



**FOR  
LEASE**

# 50,000 SF

**161-191 ENTERPRISE WAY (PARCEL 5A)  
CENTERPOINT COMMERCE & TRADE PARK WEST  
PITTSBURGH TOWNSHIP, PA**

.....

**INDUSTRIAL**

**LERTA: 10-YEAR, 100% REAL  
ESTATE TAX ABATEMENT ON  
IMPROVEMENTS**



**CENTERPOINT WEST TAX-ABATED BUILDING NEAR I-81 AND I-476**

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**570.823.1100**

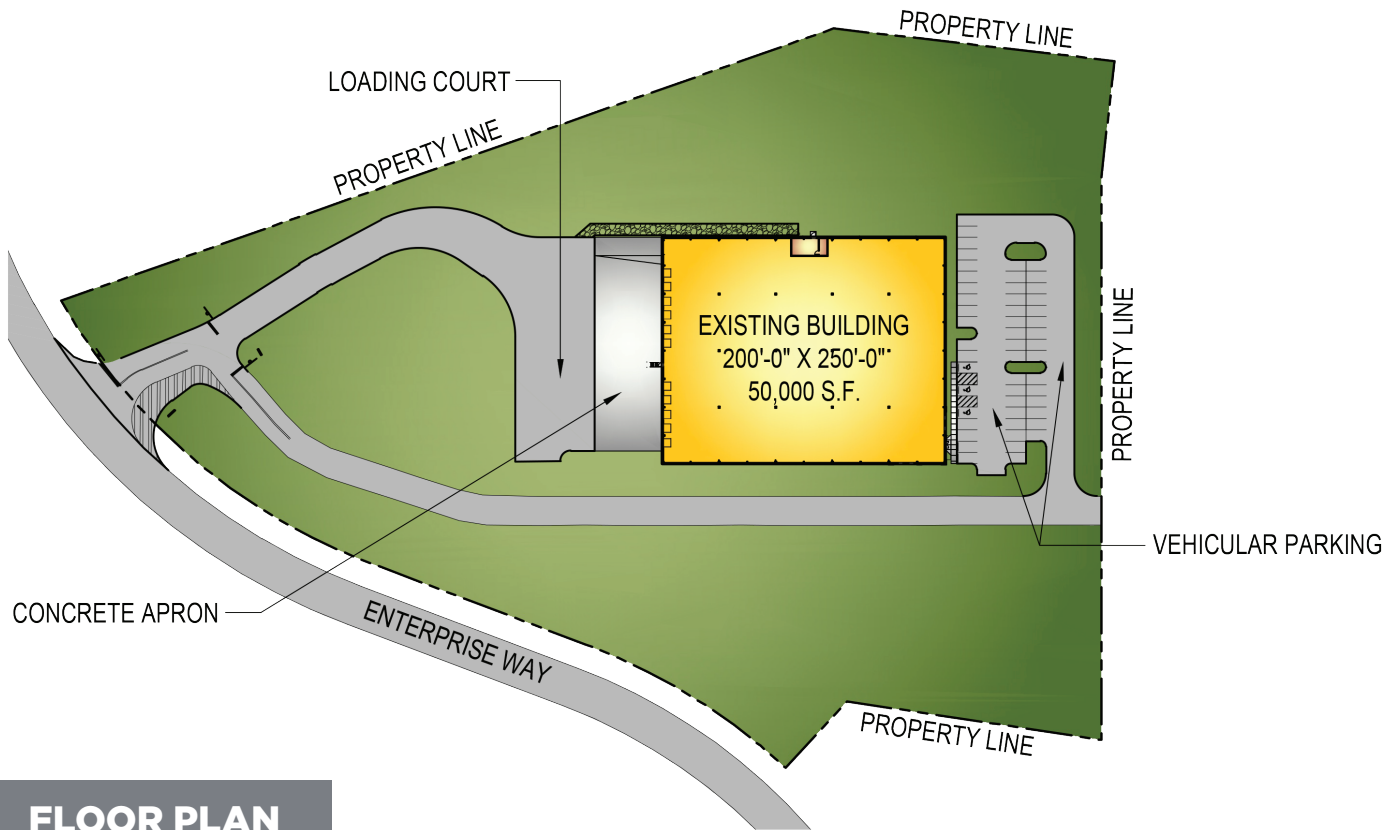




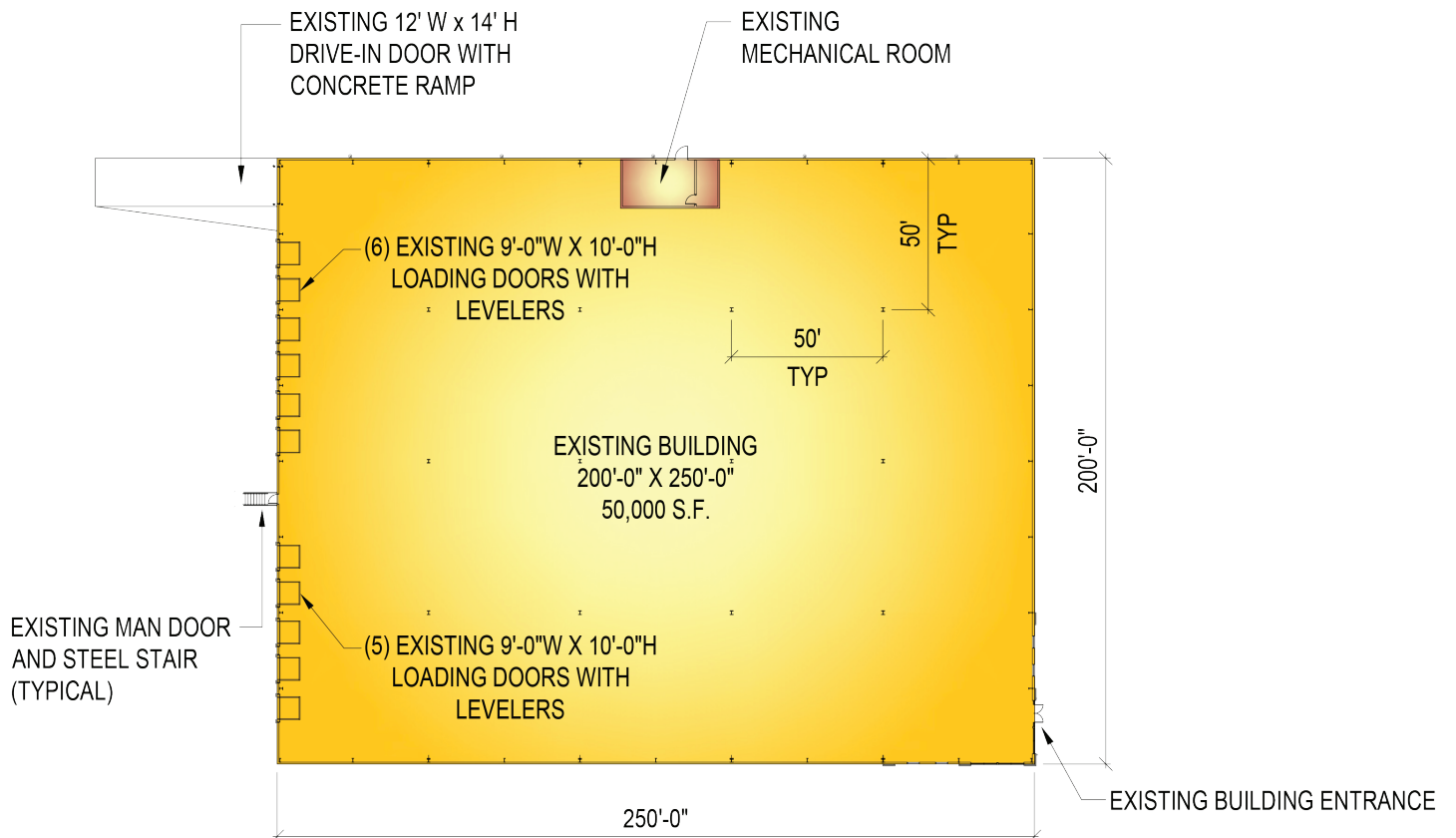
# PLANS

## 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



FOR LEASE

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 50,000 SF
- ▶ **ACREAGE:** 9.00 acres
- ▶ **BUILDING DIMENSIONS:** 250'-0" (width) x 200'-0" (length)

