



**FOR  
LEASE**

# 24,000 SF

**195 ENTERPRISE WAY, PARCEL 5B  
CENTERPOINT COMMERCE & TRADE PARK WEST  
PITTSBURGH TOWNSHIP (PITTSBURGH), PA 15109**



**MODERN  
COMMERCIAL  
BUILDING**

**PRIME INTERSTATE  
VISIBILITY**



**IMMEDIATE ACCESS TO I-81 AND I-476**

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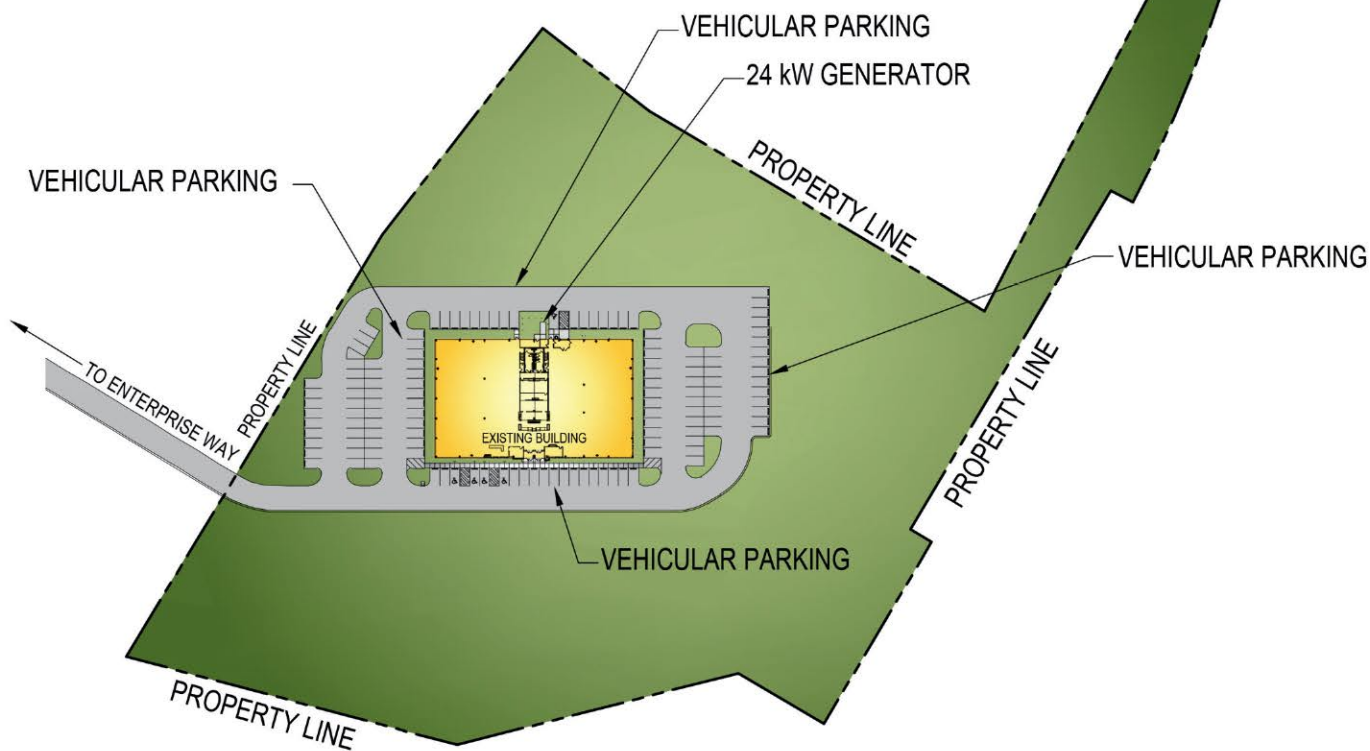
570.823.1100



