



**FOR  
LEASE**

# 96,000 SF

**137-147 COMMONWEALTH DRIVE, PARCEL 3  
CENTERPOINT COMMERCE & TRADE PARK SOUTH  
JENKINS TOWNSHIP (PITTSBURGH), PA**

.....

## INDUSTRIAL

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

**GREAT LABOR DRAW AREA**



*JUNE CONSTRUCTION PROGRESS PHOTOS*



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

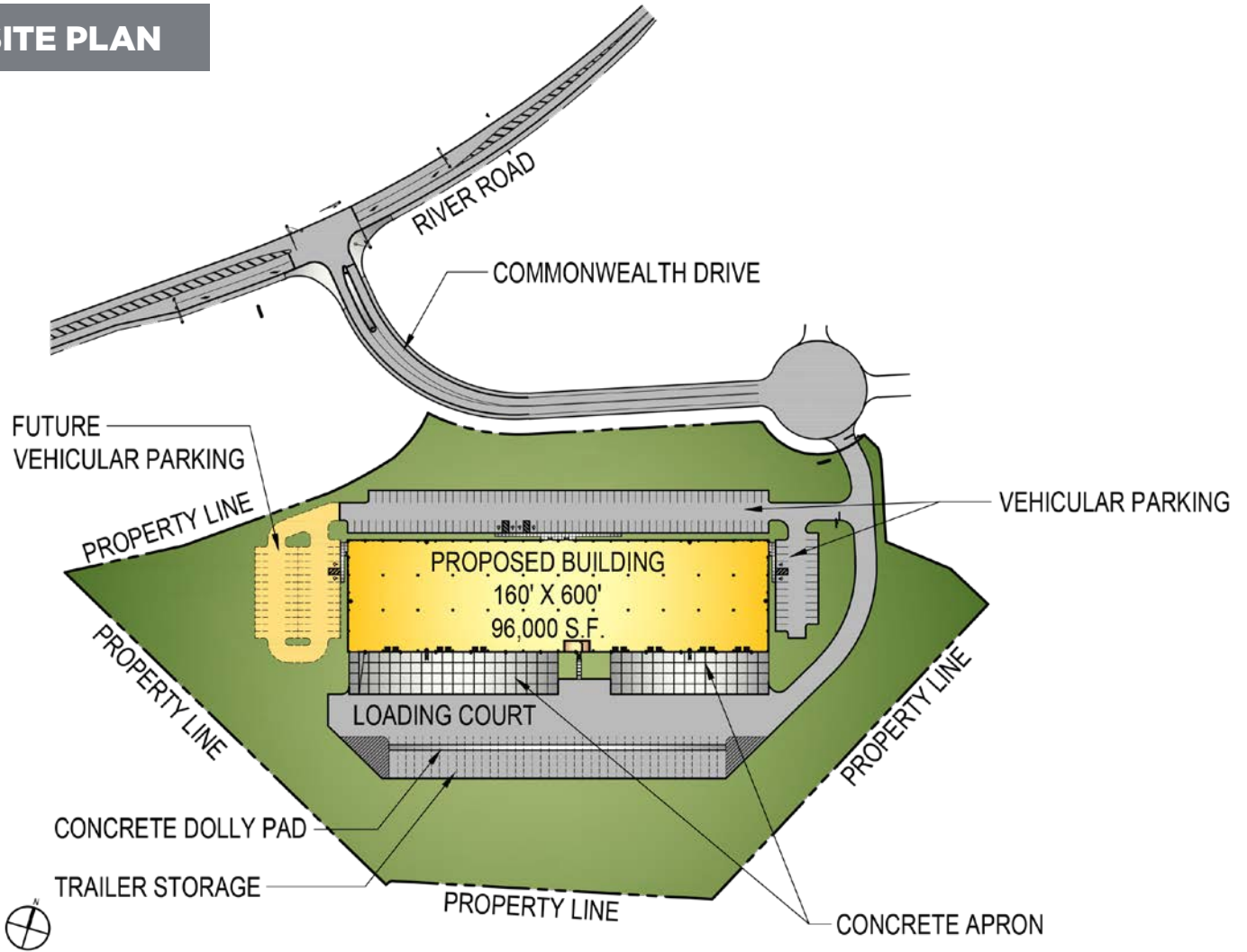
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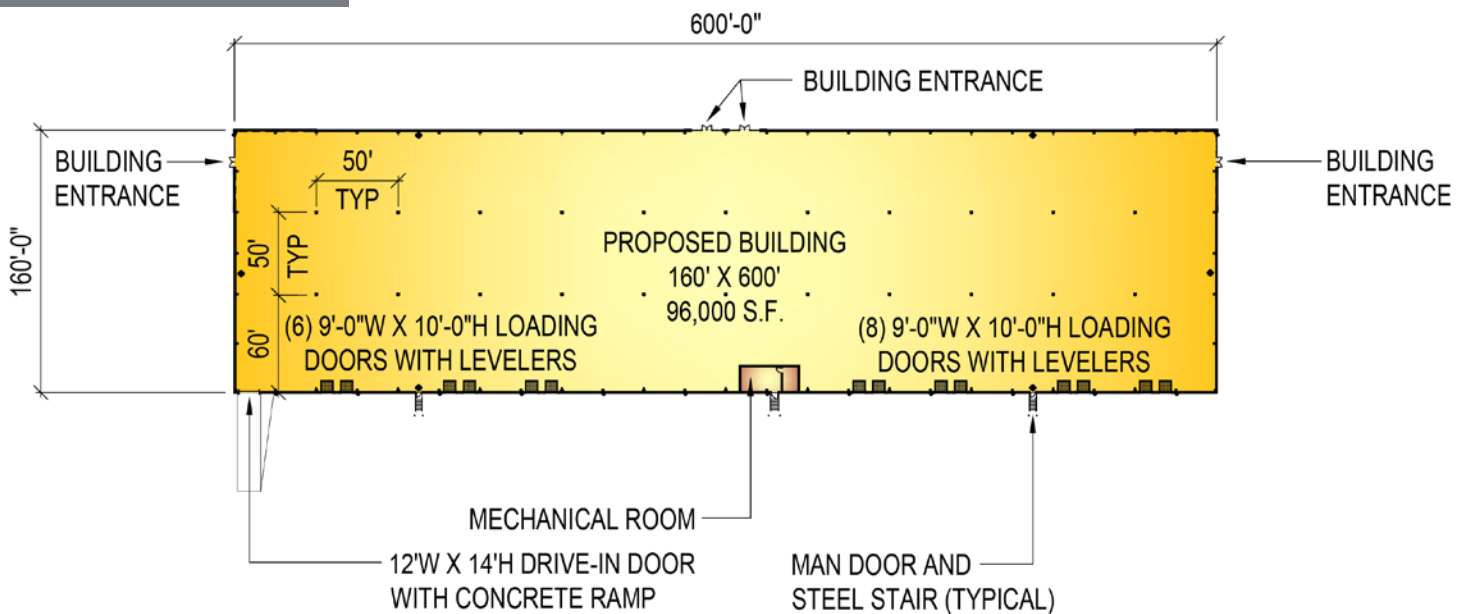
# PLANS

