



FOR
LEASE

6,082 SF

1200 SATHERS DRIVE, PARCEL
GRIMES INDUSTRIAL PARK
PITTSTON TOWNSHIP (PITTSTON), PA 18640

• • • • •

FLEX

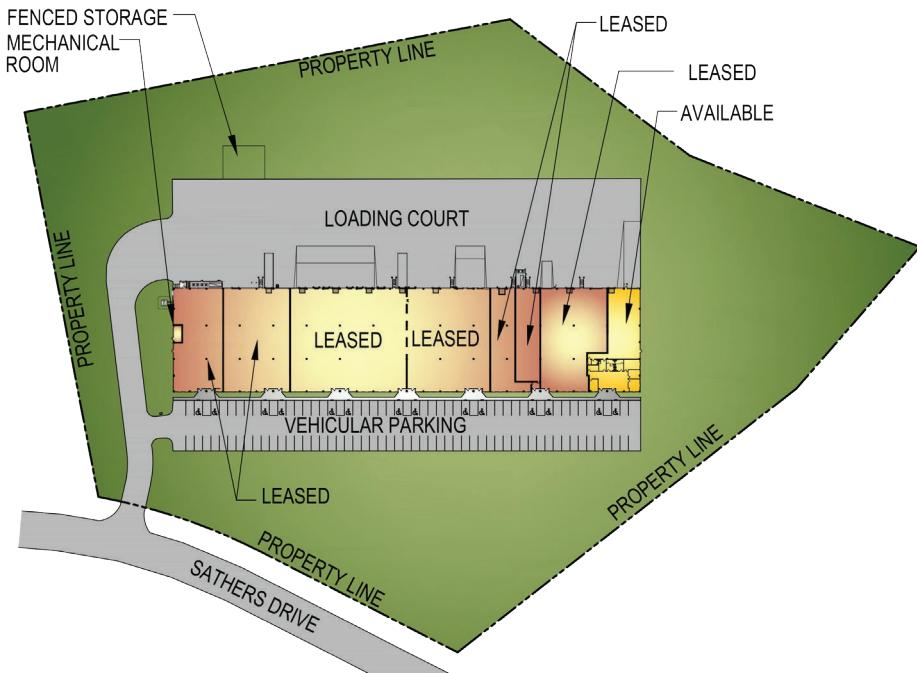


FLEX SPACE LOCATED LESS THAN FIVE MINUTES FROM I-81 & I-476

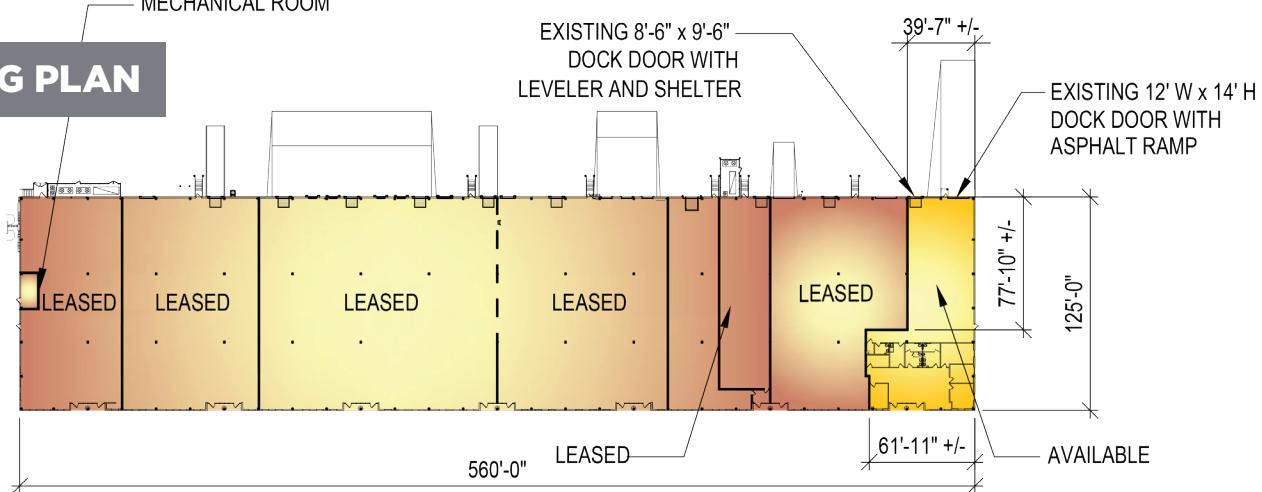
PLANS

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.

