

4555

OLDFIELD BOULEVARD

PITTSTON, PENNSYLVANIA



Premier Industrial Space

DELIVERING SPRING 2026

108,500 SF | 62,000 SF | 93,000 SF

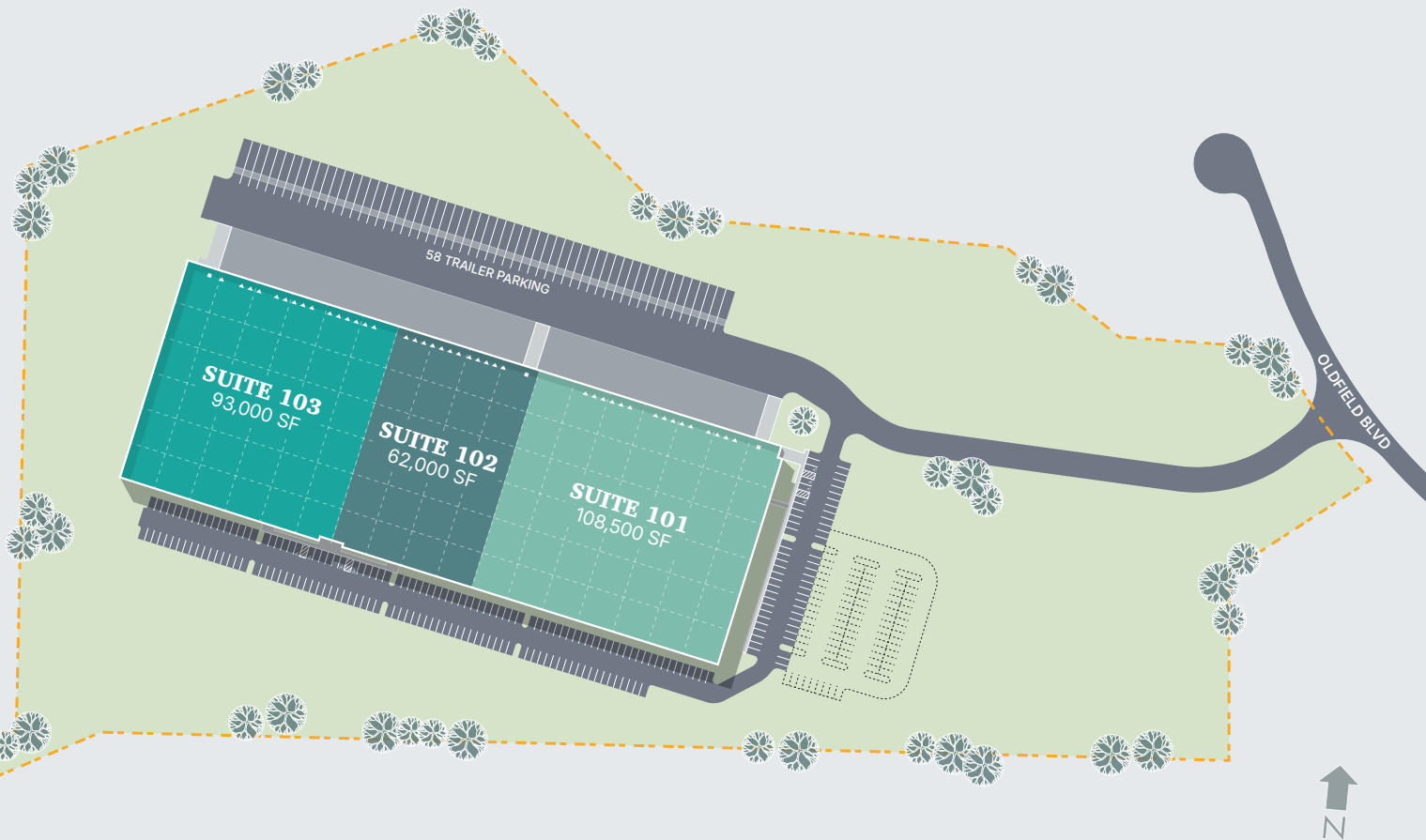
CBRE

ELEVATE YOUR OPERATIONS

4555 Oldfield Boulevard presents a prime leasing opportunity for new Class A industrial real estate within a strategically positioned industrial park. This cutting-edge property consisting of 3 suites is meticulously crafted to fulfill the demands of contemporary enterprises, offering a sophisticated and advanced setting ideal for diverse industrial and light-manufacturing activities. It provides an ideal chance to establish or grow a business within a thoughtfully designed complex that fosters expansion and productivity.



- ▲ DOCK DOOR
- DRIVE-IN DOOR



BUILDING HIGHLIGHTS



TOTAL BUILDING SIZE:
263,500 SF



AVAILABLE SPACE:
Suite 101-108,500 SF
Suite 102-62,000 SF
Suite 103-93,000 SF



CLEAR HEIGHT:
36'



LOCATION:
Strategically located within Grimes Industrial Park, providing exceptional access to major transportation routes and local amenities



OFFICE SPACE:
Dedicated office space in each available suite



OUTDOOR AREAS:
Covered patio space for each suite



CONSTRUCTION:
Concrete tilt panel design



PROJECTED COMPLETION:
Spring 2026

THOUGHTFULLY DESIGNED

KEY FEATURES

CONCRETE TILT PANEL DESIGN New concrete tilt panel building offers superior longevity, weather resistance, and structural integrity than typical regional metal buildings. 5' x 5' clerestory windows provide natural light to the production area.

ADVANCED SYSTEMS State-of-the-art HVAC with humidity control, trailer dock locks, and advanced energy-saving LED lighting

SHARED SITE PARKING

- 214 total onsite passenger vehicle spaces with future expansion for 75 more spaces
- 58 total trailer parking spaces

ACCESSIBILITY Easy access to I-81 and I-476 (Pennsylvania Turnpike)

