

# 80,880 SF

ON 25.05 ACRES

## 275 CENTERPOINT BLVD.

CENTERPOINT COMMERCE & TRADE PARK EAST  
JENKINS TOWNSHIP, PA



## INDUSTRIAL SPACE NEAR I-81 AND I-476

**LERTA APPROVED!** MULTI-YEAR, 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS!



### DIRECTIONS TO CENTERPOINT EAST:

**Traveling North on I-81** - Take Exit 175 (Pittston/Route 315 North). Once off exit ramp, make first right just before the light at the car dealership. Follow road under I-476 overpass. Proceed straight into park.

**Traveling South on I-81** - Take Exit 175A (Pittston/Route 315 South). Follow Rt. 315 south 1/2 mile to first light. Turn left and follow road under I-476 overpass. Proceed straight into park.

**Traveling on I-476 (PA Turnpike)** - Take Exit 115 (Wyoming Valley). Follow Rt. 315 south 1/2 mile to first light. Turn left and follow road under I-476 overpass. Proceed straight into park.

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# PLANS AND SPECIFICATIONS

## SIZE

- **Available Space:** 80,880 SF
- **Space Dimensions:** 260' (length) x 310' (depth)
- **Main Office:** 3,553 SF
- **Acreage:** 25.05
- **Building Size:** 254,200 SF
- **Building Dimensions:** 820' (length) x 310' (depth)

## BUILDING CONSTRUCTION

- **Floor:** 6" thick concrete floor slab reinforced with welded steel mats
- **Roof:** MR24 standing seam metal roof system with insulation
- **Exterior Walls:** Architectural masonry, aluminum/glazing entrance systems, and metal wall panels with insulation
- **Ceiling Clear Height:** 33'-4" to 36'-8"

## LOADING

- **Column Spacing:** 40' X 50' with 60' staging bay
- **Dock Equipment:** (12) 9' x 10' vertical-lift dock doors w/ 30,000 lb capacity Rite-Hite mechanical levelers w/ bumpers, Frommelt dock seals, and dock lights
- 8' wide concrete dolly pad
- 8" thick reinforced concrete dock apron
- **Drive-in Doors:** (1) 12' w x 14' h vertical-lift insulated steel drive-in door with a 14'-0" wide x 40'-0" long, 50,000 lb capacity precast ramp with curbs and guard rails

## UTILITIES

- **HVAC:** High-efficiency, suspended, gas-fired unit heaters in warehouse. Ventilation system provided.
- Main office heating and cooling is gas/electric packaged rooftop unit.
- **Electrical Service:** (2) 800 AMP, 277/480 volt, 3-phase, 4 wire, 60 hz electrical service, total capacity of 1,600 AMPS
- **Warehouse Lighting:** Energy-efficient fluorescent T-bay fixtures
- **Office Lighting:** 2 x 4 drop-in, fluorescent troffers with prismatic lenses
- **Fire Protection:** ESFR
- **Utilities:** Separately Metered, Public Water, Sewer, Natural Gas, and Electric

## PARKING

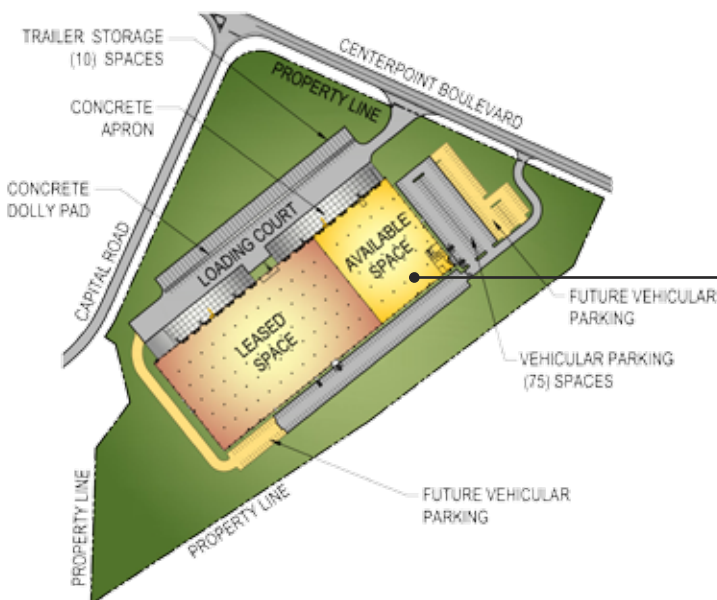
- **Vehicular Parking:** 75, Expandable
- **Trailer Parking:** 10

