



**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**

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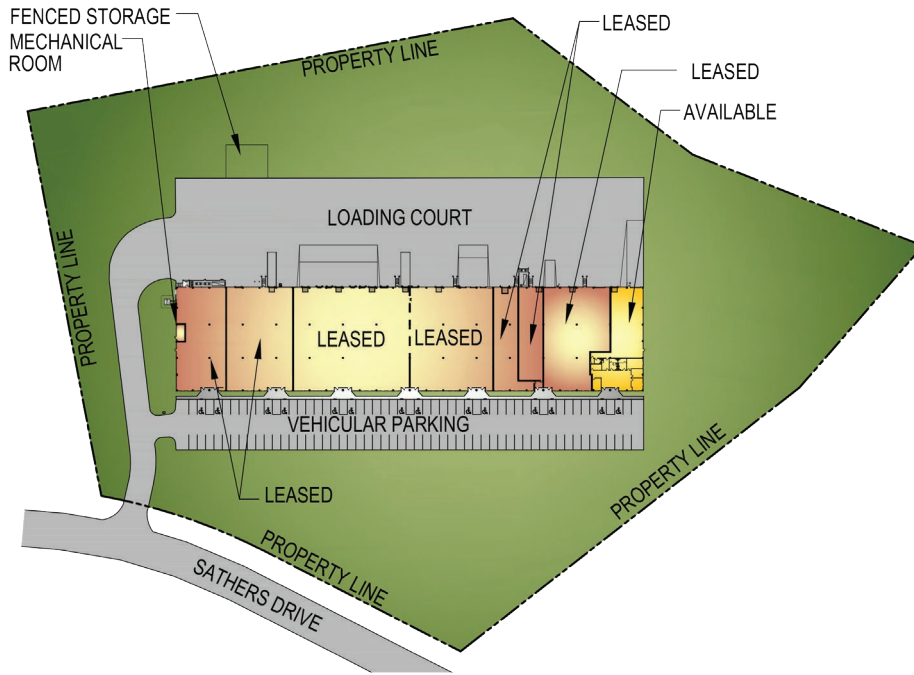
**570.823.1100**



