



**FOR
LEASE**

56,038 SF

**505-535 KEYSTONE AVENUE, PARCEL 7
CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP (PITTSTON), PA 18640**

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OFFICE



MODERN OFFICE SPACE IN CENTERPOINT EAST, MINUTES FROM I-81, I-476

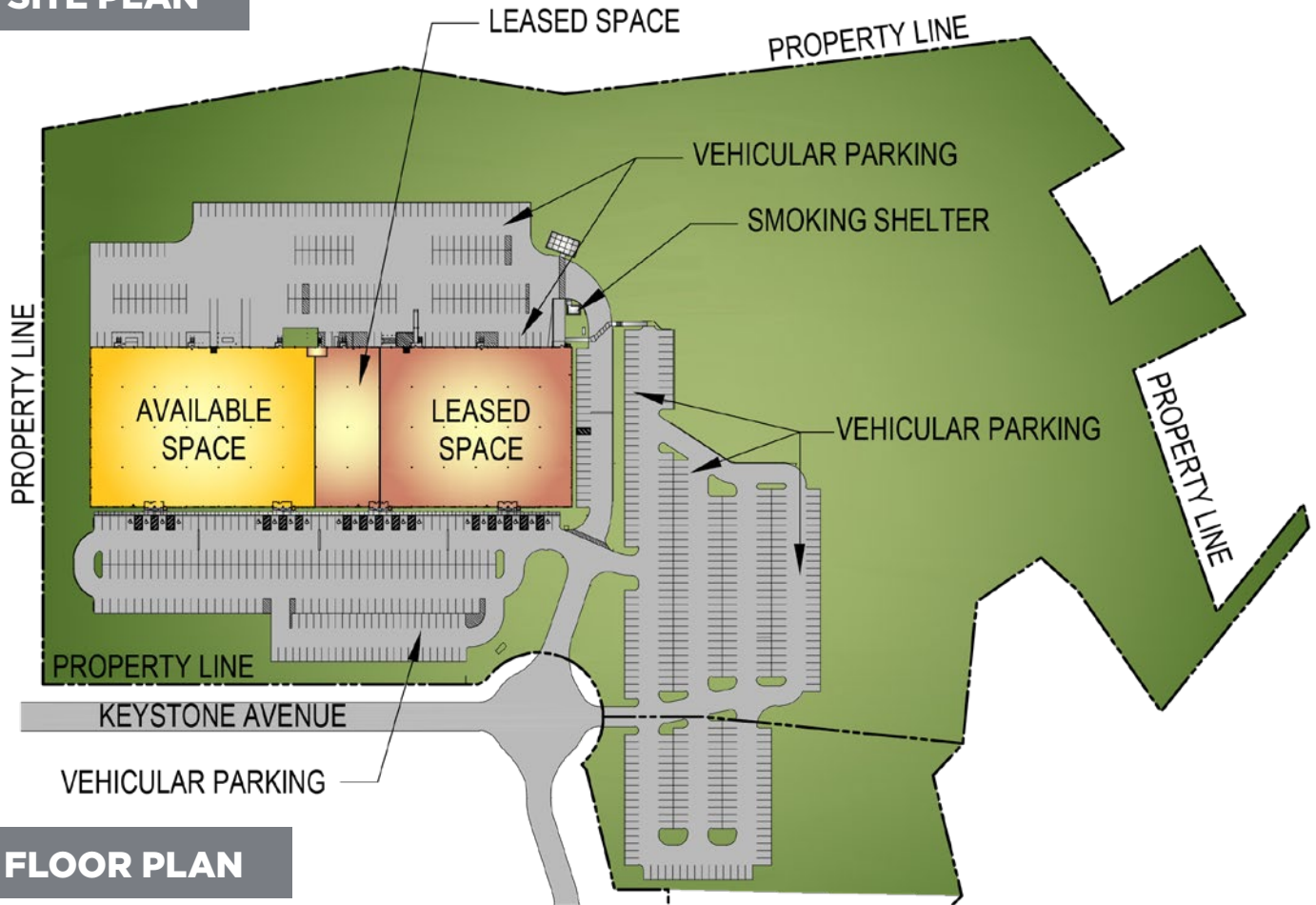
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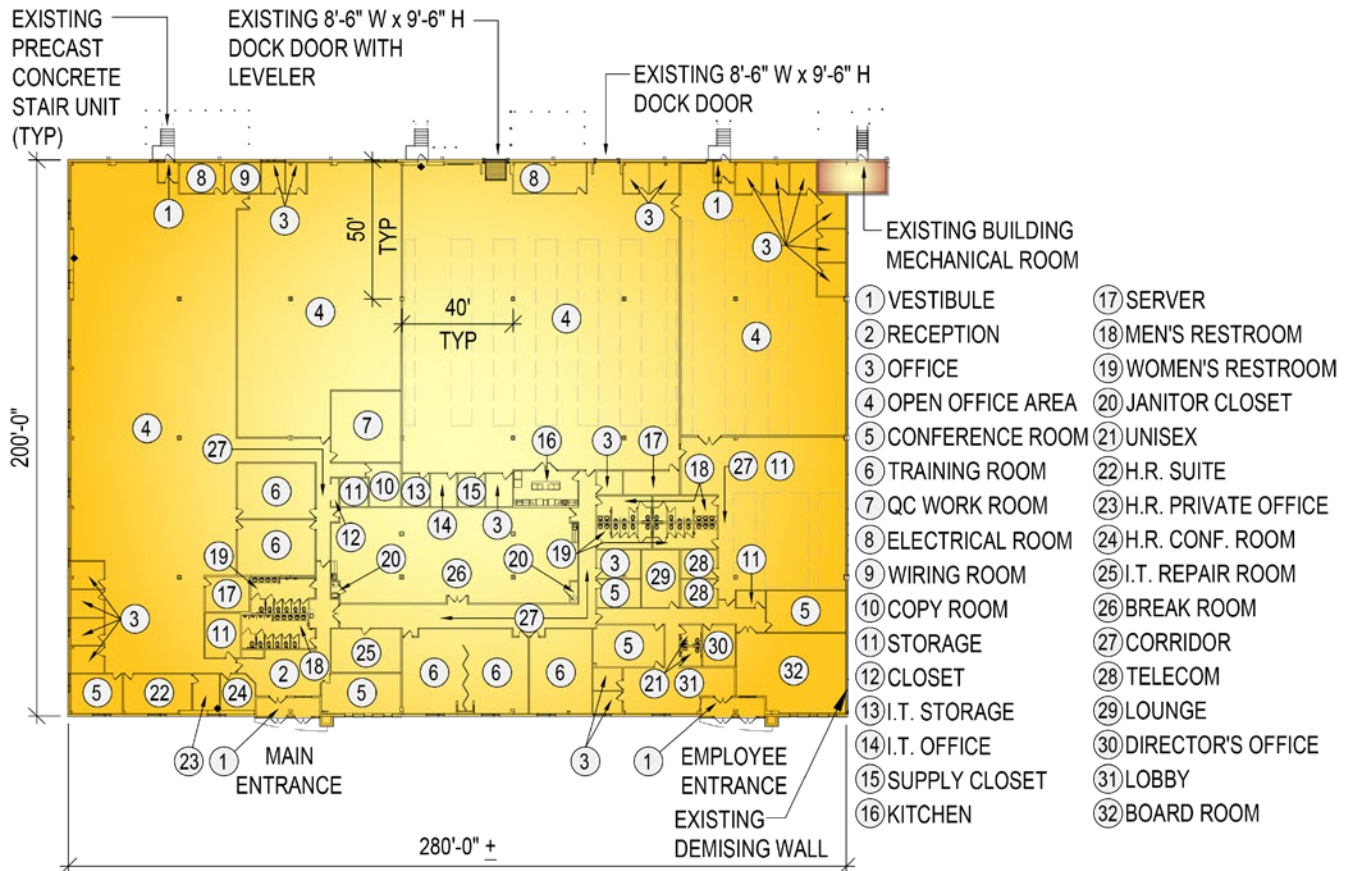
PLANS

