



**FOR
LEASE**

83,923 SF

**137-141 COMMONWEALTH DRIVE, PARCEL 3
CENTERPOINT COMMERCE & TRADE PARK SOUTH
JENKINS TOWNSHIP (PITTSSTON), PA**

.....

INDUSTRIAL

**10-YEAR, 100% REAL ESTATE
TAX ABATEMENT
ON IMPROVEMENTS**



AUGUST 2024 CONSTRUCTION PROGRESS PHOTOS



CENTERPOINT SOUTH TAX-ABATED BUILDING NEAR I-81 AND I-476

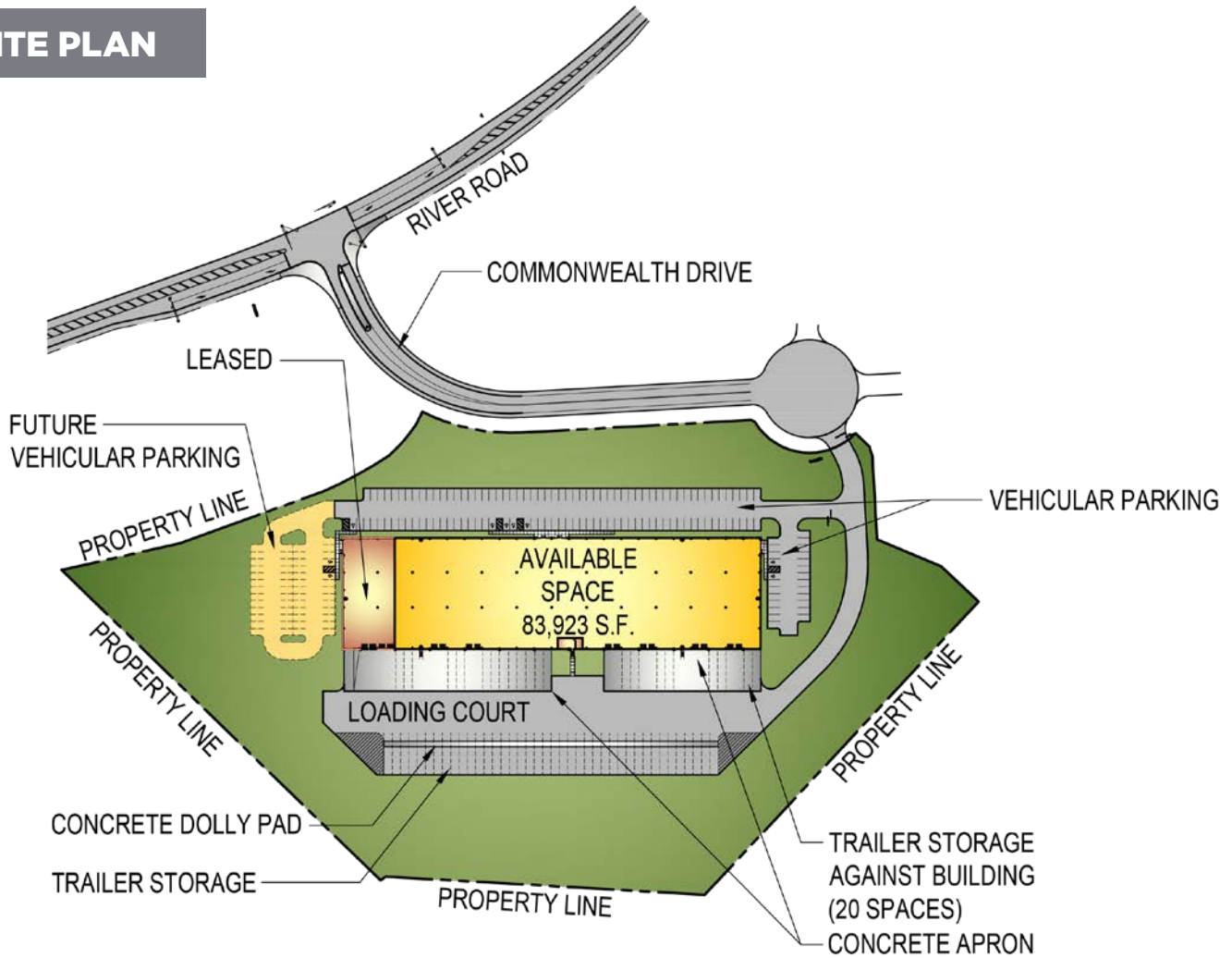
mericle.com  **570.823.1100**



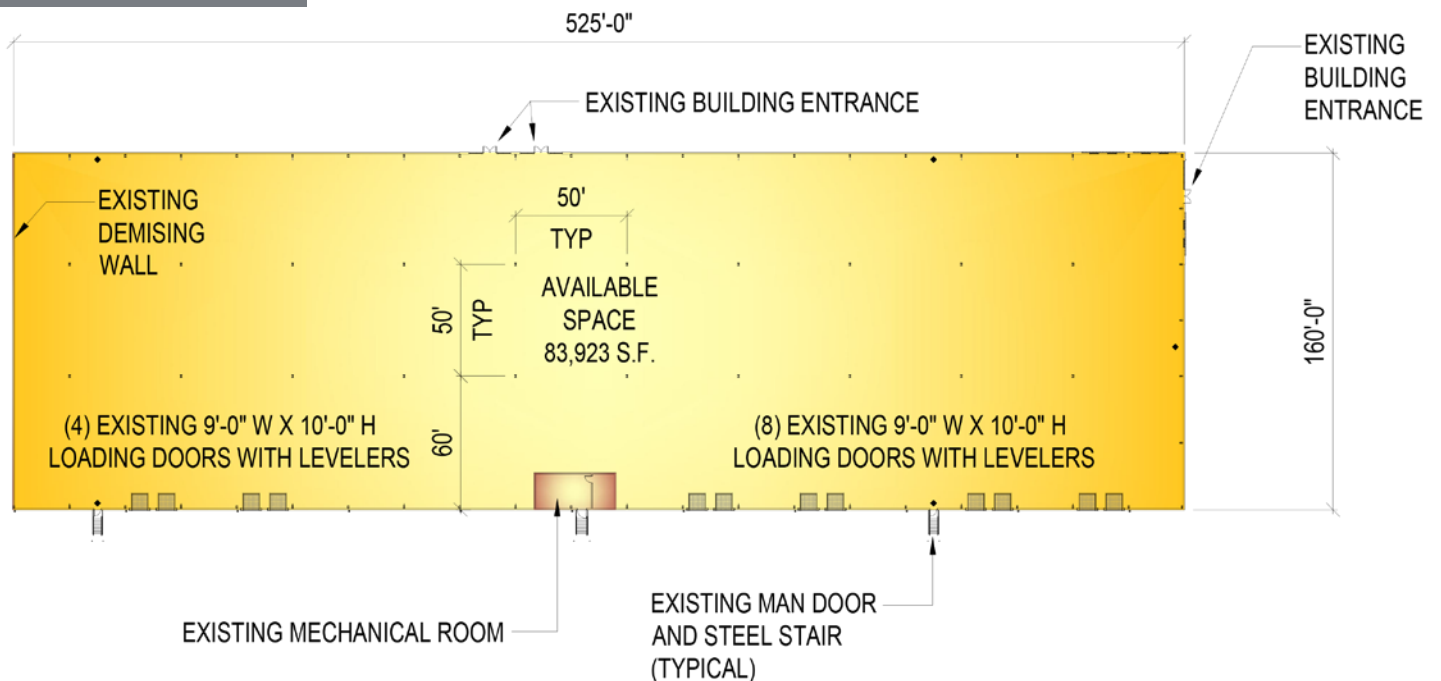
PLANS

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.

