



**FOR  
LEASE**

# 31,881 SF

**560 RESEARCH DRIVE  
CENTERPOINT COMMERCE & TRADE PARK EAST  
PITTSTON TOWNSHIP (PITTSTON), PA**

.....

**INDUSTRIAL**



**INDUSTRIAL SPACE WITH ACCESS TO I-81 AND I-476**

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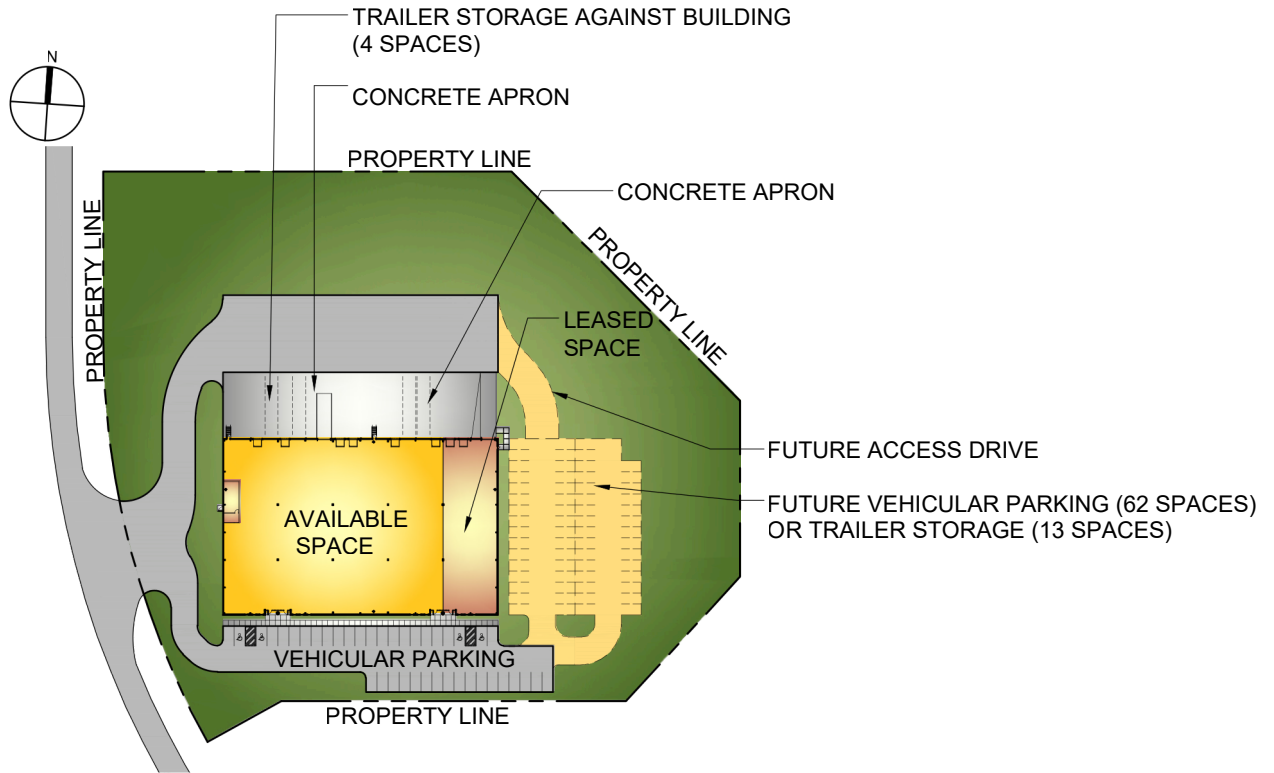
**570.823.1100**



