



**FOR
LEASE**

108,572 SF

**460 RESEARCH DRIVE
CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSTON TOWNSHIP (PITTSTON), PA**

.....

INDUSTRIAL



**100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS THROUGH
JANUARY 31, 2031 (LERTA). IMMEDIATE ACCESS TO I-81 AND I-476.**

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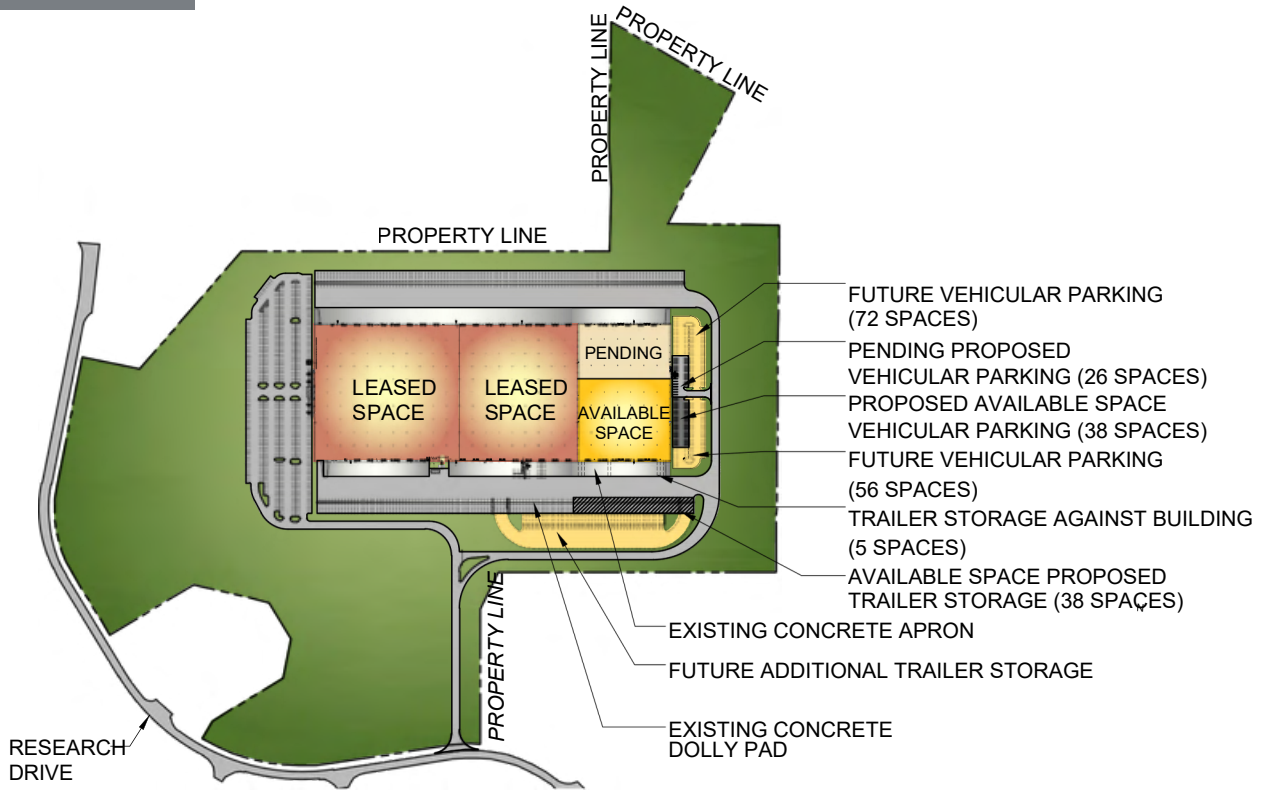
570.823.1100