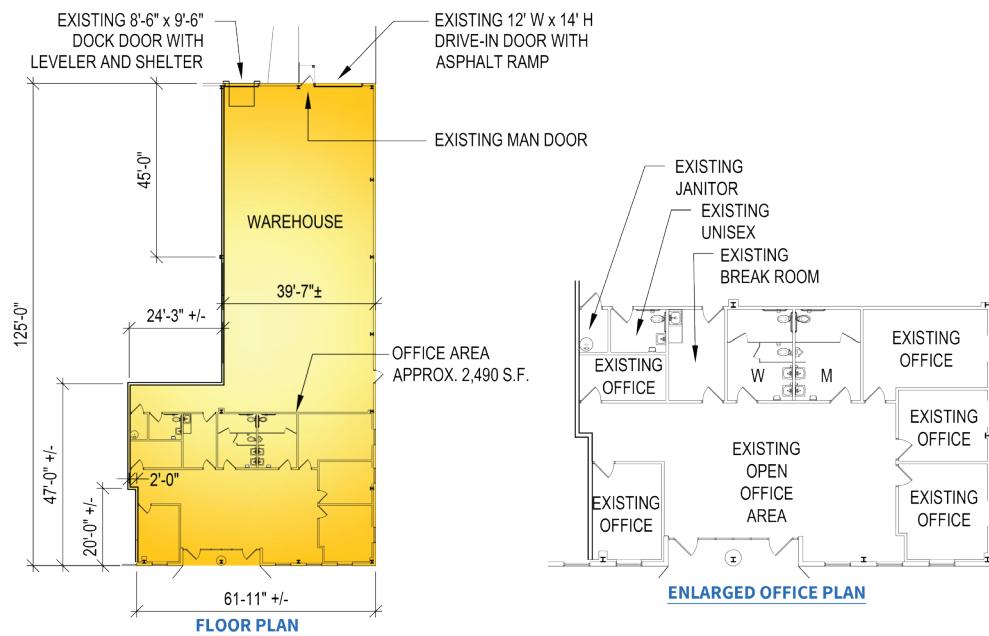
SITE PLAN



BUILDING PLAN



FLOOR PLAN



FOR LEASE

1200 SATHERS DRIVE, PITTSSTON TOWNSHIP, PA

mericle.com | mericlereadytogo.com

SIZE

- **AVAILABLE SPACE:** 6,082 SF space within an existing 70,000 SF building.
- **ACREAGE:** 11.4 acres
- **BUILDING DIMENSIONS:** 125'-0" (width) x 560'-0" (length)
- **OFFICE FIT-OUT:** Approx: 2,940 SF

BUILDING CONSTRUCTION

- **FLOOR:** 6" thick reinforced concrete floor slab.
- **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- **EXTERIOR WALLS:** Architectural masonry, aluminum frame entrance system, and insulated metal wall panels.
- **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 27'-6".
- **COLUMN SPACING:** 40'-0" x 40'-0" bay spacing with 40'-0" x 45'-0" at staging bay.

LOADING

- **DOCK EQUIPMENT:** One (1) 12' x 14' vertical lift drive-in door with asphalt ramp.
- One (1) 8'-6" x 9'-6" vertical-lift dock door with 30,000 lb capacity leveler with bumpers by *Rite-Hite* or equal and a dock shelter.