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor shall be treated with *SpecChem* silicate sealer/densifier and *E-Cure* curing compound.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 33'-6".
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ 50'-0" x 50'-0" bay spacing
- ▶ The building shall be provided with 3'-0" high x 6'-0" wide clerestory windows.

## LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** Eleven (11) 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, track guards by *Rite-Hite* or equal.
- ▶ **DRIVE-IN DOORS:** One (1) 12'-0" x 14'-0" vertical lift drive-in door with vision kit by *Haas Door* or equal and reinforced concrete ramp.

## UTILITIES

- ▶ **HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps.
- ▶ **FIRE PROTECTION:** Early Suppression Fast Response (ESFR) wet pipe sprinkler system.
- ▶ **UTILITIES:** Provisions for domestic water and natural gas are provided. All utilities shall be separately metered.

## PARKING

- ▶ On-site parking for approximately (51) vehicles.
- ▶ On-site trailer storage for approximately (1) trailer against the building.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 130' total loading court depth.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

## SITE FEATURES

- ▶ Professionally prepared and maintained landscaping.
- ▶ Foreign Trade Zone status possible.
- ▶ Centrally located within Scranton/Wilkes-Barre labor market.



## LABOR DRAW

More than 700,000 people live within 30 miles, and more than 51 million people live within 200 miles of CenterPoint Commerce & Trade Park.

This 50,000 square foot industrial building is centrally located within the Scranton/Wilkes-Barre labor market.

Chewy.com, Isuzu, Lowe's, Neiman Marcus, The Home Depot, and more have major fulfillment centers in CenterPoint Commerce & Trade Park.



## JOB TRAINING

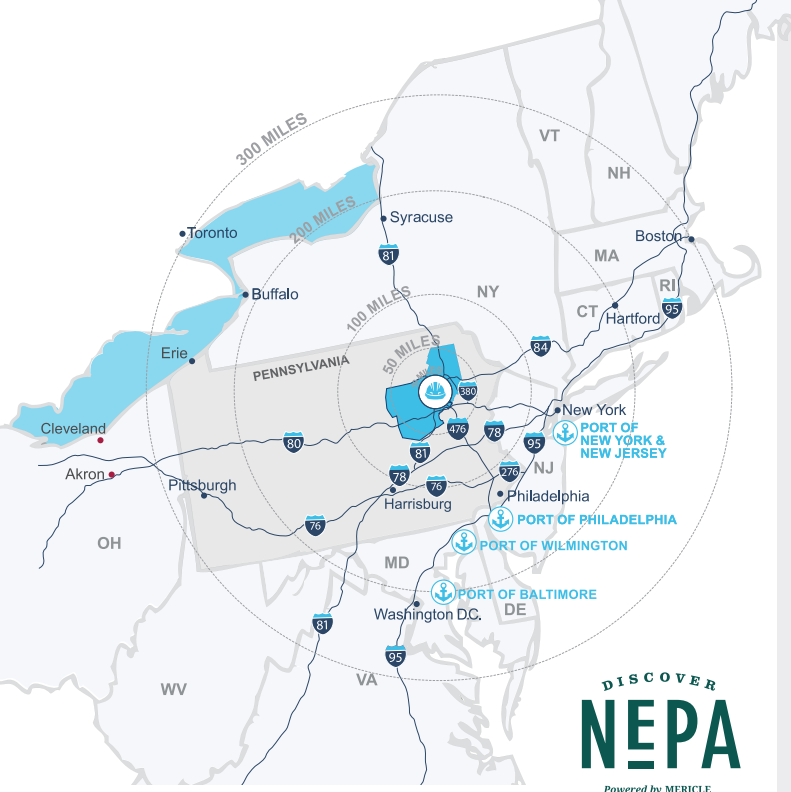
Job training grants will help reduce your costs in CenterPoint. Mericle will arrange meetings between your leadership and the officials who coordinate these programs.

