



**FOR  
LEASE**

# 40,000 SF

**340-350 RESEARCH DRIVE, PARCEL 33  
CENTERPOINT COMMERCE & TRADE PARK - EAST  
PITTSTON TOWNSHIP, PITTSTON, PA 18640**

.....

**INDUSTRIAL**



**FUTURE CENTERPOINT EAST TAX-ABATED BUILDING NEAR I-81 & I-476**

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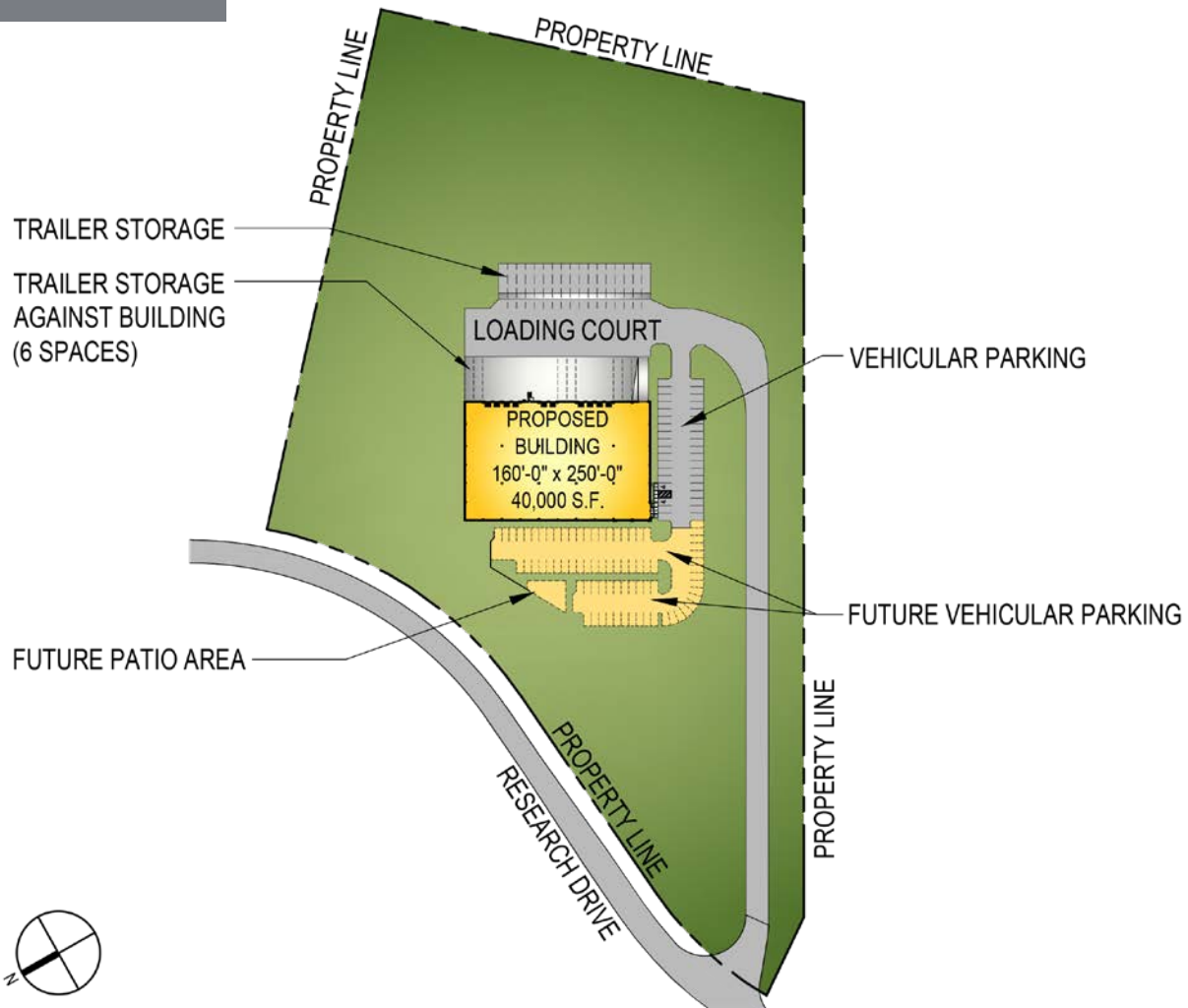
**570.823.1100**