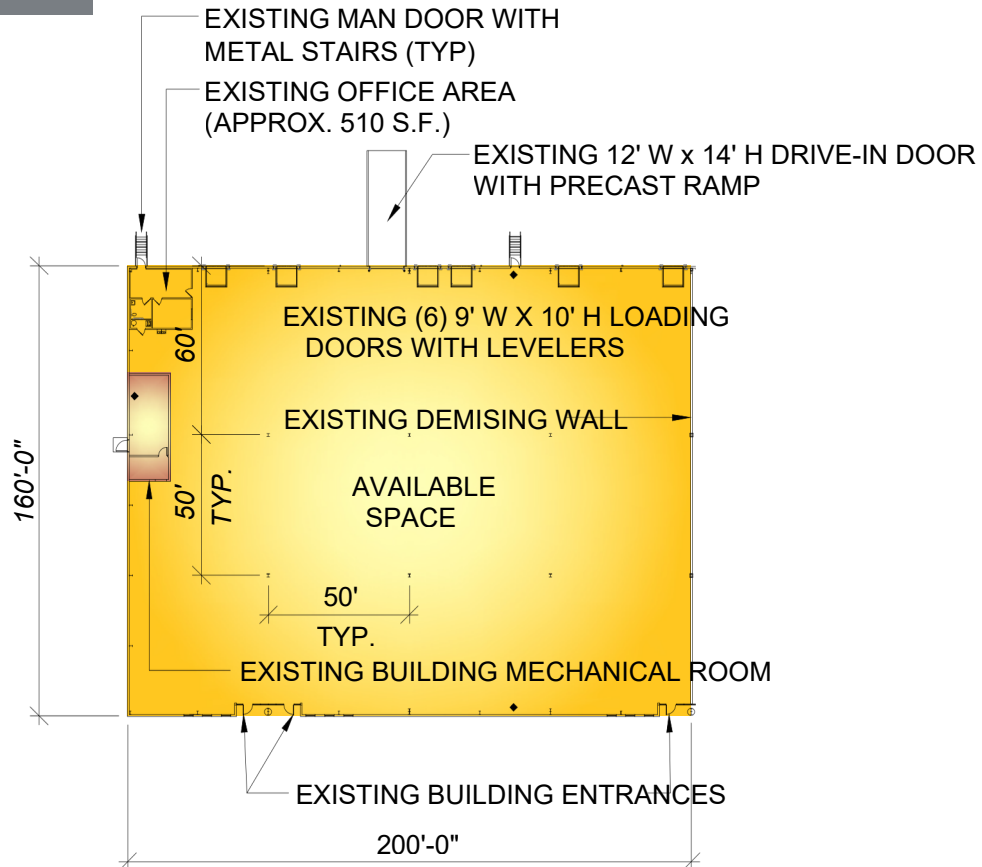
# PLANS

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

560 RESEARCH DRIVE, PITTSBURGH TOWNSHIP, PA

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 31,881 SF within a 40,000 SF building with a 510 SF office fit-out
- ▶ **ACREAGE:** 5.60 acres
- ▶ **BUILDING DIMENSIONS:** 160'-0" (width) x 250'-0" (length)

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *SpecHard* 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 34'-11".
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay

## LOADING

- ▶ **DOCK EQUIPMENT:** Available space contains six (6) 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.
- ▶ Available space contains one (1) 12'-0" x 14'-0" vertical lift drive-in door by Haas Door or equal and a precast concrete ramp

## UTILITIES

- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire unit.
- ▶ **OFFICE HEATING:** Split unit with pad mounted condensing unit and an air handler.
- ▶ **WAREHOUSE LIGHTING:** Energy efficient LED fixtures
- ▶ **ELECTRICAL:** 400 amp, 120/208 volt, 3-phase service
- ▶ **FIRE PROTECTION:** Early Suppression Fast Response (ESFR) wet sprinkler system
- ▶ **UTILITIES:** All utilities shall be separately metered