PARKING

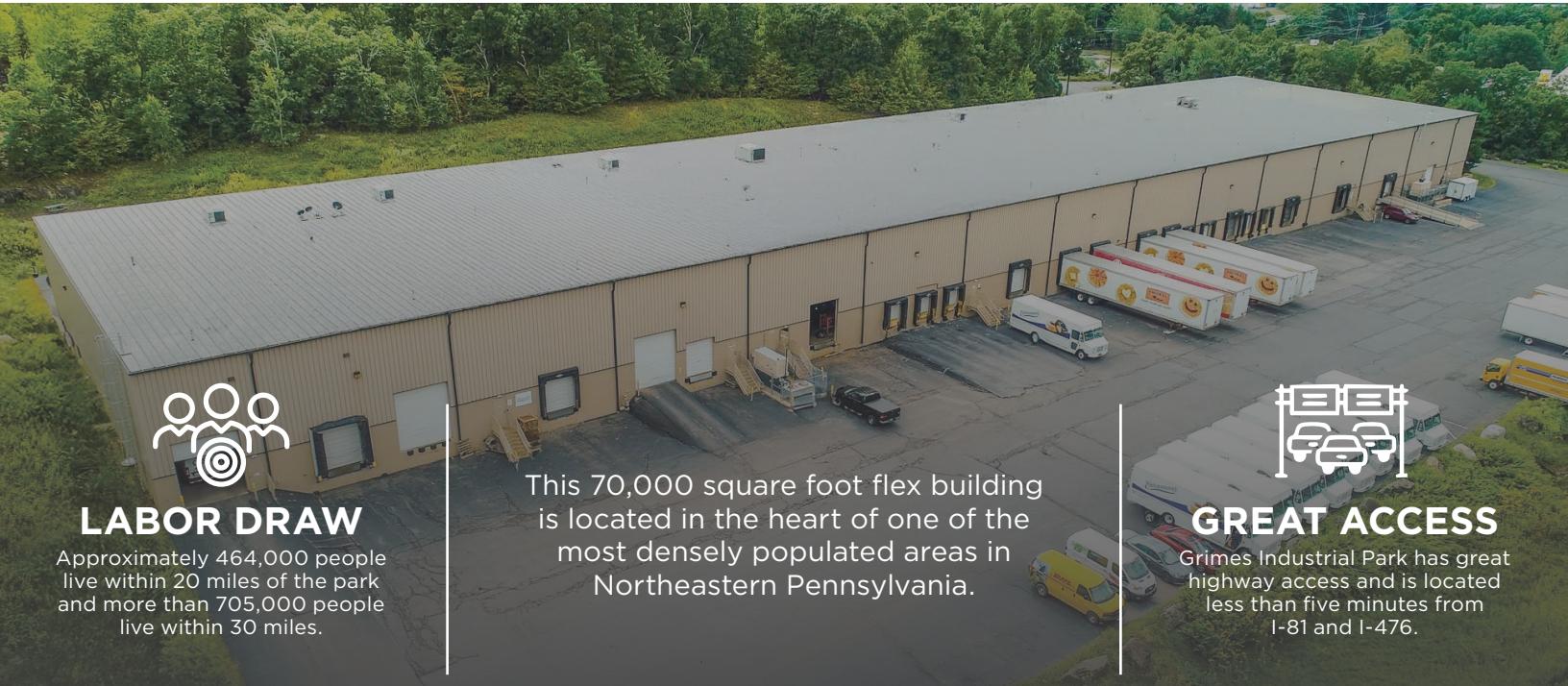
- On-site parking for approx. (12) vehicles.

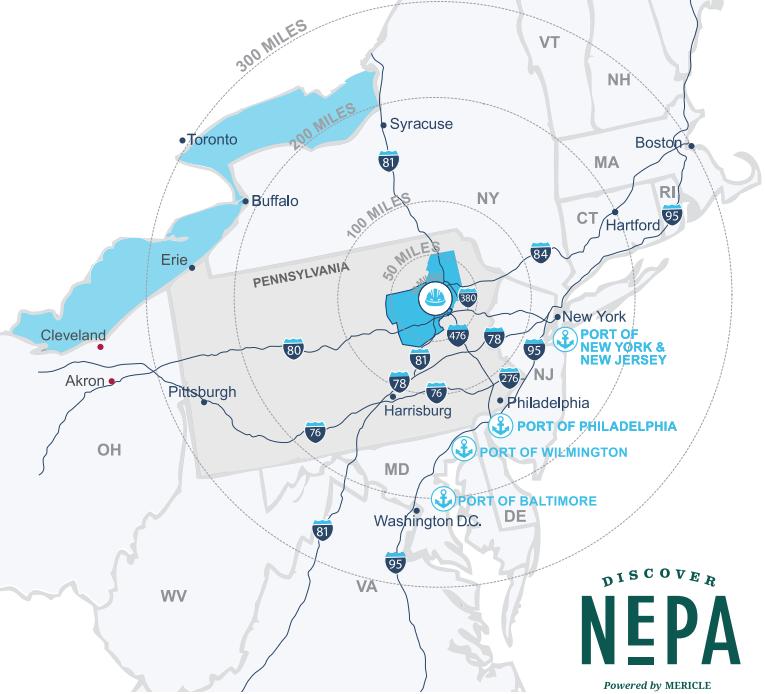
UTILITIES

- **WAREHOUSE HVAC:** Gas-fired unit heaters.
- **OFFICE HVAC:** Packaged, gas/electric rooftop unit.
- **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- **OFFICE LIGHTING:** 2 x 4 fluorescent fixtures with prismatic lenses.
- **ELECTRICAL:** 200 Amp, 120/208 Volt, 3-phase service.
- **FIRE PROTECTION:** Light Hazard, Class II.
- **UTILITIES:** All utilities shall be separately metered

SITE FEATURES

- Marquee sign with masonry base at site entrance.
- Professionally prepared landscape design and maintenance.





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.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



TRAVEL DISTANCES

CITY

	MI AWAY
Downtown Pittston, PA	6
Downtown Scranton, PA	10
Downtown Wilkes-Barre, PA	11
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



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.

BOB BESECKER, Vice President
bbesecker@mericle.com

JIM HILSHER, Vice President
jhilsher@mericle.com

BILL JONES, Vice President
bjones@mericle.com

To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

mericle.com  **570.823.1100**

