



**FOR  
LEASE**

# 249,750 SF

**175 PATRIOT DRIVE (PARCEL 41A)  
CENTERPOINT COMMERCE & TRADE PARK - EAST  
PITTSTON TOWNSHIP (PITTSTON), PA 18640**

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**INDUSTRIAL**



**INDUSTRIAL SITE NEAR I-81 AND I-476 - EXPANDABLE TO 360,750 SF!**

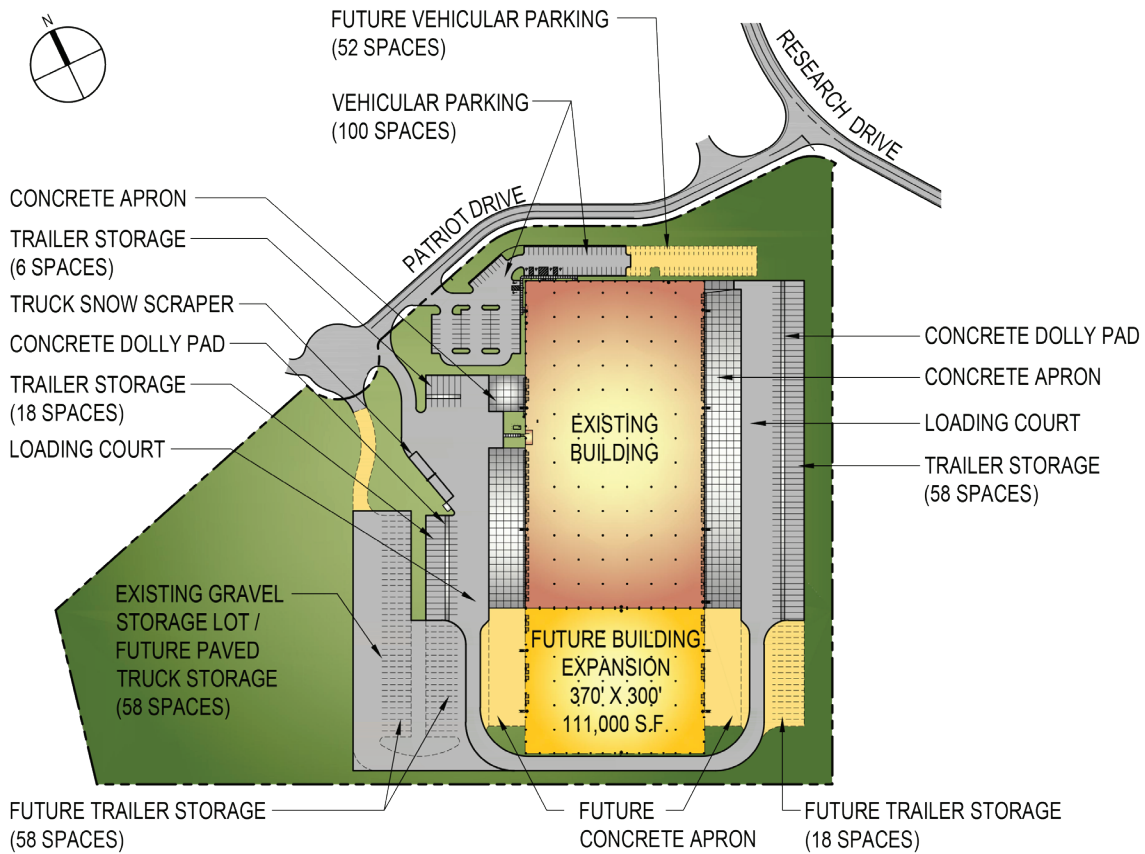
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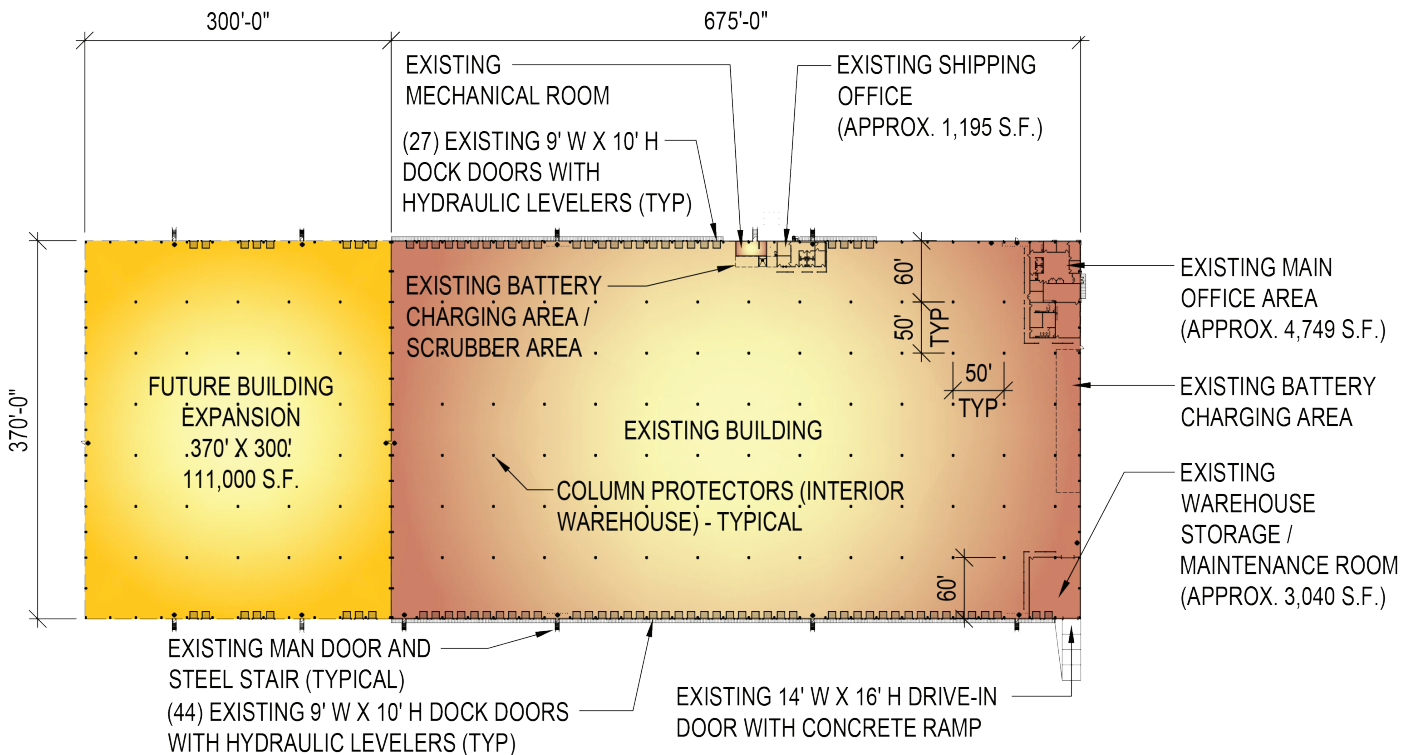
# PLANS

