



**FOR
LEASE**

10,135 SF

**150-152 ENTERPRISE WAY (PARCEL 2B)
CENTERPOINT COMMERCE & TRADE PARK WEST
PITTSTON TOWNSHIP, PA**

.....

OFFICE



PREMIER CENTERPOINT WEST OFFICE SPACE NEAR I-81 AND I-476

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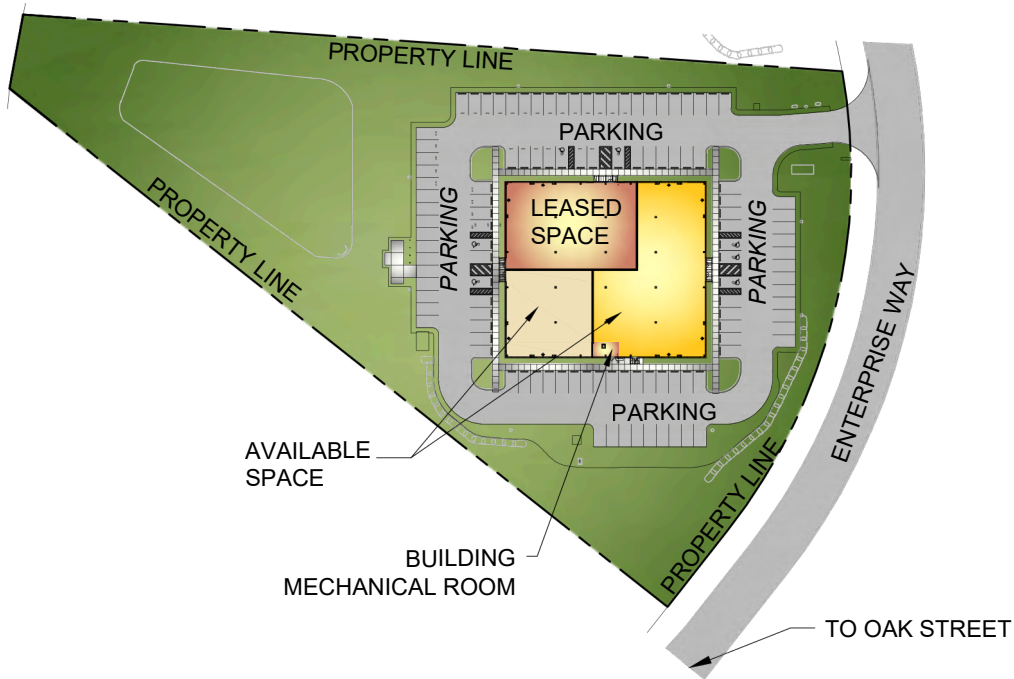
570.823.1100



