



**FOR
LEASE**

52,187 SF

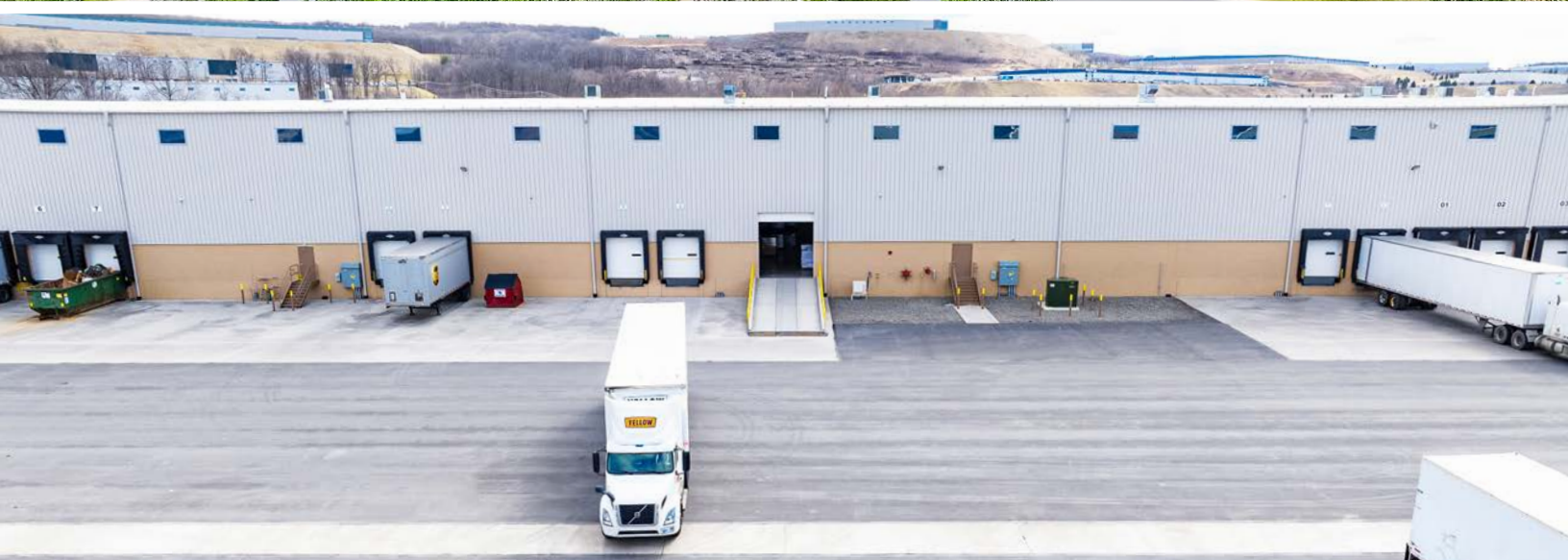
**438-442 RESEARCH DRIVE
CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSBURGH TOWNSHIP, PA**

.....