SITE PLAN



FLOOR PLAN



FOR LEASE

137-141 COMMONWEALTH DRIVE, JENKINS TOWNSHIP, PA

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SIZE

- ▶ **AVAILABLE SPACE:** 83,923 SF within an existing 96,000 SF building.
- ▶ **ACREAGE:** 13.42 acres
- ▶ **BUILDING DIMENSIONS:** 160' (w) x 600' (l)
- ▶ **AVAILABLE SPACE DIMENSIONS:** 160 (w) x 525' (l)
- ▶ Tenant space availability ranges from approx. 23,539 SF to 83,923 SF.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced w/ welded steel mats. Floor is treated with *SpecChem* silicate sealer/densifier and *E-Cure* curing compound.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 metal roof system.
- ▶ **EXTERIOR WALLS:** 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.

LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** Twelve (12) 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.

UTILITIES

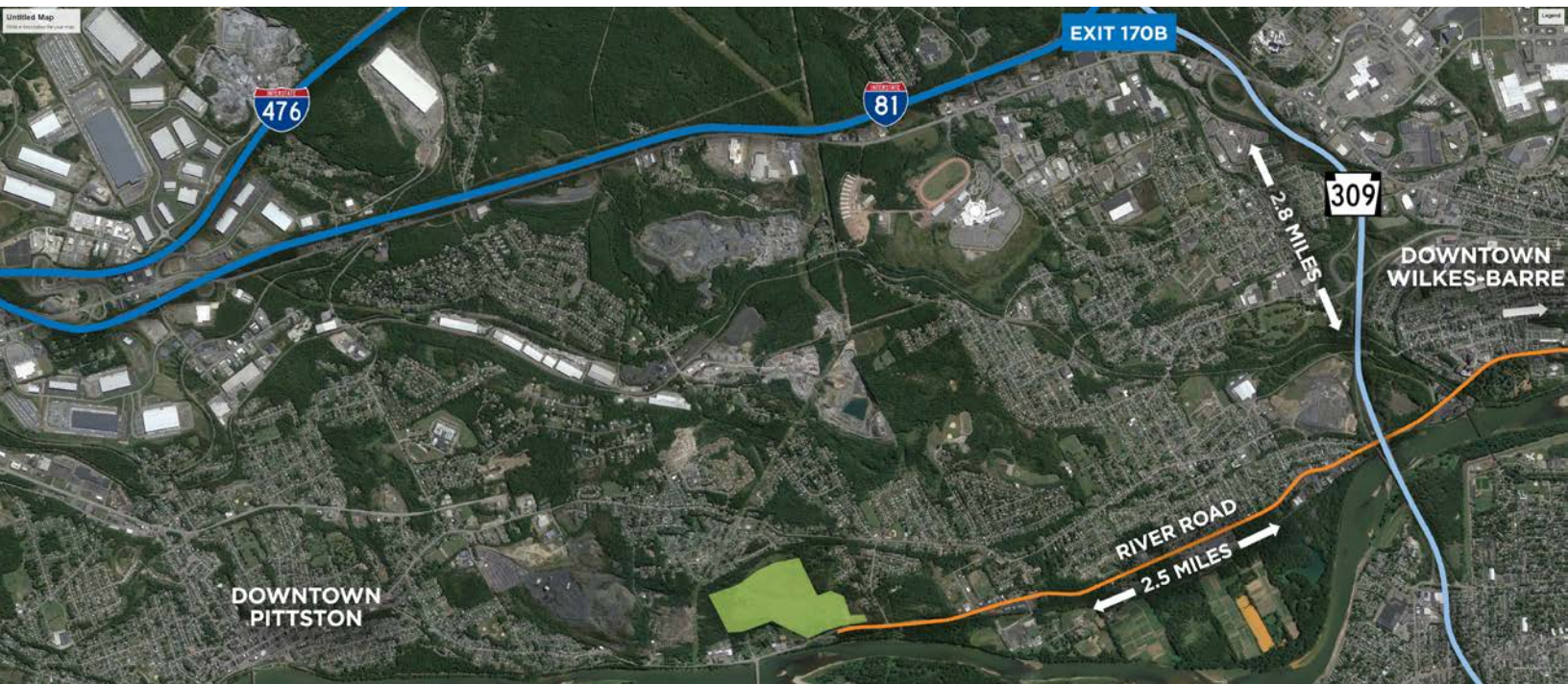
- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.

