

4555

OLDFIELD BOULEVARD

PITTSTON, PENNSYLVANIA



Premier Industrial Space
IMMEDIATELY AVAILABLE

108,500 SF | 62,000 SF | 93,000 SF

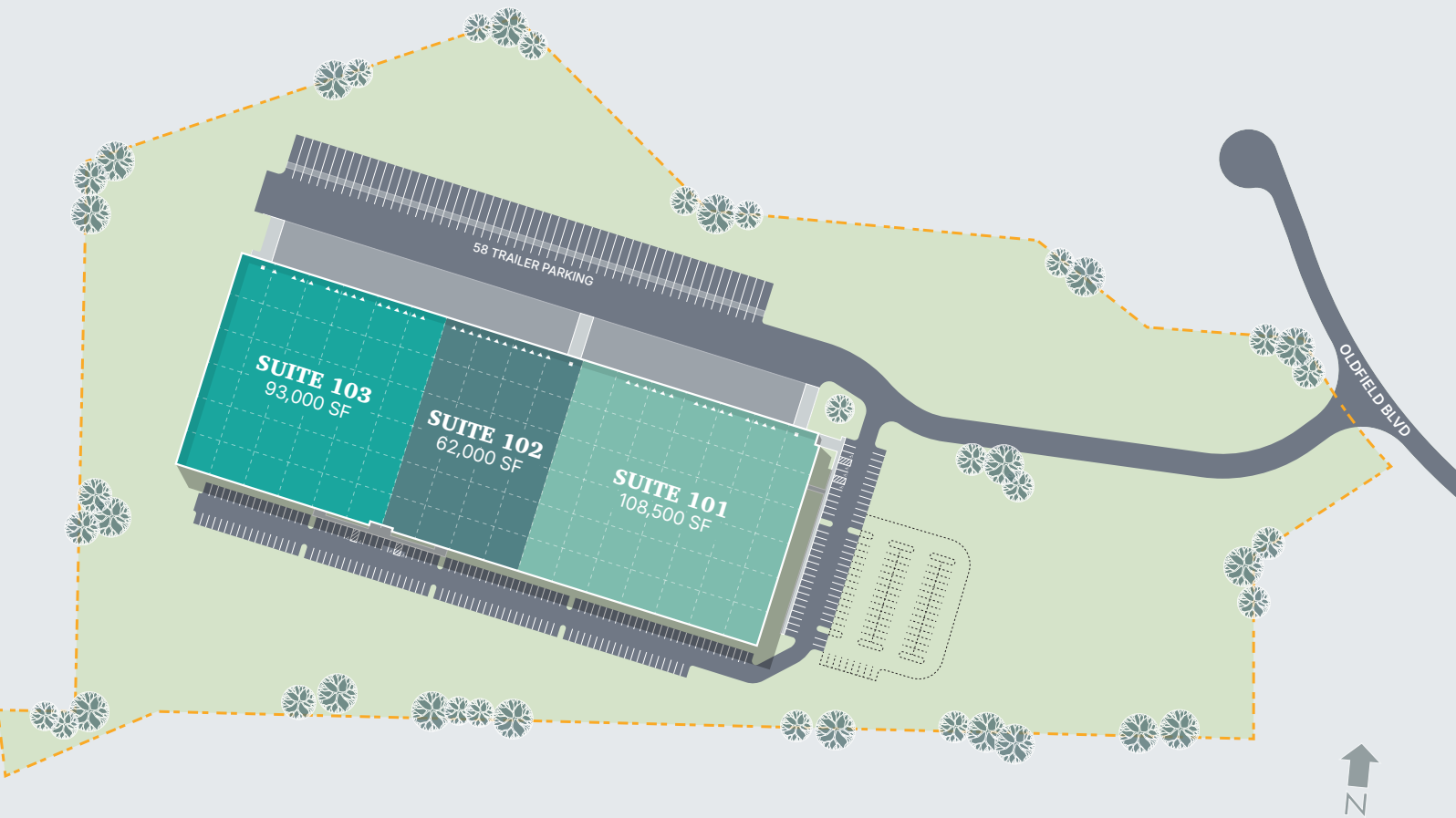
CBRE

ELEVATE YOUR OPERATIONS

4555 Oldfield Boulevard presents a prime leasing opportunity for new Class A industrial real estate within a strategically positioned industrial park. This cutting-edge property consisting of 3 suites is meticulously crafted to fulfill the demands of contemporary enterprises, offering a sophisticated and advanced setting ideal for diverse industrial and light-manufacturing activities. It provides an ideal chance to establish or grow a business within a thoughtfully designed complex that fosters expansion and productivity.