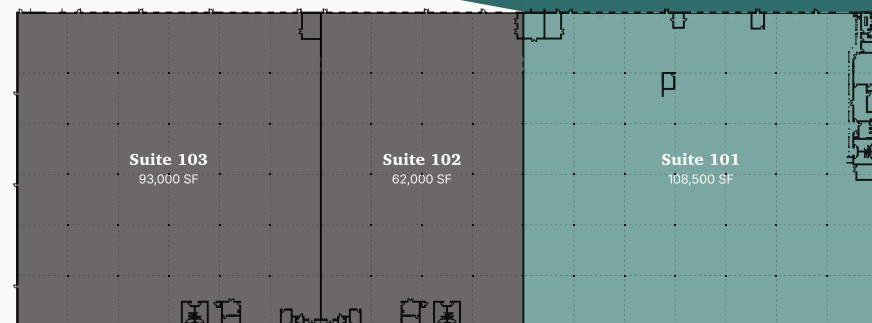
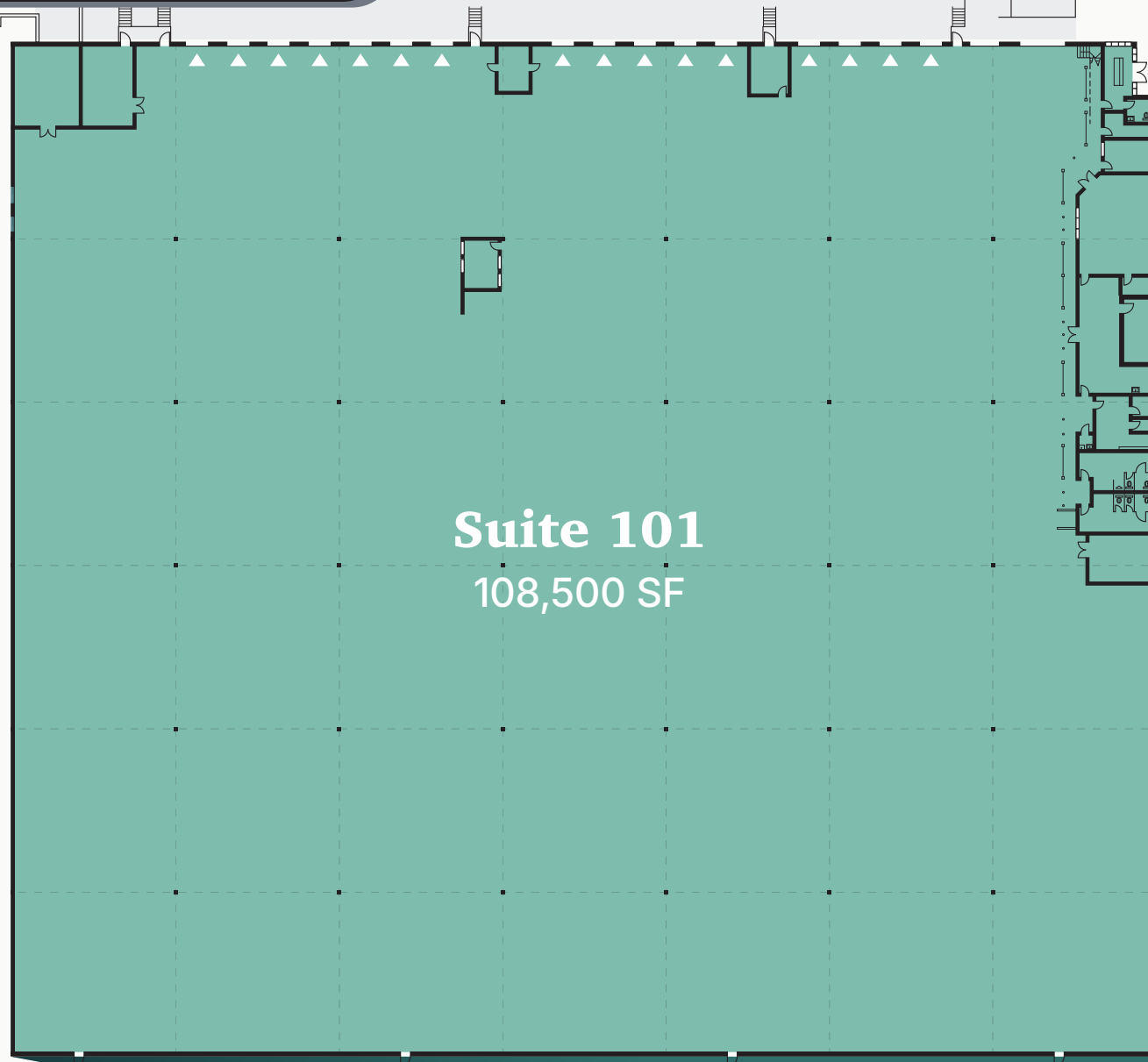
ON-SITE AMENITIES

- Each suite has
- 1 dedicated, covered outdoor patio space
- 1 dedicated exterior propane tank storage area (for forklifts)



