

# CenterPoint Commerce & Trade Park West

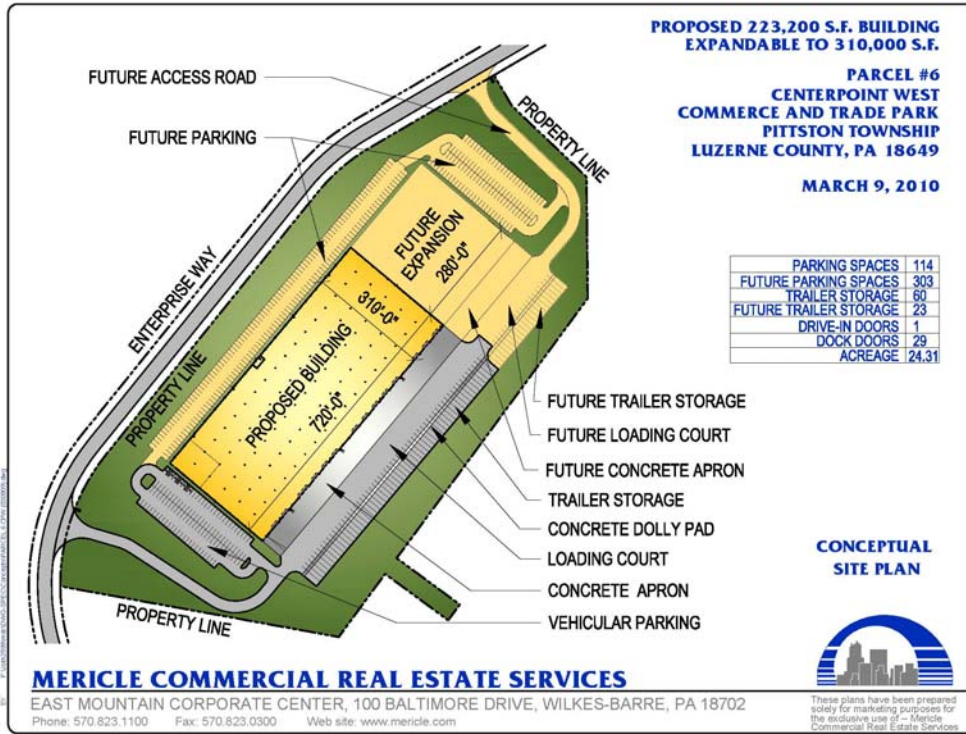
Parcel 6 - 24.31 Acres

Rail Available





# Parcel 6, 24.31 Acres, CenterPoint Commerce & Trade Park West, Pittston Township, PA



This 24.31 acre, fully-prepared and permitted build-to-suit industrial site, is located in CenterPoint Commerce & Trade Park West in Pittston Township, Luzerne County, PA. The site is less than one mile from Exit 175 of I-81 and Exit 115 of I-476. New York City, Philadelphia and Harrisburg are all approximately two hours away.

