



**FOR  
LEASE**

# 70,122 SF

**144-154 COMMONWEALTH DRIVE, PARCEL 2  
CENTERPOINT COMMERCE & TRADE PARK SOUTH  
JENKINS TOWNSHIP (PITTSBURGH), PA 15110**

.....

**INDUSTRIAL**

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



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

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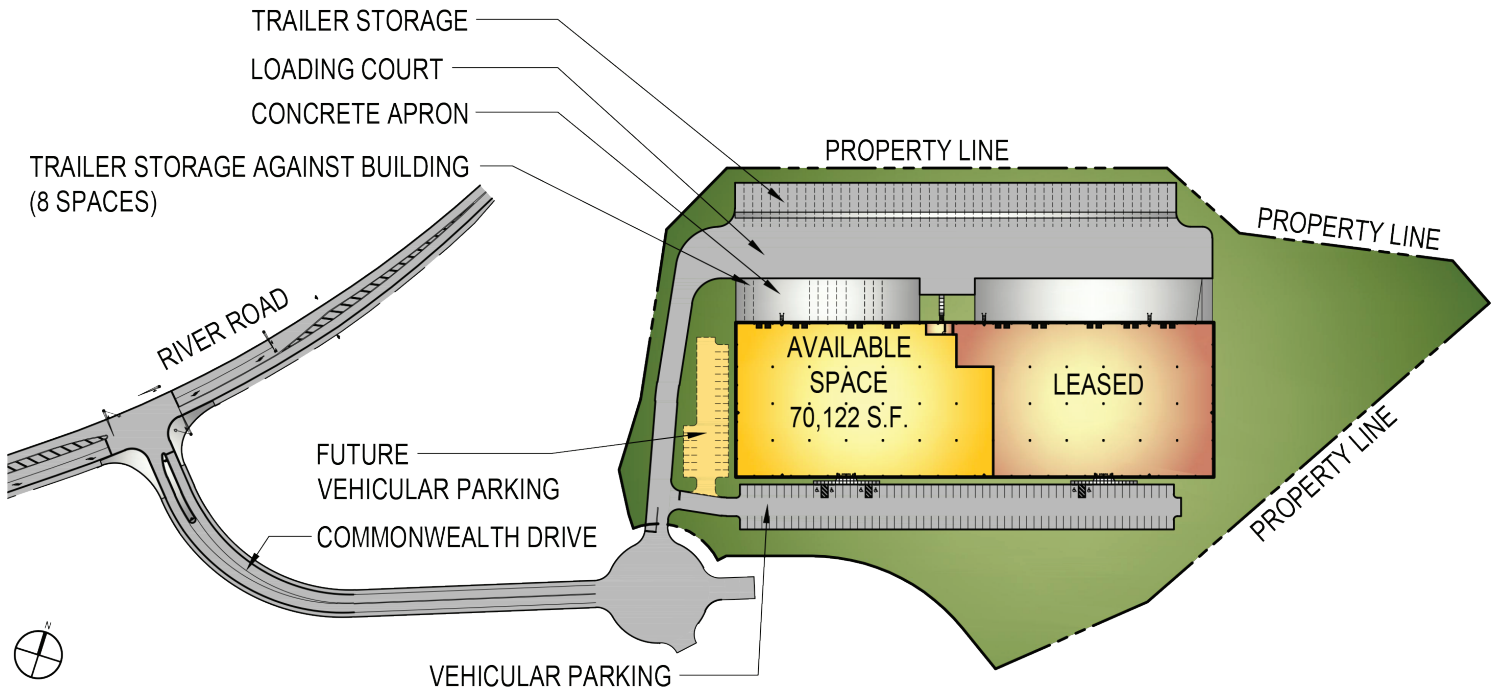
**570.823.1100**