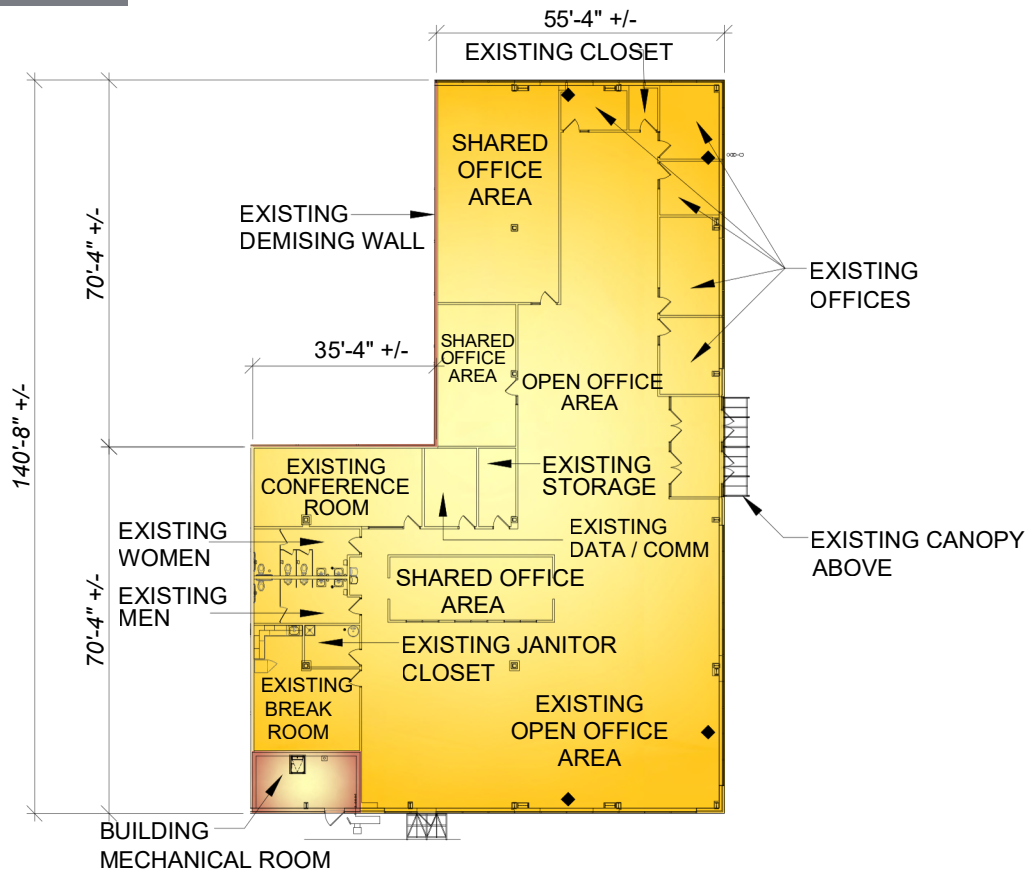
PLANS

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

150 ENTERPRISE WAY, PITTSBURGH TOWNSHIP, PENNSYLVANIA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 10,135 SF space within an existing 22,600 SF building.
- ▶ **ACREAGE:** 4.058 acres
- ▶ **BUILDING DIMENSIONS:** 160'-8" (length) x 140'-8" (width)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 4" thick reinforced concrete floor slab.
- ▶ **ROOF:** Single-ply, .60 mil thick fully adhered EPDM roofing system.
- ▶ **EXTERIOR WALLS:** Combination of brick masonry veneer and ground face masonry and thermally-broken, aluminum frame entrance system and ribbon windows with 1" insulated glass.
- ▶ Existing Building entrance covered with canopy.
- ▶ Available Space consists of Mericle premium office finishes.

PARKING

- ▶ On-site parking for approx. 51 vehicles.
- ▶ Light duty asphalt pave with landscape islands and site lighting.

UTILITIES

- ▶ **HEATING:** Individually controlled packaged gas/electric *Trane* rooftop units.
- ▶ **LIGHTING:** 2' x 4' fluorescent and direct pendant lighting
- ▶ **ELECTRICAL POWER:** Three (3) 225 Amp, 208/120 Volt, 3 Phase service.
- ▶ **FIRE PROTECTION:** Light Hazard wet sprinkler system throughout the facility.
- ▶ **UTILITIES:** Provisions for domestic water and natural gas shall be provided.
- ▶ All utilities shall be separately metered.
- ▶ Fiber and copper telecommunications service in the park are provided by *Verizon, Frontier Communications* and *Xfinity*.

SITE FEATURES

- ▶ Professionally prepared and maintained landscaping.
- ▶ Multi-tenant, marquee sign available on site for corporate/company branding.
- ▶ The signage program for the building allows for corporate/company branding visibility.
- ▶ Centrally located within Scranton/Wilkes-Barre labor market.



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 22,600 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.



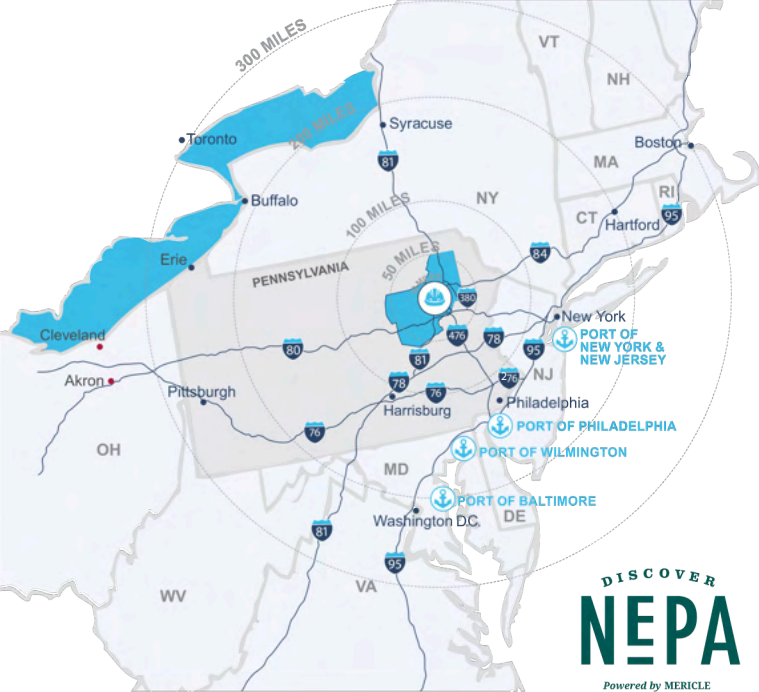
JOB TRAINING

Job training grants will help reduce your costs in CenterPoint. Mericle will arrange meetings between your leadership and the officials who coordinate these programs.

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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.

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 Port of	116
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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CENTERPOINT
COMMERCE & TRADE
PARK WEST
PITTSION TOWNSHIP, PA



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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