



**FOR
LEASE**

72,000 SF

**415-425 RESEARCH DRIVE, PARCEL 38
CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSTON TOWNSHIP (PITTSTON), PA**

.....

INDUSTRIAL

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

GREAT LABOR DRAW AREA



JUNE CONSTRUCTION PROGRESS PHOTOS



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

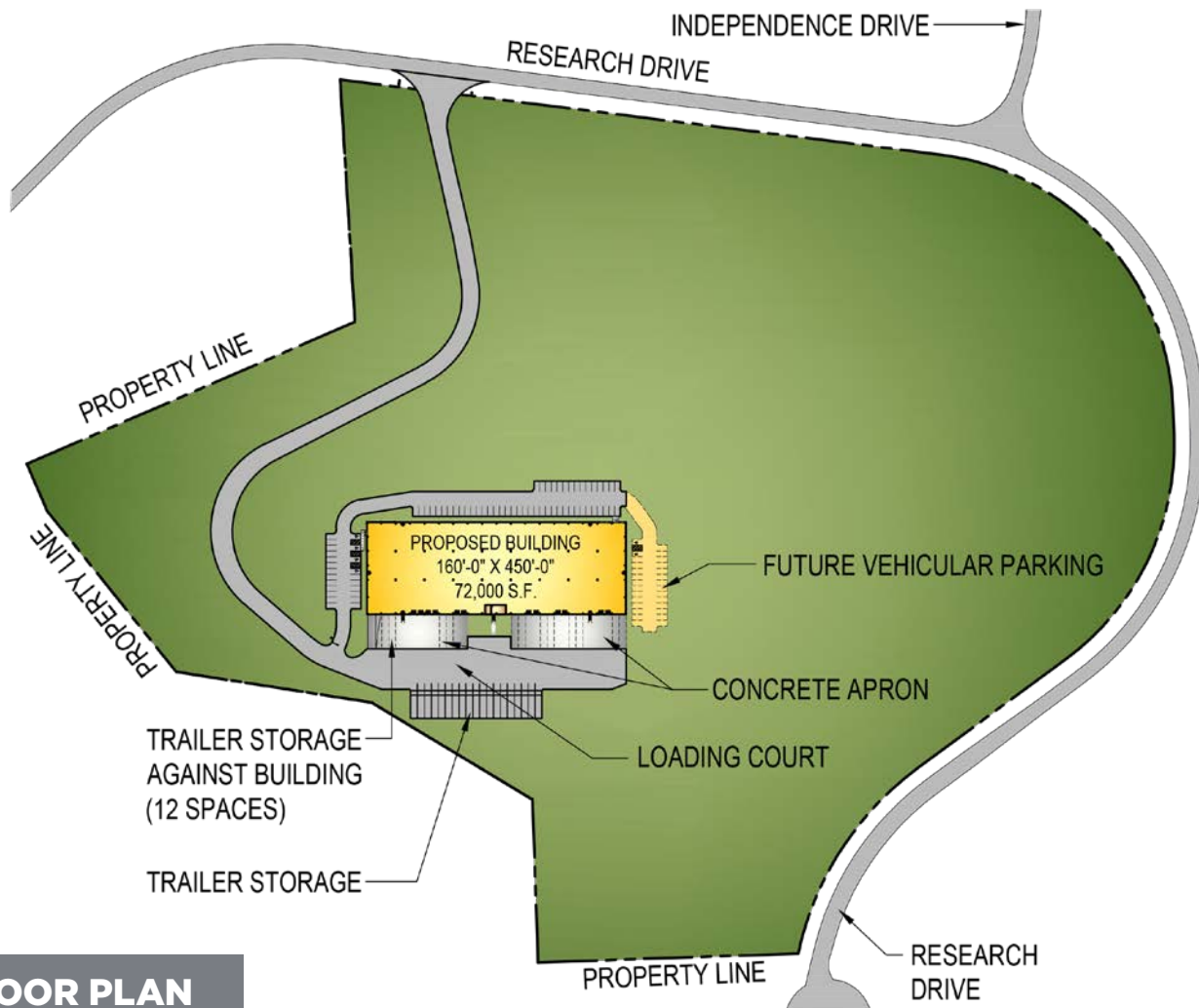
mericle.com  **570.823.1100**



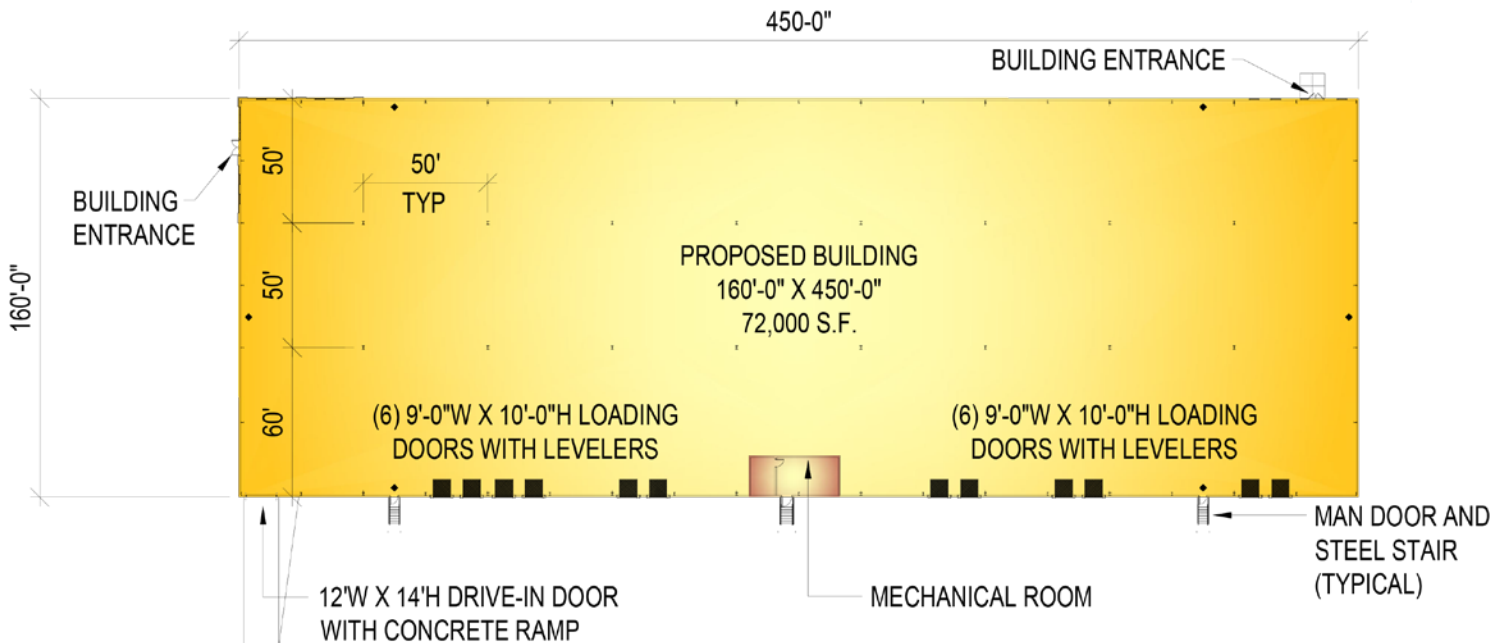
PLANS

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



FOR LEASE

415-425 RESEARCH DRIVE, PITTSBURGH, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 72,000 SF
- ▶ **ACREAGE:** 42.70 acres
- ▶ **BUILDING DIMENSIONS:** 160'-0" (width) x 450'-0" (length)
- ▶ Tenant space availability ranges from approx. 16,137 SF to Total Building Square Footage.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor shall be treated with *SpecChem* silicate sealer/densifier and *E-Cure* curing compound.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Exterior wall system consisting of 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.
- ▶ The building shall be provided with 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.
- ▶ **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.
- ▶ **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps.
- ▶ **UTILITIES:** All utilities shall be separately metered.

PARKING

- ▶ On-site parking for approximately (74) vehicles with future parking for up to (28) vehicles.
- ▶ On-site trailer storage for approximately (19) trailers with 8' wide concrete dolly pad and approximately (12) trailers against the building.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 190' 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.



LABOR DRAW

More than 700,000 people live within 30 miles, and more than 51 million people live within 200 miles of CenterPoint Commerce & Trade Park.

This 72,000 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.



