

23,287 SF

ON 46.5 ACRES AVAILABLE FOR LEASE

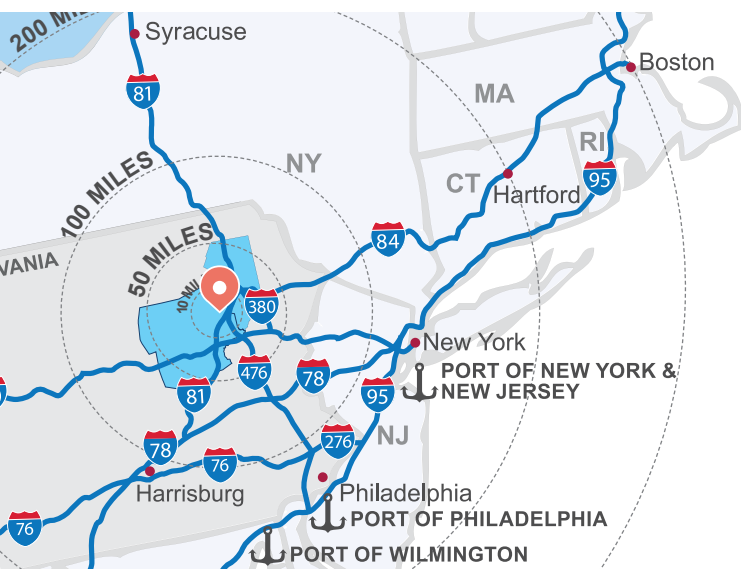
220-300 RESEARCH DRIVE

CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA



TAX ABATED SITE NEAR I-81, I-476

LERTA APPROVED! 10-YEAR, 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS!



DIRECTIONS TO CENTERPOINT EAST:

- **Traveling North on I-81** - Take Exit 175 (Pittston/Route 315 North). Once off exit ramp, make first right just before the light at the car dealership. Follow road under I-476 overpass. Proceed straight into park.
- **Traveling South on I-81** - Take Exit 175A (Pittston/Route 315 South). Follow Rt. 315 south 1/2 mile to first light. Turn left and follow road under I-476 overpass. Proceed straight into park.
- **Traveling on I-476 (PA Turnpike)** - Take Exit 115 (Wyoming Valley). Follow Rt. 315 south 1/2 mile to first light. Turn left and follow road under I-476 overpass. Proceed straight into park.

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PLANS AND SPECIFICATIONS

SIZE

- **Available Space:** 23,287 SF
- **Acreage:** 46.5 acres
- **Building Size:** 279,000 SF, expandable to 372,000 SF
- **Building Dimensions:** 900' (length) x 310' (depth)
- **Space Dimensions:** 75' (length) x 310' (depth)

BUILDING CONSTRUCTION

- **Floor:** 6" thick minimum, concrete floor slab reinforced with welded steel mats
- **Roof:** MR24 standing seam roof system with insulation
- **Exterior Walls:** Architectural Masonry / Exterior Insulation Finish Systems / Glazed, Aluminum Entrance Systems / Insulated Metal Wall Panels
- **Clear Ceiling Height:** 33'-0" to 36'-9"
- **Column Spacing:** 50' x 50' and 50' x 25' bay spacing with 60' bay at loading wall

LOADING

- **Loading:** Rear dock
- **Dock Equipment:** Four (4) 9'-0" x 10'-0" insulated vertical lift dock doors with 30,000 lb capacity mechanical levelers and bumpers
- **Trailer Court:** 60' wide concrete apron in loading zone

UTILITIES

- **HVAC:** Gas-fired, roof-mounted industrial Cambridge heaters
- **Electrical Service:** 800 amps, 480/277 volts, 3-phase (expandable)
- **Lighting:** Energy-efficient fluorescent T-bay fixtures with lighting levels of 18-22 FC average
- **Fire Protection:** Early Suppression Fast Response (ESFR) sprinkler system
- **Utilities:** Separately Metered, Public Water, Sewer, Gas, and Electric

PARKING

- **Vehicular Parking:** ± 19 spaces

LOCATION

- Less than one mile from I-81 and 1-476
- More than 470,000 live within 20 miles of the park

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