- ▲ DOCK DOOR
- DRIVE-IN DOOR



BUILDING HIGHLIGHTS



TOTAL BUILDING SIZE:
263,500 SF



AVAILABLE SPACE:
Suite 101–108,500 SF
Suite 102–62,000 SF
Suite 103–93,000 SF



CLEAR HEIGHT:
36'



LOCATION:
Strategically located within Grimes Industrial Park, providing exceptional access to major transportation routes and local amenities



OFFICE SPACE:
Dedicated office space in each available suite



OUTDOOR AREAS:
Covered patio space for each suite



CONSTRUCTION:
Concrete tilt panel design



PROJECTED COMPLETION:
Spring 2026

THOUGHTFULLY DESIGNED

KEY FEATURES

CONCRETE TILT PANEL DESIGN

New concrete tilt panel building offers superior longevity, weather resistance, and structural integrity than typical regional metal buildings. 5' x 5' clerestory windows provide natural light to the production area.

ADVANCED SYSTEMS

State-of-the-art HVAC with humidity control, trailer dock locks, and advanced energy-saving LED lighting

SHARED SITE PARKING

- 214 total onsite passenger vehicle spaces with future expansion for 75 more spaces
- 58 total trailer parking spaces

ACCESSIBILITY

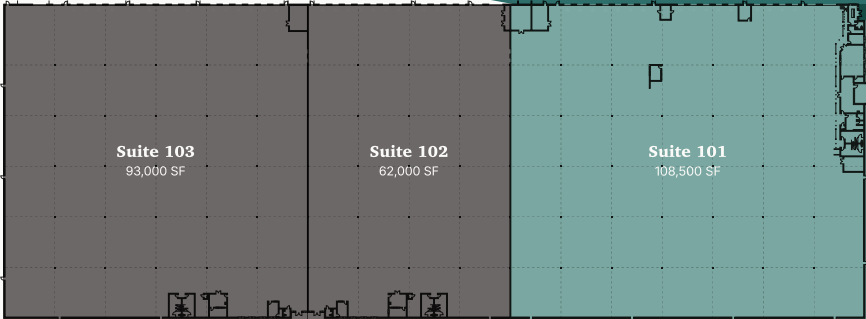
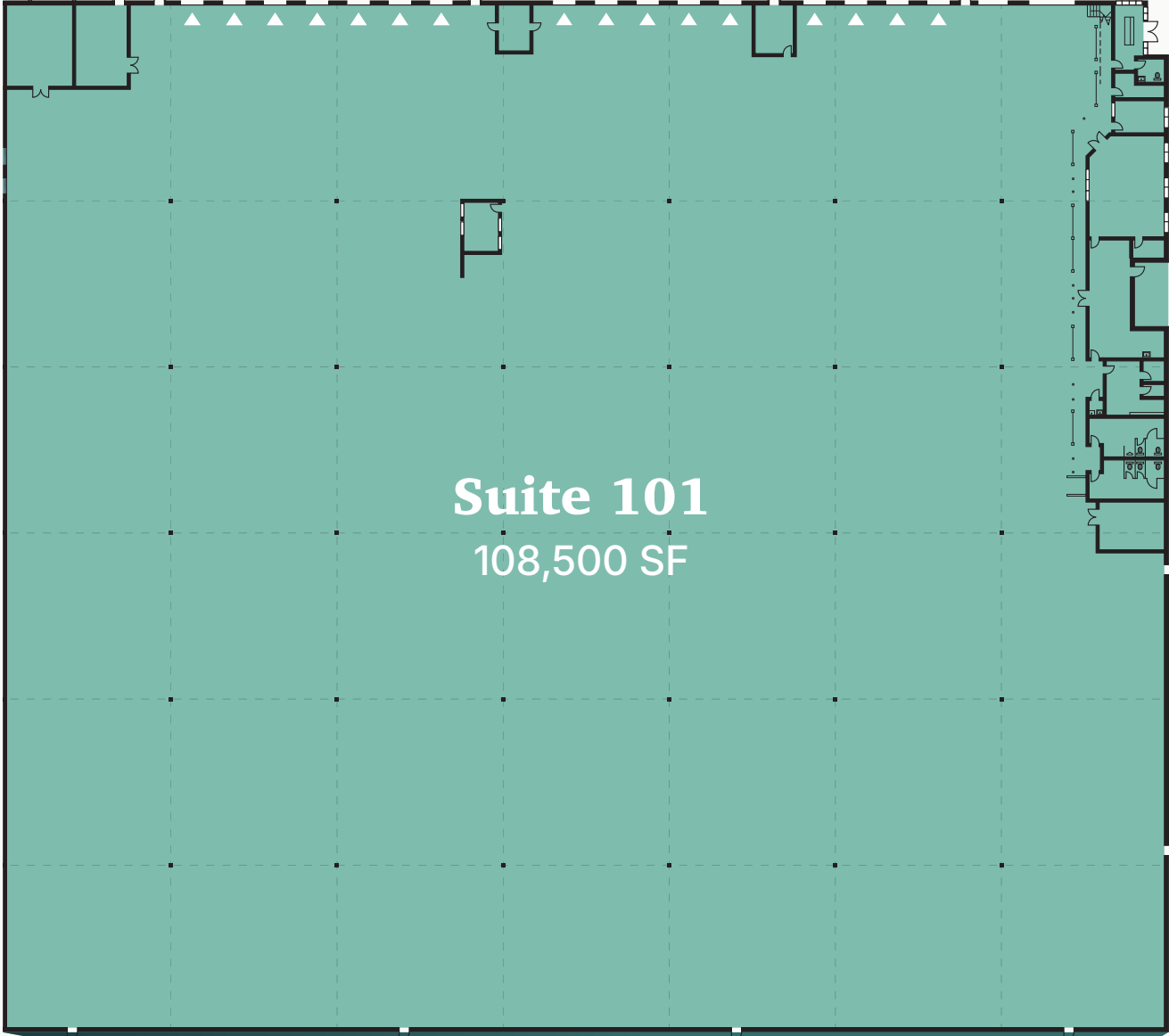
Easy access to I-81 and I-476 (Pennsylvania Turnpike)