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

137-147 COMMONWEALTH DRIVE, JENKINS TOWNSHIP, PA

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 96,000 SF
- ▶ **ACREAGE:** 13.42 acres
- ▶ **BUILDING DIMENSIONS:** 160'(w) x 600'(l)
- ▶ Tenant space availability ranges from approximately 23,539 SF to Total Building Square Footage.

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced w/welded steel mats. Floor is treated with *SpecHard* lithium 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:** Fourteen (14) 9'-0" x 10'-0" vertical-lift dock doors w/vision kits by *Haas Door* or equal w/40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.

- ▶ **DRIVE-IN DOORS:** One (1) 12'-0" x 14'-0" vertical-lift drive-in door by *Haas Door* or equal and reinforced concrete ramp.

## UTILITIES

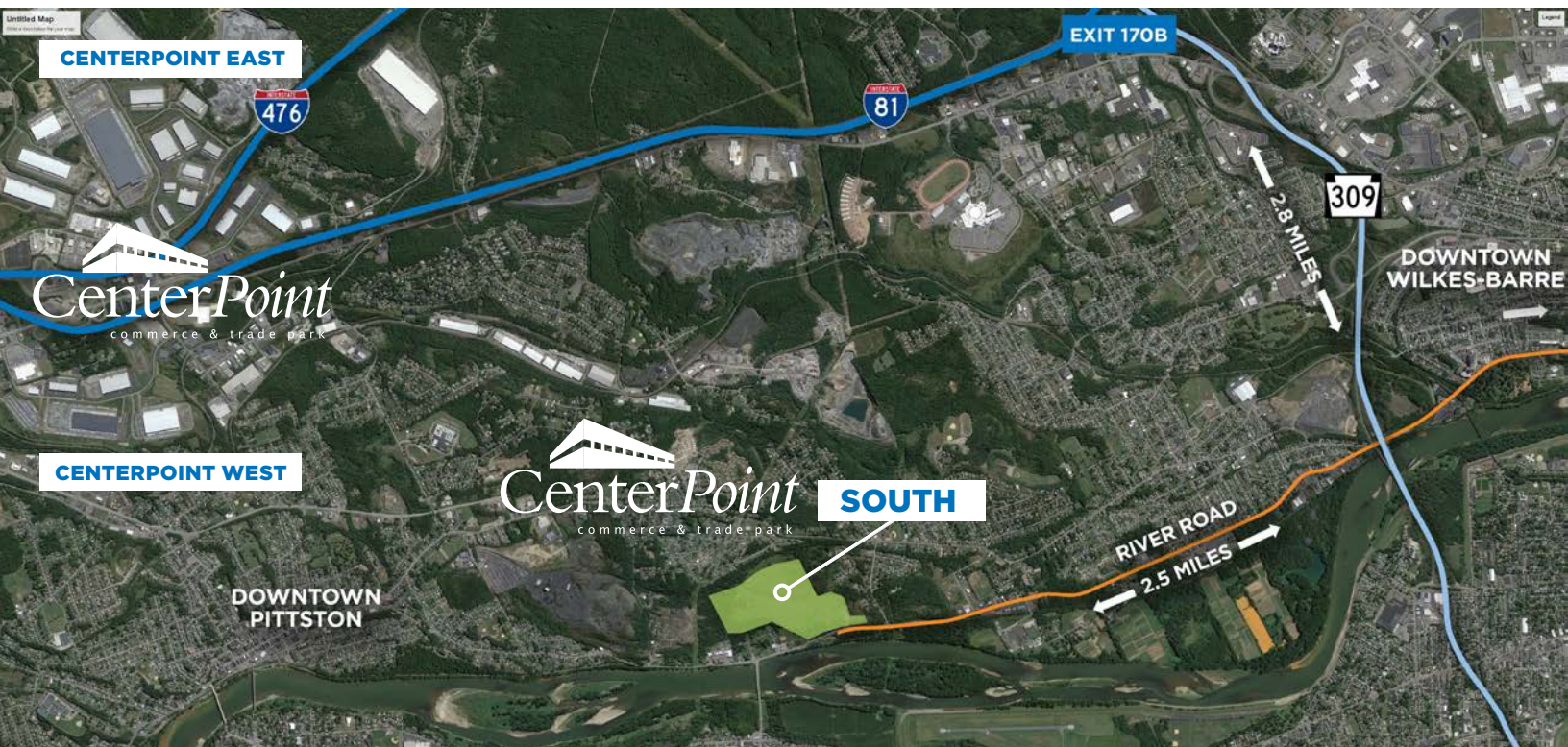
- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.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

## PARKING

- ▶ On-site parking for approximately (140) vehicles with future parking for up to (52) vehicles.
- ▶ On-site trailer storage for approximately (40) 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.