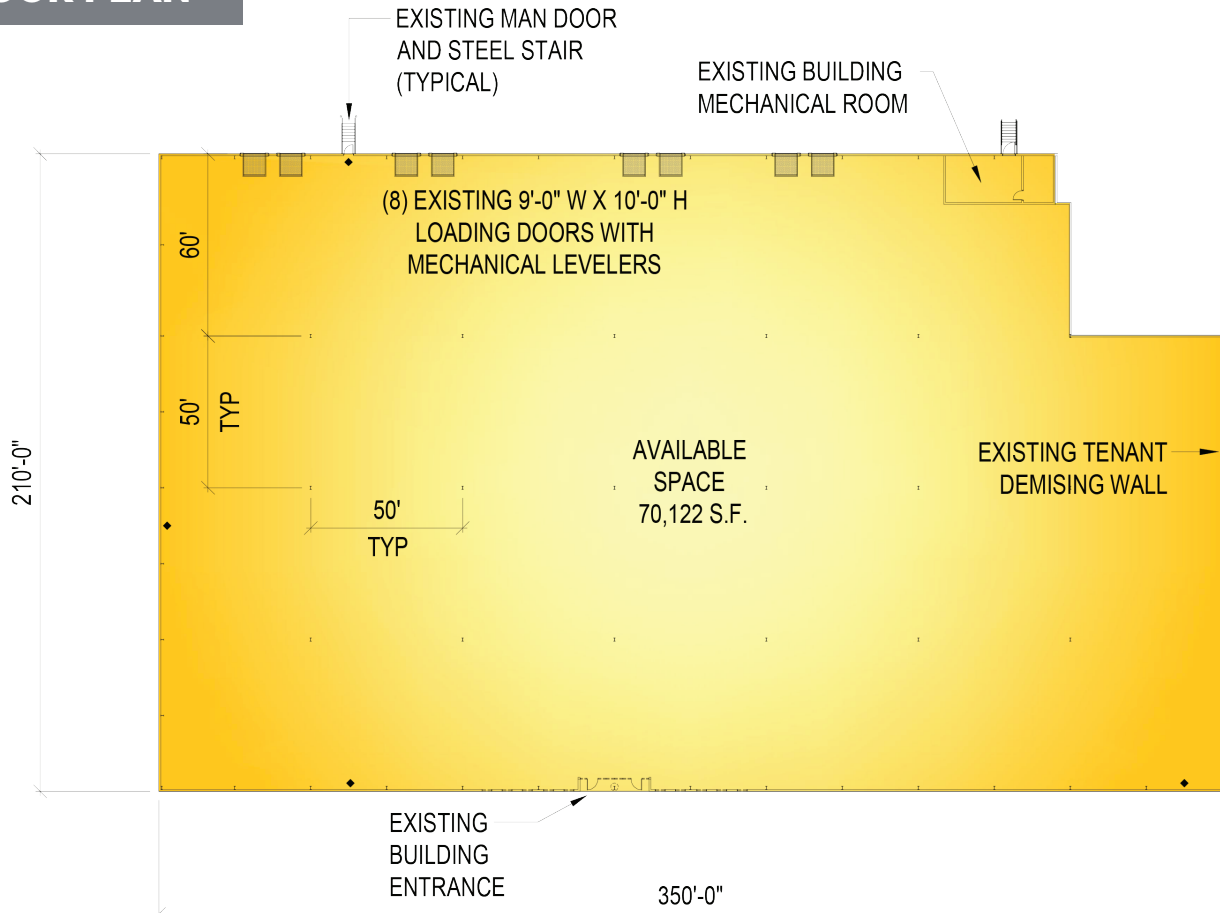
# PLANS

## 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

144-154 COMMONWEALTH DRIVE, JENKINS TOWNSHIP, PA

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## SIZE

- ▶ **AVAILABLE SPACE:** 70,122 SF space within an existing 136,500 SF building
- ▶ **ACREAGE:** 12.00 acres
- ▶ **BUILDING DIMENSIONS:** 210'(w) x 650'(l)
- ▶ **AVAILABLE SPACE DIMENSIONS:** 210'(w) x 350'(l)

## 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 metal roof system.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 34'-8".
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ 3'-0" high x 6'-0" wide clerestory windows.

## LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** Eight (8) 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.

- ▶ Future/potential dock doors are available.