ON-SITE AMENITIES

- Each suite has
- 1 dedicated, covered outdoor patio space
 - 1 dedicated exterior propane tank storage area (for forklifts)



SUITE 101
PLAN DETAILS



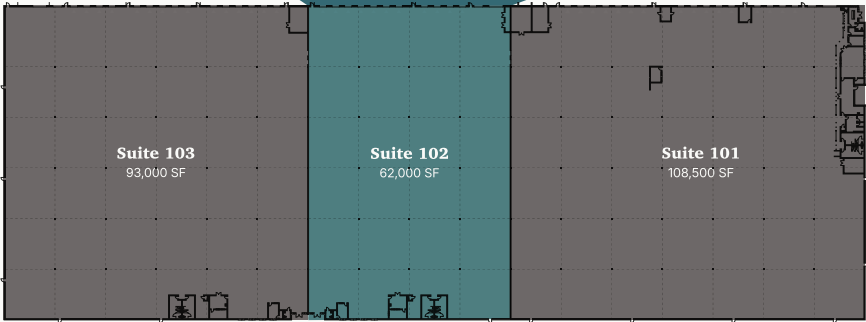
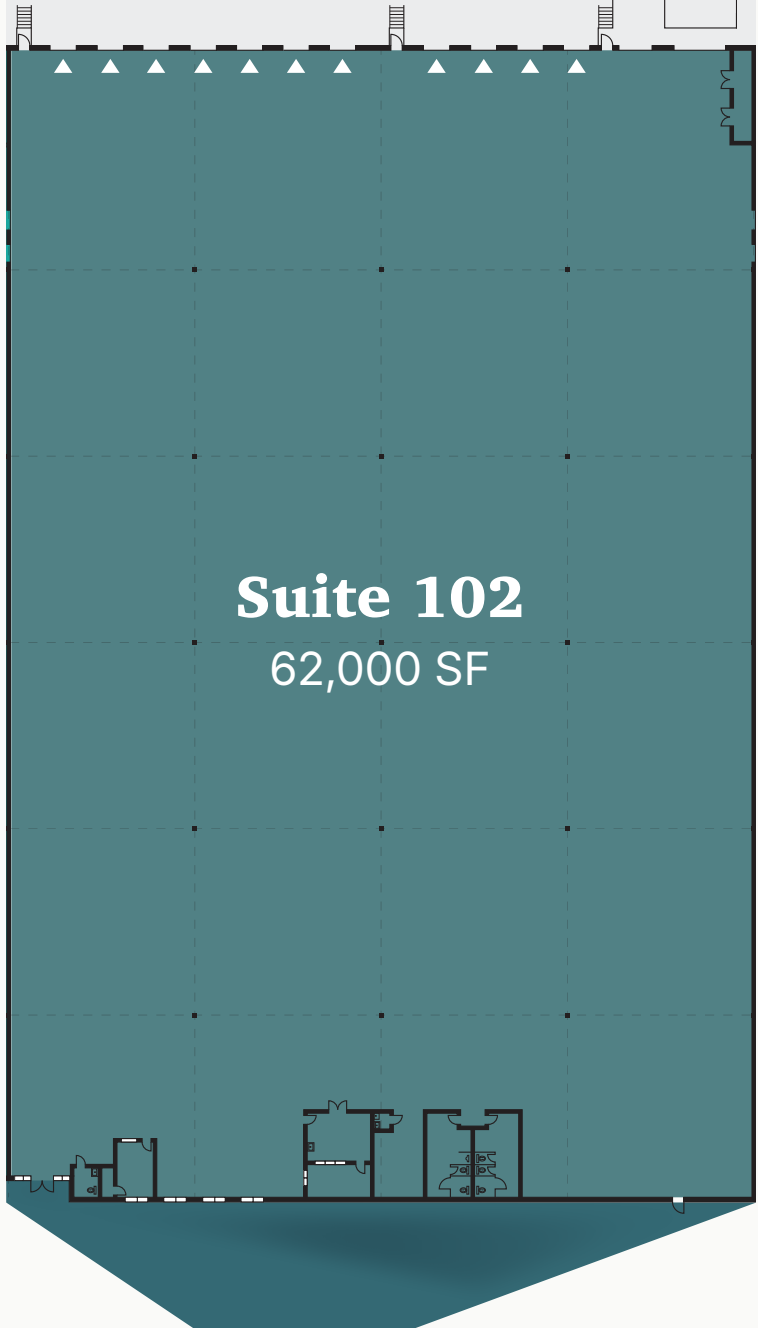
AVAILABLE SPACE 108,500 SF

- OFFICE SPACE**
- 3,700 SF turnkey starter office layout including:
- Secure entrance lobby w/ unisex restroom
 - 1 office with exterior window
 - 2 interior satellite offices in general space
 - Break room with covered outdoor patio
 - Training/conference room/showroom
 - Locker room
 - Separate men's and women's restrooms
 - Maintenance/storage room & janitorial closet
 - Truck driver check-in corral
 - Dedicated 36 SF network room
 - Open mezzanine level

- LOADING DOCKS**
- 16 (9' x 10') loading docks with levelers, seals, and locks
 - 1 (14' x 16') drive-in door with electric opener
 - 1 (9' x 10') dedicated dumpster staging door