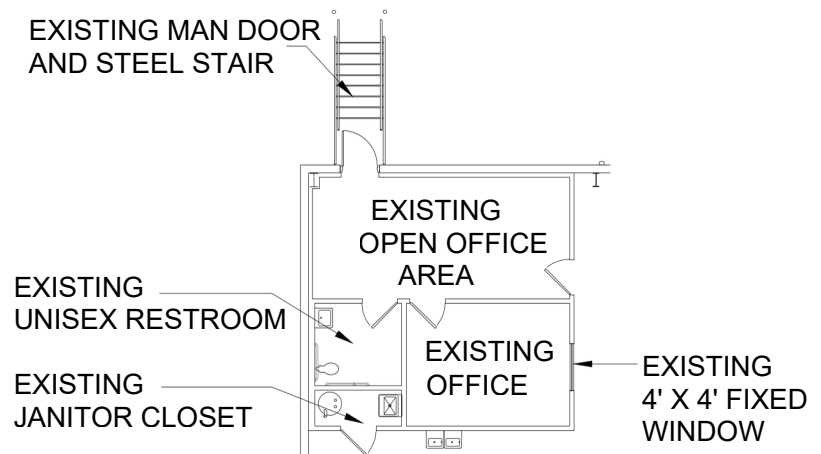
## PARKING

- ▶ On-site parking for approximately eighteen (18) vehicles with future parking for up to sixty two (62) additional vehicle spaces or thirteen (13) trailer storage spaces.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 130' 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.

ENLARGED EXISTING OFFICE PLAN  
(APPROX. 510 S.F.)



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



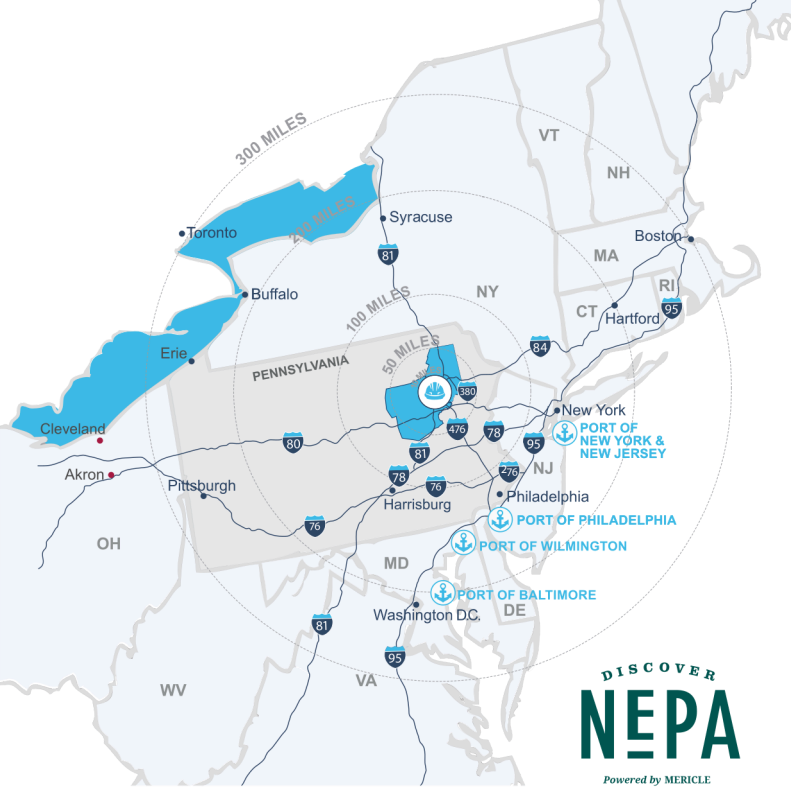
## DEEP WATER PORTS

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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**Mericle is Northeastern Pennsylvania proud.**



560 RESEARCH DRIVE  
CENTERPOINT  
COMMERCE & TRADE  
PARK EAST  
PITTSSTON TOWNSHIP, PA

EXIT 115

EXIT 175A

315

81

EXIT 175

476



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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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