PARKING

- ▶ On-site parking for approx. (134) vehicles with future parking for up to (52) vehicles.
- ▶ On-site trailer storage for approx. (36) trailers with 8' wide concrete dolly pad and approx. (20) trailers against the building.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron with a loading court depth of approx. 180'.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

SITE FEATURES

- ▶ Professionally prepared & maintained landscaping.



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

MI AWAY

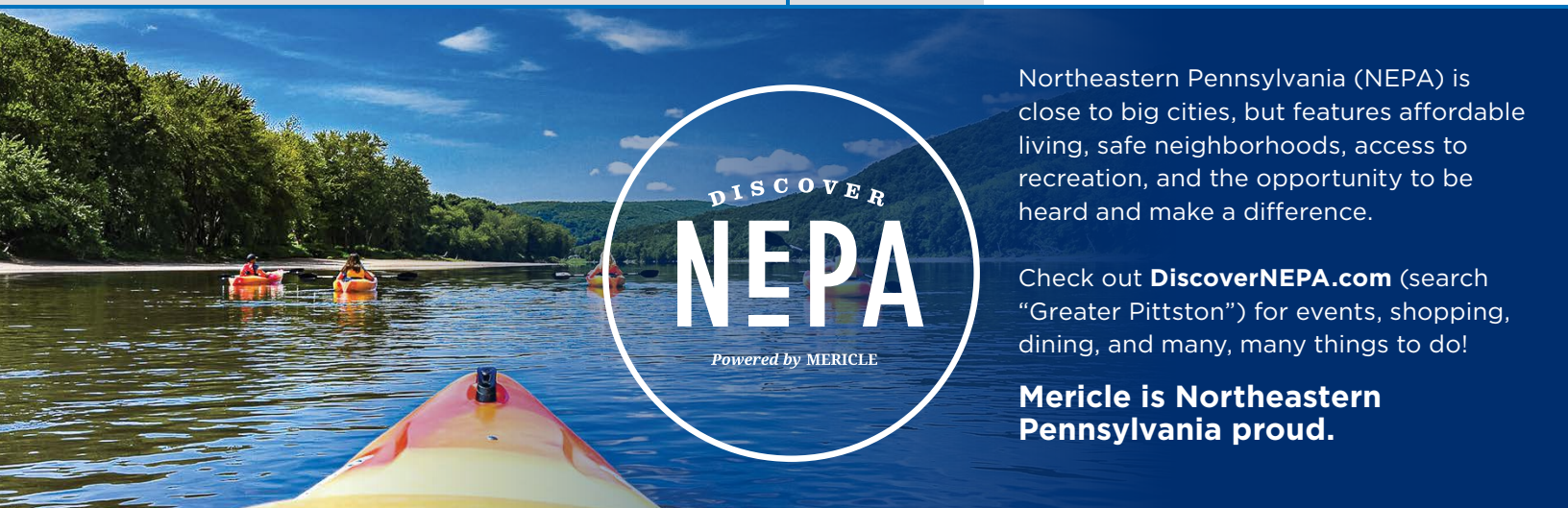
Philadelphia, PA	116
New York/New Jersey	126
Wilmington, DE	132
Baltimore, MD	191



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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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.