## 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



# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** Existing 249,750 SF building expandable to 360,750 SF.
- ▶ **ACREAGE:** 34.07 acres
- ▶ **BUILDING DIMENSIONS:** 370'-0" W X 675'-0" L

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor has been treated with one (1) coat of *Ashford Formula* or equal sealing and curing compound.
- ▶ Semi rigid epoxy joint filler, MM80 by *Metzger McGuire* or equal, provided in the construction and contraction joints of the concrete floor slab.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 33'-9".
- ▶ **BAY SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ **EXTERIOR WALLS:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ The building is provided with 3'-0" high x 6'-0" wide clerestory windows.
- ▶ Office fit-out includes premium finishes, such as carpet tile, porcelain floor tile and ceramic wall tile.

## LOADING

- ▶ **DOCK EQUIPMENT:** Seventy-one (71) 9'-0" wide x 10'-0" high vertical-lift dock doors with vision kits by *Haas Door* or equal with 30,000 LB capacity hydraulic levelers with bumpers by *Rite-Hite* or equal, dock seals, truck restraints, LED dock lights, Dok Commander System.
- ▶ Continuous canopy is provided over the existing dock positions and adjacent man doors.
- ▶ **DRIVE-IN DOORS:** One (1) 14'-0" wide x 16'-0" high vertical-lift, manual operated drive-in door by *Haas Door* or equal and reinforced concrete ramp and one (1) 12'-0" wide x 14'-0" high vertical-lift, manual operated drive-in door by *Haas Door* or equal inside warehouse.
- ▶ The building is provided with eight (8) 480V truck block heaters along loading dock walls.