## UTILITIES

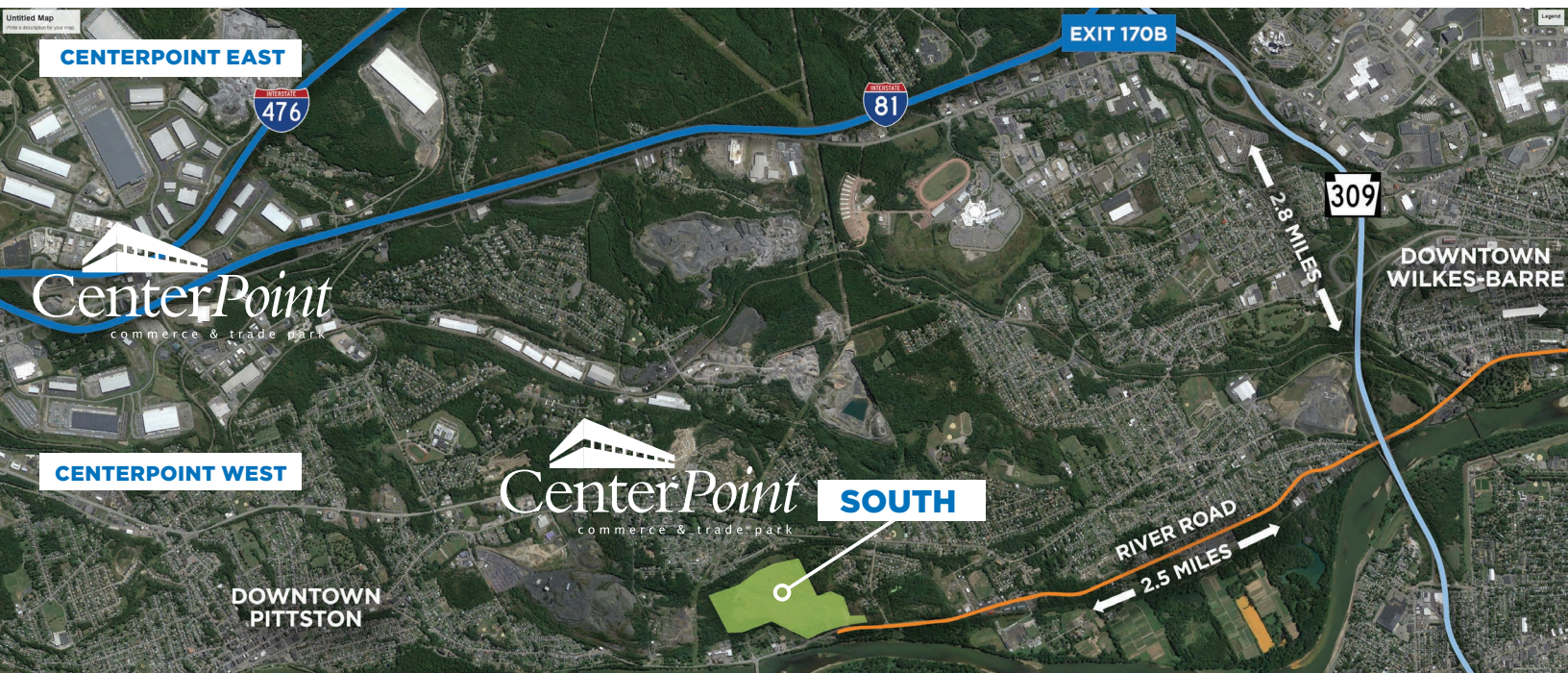
- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **ELECTRICAL POWER:** Power available up to multiples of 3,200 Amps.
- ▶ **UTILITIES:** All utilities shall be separately metered.

## PARKING

- ▶ On-site parking for approximately (59) vehicles with future parking for up to (25) vehicles.
- ▶ On-site trailer storage for approximately (26) trailers with 8' wide concrete dolly pad and approximately (8) trailers against the building.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 190' 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 & maintained landscaping.



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# UTILITIES

## NATURAL GAS

CenterPoint South natural gas service will be provided by UGI Penn Natural Gas (UGI PNG) via a proposed main operating at intermediate pressure along the park's access road.