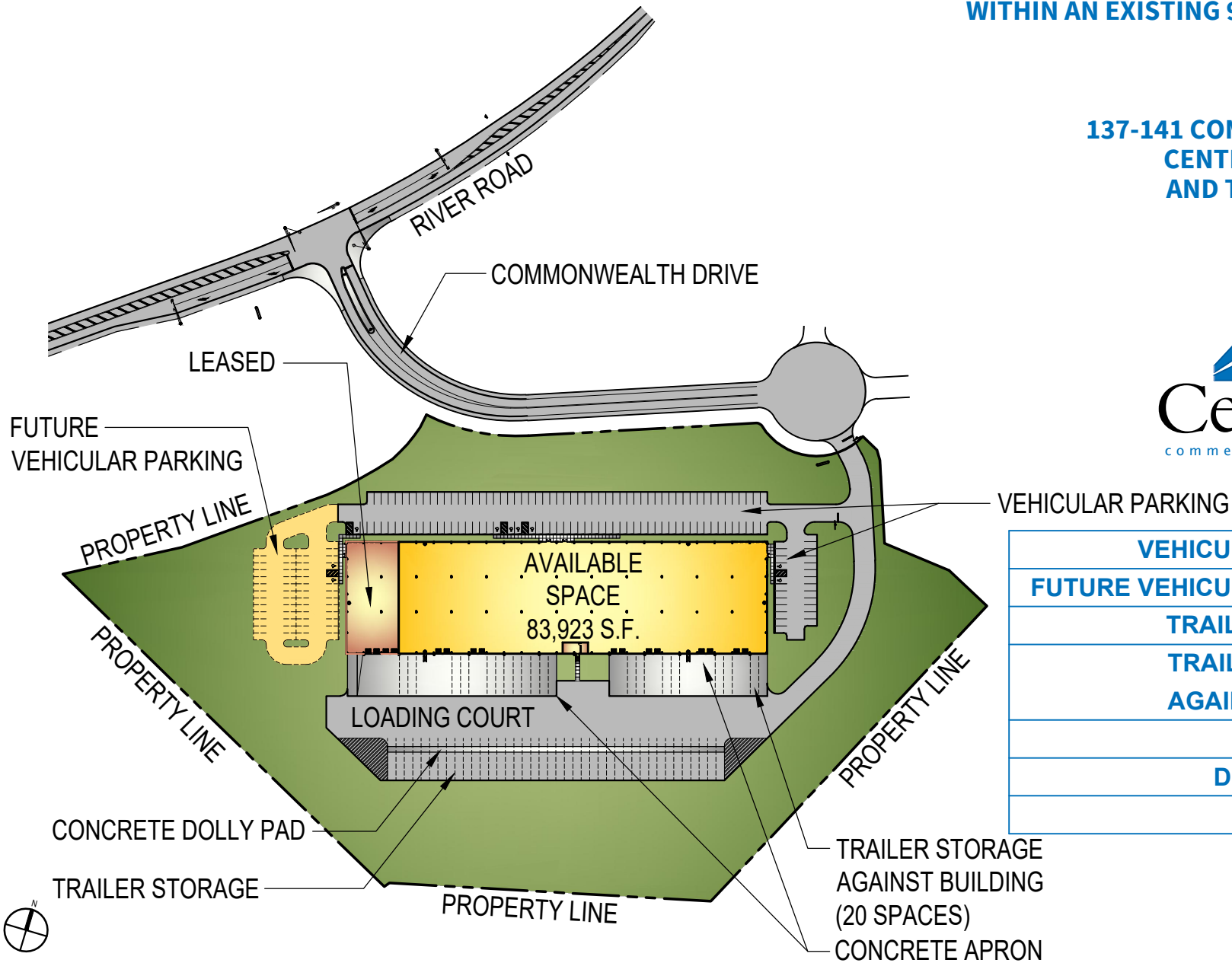
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CONCEPTUAL SITE PLAN

**AVAILABLE 83,923 S.F. SPACE
WITHIN AN EXISTING 96,000 S.F. BUILDING**

**PARCEL #3
137-141 COMMONWEALTH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - SOUTH
JENKINS TOWNSHIP
PITTSBURGH, PA 15234**



VEHICULAR PARKING	134
FUTURE VEHICULAR PARKING	52
TRAILER STORAGE	36
TRAILER STORAGE AGAINST BUILDING	20
DOCK DOORS	12
DRIVE-IN DOOR	-
ACREAGE	13.42

These plans have been prepared solely for marketing purposes for the exclusive use of -- Mericle Commercial Real Estate Services

