



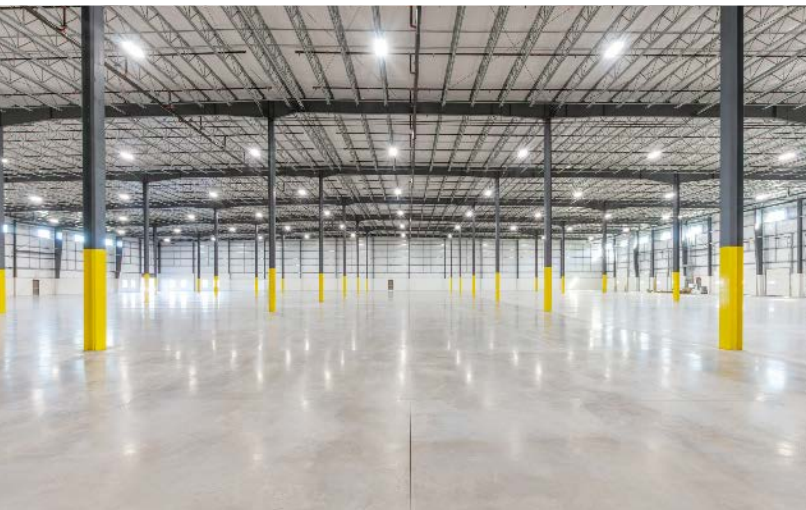
**FOR
LEASE**

86,916 SF

**315 ENTERPRISE WAY, PARCEL 6
CENTERPOINT COMMERCE AND TRADE PARK - WEST
PITTSTON TOWNSHIP (PITTSTON), PA 18640**

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INDUSTRIAL



5-STAR INDUSTRIAL SPACE EXPANSION NEAR I-81, I-476

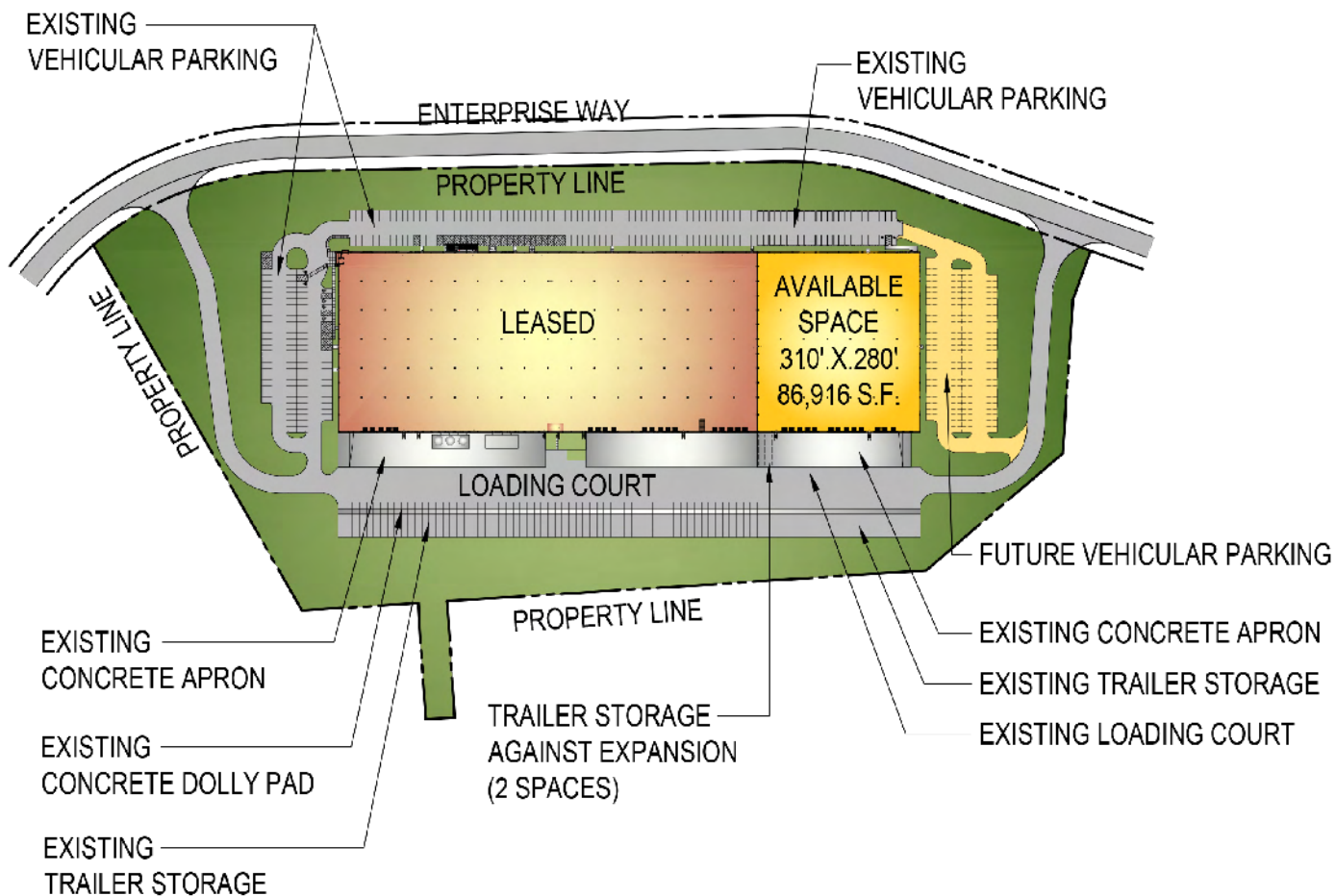
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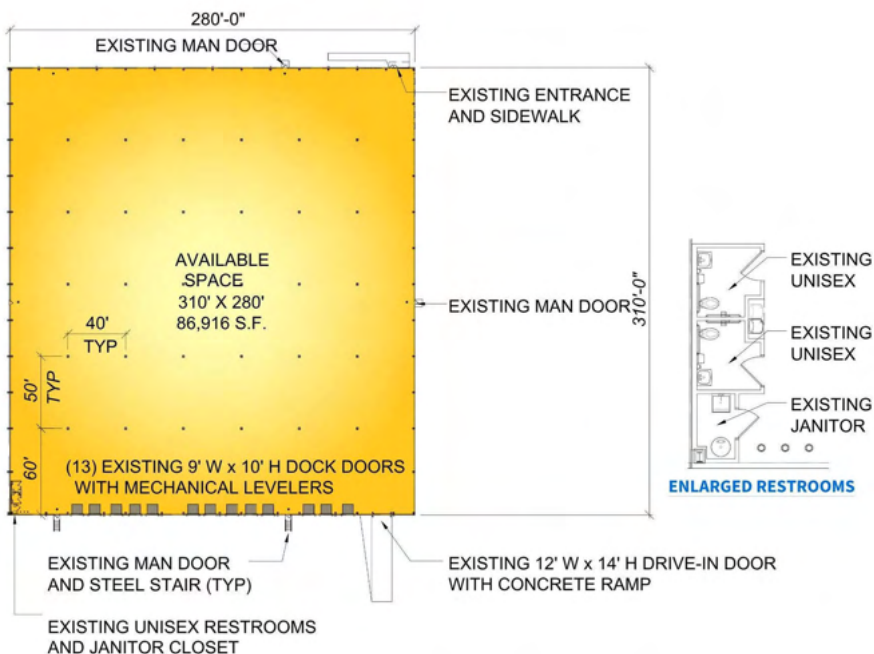
PLANS