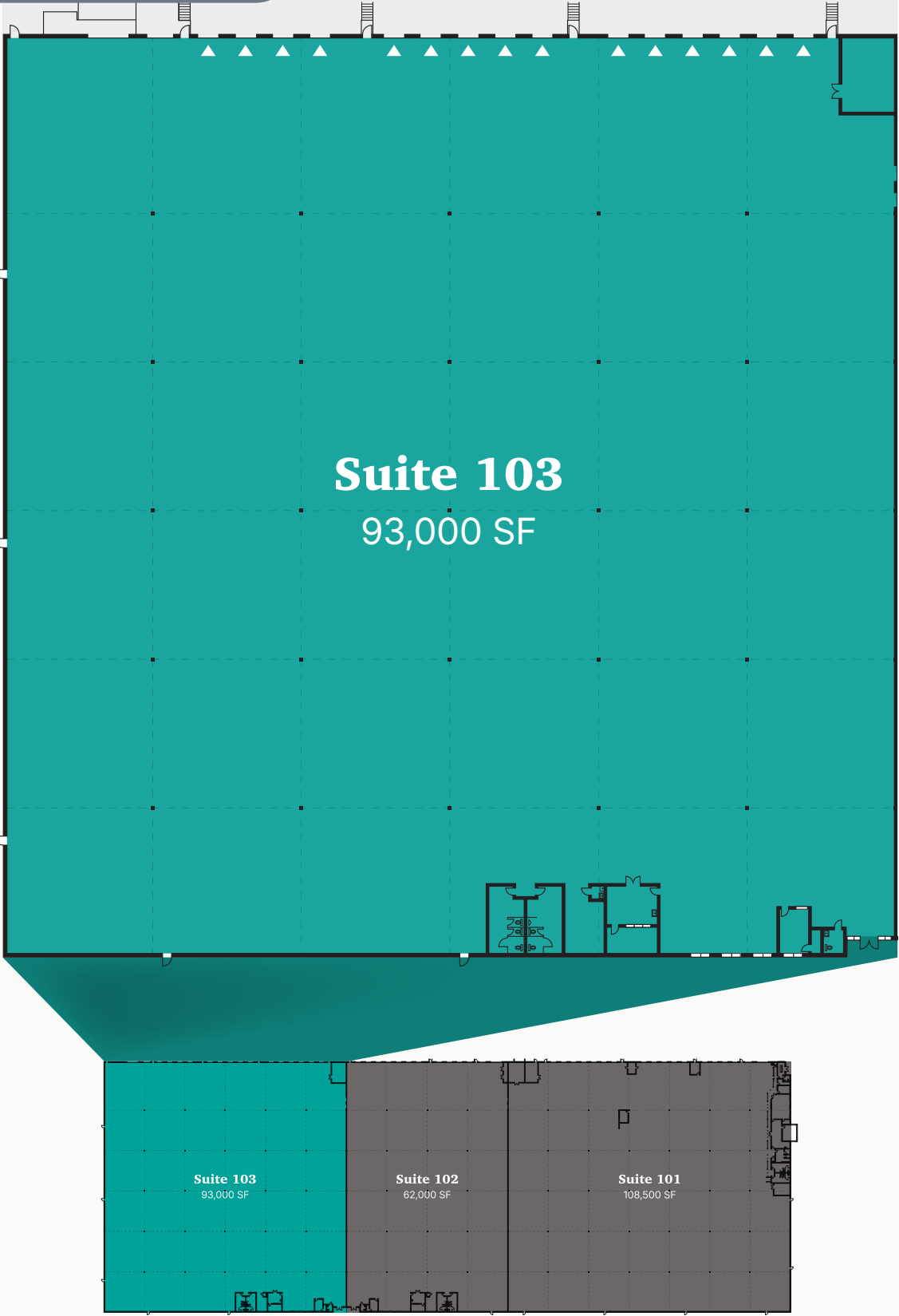


SUITE 102
PLAN DETAILS



AVAILABLE SPACE	62,000 SF
OFFICE SPACE	- 964 SF turnkey starter office layout including: - Open lobby with unisex restroom - 1 office with exterior window (expandable to add 3 private offices) - Break room with covered outdoor patio - Separate men's and women's restrooms - Janitorial closet - Dedicated network room
LOADING DOCKS	- 11 (9' x 10') loading docks with levelers, seals, and locks - 1 (14' x 16') drive-in door with electric opener - 1 (9' x 10') dedicated dumpster staging door

