



**FOR  
LEASE**

# 50,000 SF

**161-191 ENTERPRISE WAY (PARCEL 5A)  
CENTERPOINT COMMERCE & TRADE PARK WEST  
PITTSBURGH, PA**

.....

**INDUSTRIAL**

**LERTA: 10-YEAR, 100% REAL  
ESTATE TAX ABATEMENT ON  
IMPROVEMENTS**



**CENTERPOINT WEST TAX-ABATED BUILDING NEAR I-81 AND I-476**

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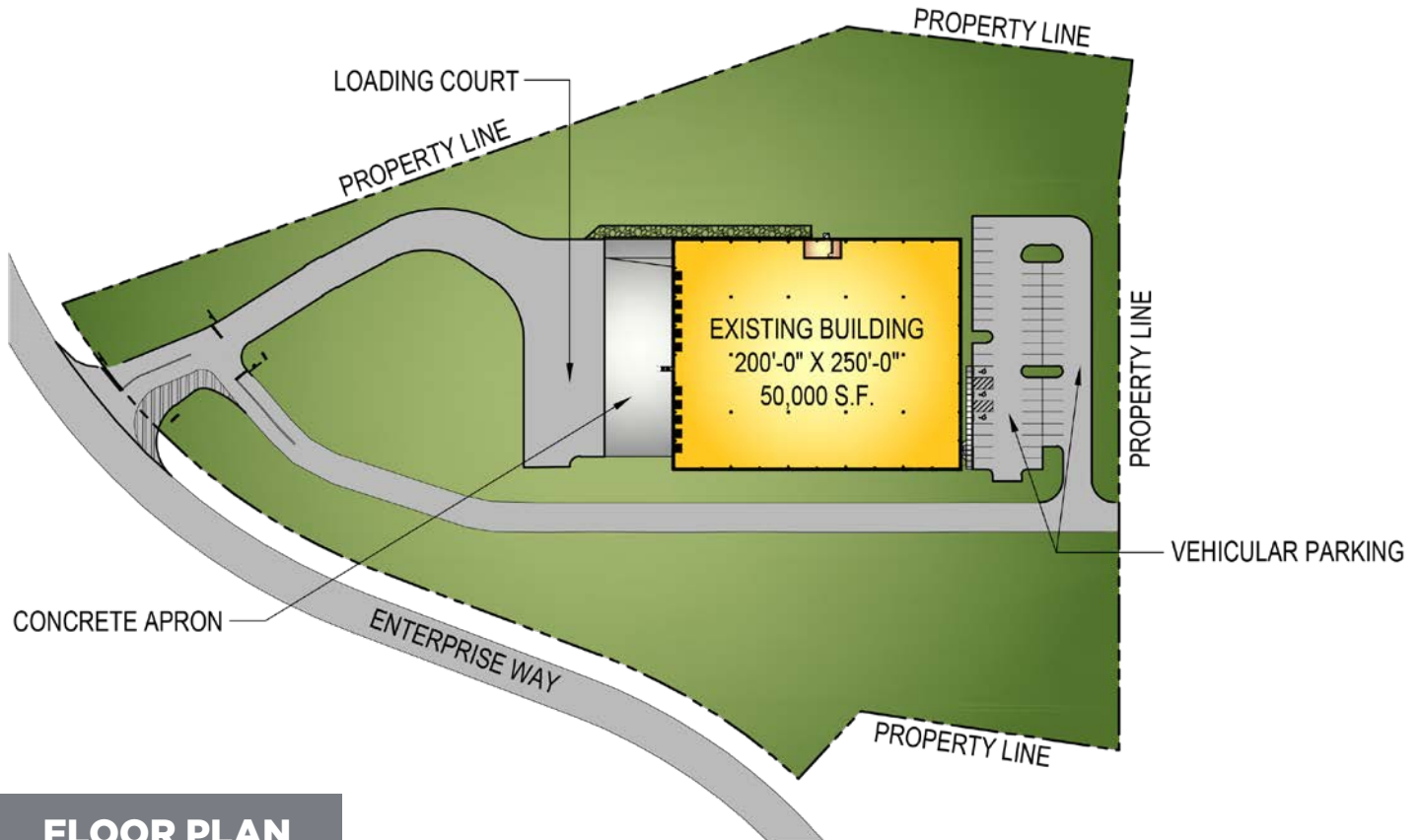
**570.823.1100**