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# 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 Wilkes-Barre	5
Downtown Pittston	6
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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To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

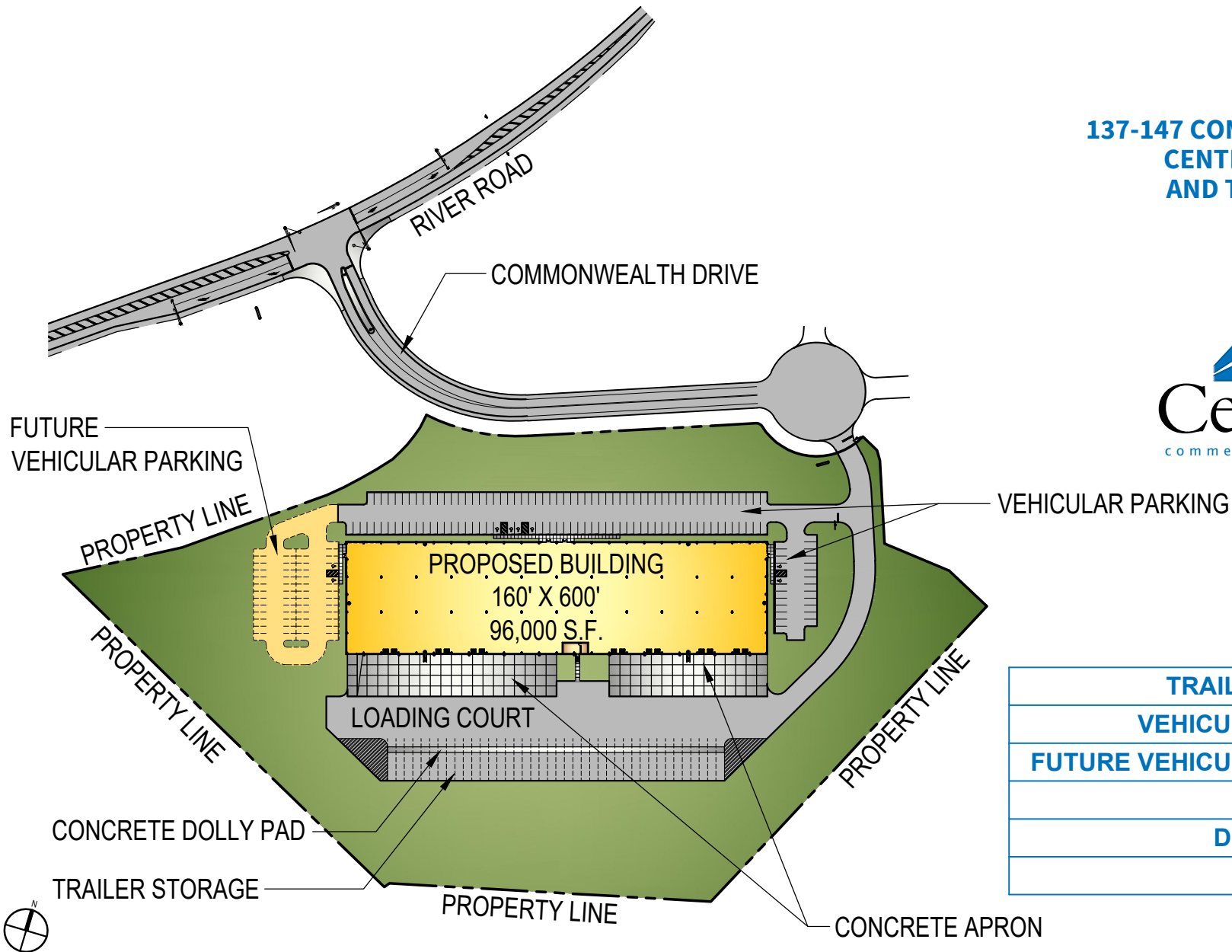
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# CONCEPTUAL SITE PLAN

PROPOSED 96,000 S.F. BUILDING

**PARCEL #3**  
**137-147 COMMONWEALTH DRIVE**  
**CENTERPOINT COMMERCE**  
**AND TRADE PARK - SOUTH**  
**JENKINS TOWNSHIP**  
**PITTSBURGH, PA 15240**



<b>TRAILER STORAGE</b>	<b>40</b>
<b>VEHICULAR PARKING</b>	<b>140</b>
<b>FUTURE VEHICULAR PARKING</b>	<b>52</b>
<b>DOCK DOORS</b>	<b>14</b>
<b>DRIVE-IN DOOR</b>	<b>1</b>
<b>ACREAGE</b>	<b>13.42</b>