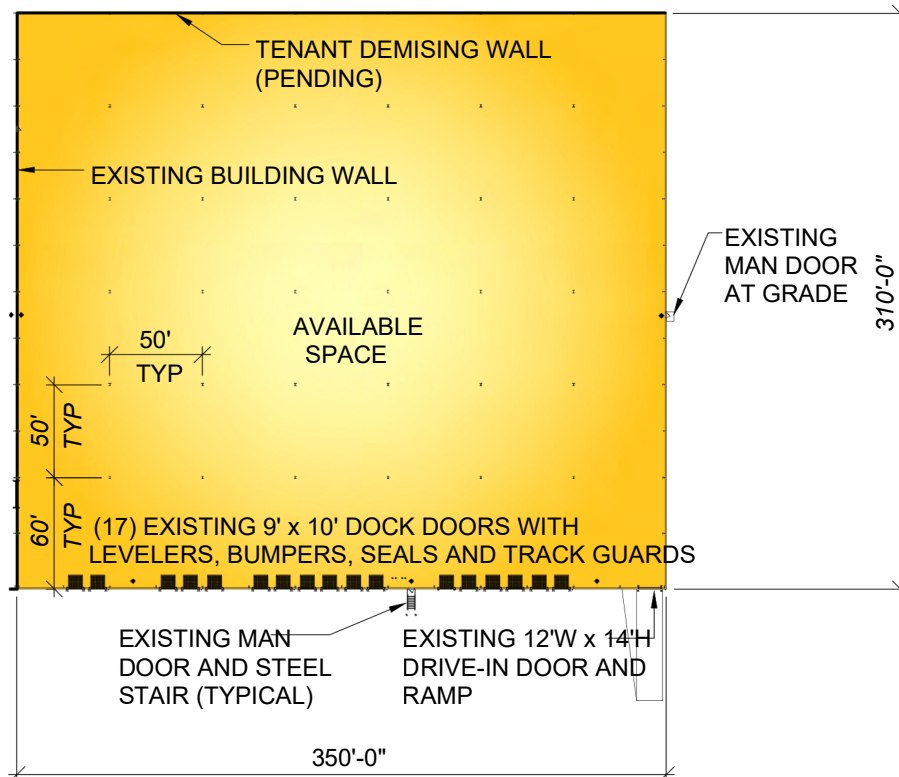
PLANS

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



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460 RESEARCH DRIVE, PITTSBURGH, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 108,572 SF
- ▶ **ACREAGE:** 92.99 acres
- ▶ **BUILDING DIMENSIONS:** 1350'-0" (width) x 520'-0" (length)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 7" thick concrete floor slab, reinforced with welded steel mats. Floor has been 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 38'-5"
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay
- ▶ The building contains 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ **DOCK EQUIPMENT:** Existing available space contains seventeen (17) 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
- ▶ Available space contains one (1) 12'-0" W x 14'-0" H vertical lift drive-in door by Haas Door or equal with reinforced concrete ramps.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Energy-efficient, Cambridge, direct-fire unit
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures. Lighting consists of 265W high bay light fixtures.
- ▶ **ELECTRICAL:** 800 amp, 480/277 volt 3 phase, expandable
- ▶ **FIRE PROTECTION:** Early Suppression Fast Response (ESFR) sprinkler system
- ▶ **UTILITIES:** All utilities shall be separately metered.

PARKING

- ▶ On-site parking for approximately thirty-eight (38) vehicles
- ▶ On-site trailer storage for approximately thirty-eight (38) trailers with 8' wide concrete dolly pads
- ▶ On-site future trailer storage for approximately thirty-four (34) trailers
- ▶ 8" thick x 60' deep, reinforced concrete apron at loading dock on both sides of the building with an approximate 200' total loading court depth
- ▶ Asphalt paving, including heavy duty pave at truck drive and light duty pave in vehicle parking areas

SITE FEATURES

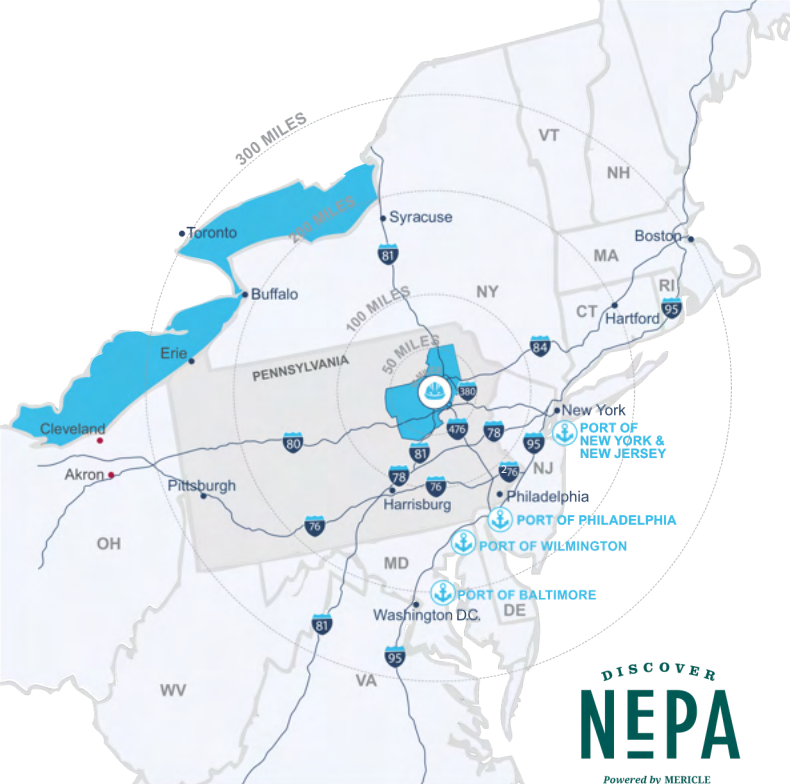
- ▶ Professionally prepared & maintained landscaping
- ▶ Marquee sign at site entrance



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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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