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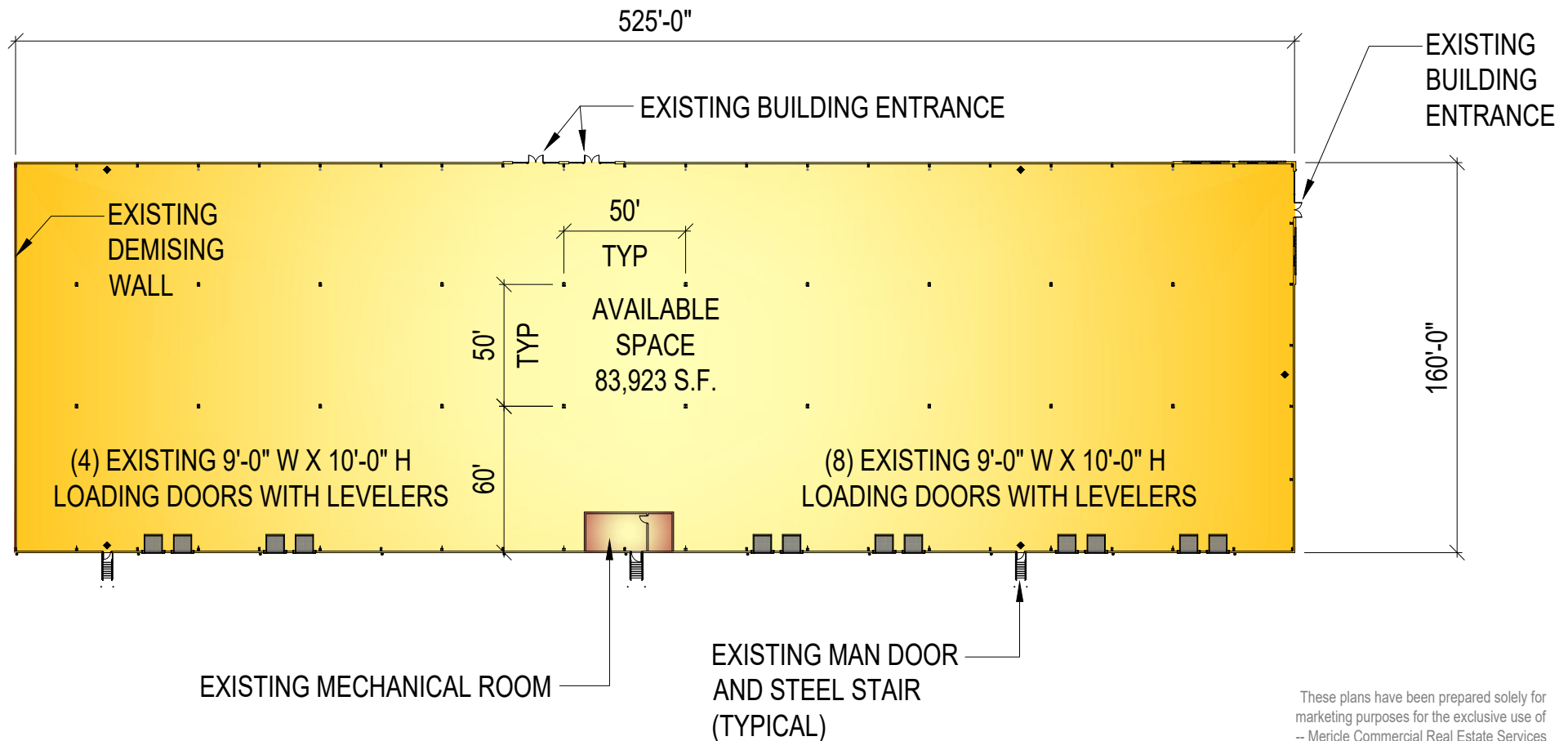
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
WE BUILD CAREERS.
WE BUILD COMMUNITIES.