SUITE 101

PLAN DETAILS



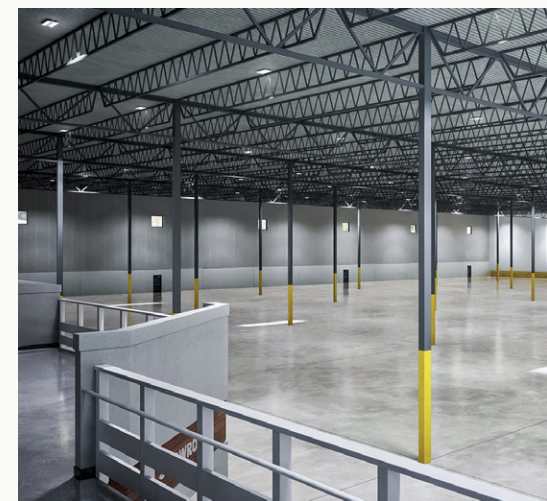
AVAILABLE SPACE 108,500 SF

OFFICE SPACE

- 3,700 SF turnkey starter office layout including:
- Secure entrance lobby w/ unisex restroom
 - 1 office with exterior window
 - 2 interior satellite offices in general space
 - Break room with covered outdoor patio
 - Training/conference room/showroom
 - Locker room
 - Separate men's and women's restrooms
 - Maintenance/storage room & janitorial closet
 - Truck driver check-in corral
 - Dedicated 36 SF network room
 - Open mezzanine level

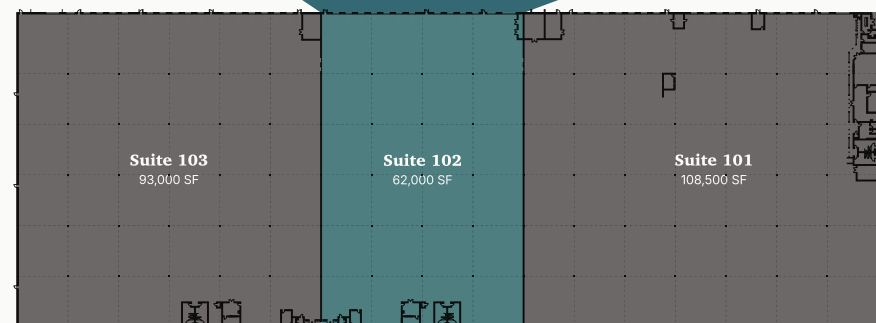
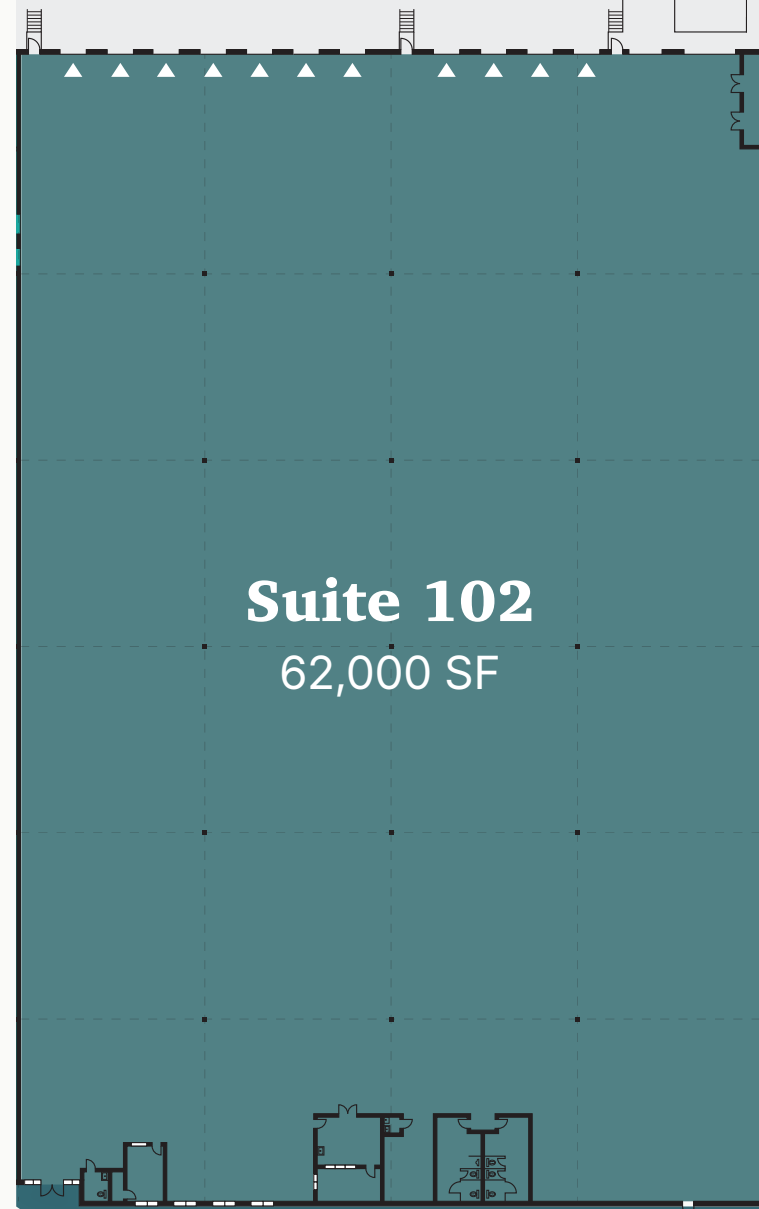
LOADING DOCKS