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

315 ENTERPRISE WAY, PITTSBURGH TOWNSHIP, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 86,916 SF space within an existing 310,187 SF building.
- ▶ **ACREAGE:** 24.30 acres
- ▶ **EXPANSION DIMENSIONS:** 280'-0" (length) x 310'-0" (width)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" concrete floor slab, reinforced with welded steel mats. Floor has been treated with *SpecChem* silicate sealer/densifier and *E-Cure* curing compound and joint filler, Polyurea or equal, in all construction and contraction joints in the warehouse floor.
- ▶ **ROOF:** *Butler Manufacturing*, MR24 standing seam.
- ▶ **EXTERIOR WALLS:** Exterior wall system shall consist of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 33'-4".
- ▶ **COLUMN SPACING:** 40'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ Expansion contains 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** Thirteen (13) 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, see Conceptual Future Docks Plan for location and quantity.
- ▶ Prefabricated steel track guards and Classic dock seal with head curtain by *Rite-Hite* or equal.
- ▶ Expansion contains one (1) 12'-0" W x 14'-0" H vertical lift drive-in door by *Haas Door* or equal with 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 approx. (47) vehicles with future parking for up to (111) vehicles.
- ▶ On-site trailer storage for approx. (23) trailers with 8' wide concrete dolly pads.
- ▶ 8" thick x 60' deep, reinforced concrete apron at loading dock with an approx. 180' total loading court depth.
- ▶ Asphalt paving, including heavy duty pave at truck drive and light duty pave in vehicle parking areas

SITE FEATURES

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

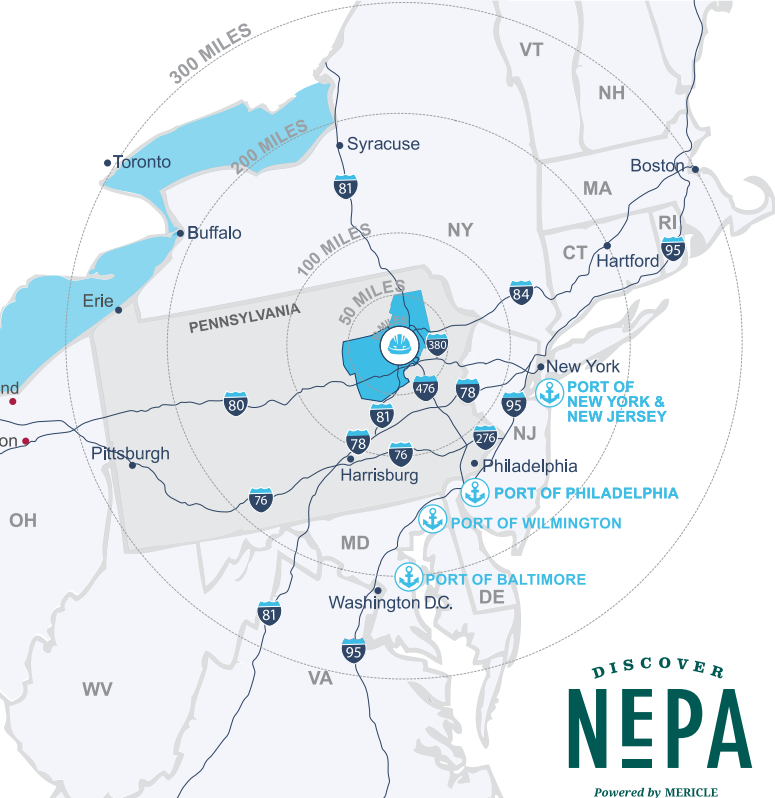


This 310,187 square foot industrial building is centrally located within the Scranton/Wilkes-Barre labor market. Chewy.com, Isuzu, Lowe's, Neiman Marcus, The Home Depot, and more have major fulfillment centers in CenterPoint Commerce & Trade Park.

FOR LEASE

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CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



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WATER
PORTS**

PORT

**MI
AWAY**

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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



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