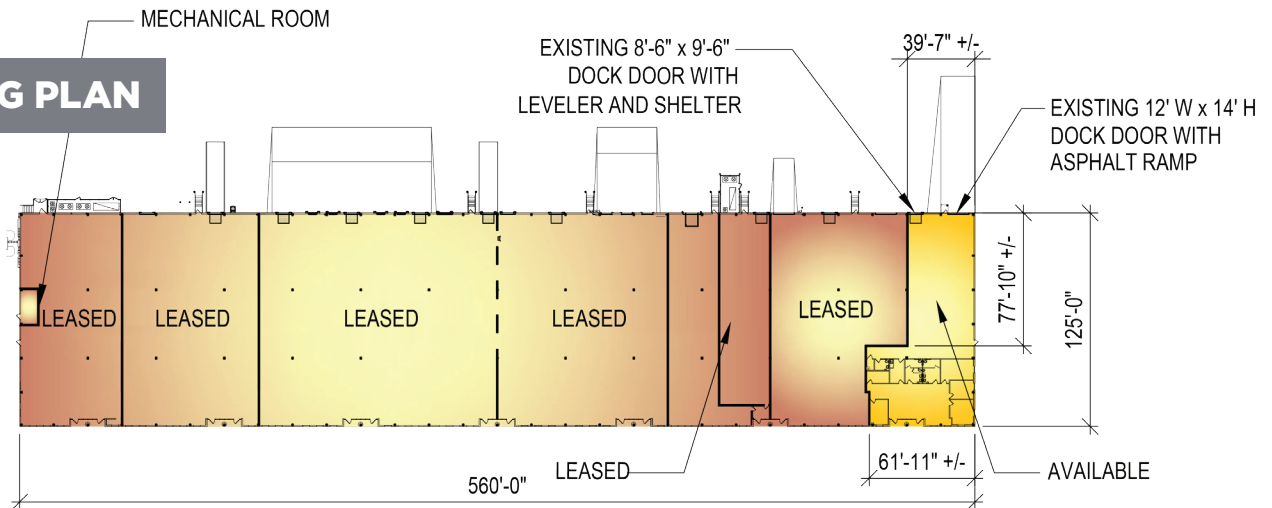
# PLANS

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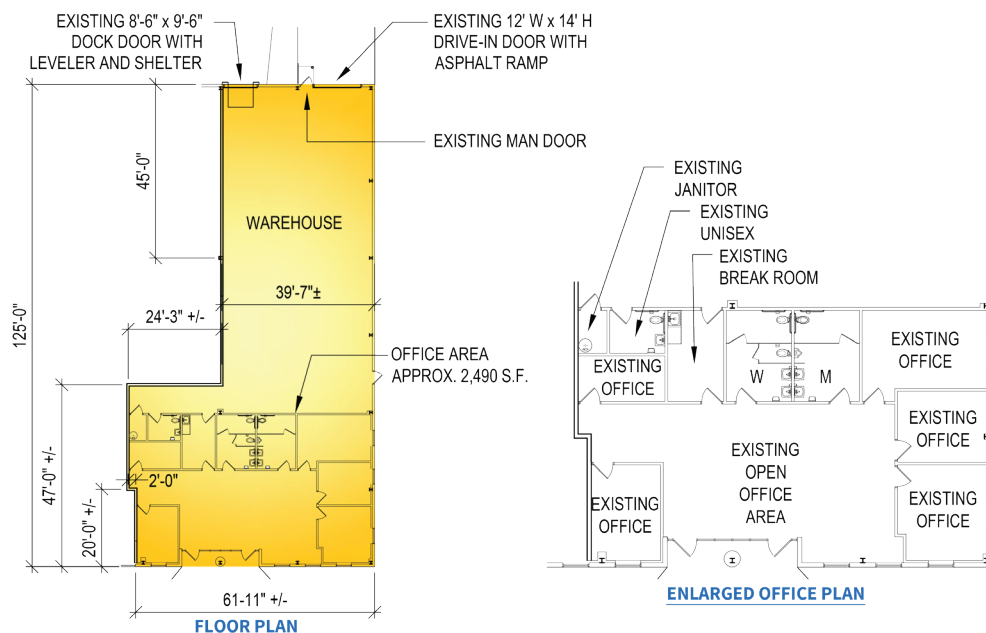
## SITE PLAN



## BUILDING PLAN



## FLOOR PLAN



FOR LEASE

1200 SATHERS DRIVE, PITSTON TOWNSHIP, PA

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## 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

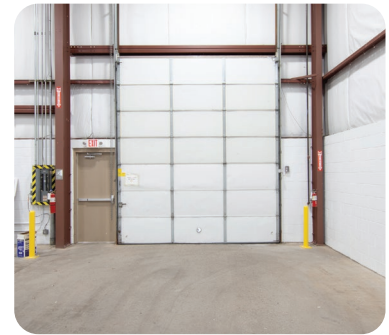
- ▶ On-site parking for approx. (12) vehicles.

## 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.



### LABOR DRAW

Approximately 464,000 people live within 20 miles of the park and more than 705,000 people live within 30 miles.

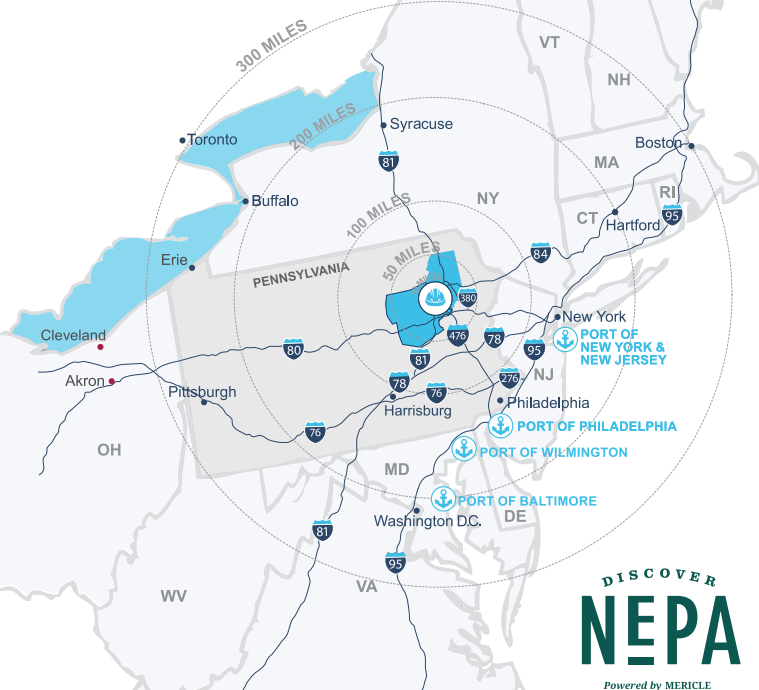
This 70,000 square foot flex building is located in the heart of one of the most densely populated areas in Northeastern Pennsylvania.



### GREAT ACCESS

Grimes Industrial Park has great highway access and is located less than five minutes from I-81 and I-476.





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<br>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        |



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**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.

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