- 16 (9' x 10') loading docks with levelers, seals, and locks
- 1 (14' x 16') drive-in door with electric opener
- 1 (9' x 10') dedicated dumpster staging door



SUITE 102

PLAN DETAILS



AVAILABLE SPACE 62,000 SF

OFFICE SPACE

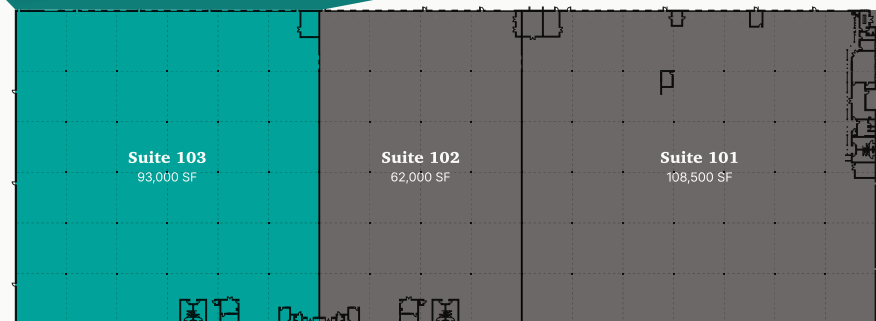
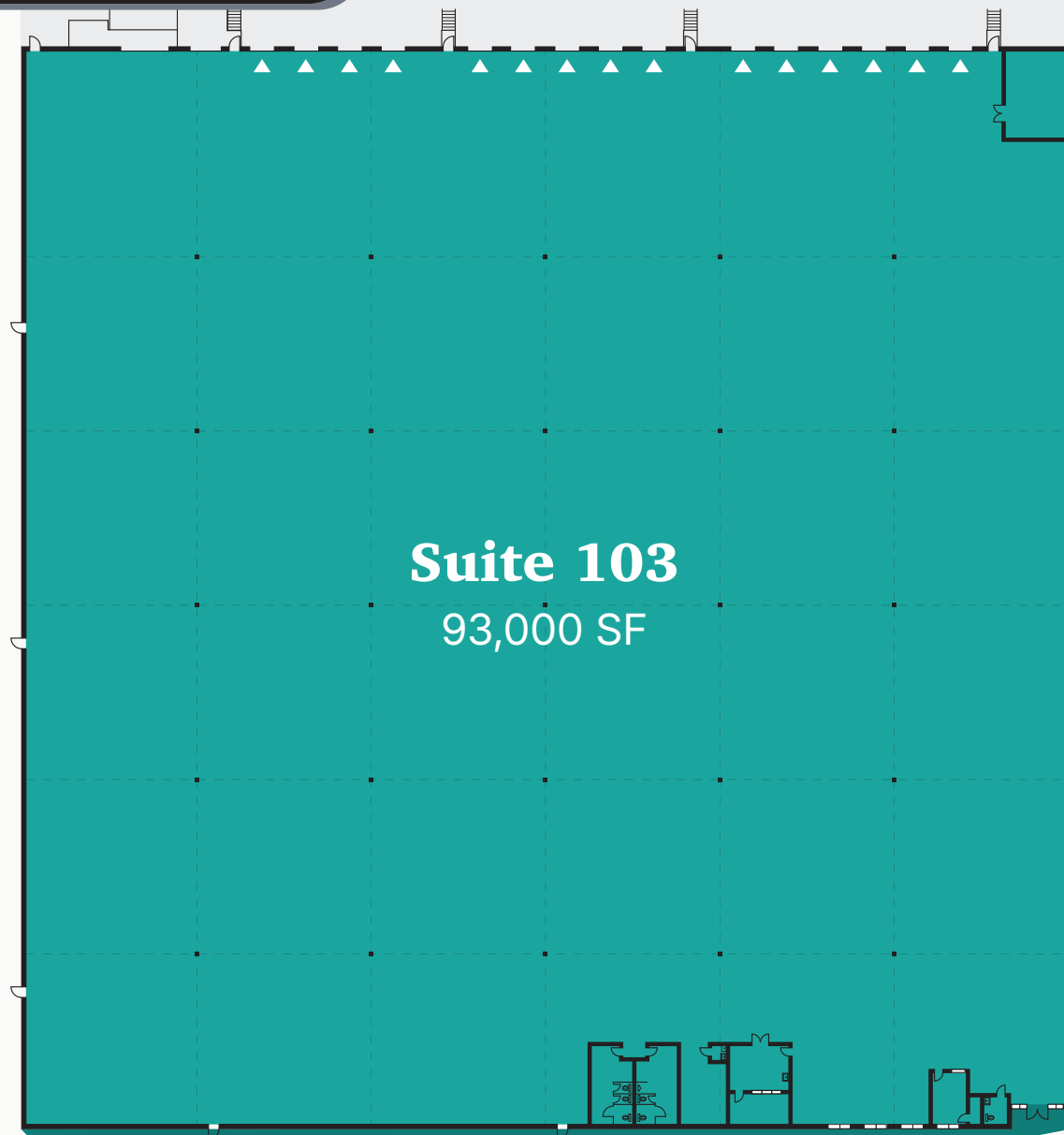
- 964 SF turnkey starter office layout including:
- Open lobby with unisex restroom
- 1 office with exterior window (expandable to add 3 private offices)
- Break room with covered outdoor patio
- Separate men's and women's restrooms
- Janitorial closet
- Dedicated network room

