



**FOR
LEASE**

4,976 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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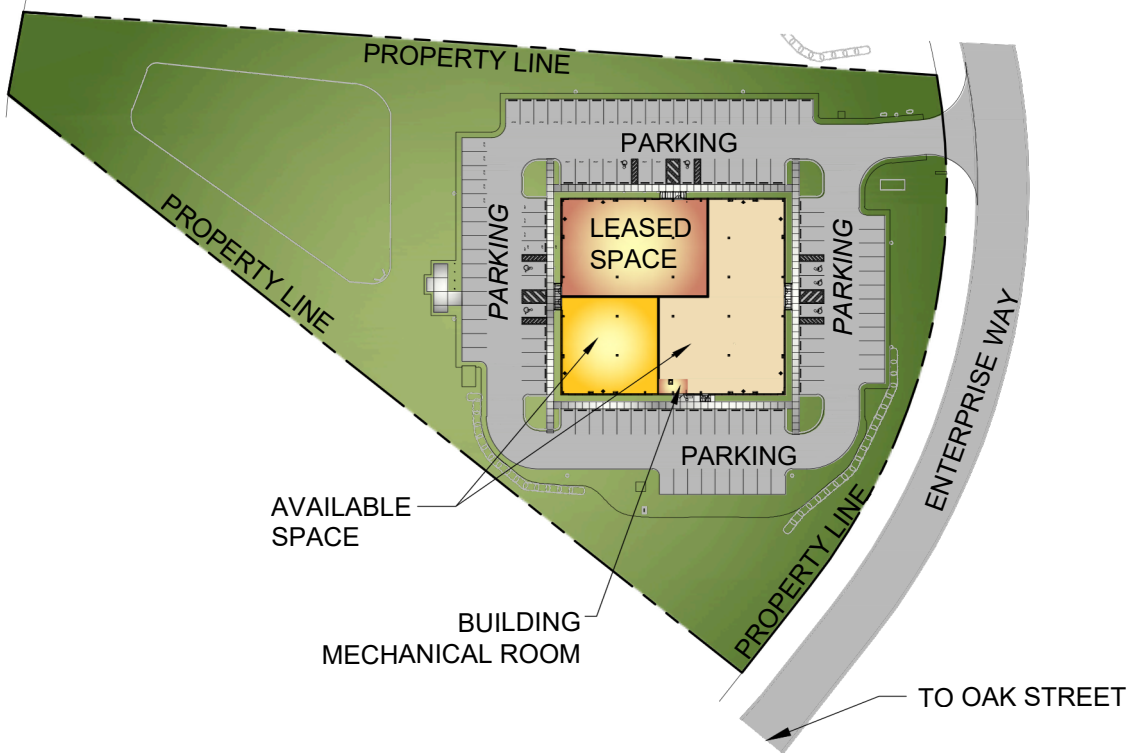
570.823.1100



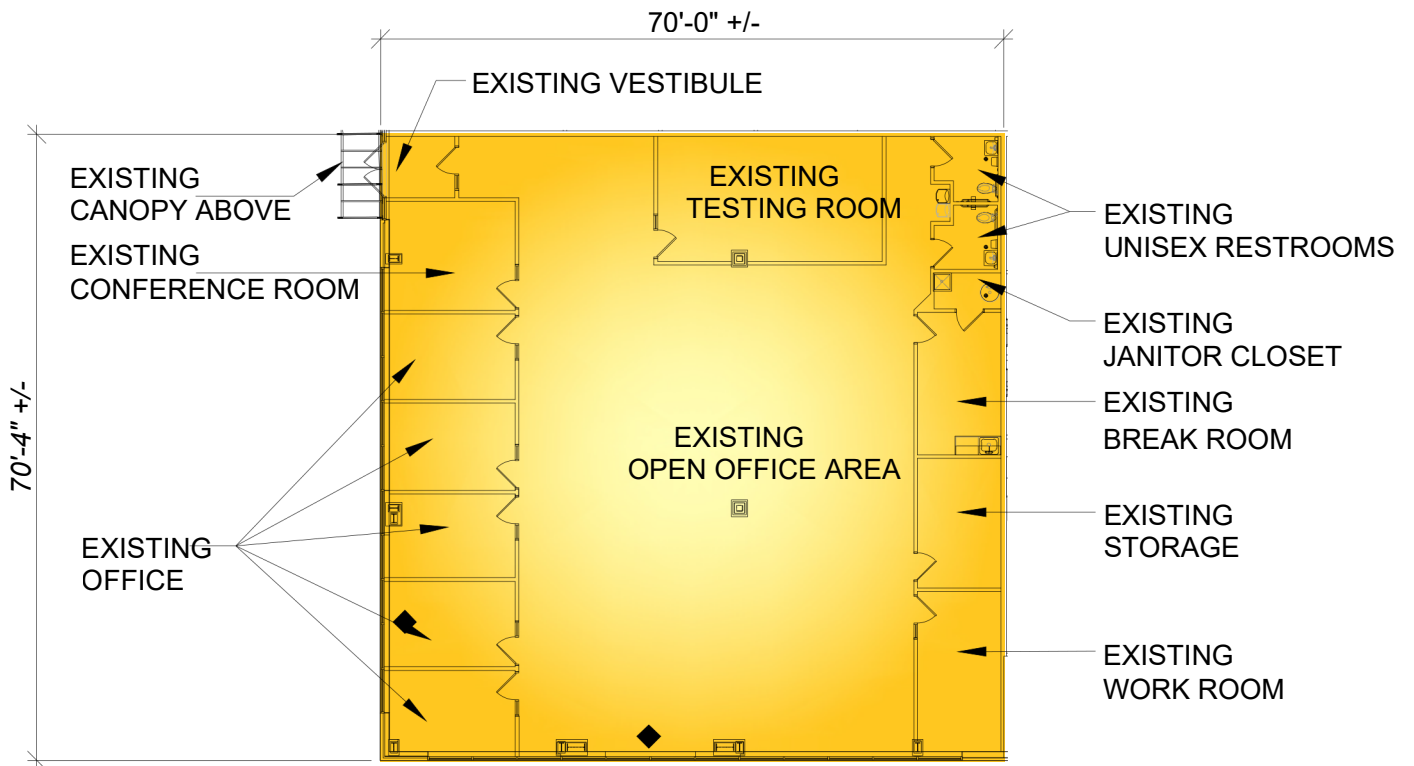
PLANS

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:** 4,976 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. 25 vehicles.
- ▶ Light duty asphalt pave with landscape islands and site lighting.

UTILITIES

- ▶ **HEATING:** Individually controlled packaged gas/electric *Trane* rooftop units.
- ▶ **LIGHTING:** 2' x 2' and 2' x 4' LED lights
- ▶ **ELECTRICAL POWER:** One (1) 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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