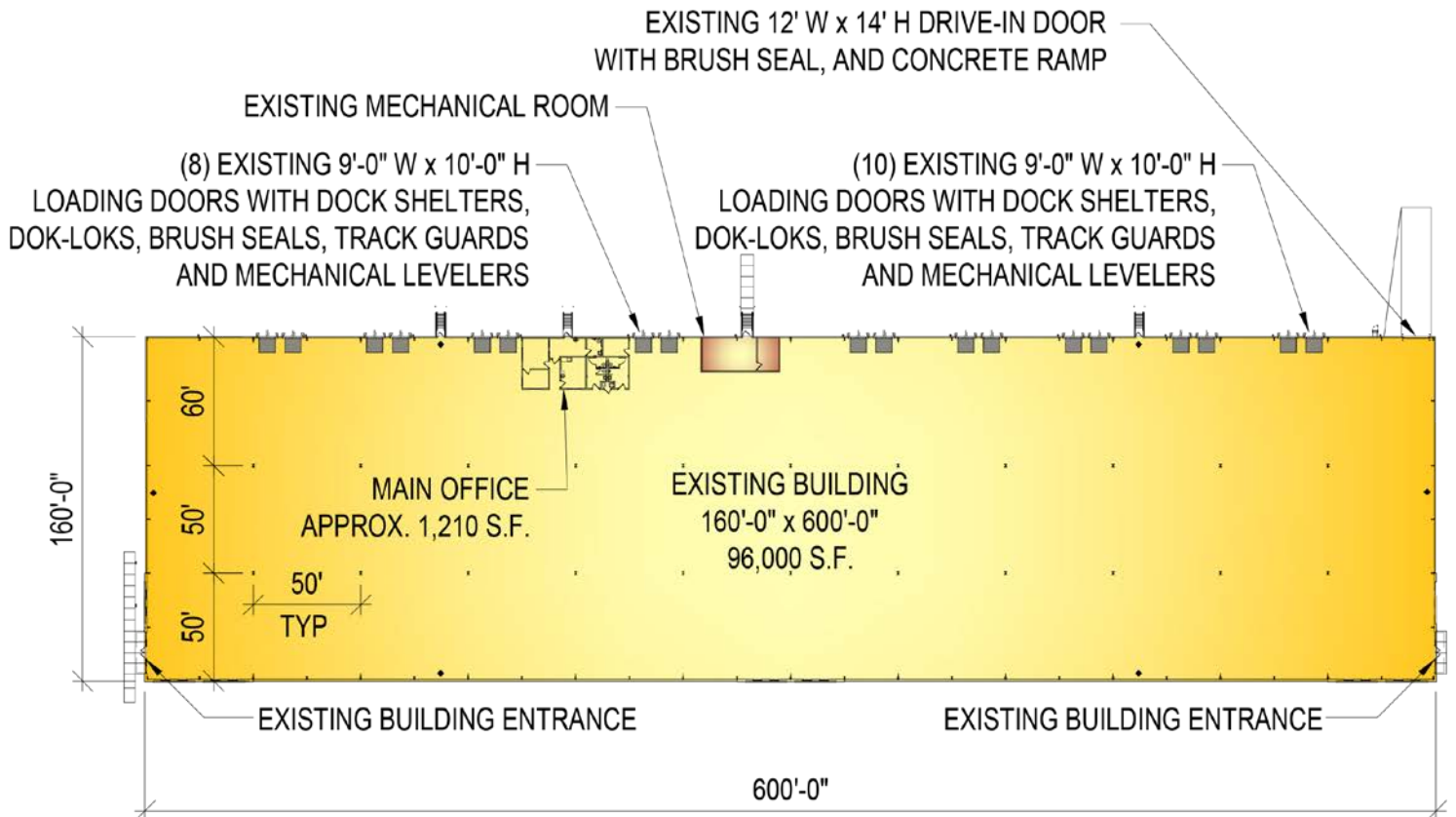
PLANS

SITE PLAN

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.



FLOOR PLAN



FOR LEASE

380-400 RESEARCH DRIVE, PITTSBURGH, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 96,000 SF
- ▶ **ACREAGE:** 13.34 acres
- ▶ **BUILDING DIMENSIONS:** 160'-0" (width) x 600'-0" (length)
- ▶ Tenant space availability ranges from 48,000 SF to 96,000 SF.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *SpecHard* silicate sealer/densifier and *E-Cure* curing compound.
- ▶ **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 34'-11"
- ▶ **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

- ▶ **DOCK EQUIPMENT:** Eighteen (18) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with dock shelters, *Dok-Loks*, brush seals, track guards, quad outlets and 40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.

- ▶ One (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal with brush seal and a reinforced concrete ramp.