LOADING DOCKS

- 11 (9' x 10') loading docks with levelers, seals, and locks
- 1 (14' x 16') drive-in door with electric opener
- 1 (9' x 10') dedicated dumpster staging door

SUITE 103

PLAN DETAILS



AVAILABLE SPACE 93,000 SF

OFFICE SPACE 964 SF turnkey starter office layout including:

- Open lobby with unisex restroom
- 1 office with exterior window (expandable to add 3 private offices)
- Break room with covered outdoor patio
- Separate men's and women's restrooms
- Janitorial closet
- Dedicated network room

LOADING DOCKS

- 15 (9' x 10') loading docks with levelers, seals, and locks
- 1 (14' x 16') drive-in door with electric opener
- 1 (9' x 10') dedicated dumpster staging door





Proximity to Ports

PORT OF PHILADELPHIA – 122 miles

PORT OF NY/NJ – 132 miles

PORT OF WILMINGTON – 135 miles

PORT OF BALTIMORE – 196 miles

Proximity to Major Cities

PHILADELPHIA – 118 miles

NEW YORK CITY – 129 miles

BALTIMORE – 196 miles

WASHINGTON, D.C. – 236 miles



4555

OLDFIELD BOULEVARD

PITTSTON, PENNSYLVANIA

SEAN BLEILER

Executive Vice President
+1 610 417 5360
sean.bleiler@cbre.com

TUCKER MCBRIDE

Senior Associate
+1 610 251 0820
tucker.mcbride@cbre.com

ALEXANDRA MCGINN

Associate
+1 215 287 7454
alexandra.mcgin@cbre.com



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.