## LOCATION

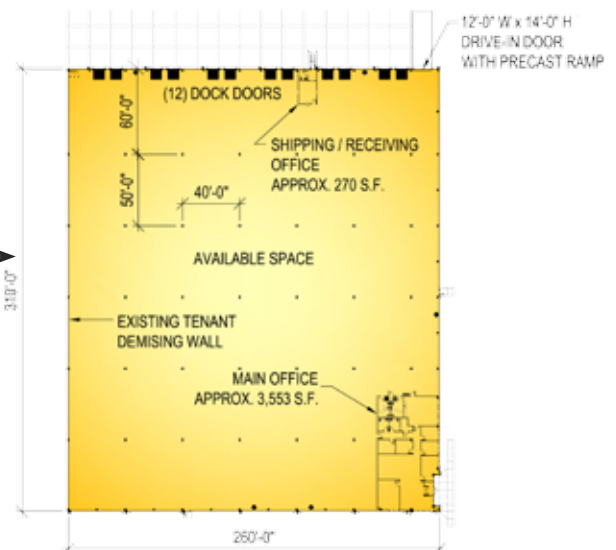
- Less than one mile from I-81 and 1-476
- More than 470,000 live within 20 miles of the park

*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



## FLOOR PLAN



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COMMERCIAL REAL ESTATE SERVICES

EAST MOUNTAIN CORPORATE CENTER  
100 BALTIMORE DRIVE  
WILKES-BARRE, PA 18702

DEVELOPMENT DIVISION  
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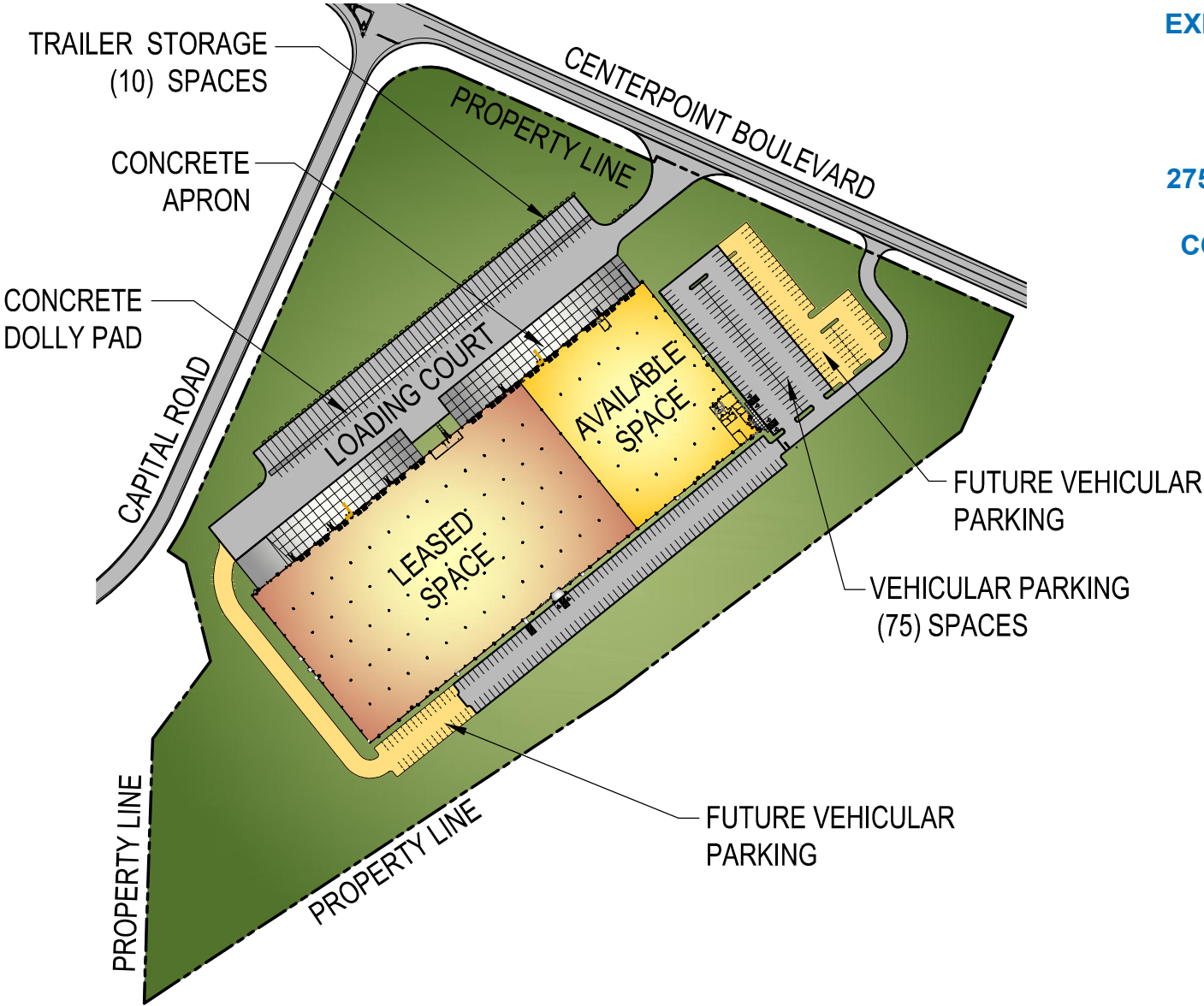
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**EXISTING SITE PLAN**