INDUSTRIAL

**MULTI-YEAR, 100% REAL
ESTATE TAX ABATEMENT
ON IMPROVEMENTS**

**CENTRALLY LOCATED
WITHIN THE SCRANTON/
WILKES-BARRE
LABOR MARKET**



TAX-ABATED INDUSTRIAL FACILITY NEAR I-81 AND I-476

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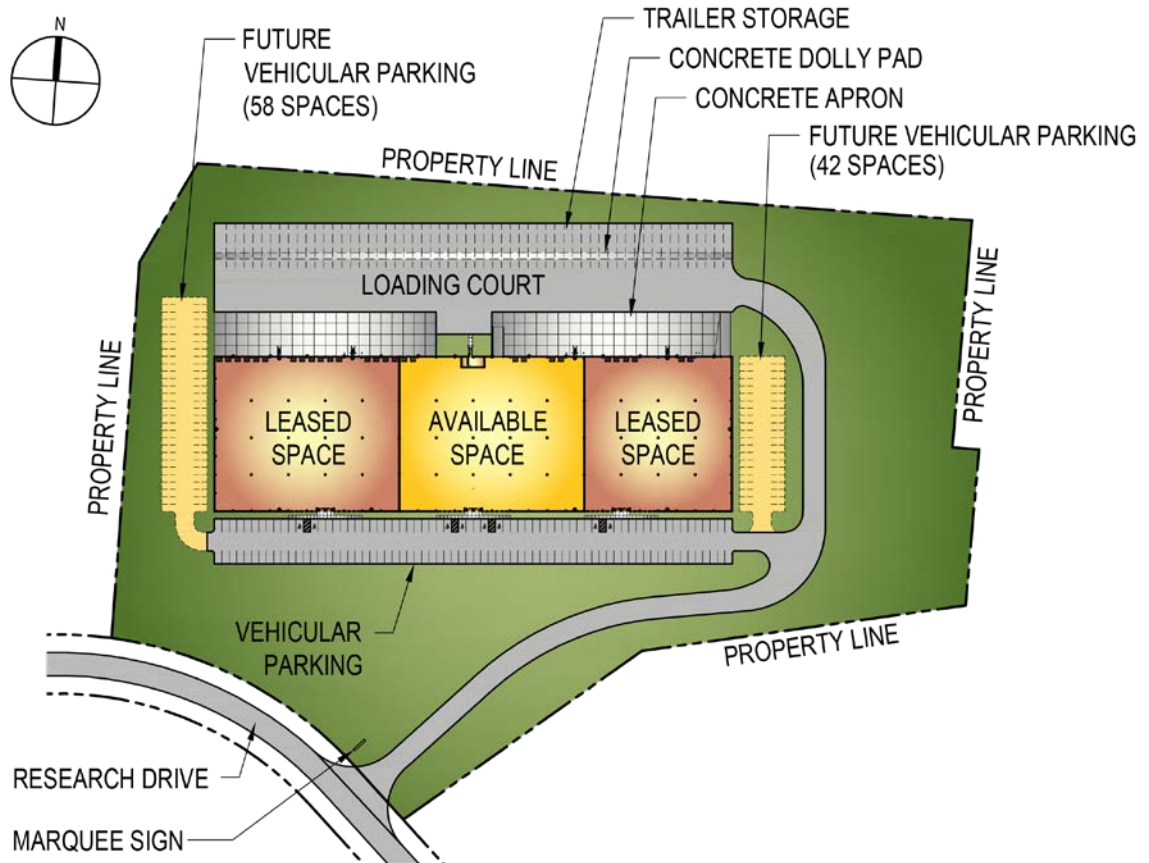
570.823.1100