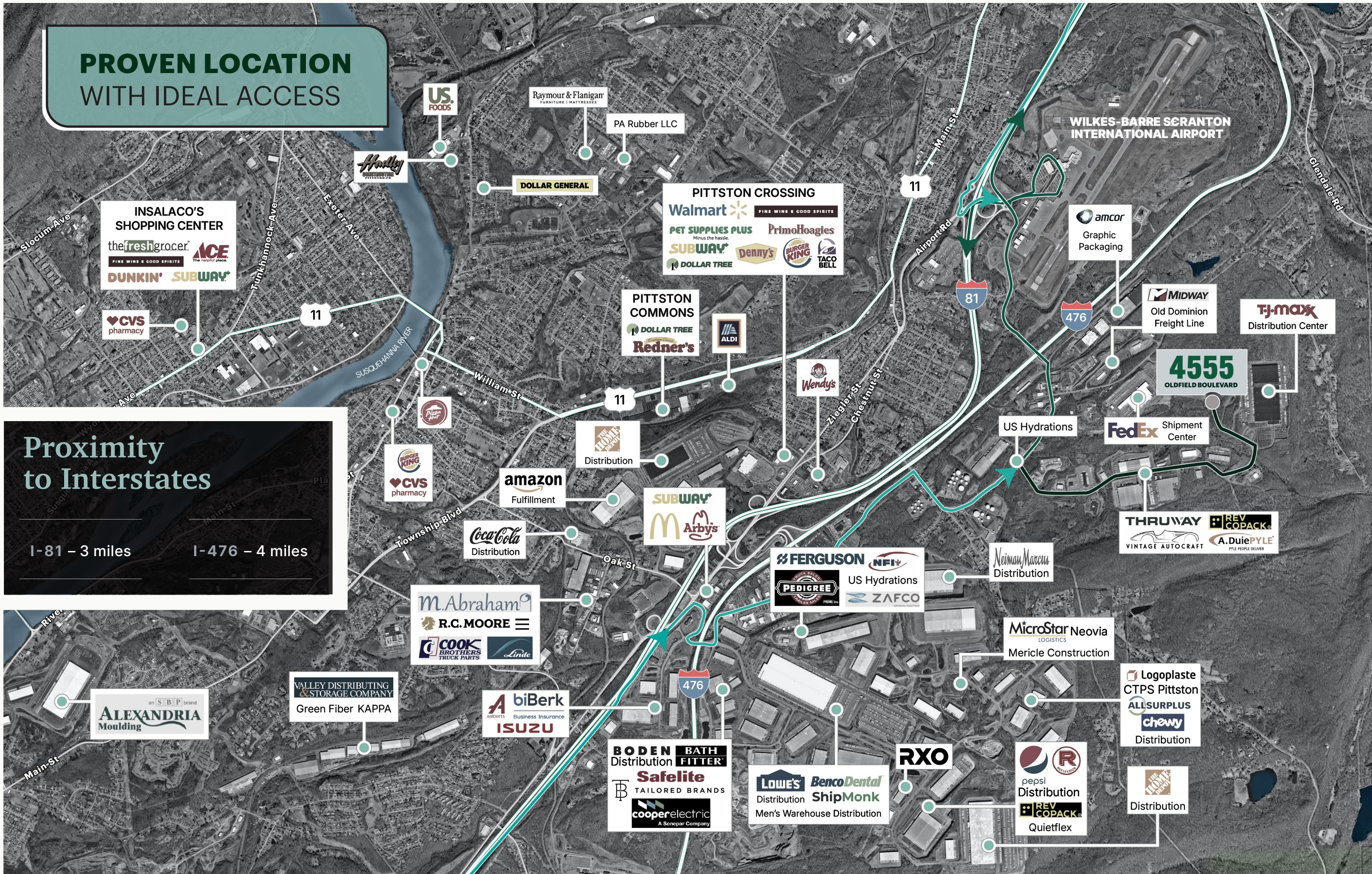
SUITE 103
PLAN DETAILS



AVAILABLE SPACE	93,000 SF
OFFICE SPACE	964 SF turnkey starter office layout including: - Open lobby with unisex restroom - 1 office with exterior window (expandable to add 3 private offices) - Break room with covered outdoor patio - Separate men's and women's restrooms - Janitorial closet - Dedicated network room
LOADING DOCKS	- 15 (9' x 10') loading docks with levelers, seals, and locks - 1 (14' x 16') drive-in door with electric opener - 1 (9' x 10') dedicated dumpster staging door



PROVEN LOCATION WITH IDEAL ACCESS





Proximity to Ports

PORT OF PHILADELPHIA – 122 miles

PORT OF NY/NJ – 132 miles

PORT OF WILMINGTON – 135 miles

PORT OF BALTIMORE – 196 miles

Proximity to Major Cities

PHILADELPHIA – 118 miles

NEW YORK CITY – 129 miles

BALTIMORE – 196 miles

WASHINGTON, D.C. – 236 miles



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