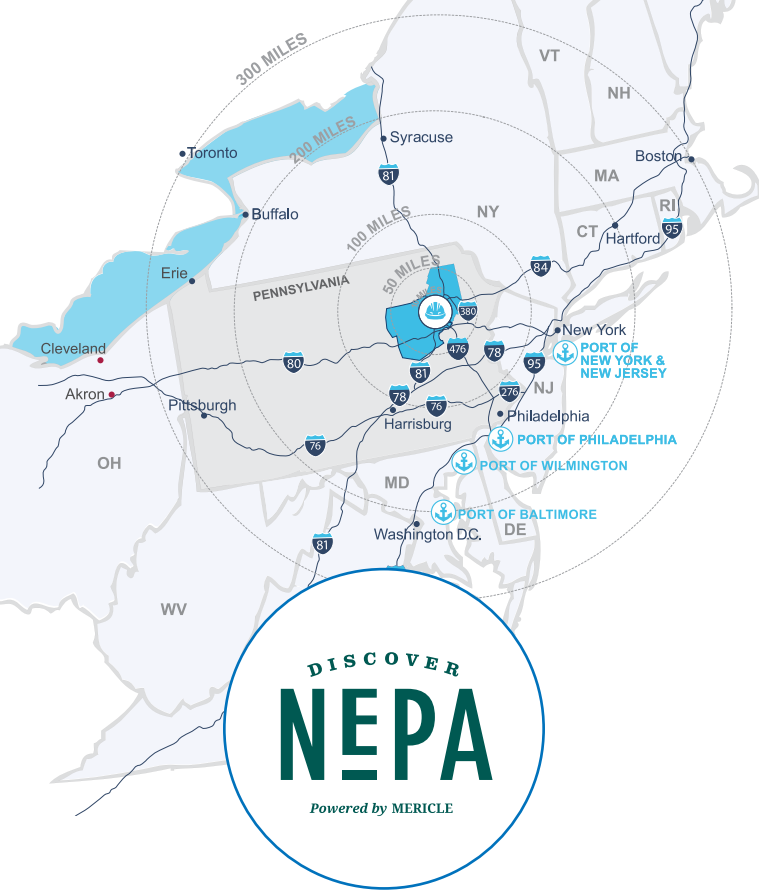
TAX SAVINGS

Every building constructed in CenterPoint receives a 10-year, 100% real estate tax abatement on improvements via the *LERTA* program.

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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

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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CENTERPOINT
COMMERCE & TRADE
PARK EAST
PITTSSTON TOWNSHIP, PA



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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.

To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

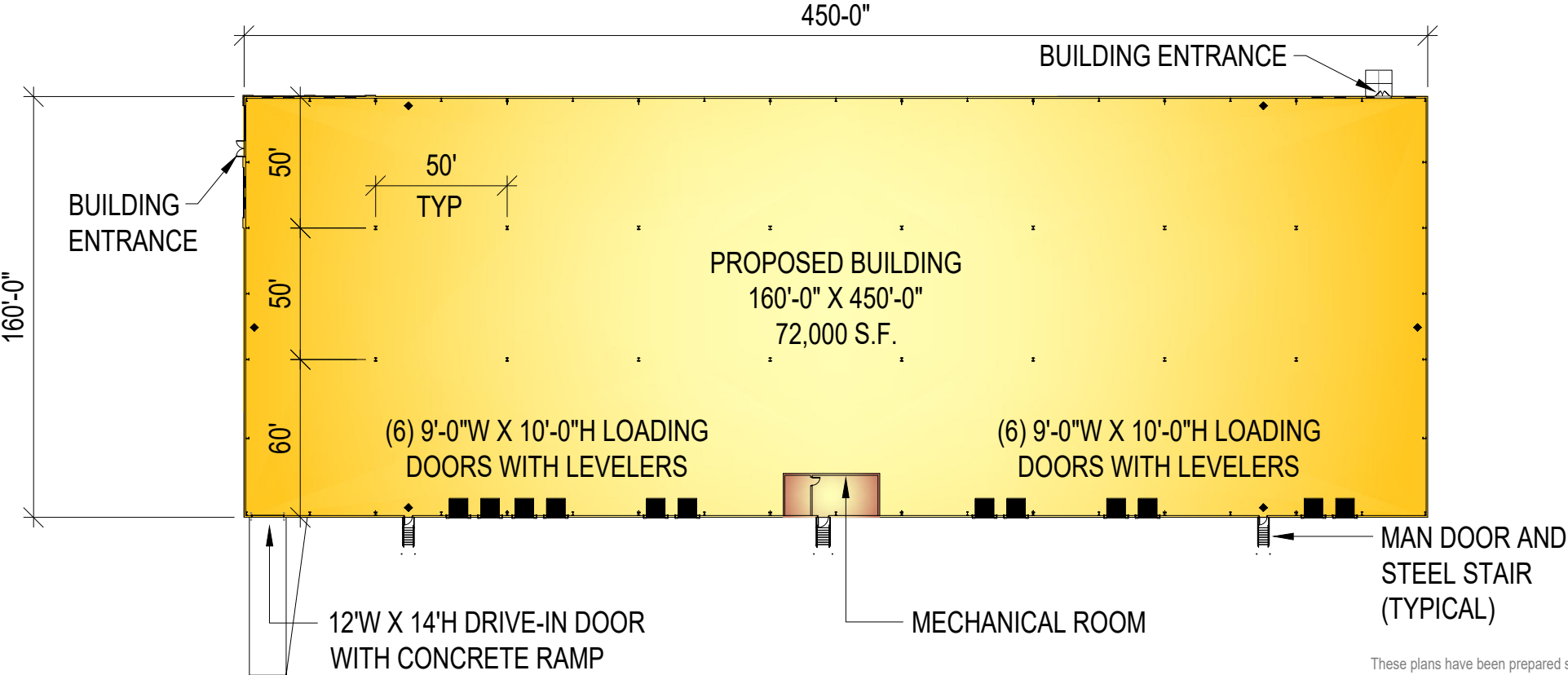
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CONCEPTUAL BUILDING PLAN