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

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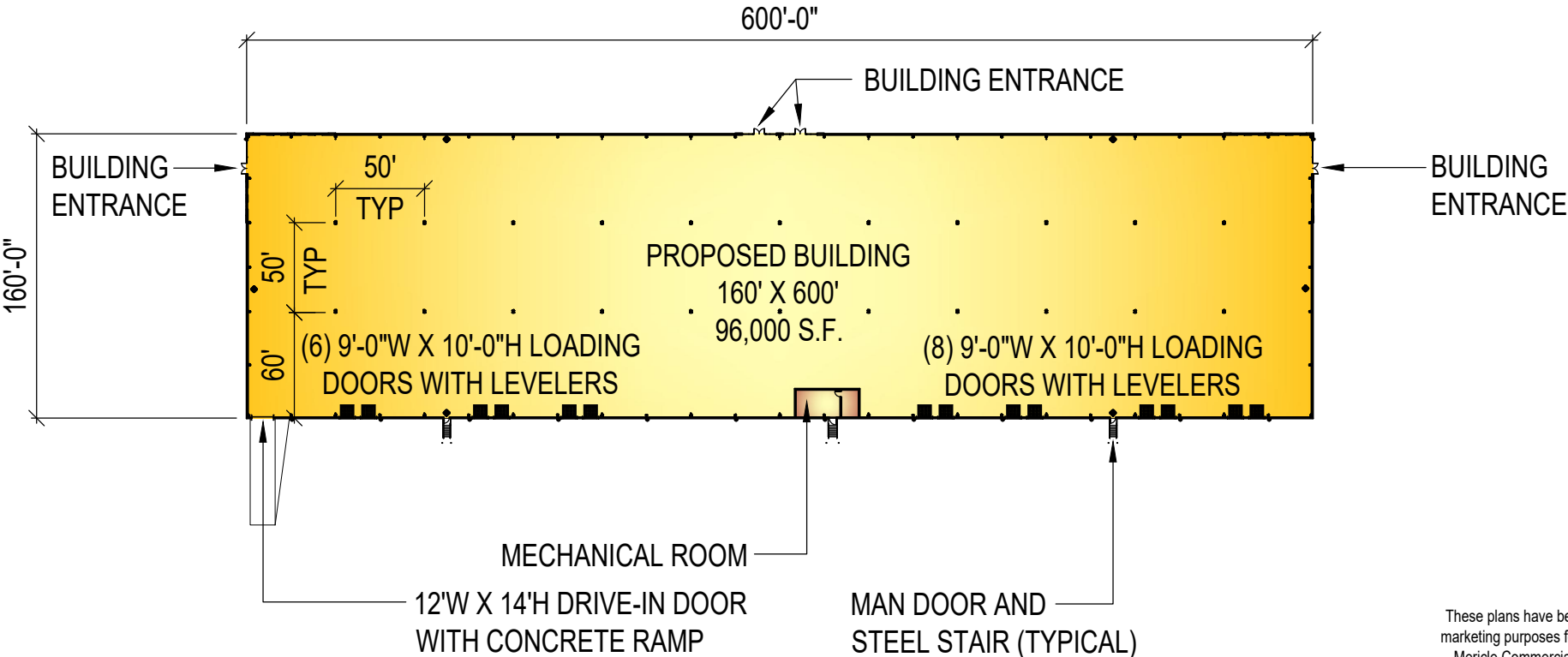
East Mountain Corporate Center  
 100 Baltimore Drive, Wilkes-Barre, PA 18702

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

# CONCEPTUAL BUILDING PLAN

PROPOSED 96,000 S.F. BUILDING

**PARCEL #3**  
**137-147 COMMONWEALTH DRIVE**  
**CENTERPOINT COMMERCE**  
**AND TRADE PARK - SOUTH**  
**JENKINS TOWNSHIP**  
**PITTSTON, PA 18640**



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100 Baltimore Drive, Wilkes-Barre, PA 18702

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**CONSTRUCTION  
PROGRESS  
JUNE 2024**

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JENKINS TOWNSHIP (PITTSTON), PA**

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**PHOTO  
COLLAGE**



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Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.

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