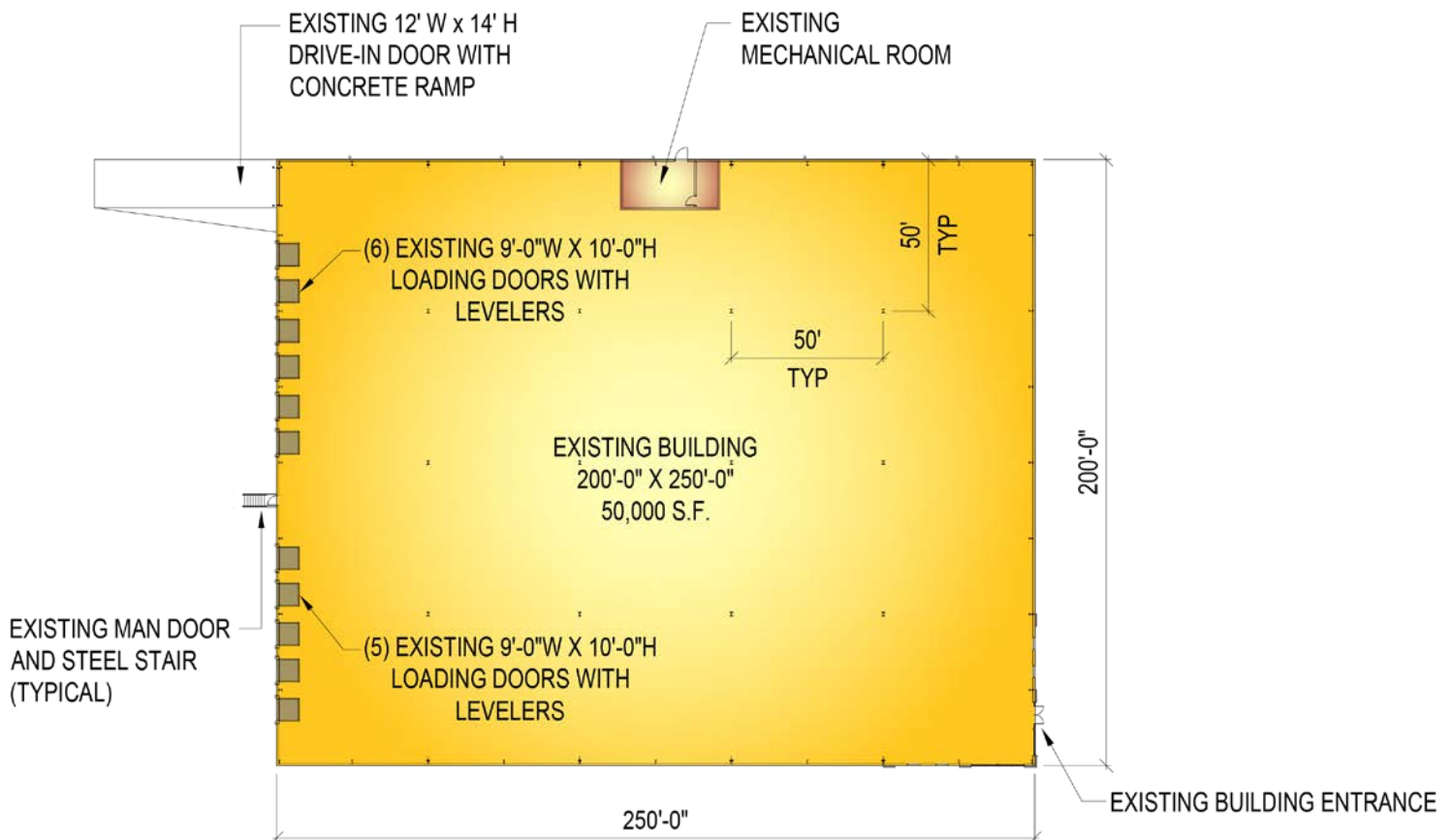
# PLANS

## SITE PLAN

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.