PROPOSED 72,000 S.F. BUILDING

PARCEL #38
415-425 RESEARCH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - EAST
PHASE IIB
PITTSTON TOWNSHIP
PITTSTON, PA 18640



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

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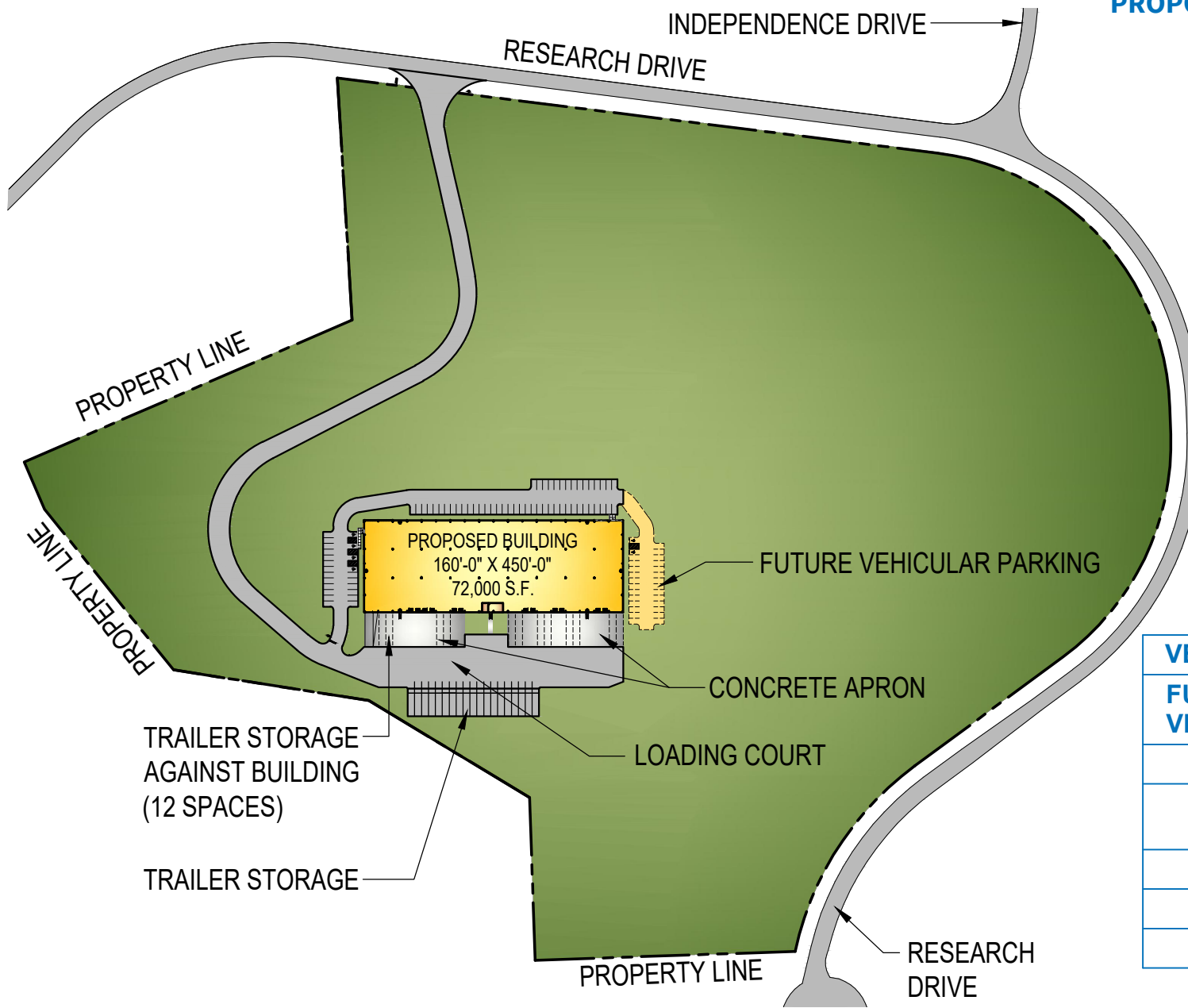
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL SITE PLAN

PROPOSED 72,000 S.F. BUILDING

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PHASE IIB
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VEHICULAR PARKING	74
FUTURE VEHICULAR PARKING	28
TRAILER STORAGE	19
TRAILER STORAGE AGAINST BUILDING	12
DOCK DOORS	12
DRIVE-IN DOOR	1
ACREAGE	42.70

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**CONSTRUCTION
PROGRESS
JUNE 2024**

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**PHOTO
COLLAGE**



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