



**FOR
LEASE**

116,977 SF

**220 ARMSTRONG ROAD
CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PITTSBURGH, PA**

.....

INDUSTRIAL

**LOCATED IN VERY CLOSE
PROXIMITY TO FEDEX GROUND,
UPS, AND AIRPORT**

**CENTRALLY LOCATED
WITHIN THE SCRANTON/
WILKES-BARRE
LABOR MARKET**



PACKAGE DISTRIBUTION CENTER NEAR I-81 AND I-476

mericle.com



570.823.1100



SPECS

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.

SIZE

- ▶ **AVAILABLE SPACE:** 116,977 SF
- ▶ **ACREAGE:** 13.47 Acres
- ▶ **BUILDING DIMENSIONS:** 260'-4" x 441'-0" (Warehouse) and 23'-6" x 92'-4" (Office bump out).
- ▶ Approximately 5,045 SF of office area and an additional remote restroom group.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor treated with *L&M Dress and Seal WB*, sealing and curing compound. Portions of existing concrete floor are sloped to a series of trench drains.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** 29'-3" approximate clear structural height along loading dock wall.

LOADING

- ▶ **DOCK EQUIPMENT:** (38) 8'-0" x 9'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with edge-of-dock levelers, bumpers, seals and fans by *Rite-Hite* or equal. A continuous canopy is provided over the existing dock positions and select loading doors are also equipped with dock shelters.
- ▶ **DRIVE-IN DOORS:** (4) 14'-0" x 16'-0" vertical lift, motor operated at grade drive-in doors by *Haas Door* or equal.
- ▶ (4) 18'-0" x 14'-0" vertical lift at grade drive-in doors by *Haas Door* or equal, manually operated.
- ▶ (2) 18'-0" x 16'-0" vertical lift at grade drive-in doors by *Haas Door* or equal, manually operated.

This 116,977 square foot light industrial facility 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.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Indirect fired unit heaters. Ventilation is provided by roof mounted fans and wall mounted louvers and controlled by CO2 detectors. The office is heated and cooled with *Trane* packaged roof top units.
- ▶ **ELECTRICAL SERVICE:** 800 Amp, 277/480 Volt, 3 Phase service, expandable to 4,000 Amps and a 25KW diesel generator.
- ▶ **WAREHOUSE LIGHTING:** Tbay, high efficiency fluorescent fixtures.
- ▶ **FIRE PROTECTION:** Class III Dry Pipe FP System and Office Area is light duty hazard.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ **ELECTRIC:** PPL Utilities
- ▶ **GAS:** UGI Utilities, Inc.
- ▶ **WATER:** Pennsylvania American Water Co.
- ▶ **SEWER:** Wyoming Valley Sanitary Authority
- ▶ **TELECOM:** Comcast, Verizon, Frontier Communications, and CenturyLink serve the park.

PARKING

- ▶ On-site parking for approx. (180) vehicles.
- ▶ On-site trailer storage for approx. (36) trailers and (47) pup trailers with a minimum 6' wide concrete dolly pad.
- ▶ On-site parking for (24) tractors.
- ▶ **DOCK APRON:** 8" thick x 50' deep, reinforced concrete dock apron at loading dock. A portion of loading dock apron is elevated/sloped for delivery truck accessibility.
- ▶ **DOLLY PADS:** 8' wide concrete dolly pad
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

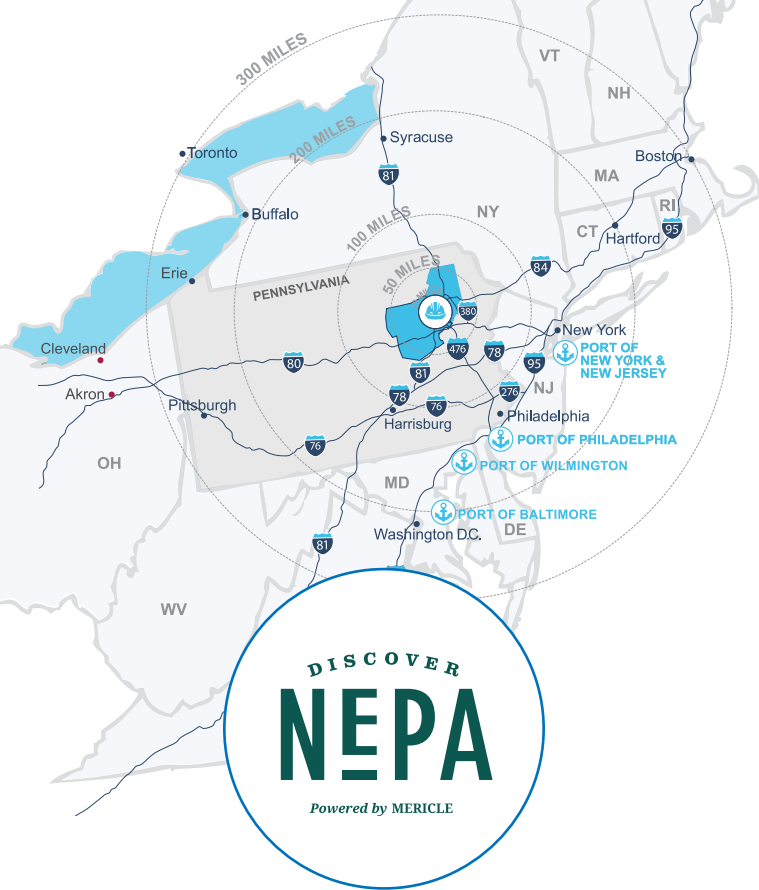
SITE FEATURES

- ▶ Secure site access with turnstile, automatic gate(s), and chain-link fence.
- ▶ Upgraded site lighting.
- ▶ Sloped floors to trench drains.
- ▶ Ventilation operable by CO2 detectors.
- ▶ Professionally prepared and maintained landscaping.

FOR LEASE

220 ARMSTRONG ROAD, JENKINS TOWNSHIP, PA

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NEPA

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Mericle is Northeastern Pennsylvania proud.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



DEEP WATER PORTS

PORT

MI AWAY

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



TRAVEL DISTANCES

CITY

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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BOB BESECKER, Vice President
bbesecker@mericle.com

JIM HILSHER, Vice President
jhilsher@mericle.com

BILL JONES, Vice President
bjones@mericle.com

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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