**AVAILABLE 80,880 S.F. SPACE WITHIN AN  
EXISTING 254,200 S.F. BUILDING**

**PARCEL #11A  
275 CENTERPOINT BOULEVARD  
CENTERPOINT EAST  
COMMERCE AND TRADE PARK  
JENKINS TOWNSHIP  
PITTSTON, PA 18640**



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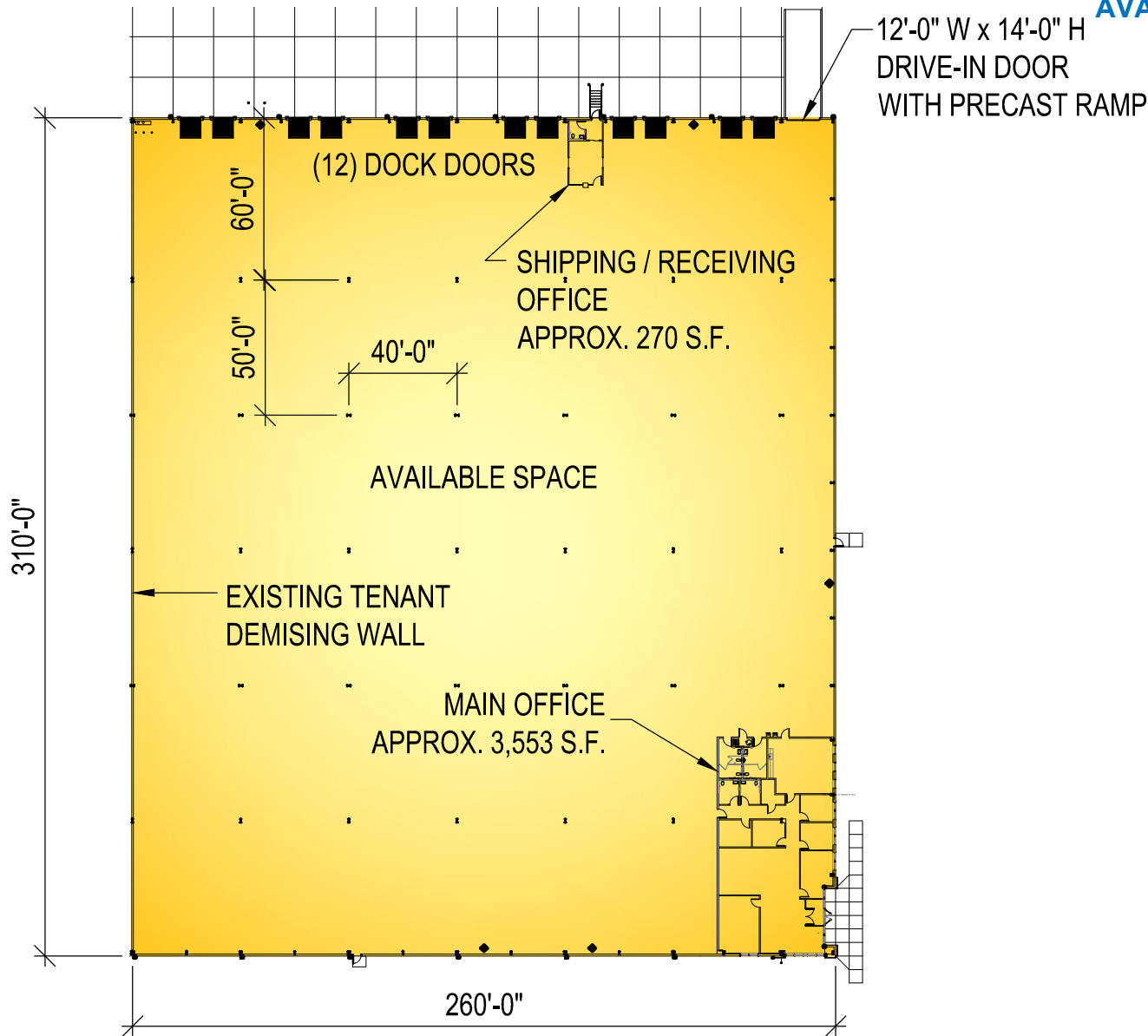
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# EXISTING FLOOR PLAN