## FLOOR PLAN



FOR LEASE

161-191 ENTERPRISE WAY, PITSTON TOWNSHIP, PA

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 50,000 SF
- ▶ **ACREAGE:** 9.00 acres
- ▶ **BUILDING DIMENSIONS:** 250'-0" (width) x 200'-0" (length)

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor shall be 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*, MR-24 standing seam.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 33'-6".
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ 50'-0" x 50'-0" bay spacing
- ▶ The building shall be provided with 3'-0" high x 6'-0" wide clerestory windows.

## LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** Eleven (11) 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.
- ▶ Prefabricated steel track guards and Classic dock seal with head curtain by *Rite-Hite* or equal.
- ▶ The building contains one (1) 12'-0" x 14'-0" vertical lift drive-in door with vision kit by *Haas Door* or equal and reinforced concrete ramp.

## UTILITIES

- ▶ **HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps.
- ▶ **FIRE PROTECTION:** Early Suppression Fast Response (ESFR) wet pipe sprinkler system.
- ▶ **UTILITIES:** Provisions for domestic water and natural gas are provided. All utilities shall be separately metered.

## PARKING

- ▶ On-site parking for approximately (51) vehicles.
- ▶ On-site trailer storage for approximately (1) trailer against the building.
- ▶ 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 and maintained landscaping.
- ▶ Foreign Trade Zone status possible.
- ▶ 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 50,000 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.

# FOR LEASE

161-191 ENTERPRISE WAY, PITTSTON TOWNSHIP, PA

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# CENTRALLY LOCATED

## ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



### DEEP WATER PORTS

#### PORT

#### MI AWAY

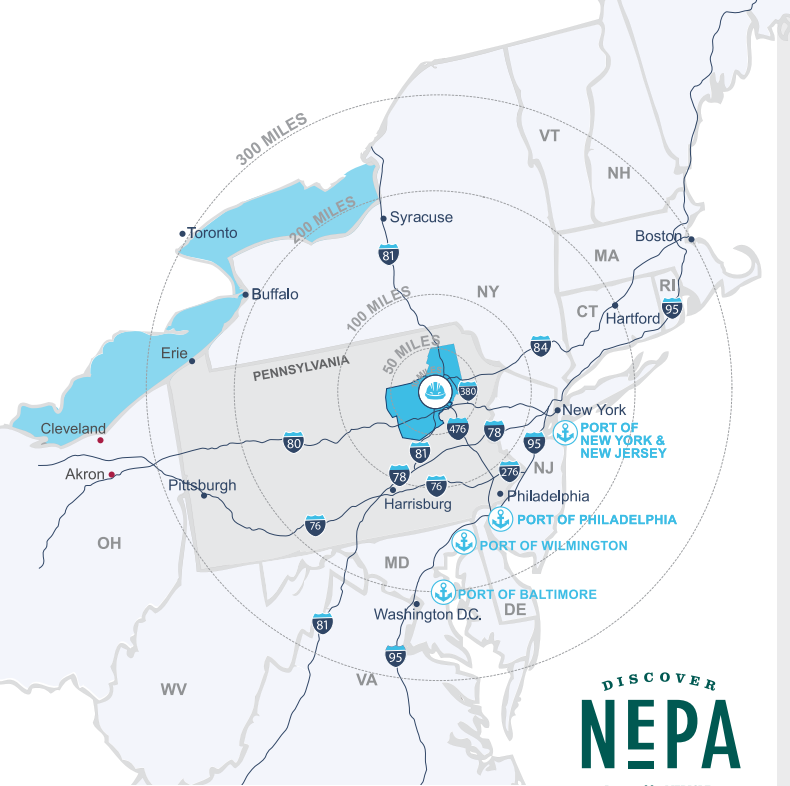
|                     |     |
|---------------------|-----|
| Philadelphia, PA    | 120 |
| New York/New Jersey | 121 |
| Wilmington, DE      | 132 |
| Baltimore, MD       | 191 |