## WATER

CenterPoint South water service will be provided by Pennsylvania American Water Company (PAWC).

## ELECTRIC

CenterPoint South electrical service shall be supplied by PPL Electric Utilities (PPL).

## SANITARY SEWER

CenterPoint South sanitary sewage treatment will be provided by the Wyoming Valley Sanitary Authority (WVSA), which currently has an approved treatment capacity of 32 MGD and receives an average flow of 24 MGD at its treatment plant located in Hanover Township.

## TELECOMMUNICATIONS

CenterPoint South telecommunications services will be provided by Verizon and additional local providers.

# CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



### DEEP WATER PORTS

#### PORT

#### MI AWAY

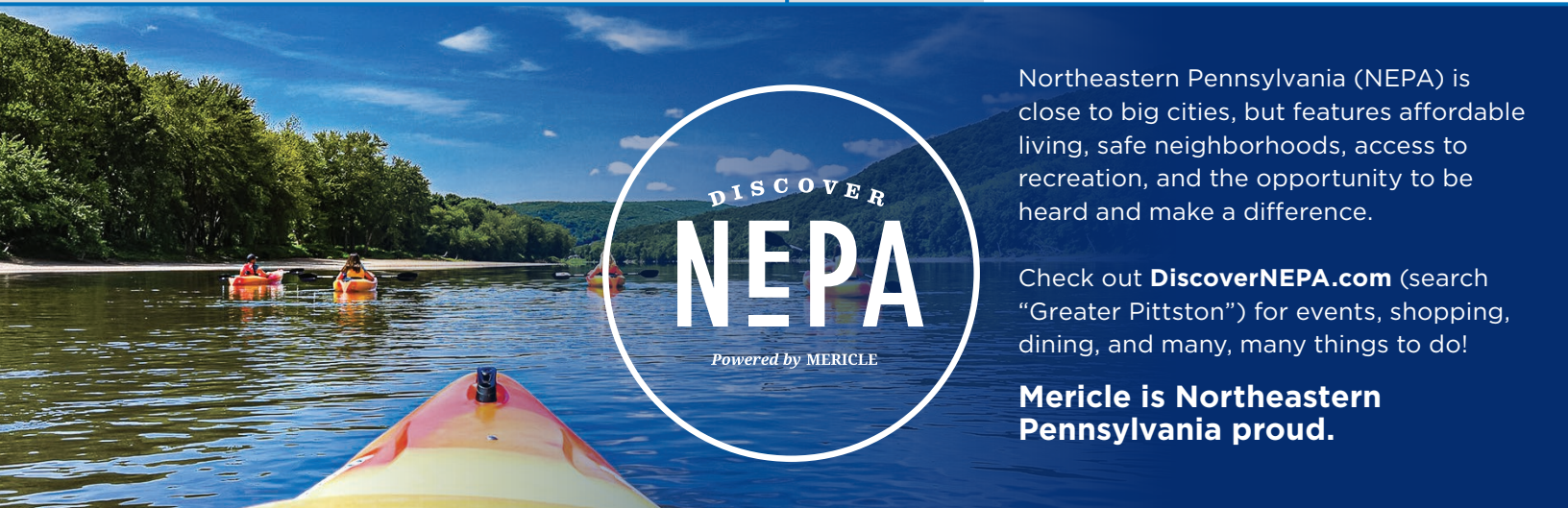
Philadelphia, PA	116
New York/New Jersey	126
Wilmington, DE	132
Baltimore, MD	191



### TRAVEL DISTANCES

#### CITY

Downtown Pittston	2
Downtown Wilkes-Barre	5
Downtown Scranton	16
Delaware Water Gap, PA	57
Allentown, PA	67
Morristown, NJ	106
Philadelphia, PA	115
Harrisburg, PA	112
New York, NY	130
Syracuse, NY	147
Baltimore, MD	191
Hartford, CT	207
Washington DC	227
Pittsburgh, PA	272
Boston, MA	308



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 "Greater Pittston") for events, shopping, dining, and many, many things to do!

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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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