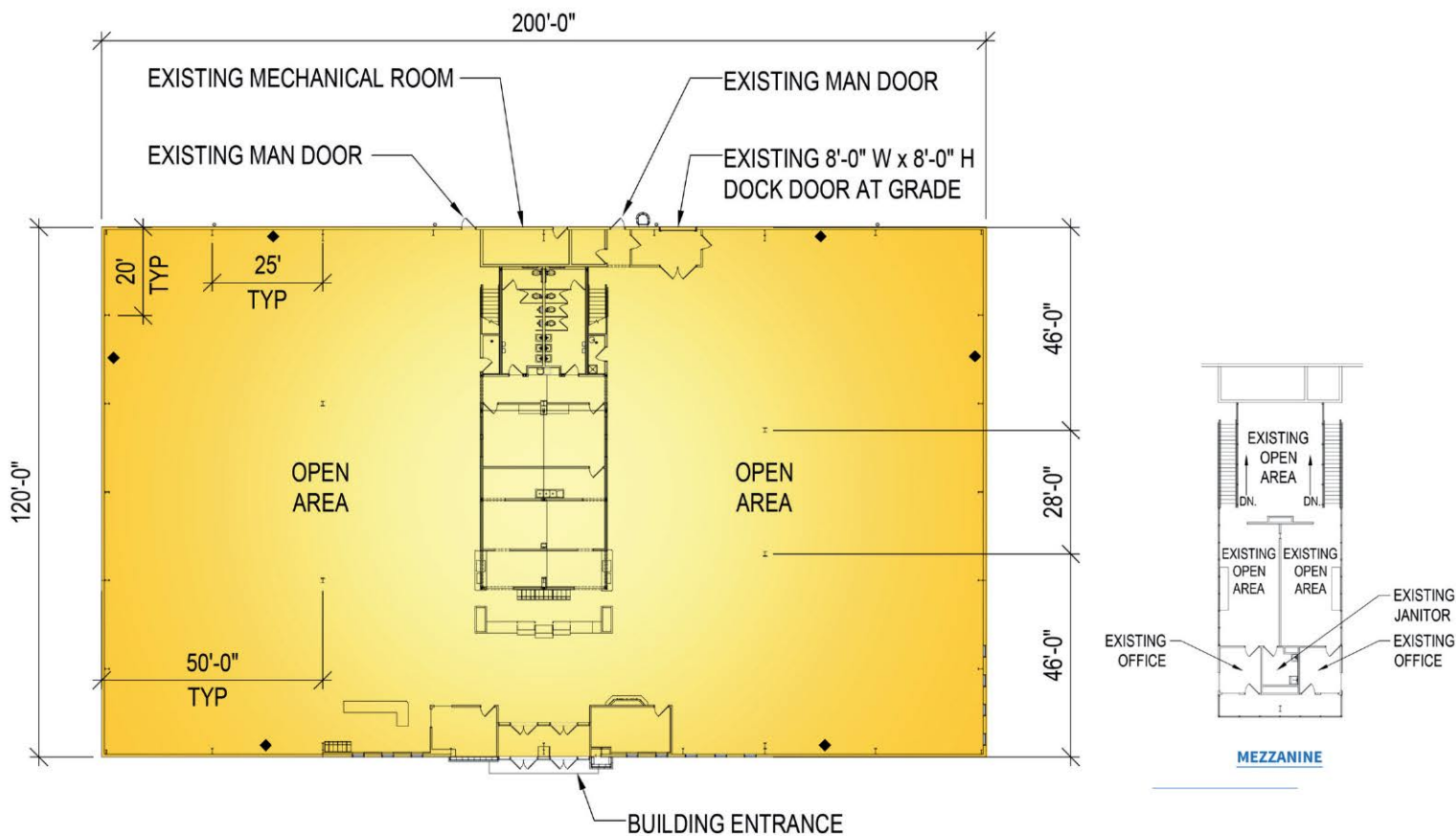
# PLANS

## 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

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 24,000 SF
- ▶ **ACREAGE:** 9.39 acres
- ▶ **BUILDING DIMENSIONS:** 120'-0" (width) x 200'-0" (length)

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor has been treated with *L&M Dress and Seal WB*.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and *Butler Texturewall* insulated metal wall panels with R-value of 15.4.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 26'-5".
- ▶ **COLUMN SPACING:** 50'-0" x 40'-0" bay spacing (typical).
- ▶ The building contains 2'-8" high x 2'-8" wide clerestory windows

## LOADING

- ▶ **DRIVE-IN DOORS:** One (1) 8'-0" x 8'-0" vertical lift dock door at grade by *Haas Door* or equal. More doors can be added.