UTILITIES

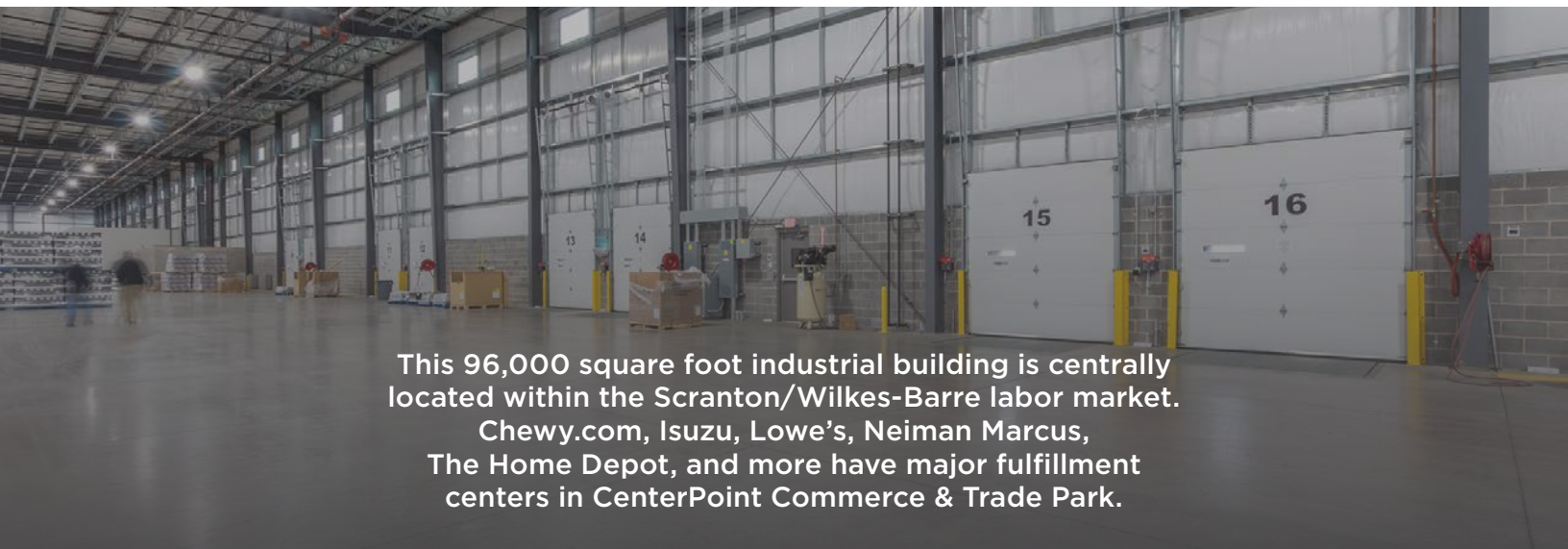
- ▶ **WAREHOUSE HEATING:** Energy efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **WAREHOUSE/OFFICE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL:** 800 Amp (expandable to 4,000 Amps), 277/480 Volt, 3 Phase electrical power.
- ▶ **FIRE PROTECTION:** Early Suppression Fast Response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** Provisions for domestic water and natural gas are provided. All utilities shall be separately metered.

PARKING

- ▶ On-site parking for approximately (48) vehicles.
- ▶ On-site trailer storage for approximately (22) trailers with 8' wide concrete dolly pad
- ▶ 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.



This 96,000 square foot industrial building is centrally located within the Scranton/Wilkes-Barre labor market. Chewy.com, Isuzu, Lowe's, Neiman Marcus, The Home Depot, and more have major fulfillment centers in CenterPoint Commerce & Trade Park.

FOR LEASE

380-400 RESEARCH DRIVE, PITTSBURGH TOWNSHIP, PA

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CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



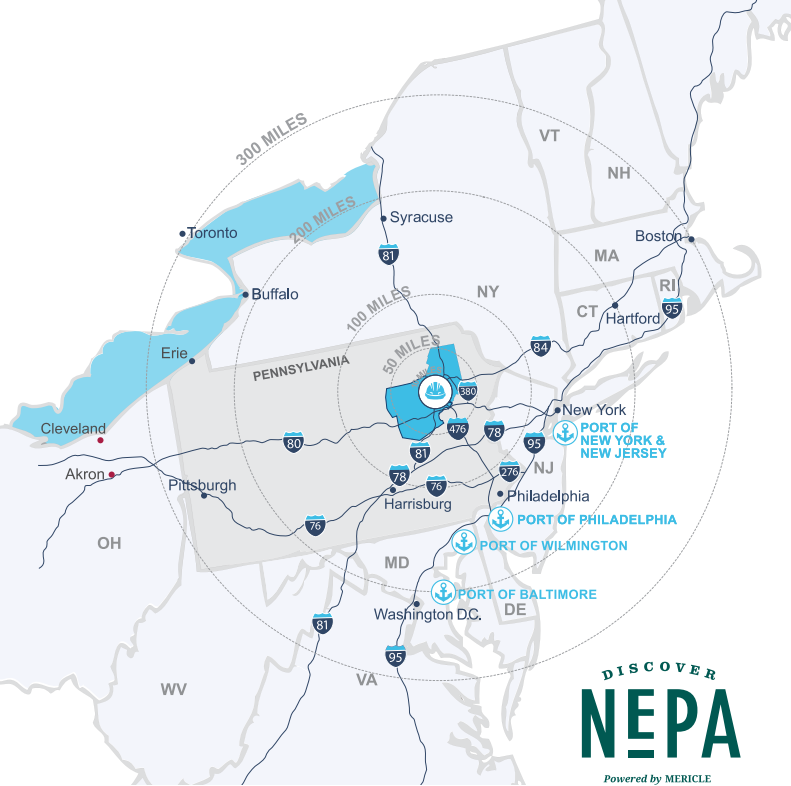
**DEEP
WATER
PORTS**

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



**TRAVEL
DISTANCES**

CITY	MI AWAY
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.

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Mericle is Northeastern Pennsylvania proud.



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BOB BESECKER, Vice President
bbesecker@mericle.com

JIM HILSHER, Vice President
jhilsher@mericle.com

BILL JONES, Vice President
bjones@mericle.com

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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