



**FOR
LEASE**

63,256 SF

**201-217 RESEARCH DRIVE, PARCEL 19
CENTERPOINT COMMERCE & TRADE PARK - EAST
JENKINS TOWNSHIP, PITTSTON, PA 18640**

.....

INDUSTRIAL



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

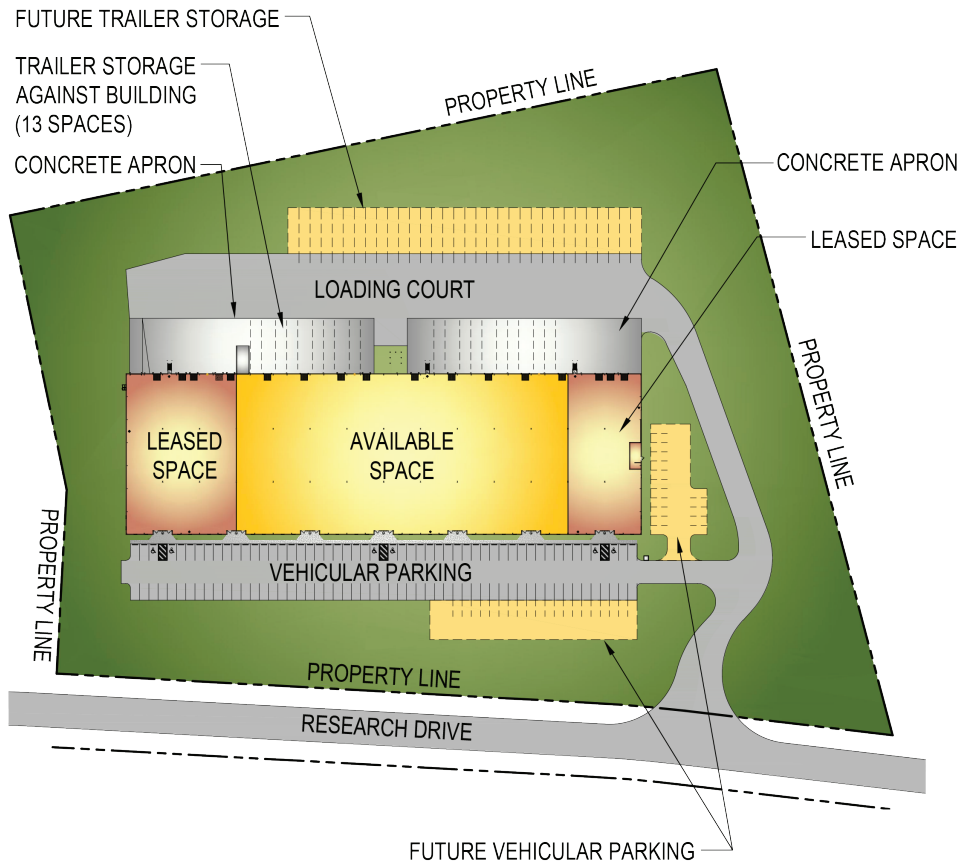
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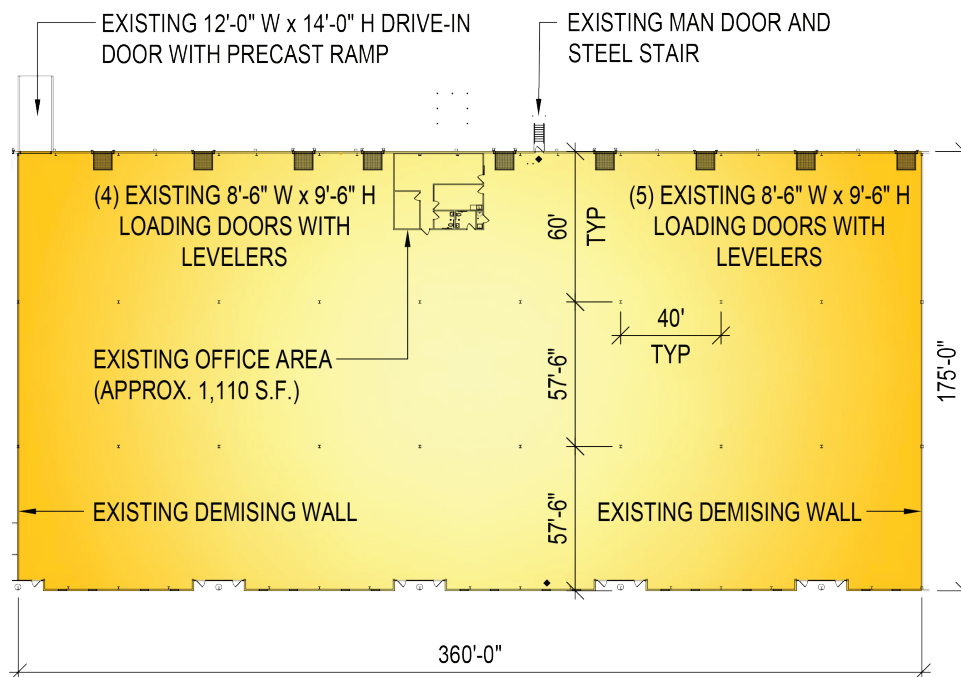
PLANS