## UTILITIES

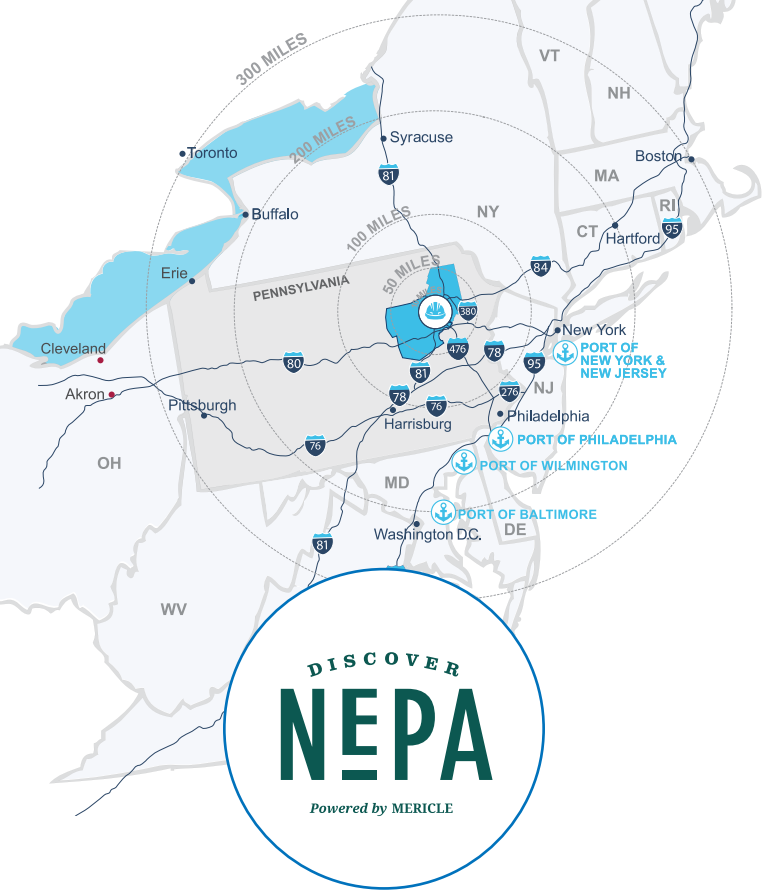
- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ Warehouse ventilation is provided by roof mounted exhaust fans roof mounted louvers system to provide for approx. one (1) air exchange per hour.
- ▶ The Warehouse is equipped with eight (8) High Velocity Low Speed (HVLS) Fans by *Rite-Hite*, *BAF* or equal.
- ▶ The Office / Break Room Area is heated and cooled with *Trane* packaged roof top units.
- ▶ The I.T. Room and Conference Room are each heated and cooled with separate HVAC units by *Trane* or equal.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures providing 40 foot candles average at three (3) feet above finished floor.
- ▶ The Office / Break Room Area lighting is 2 x 4 drop-in, lensed LED troffers.
- ▶ **ELECTRICAL POWER:** 800 Amp, 277/480 Volt, 3-Phase service, expandable to 4,000 Amps.
- ▶ Existing 300KW diesel generator.
- ▶ **FIRE PROTECTION:** Early Suppression Fast Response (ESFR) wet pipe sprinkler system.
- ▶ Office fire protection system consists of a Light Hazard System.
- ▶ **UTILITIES:** All utilities shall be separately metered.

## PARKING

- ▶ On-site parking for approx. (100) vehicles with future parking for up to (52) vehicles.
- ▶ On-site paved trailer storage for approx. (82) trailers with 8' wide concrete dolly pad.
- ▶ Existing gravel trailer storage for (58) trailers and future trailer storage for (18) trailers.
- ▶ 8" thick x 75' deep, reinforced concrete dock apron at loading dock with an approximate 205' 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.
- ▶ Foreign Trade Zone status possible.
- ▶ Centrally located within Scranton/Wilkes-Barre labor market.



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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

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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