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EXISTING 254,200 S.F. BUILDING**

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COMMERCE AND TRADE PARK  
JENKINS TOWNSHIP  
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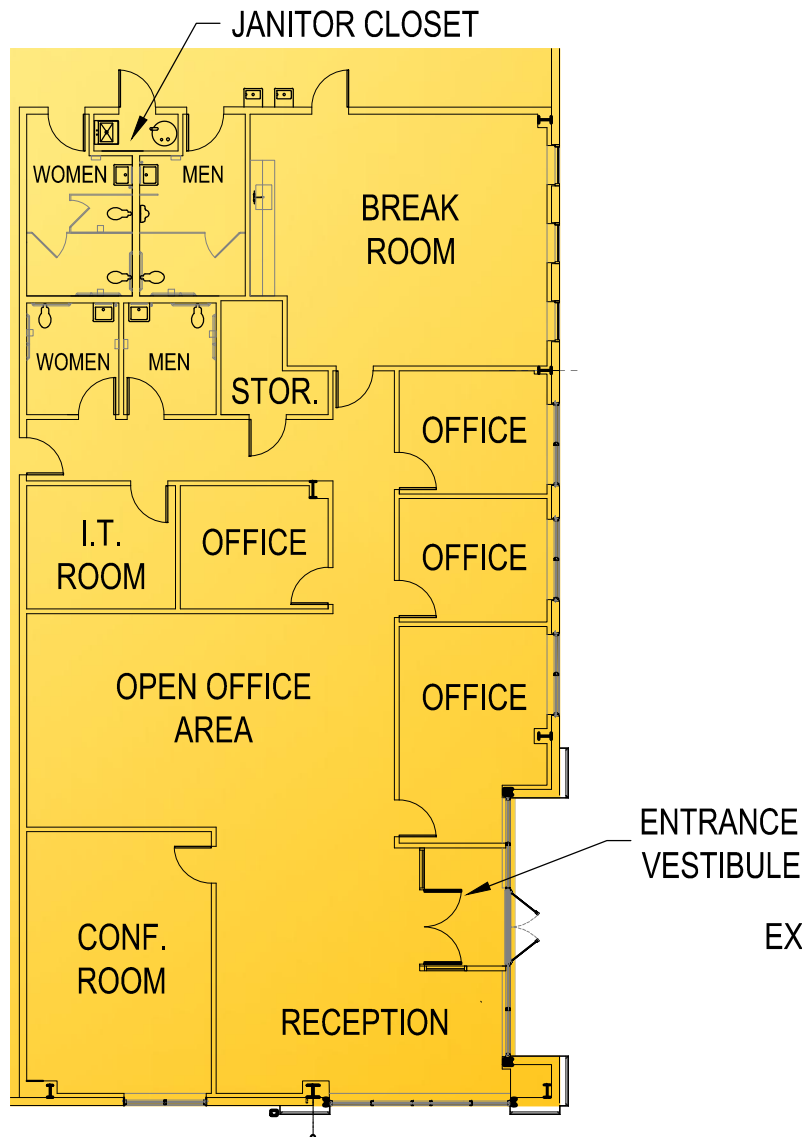
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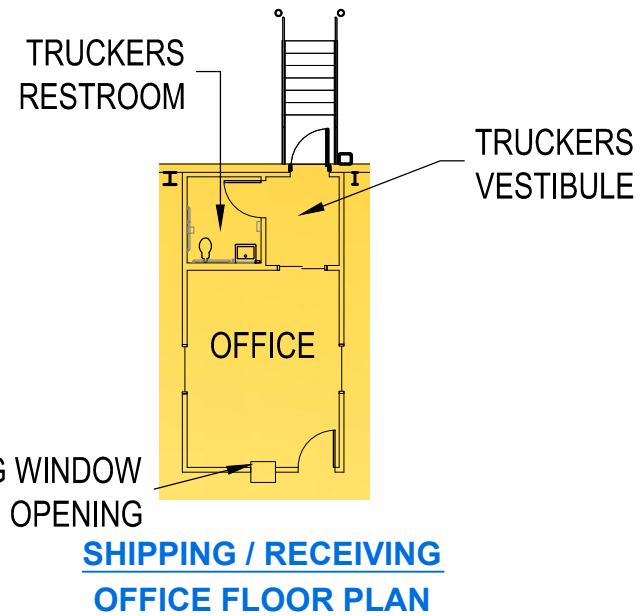
# EXISTING OFFICE PLAN