### TRAVEL DISTANCES

#### CITY

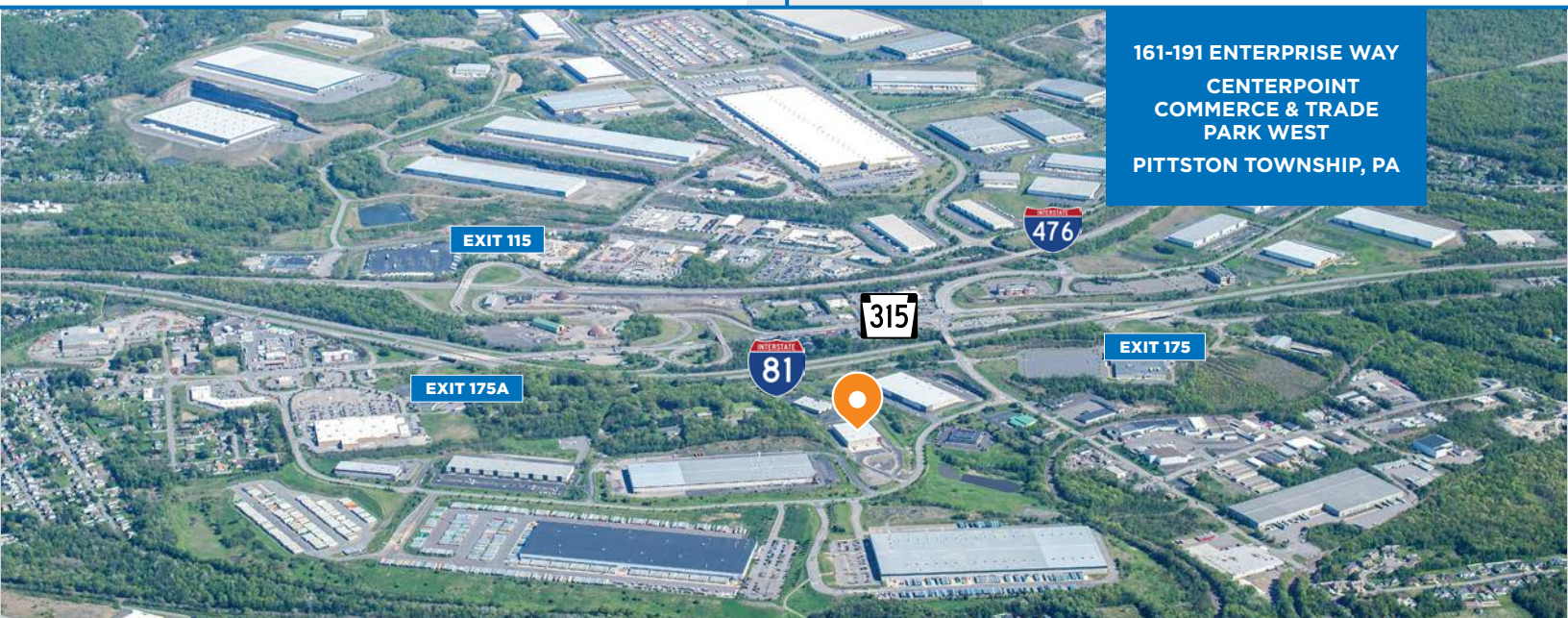
|                        |     |
|------------------------|-----|
| Delaware Water Gap, PA | 57  |
| Allentown, PA          | 67  |
| Morristown, NJ         | 96  |
| Philadelphia, PA       | 113 |
| Harrisburg, PA         | 116 |
| Port of Newark, NJ     | 126 |
| New York, NY           | 128 |
| Syracuse, NY           | 152 |
| Baltimore, MD          | 194 |
| Hartford, CT           | 198 |
| Washington DC          | 237 |
| Pittsburgh, PA         | 290 |
| Boston, MA             | 301 |



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.**



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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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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