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SITE PLAN



FLOOR PLAN



FOR LEASE

505-535 KEYSTONE AVENUE, PITTSBURGH, PA

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SIZE

- ▶ **AVAILABLE SPACE:** 56,038 SF space within an existing 120,056 SF building on 26.06 acres.
- ▶ **BUILDING DIMENSIONS:** 600'-0" (length) x 200'-0" (width)

OFFICE IMPROVEMENTS

- ▶ Main entrance consisting of a vestibule area, VCT flooring, reception desk and approx. 10'-0" high suspended ceiling.
- ▶ Employee entrance consisting of a vestibule area, VCT flooring, security desk and approx. 9'-0" high suspended ceiling.
- ▶ HR suite consisting of a open office area, HR private office and HR conference room.
- ▶ Large board room consisting double entry wood doors, premium finish carpet tile flooring, oak tongue and groove wainscoting, exterior windows to allow natural lighting, wall mounted TV capability.
- ▶ Several conference rooms with premium finish carpet tile flooring, wall mounted TV capability.
- ▶ Several offices varying in size throughout the space.
- ▶ Several large training rooms, one with a folding partition, premium finish carpet tile flooring, wall mounted TV capability.
- ▶ Large break room consisting of double entry wood doors, VCT flooring, approx. 10'-0" high suspended ceiling, two (2) millwork locations with stainless steel sinks and upper cabinets.
- ▶ Fully operational kitchen consisting of two (2) stove-top ovens with exhaust venting and ansul sprinkler system, built-in oven and broiler, built-in microwave, built-in dish washer, premium flooring, millwork with stainless steel sink and upper cabinets.
- ▶ Two (2) unisex restrooms with VCT flooring, FRP wall panels, wall mounted Xlerator hand dryers.
- ▶ Several multi-fixture restrooms located throughout the space consisting of VCT flooring, FRP wall panels, wall mounted Xlerator hand dryers.
- ▶ One (1) IT repair room consisting of linoleum flooring.
- ▶ Two (2) open office areas with premium finish carpet tile flooring, approx. 10'-0" high suspended ceiling, wall mounted TV capability.
- ▶ One (1) open office area with concrete floors, approximately 9'-9" high suspended ceiling, wall mounted TV capability.
- ▶ One (1) open office area with concrete floors, approximately 10'-0" high suspended ceiling, wall mounted TV capability.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab reinforced with welded steel mats.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum frame windows, insulated metal panels, and aluminum frame curtainwall entrances with canopies.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 30'-10".
- ▶ **COLUMN SPACING:** 40'-0" x 50'-0" bay spacing.

LOADING

- ▶ **DOCK EQUIPMENT:** One (1) 8'-6"x 9'-6" vertical lift, insulated steel door by *Haas Door* or equal with minimum 30,000 LB capacity mechanical leveler with bumpers by *Rite-Hite* or equal.
- ▶ One (1) 8'-6"x 9'-6" vertical lift, insulated steel door by *Haas Door* or equal with bumpers by *Rite-Hite* or equal.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Multiple packaged gas/electric roof top units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **OFFICE LIGHTING:** 2 x 4 fluorescent fixtures.
- ▶ **ELECTRICAL:** Five (5) 400 Amp, 120/208 Volt, 3 phase services.
- ▶ **GENERATORS:** Two (2) 200kW generators providing full facility standby power.
- ▶ **FIRE PROTECTION:** Ordinary Hazard Class III Wet sprinkler system.
- ▶ **UTILITIES:** Provisions for domestic water and natural gas are provided. All utilities shall be separately metered.

PARKING & SITE FEATURES

- ▶ On-site parking for approx. 329 vehicles.
- ▶ Asphalt paving, including heavy duty pave in rear parking area.
- ▶ Professionally prepared & maintained landscaping.
- ▶ Marquee sign at site entrance, directional signage on site.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



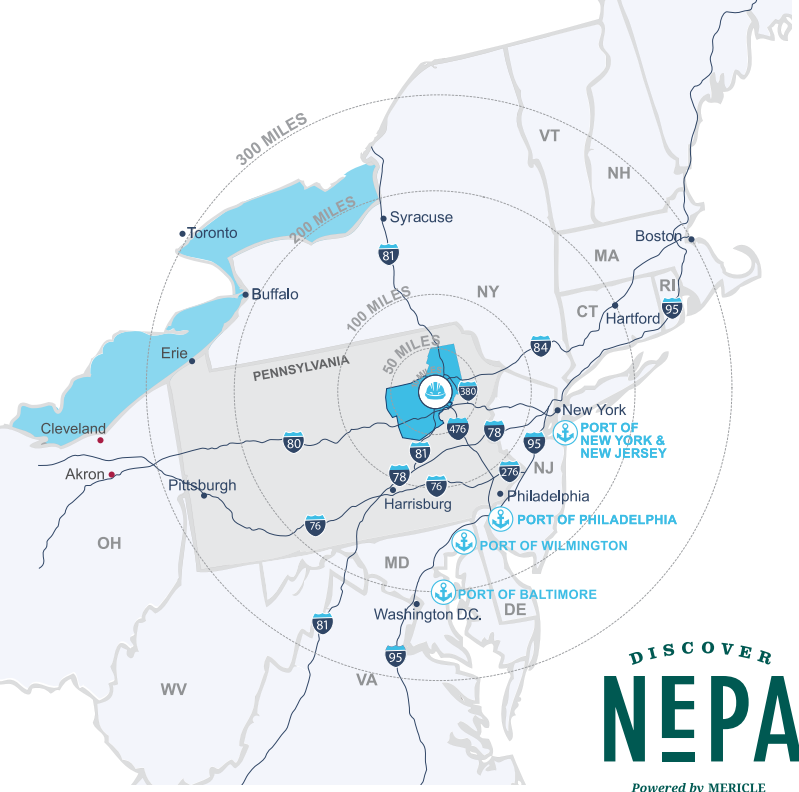
**DEEP
WATER
PORTS**

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



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