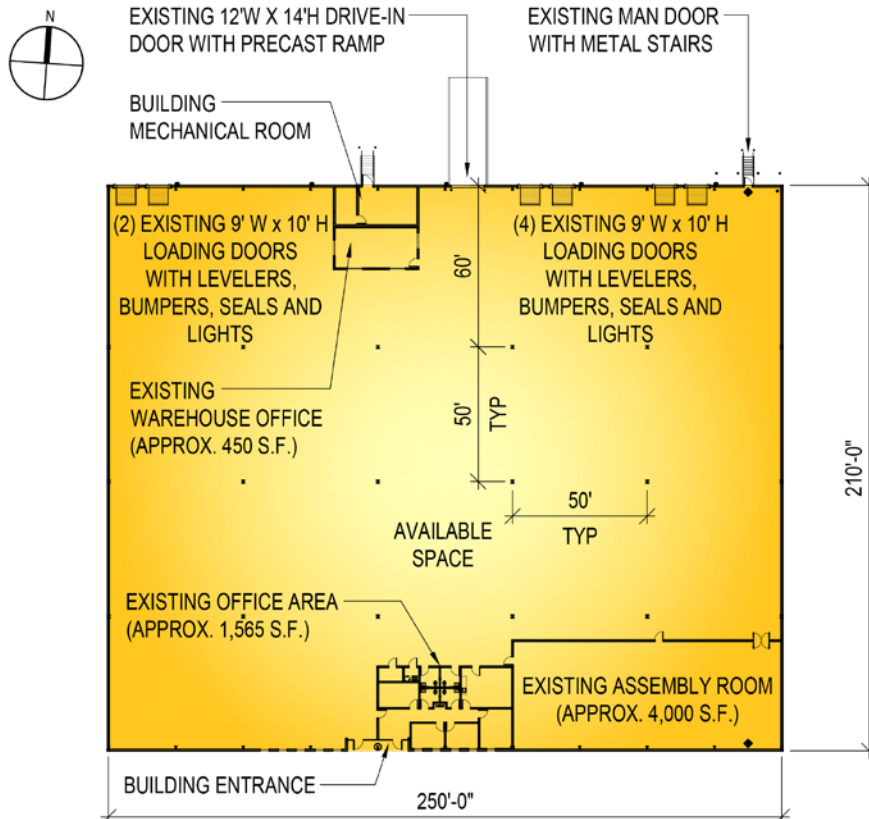
PLANS

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

438-442 RESEARCH DRIVE, PITTSBURGH TOWNSHIP, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 52,187 SF
- ▶ **AVAILABLE SPACE DIMENSIONS:** 210'w x 250'l
- ▶ **BUILDING SF:** 147,000 SF
- ▶ **BUILDING DIMENSIONS:** 210'w x 700'l
- ▶ **ACREAGE:** 17.29 acres
- ▶ The 52,187 SF available space can be divided into two (2) adjacent spaces of 21,070 SF and 31,117 SF.
- ▶ Available space contains approximately 1,565 SF of Main Office and approximately 450 SF of Warehouse Office, both of which have 2' x 4' acoustical suspended ceiling system with 2' x 4' or 2' x 2' LED fixtures and motion sensors.
- ▶ Available space contains approximately one (1) 4,000 SF Assembly Room with full height walls to the underside of insulation, HVAC included.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *SpecHard* silicate sealer/densifier and *E-Cure* curing compound.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 metal roof system.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** 32'-2" approximate clear structural height along loading dock wall.
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ The building contains 3'-0"h x 6'-0"w clerestory windows.

LOADING

- ▶ **DOCK EQUIPMENT:** Six (6) 9'-0"w x 10'-0"h vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers, seals and dock lights. All dock equipment by *Rite-Hite* or equal.
- ▶ **DRIVE-IN DOOR:** One (1) 12'-0"w x 14'-0"h vertical lift insulated steel drive-in door with precast ramp.
- ▶ **DOCK APRON:** 8" thick x 60' deep, reinforced concrete dock apron at loading dock.

UTILITIES

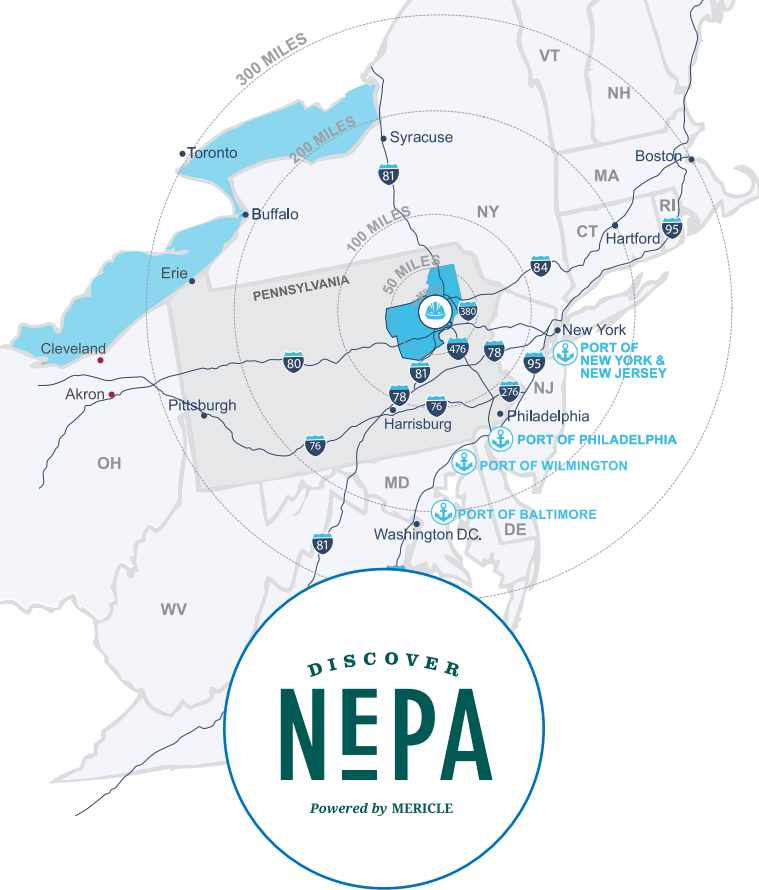
- ▶ **HVAC:** Warehouse heating/ventilation system consists of energy efficient, roof mounted Cambridge direct-fire units.
- ▶ HVAC for buildout and assembly room consists of constant volume *Trane* RTU's with gas heat and electric cooling.
- ▶ **ELECTRICAL SERVICE:** 400 Amp, 480/277 Volt, 3-phase service, expandable to 4,000 Amps.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **FIRE PROTECTION:** Early Suppression Fast Response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ **ELECTRIC:** PPL Utilities
- ▶ **GAS:** UGI Utilities, Inc.
- ▶ **WATER:** Pennsylvania American Water Company
- ▶ **SEWER:** Wyoming Valley Sanitary Authority
- ▶ **TELECOM:** Comcast, Verizon, Frontier Communications, and CenturyLink serve the park.

PARKING

- ▶ Abundant on-site vehicle parking.
- ▶ Abundant on-site trailer storage with 8' wide concrete dolly pad.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

SITE FEATURES

- ▶ Professionally prepared and maintained landscaping.



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.

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Mericle is Northeastern Pennsylvania proud.

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



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