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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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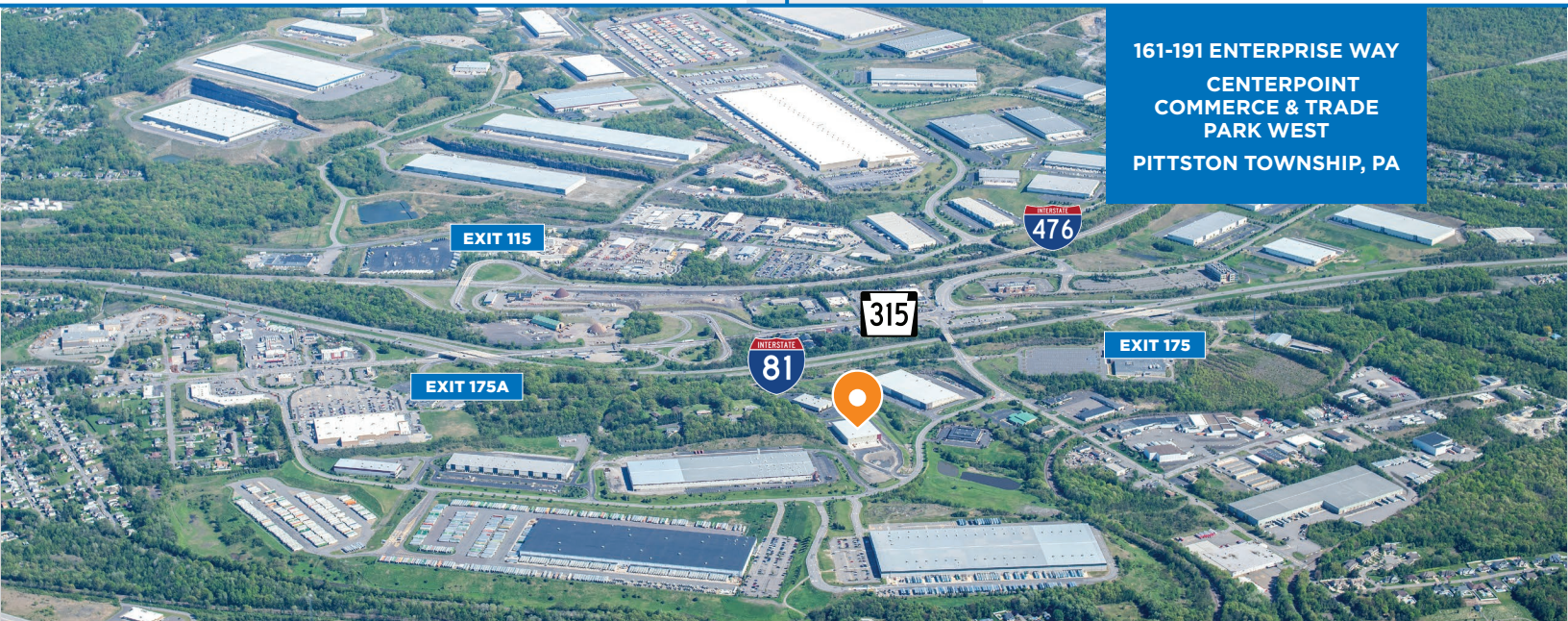
**Mericle is Northeastern Pennsylvania proud.**

**DEEP WATER PORTS**

PORT	MI AWAY
Philadelphia, PA	120
New York/New Jersey	121
Wilmington, DE	132
Baltimore, MD	191

**TRAVEL DISTANCES**

CITY	MI AWAY
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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