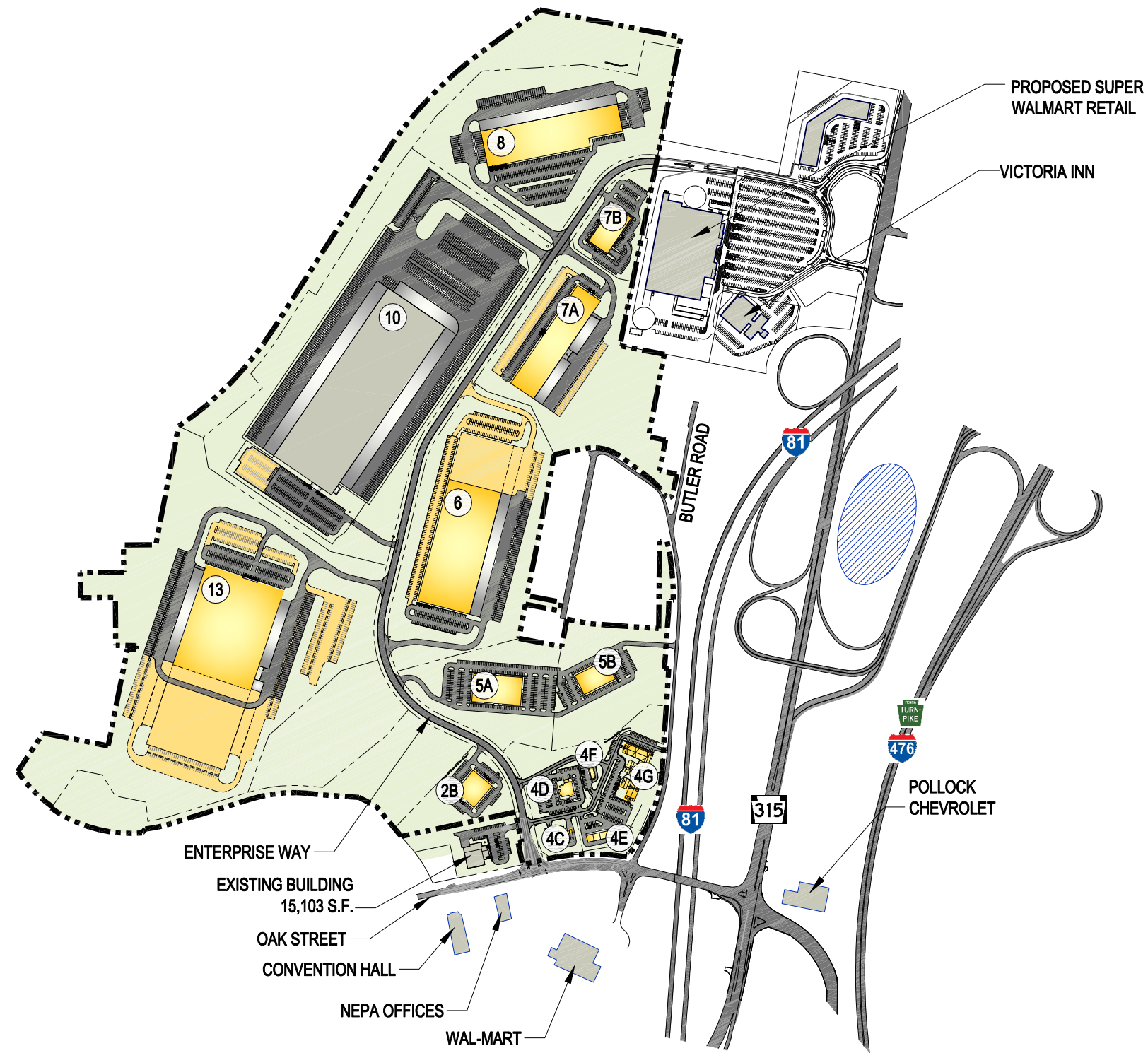
The site features a 10-year, 100% real estate tax abatement on improvements via the LERTA program and is served by natural gas, strong power and telecommunications and public water and sewer. Mericle is proposing a 223,200 SF building that can be subdivided in increments of 49,600 SF and expanded to 310,000 SF. Building will feature T-5 lighting, ESFR fire protection, 30' to 33'-3" ceiling clear height, 40 loading doors and a large on-site area for trailer storage.

Great labor draw area – more than 466,000 people live within 20 miles.

To obtain a proposal, call Bob Besecker, Jim Hilsher, Bill Jones or Dan Walsh at 570.823.1100



**GREATER PITTSSTON AREA  
LUZERNE COUNTY, PENNSYLVANIA**



**BUILDING LEGEND**

- CONSTRUCTION COMPLETE
- CURRENTLY UNDER CONSTRUCTION
- FUTURE CONSTRUCTION

**SITE ACREAGE**

- ②B 4.058
- ④C 1.26
- ④D 2.09
- ④E 1.56
- ④F 0.68
- ④G 3.61
- ⑤A 9.00
- ⑤B 9.39
- ⑥ 24.30
- ⑦A 18.48
- ⑦B 4.06
- ⑧ 21.78
- ⑩ 50.85
- ⑬ 51.15

**BUILDING SIZE**

- 140'-8" x 160'-8" = 22,601 S.F.
- +/- 2,800 S.F.
- +/- 5,556 S.F.
- +/- 5,600 S.F.
- +/- 1,500 S.F.
- +/- 30,000 S.F.
- 160' x 280' = 44,800 S.F.
- 120' x 200' = 24,000 S.F.
- 310' x 720' = 223,200 S.F.
- ± 86,800 S.F. EXPANSION
- 160' x 680' = 108,800 S.F.
- 250' x 130' = 32,500 S.F.
- 210' x 800' = 158,000 S.F.
- 400' x 1164' = 465,600 S.F.
- 470' x 600' = 282,000 S.F.
- ± 225,600 S.F. EXPANSION

**CenterPoint WEST**

**MERICLE COMMERCIAL REAL ESTATE SERVICES**

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