CONCEPTUAL FLOOR PLAN

AVAILABLE 83,923 S.F. SPACE
WITHIN AN EXISTING 96,000 S.F. BUILDING

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CENTERPOINT COMMERCE
AND TRADE PARK - SOUTH
JENKINS TOWNSHIP
PITTSTON, PA 18640



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**PHOTO
COLLAGE**



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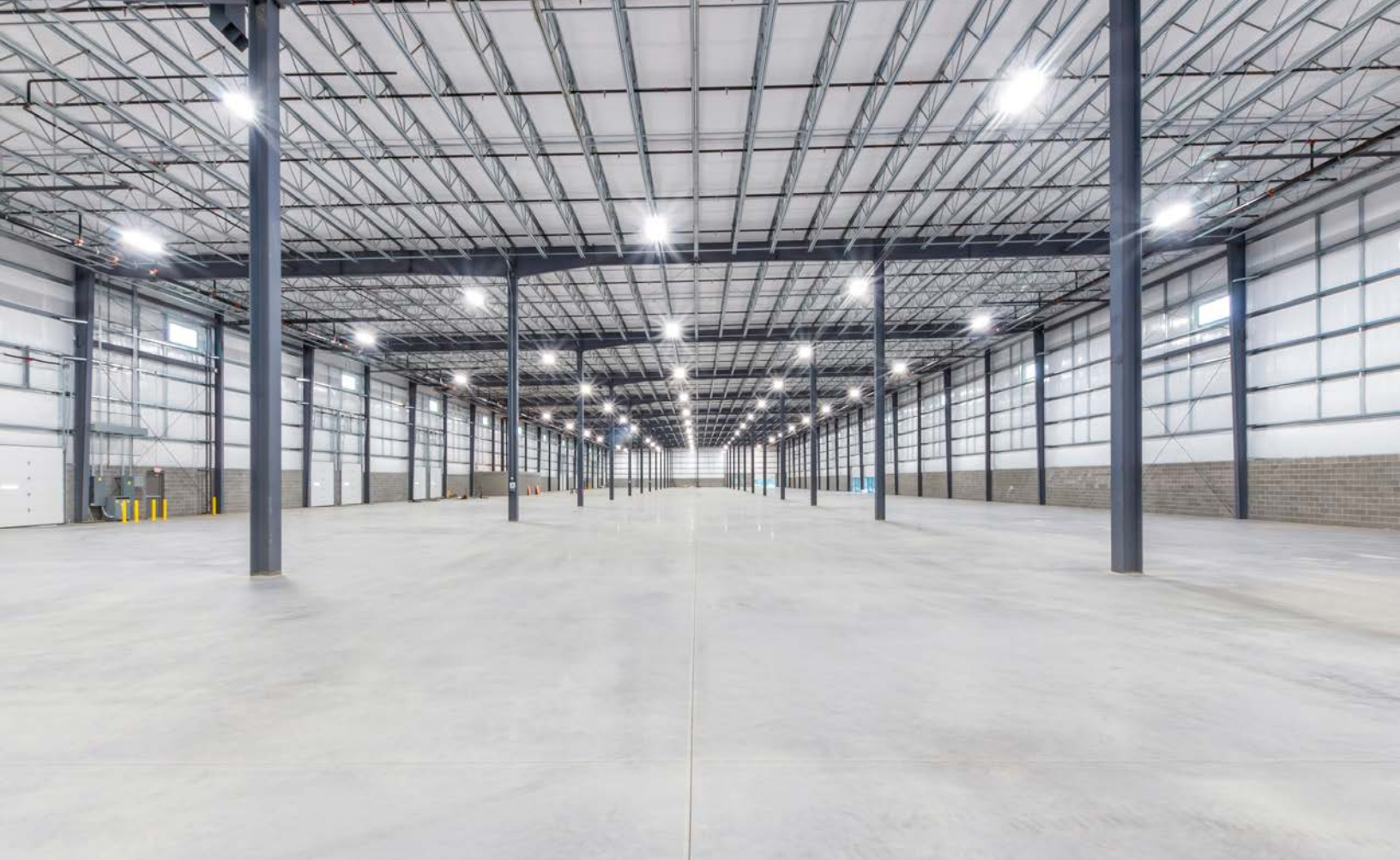
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bbesecker@mericle.com

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