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



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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** Available 63,256 SF space within an existing 98,000 SF building.
- ▶ **ACREAGE:** 11.56 acres
- ▶ **BUILDING DIMENSIONS:** 175'-0" (width) x 560'-0" (length)
- ▶ **OFFICE FIT-OUT:** Approximately 1,110 SF.

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/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 31'-1".
- ▶ **COLUMN SPACING:** 40'-0" x 57'-6" bay spacing with a 60'-0" deep staging bay.

LOADING

- ▶ **DOCK EQUIPMENT:** Nine (9) 8'-6" x 9'-6" vertical lift dock doors with 30,000 lb capacity mechanical levelers with bumpers by *Rite-Hite* or equal.
- ▶ Future/potential dock doors are available.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Energy-efficient, gas fired unit heaters.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient fluorescent T-bay fixtures.
- ▶ **OFFICE LIGHTING:** 2 x 4 fluorescent fixtures with prismatic lenses.
- ▶ **ELECTRICAL:** 400 Amp, 120/208 Volt, 3 phase service.
- ▶ **FIRE PROTECTION:** Ordinary Hazard Class III wet sprinkler system, ESFR capable.
- ▶ **UTILITIES:** Provisions for domestic water and natural gas are provided. All utilities shall be separately metered.

PARKING

- ▶ On-site parking for approximately (69) vehicles with future parking for up to (34) vehicles.
- ▶ On-site trailer storage for approximately (13) trailers against the building, with future trailer storage for up to (32) trailers.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 130' 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 98,000 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.

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CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



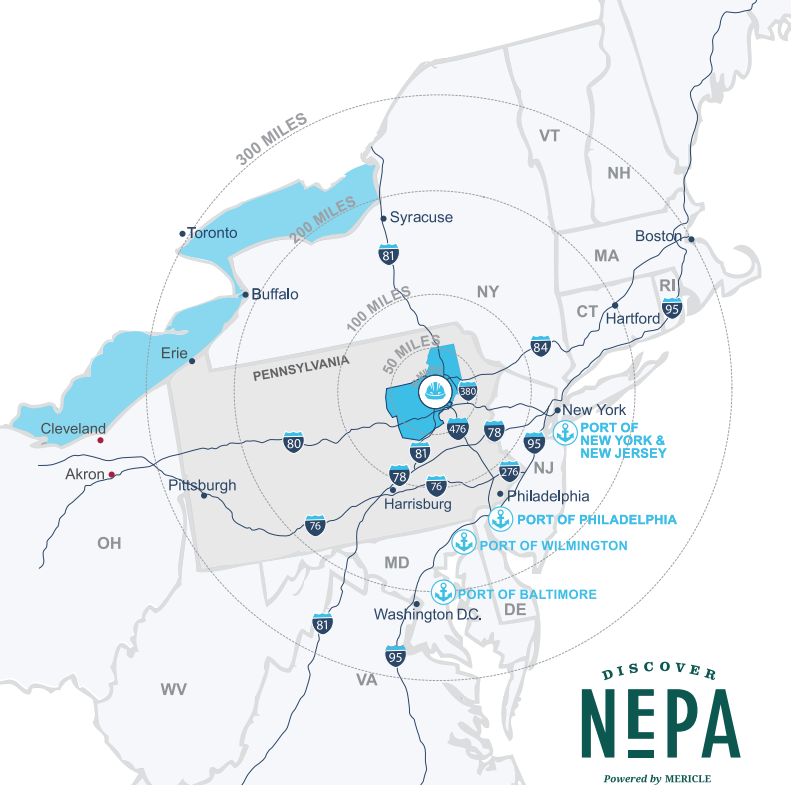
**DEEP
WATER
PORTS**

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.

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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