## UTILITIES

- ▶ **HEATING & COOLING:** Individually controlled, gas/electric packaged roof-top units designed for approximate 300 SF per ton for the Open Area and 400 SF per ton for the Mezzanine and area below.
- ▶ **LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL POWER:** 1,200 Amp rated 208/120 Volt multi gang meter assembly, (2) 400 Amp and (1) 225 Amp meters active at this location.
- ▶ **GENERATOR:** Existing 24 kW gas generator providing warehouse emergency lighting power.
- ▶ **FIRE PROTECTION:** Ordinary Hazard, Class III, wet-pipe sprinkler system. Rooms with ceilings have an Ordinary Hazard, Group 2 system.
- ▶ **UTILITIES:** Provisions for domestic water and natural gas are provided. All utilities shall be separately metered.

## PARKING

- ▶ On-site parking for approximately one hundred thirty-two (132) vehicles.
- ▶ Asphalt paving, including light duty pave in vehicle parking areas.

## SITE FEATURES

- ▶ Professionally prepared and maintained landscaping. Marquee sign at site entrance



Close to 1.2 million people live within 45 miles.



66,000 vehicles pass the building daily on I-81.



I-81 and I-476 are less than one mile from the building.

FOR LEASE

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# CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



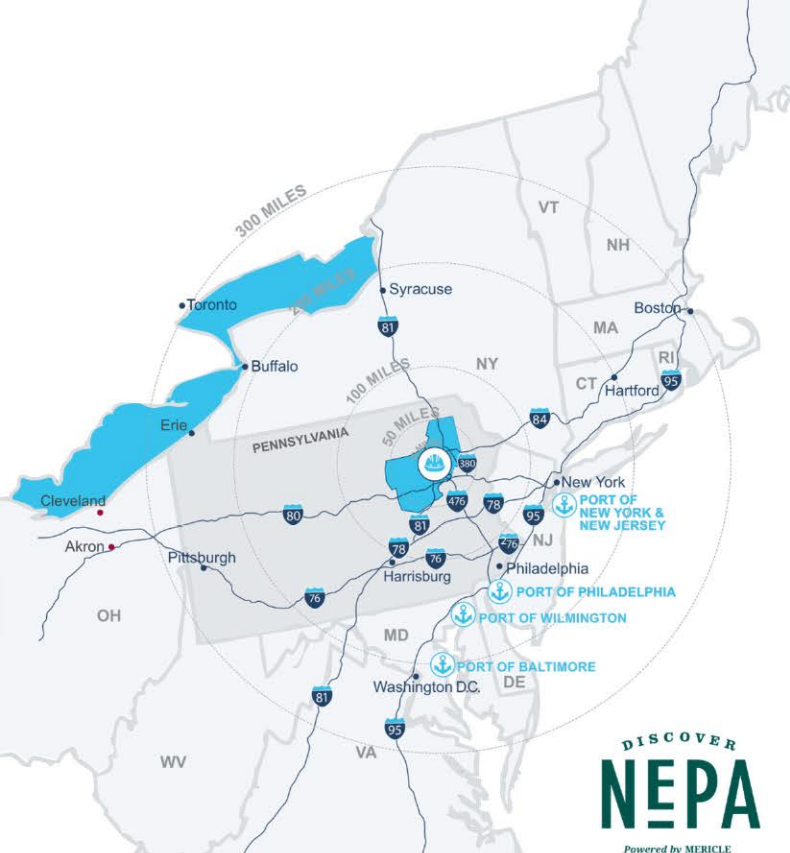
## DEEP WATER PORTS

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



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Check out [DiscoverNEPA.com](http://DiscoverNEPA.com) (search "Pittston") for events, shopping, dining, and many, many things to do!

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