AVAILABLE 80,880 S.F. SPACE WITHIN AN  
EXISTING 254,200 S.F. BUILDING

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CENTERPOINT EAST  
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**MAIN OFFICE FLOOR PLAN**



**SHIPPING / RECEIVING  
OFFICE FLOOR PLAN**

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## SPECIFICATIONS

### SITE IMPROVEMENTS

- Site contains approximately 25.05 acres
- On-site parking for approximately (75) vehicles.
- Asphalt paving including heavy duty pave in truck areas.
- Trailer Storage Area with 8' wide concrete dolly pad for (10) trailers
- 8" thick reinforced concrete dock apron.
- Marquee sign at site entrance.
- Professionally prepared and maintained landscaping.

### BUILDING IMPROVEMENTS

- Building contains 254,200 square feet with 80,880 sq. feet available.
- Building dimensions are 820' (length) x 310' (depth).
- Available space dimensions 260' (length) x 310' (depth)
- 33'-4" clear structural height at low eave.
- 36'-8" clear structural height at ridge.
- 40' x 50' bay spacing with a 60' deep staging bay at the loading dock.
- 6" thick concrete floor slab reinforced with welded steel mats.
- MR24 standing seam metal roof system with insulation.
- Exterior wall system consisting of architectural masonry, aluminum / glazing entrance systems and metal wall panels with insulation.
- Available space contains twelve (12) 9' x 10' vertical lift dock doors with 30,000 lb capacity Rite-Hite mechanical levelers with bumpers, Frommelt dock seals, and dock lights.
- Available space contains one (1) 12' w x 14' h vertical-lift insulated steel drive-in door with a 14'-0" w x 40'-0" l, 50,000 lb capacity precast ramp with curbs and guard rails.

### BUILDING IMPROVEMENTS

- Heating in Warehouse is high-efficiency, suspended, gas-fired unit heaters. Ventilation system provided.
- Main Office heating and cooling is gas/electric packaged rooftop unit.
- Warehouse lighting is energy efficient fluorescent t-bay fixtures with lighting levels of 18 -22 fc average.
- Office lighting is 2 x 4 drop-in, fluorescent troffers with prismatic lenses.
- Existing electrical service is (2) 800 AMP, 277/480v, 3 phase, 4 wire, 60 hz electrical service, total capacity of 1,600 AMPS.
- Fire-protection system is an Early Suppression Fast Response (ESFR) sprinkler system.
- Provisions for domestic water and natural gas shall be provided.
- All utilities shall be separately metered.

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EXISTING 254,200 S.F. BUILDING**

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