

SITE IMPROVEMENTS

- Site contains approximately 10.09 acres
- On-site parking for approximately eighty-one (81) vehicles with future parking for up to thirty-six (36) additional spaces
- On-site trailer storage for approximately twenty-three (23) 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
- Professionally prepared and maintained landscaping

**AVAILABLE 77,846 S.F. WITHIN AN
PROPOSED 104,000 S.F. BUILDING**

**PARCEL #5
400-498 KEYSTONE AVENUE
CENTERPOINT COMMERCE AND
TRADE PARK - EAST PHASE IIC
JENKINS TOWNSHIP
PITTSBURGH, PA 15110**

BUILDING IMPROVEMENTS

- Building shall be 104,000 square feet
- Building dimensions shall be 260'-0" (width) x 400'-0" (length)
- Available space dimensions shall be 260'-0" (width) x 300'-0" (length)
- 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay
- 6" thick concrete floor slab, reinforced with welded steel mats. Floor shall be treated with *SpecChem* silicate sealer / densifier and *E-Cure* curing compound
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- 30'-4" approximate clear structural height located at first column in from loading dock wall
- *Butler Manufacturing*, MR-24 standing seam
- The building shall be provided with 3'-0" high x 6'-0" wide clerestory windows
- The available space shall be provided with nine (9) 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
- 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 AND BUILDING SYSTEMS

- The warehouse heating system shall consist of energy efficient, roof mounted *Cambridge* direct-fire units
- Electrical power available up to multiples of 4,000 amps
- Warehouse lighting shall consist of energy efficient LED fixtures
- Fire Protection System shall consist of an Early Suppression Fast Response (ESFR) wet pipe sprinkler system
- Provisions for domestic water and natural gas shall be provided
- All utilities shall be separately metered

These plans have been prepared solely for marketing purposes for the exclusive use of -- Mericle Commercial Real Estate Services

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