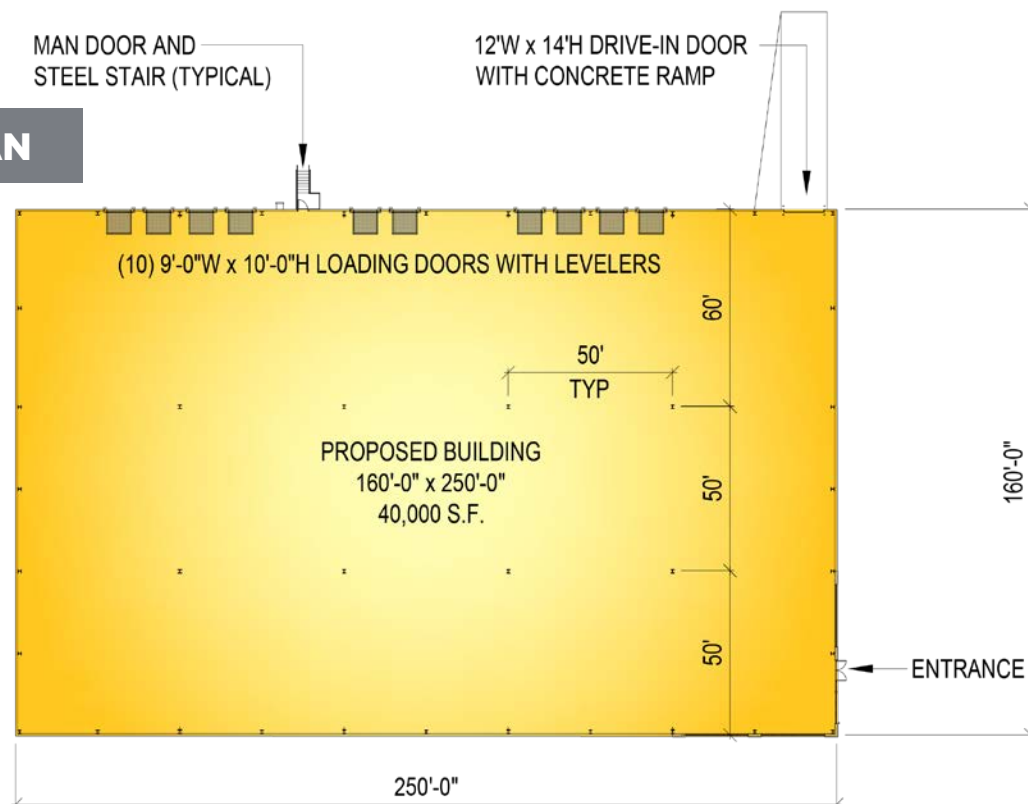
# PLANS

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

340-350 RESEARCH DRIVE, PITTSBURGH, PA

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## SIZE

- ▶ **AVAILABLE SPACE:** 40,000 SF building
- ▶ **ACREAGE:** 14.22 acres
- ▶ **BUILDING DIMENSIONS:** 160'-0" (width) x 250'-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.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 35'-4".
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ The building shall be provided with 3'-0" high x 6'-0" wide clerestory windows.

## LOADING

- ▶ **DOCK EQUIPMENT:** Ten (10) 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.
- ▶ **DRIVE-IN DOOR:** The building shall be provided with one (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal and reinforced concrete ramp.

## UTILITIES

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

## PARKING

- ▶ On-site parking for approximately (37) vehicles with future parking for up to (77) vehicles.
- ▶ On-site trailer storage for approx. (17) trailers with 8' wide concrete dolly pad.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 180' 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 & maintained landscaping.



### LABOR DRAW

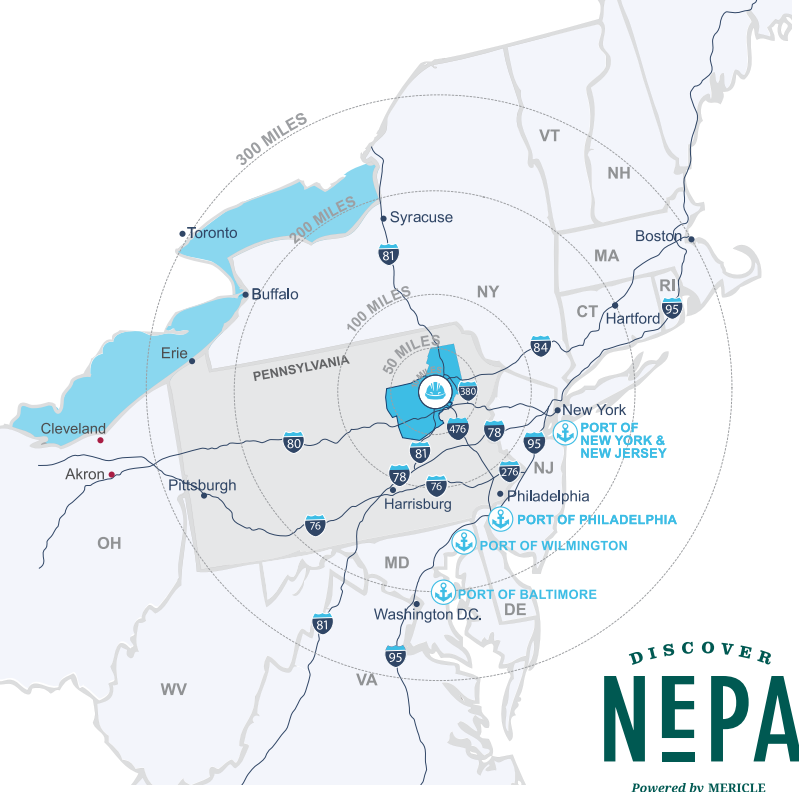
More than 700,000 people live within 30 miles, and more than 51 million people live within 200 miles of CenterPoint Commerce & Trade Park.

This proposed 40,000 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.



### TAX SAVINGS

Every building constructed in CenterPoint receives a 10-year, 100% real estate tax abatement on improvements via the LERTA program.



# CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



## DEEP WATER PORTS

| PORT                | MI<br>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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