

6,427 SF

ON 18.48 ACRES AVAILABLE FOR LEASE

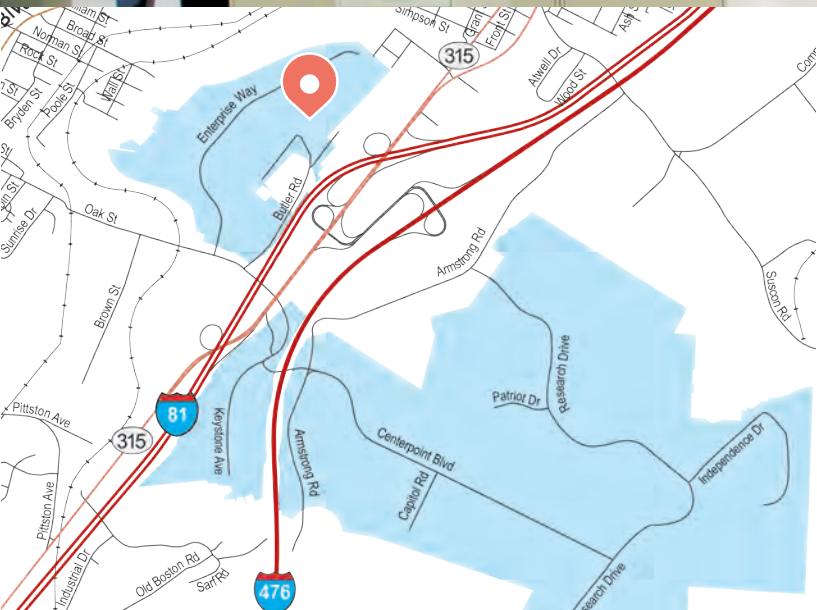
317 ENTERPRISE WAY

CENTERPOINT COMMERCE & TRADE PARK WEST
PITTSBURGH, PA 15260



FORMER BLOOD CENTER

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



DIRECTIONS TO CENTERPOINT WEST

Traveling North on I-81 - Take Exit 175 (Pittston/Route 315 North). Make the first left at the light at the auto dealership. Drive 1/4 mile, entrance is on the right.

Traveling South on I-81 - Take Exit 175A (Pittston/Route 315 South). Follow Route 315 south 1/2 mile to first light. Turn right. Drive 1/4 mile, entrance is on the right.

Traveling on I-476 (PA Turnpike) - Take Exit 115 (Wyoming Valley). Follow Route 315 south 1/2 mile to first light. Turn right. Drive 1/4 mile, entrance is on the right.



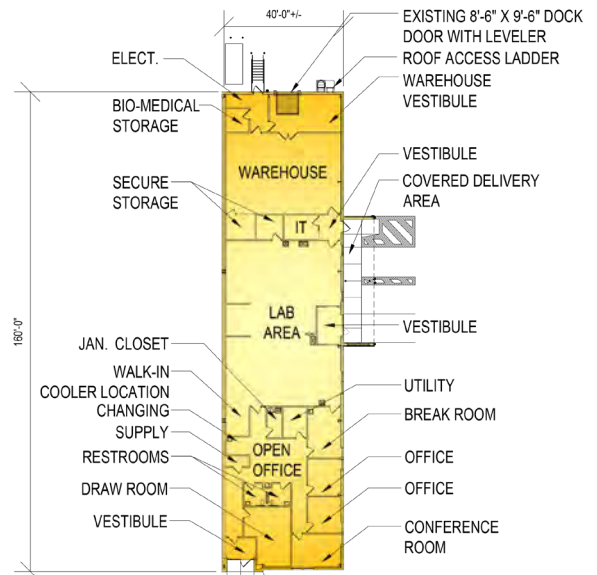
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SITE PLAN



FLOOR PLAN



SIZE

- **Available Space:** 6,427 SF
- **Acreage:** 18.48 acres
- **Building Size:** 108,939 SF
- **Building Dimensions:** 680' (length) x 160' (depth)
- Available space is fit-out for a lab use, with existing amenities such as; sheet vinyl flooring with integral cove base, areas of waterproof wall surfaces, 'Clean Room VL' ceiling tiles, (4) double tier metal lockers in changing area, redundant HVAC control, walk-in cooler, multiple hand wash sinks, and secured storage areas, including an existing Bio-waste Storage Room.
- Adjacent 38,563 SF of modern flex space available for lease. Total space available equals 44,990 SF.

BUILDING CONSTRUCTION

- **Floor:** 6" thick concrete floor slab, reinforced with welded steel mats
- **Roof:** Butler's MR24 standing seam roof system
- **Exterior Walls:** Exterior wall system consists of architectural masonry, aluminum glazing entrance systems, and insulated metal wall panels
- **Ceiling Height:** Entire space has suspended acoustical ceiling system at various ceiling heights from 9'-0" to 15'-0" above finish floor.
- Building has 30' clear structural height at low eave. 33' clear structural height at high eave.

LOCATION

- The available space contains one (1) 8'-6" X 9'-6" vertical-lift dock door with leveler.

UTILITIES

- **HVAC:** Heating, air-conditioning, and ventilation is zoned and provided by gas/electric, packaged rooftop units with 100% redundant controls.
- Data/IT Room has dedicated 18,000 BTU ductless wall unit. Dedicated 75 cfm exhaust for existing Bio-medical Storage room.
- 1,500 KW packaged diesel generator with transfer switch, fuel tank, block heater and battery charger.
- **Electrical Service:** 400 amp, 120/208 volt, 3-Phase. Multiple dedicated circuits provided for lab equipment.
- **Lighting:** 2 x 4 fluorescent troffers with prismatic lenses.
- **Fire Protection:** Ordinary Hazard Class III in warehouse areas, and Light Hazard in lab and office areas.
- **Utilities:** All utilities shall be separately metered.
- Provisions for domestic water provided.

PARKING

- On-site parking for approx. 12 vehicles (expandable).
- Dedicated paved delivery drive with (3) covered parking spaces.
- Asphalt paving including heavy duty pave in truck areas.

LOCATION

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

Northeastern Pennsylvania is the center of the Boston/Washington Corridor and is at the confluence of five major highways. Interstates 81, 80, 84, 380 and 476 meet at this inland hub and provide excellent access to firms wishing to serve Maine to Virginia and west to Ohio.

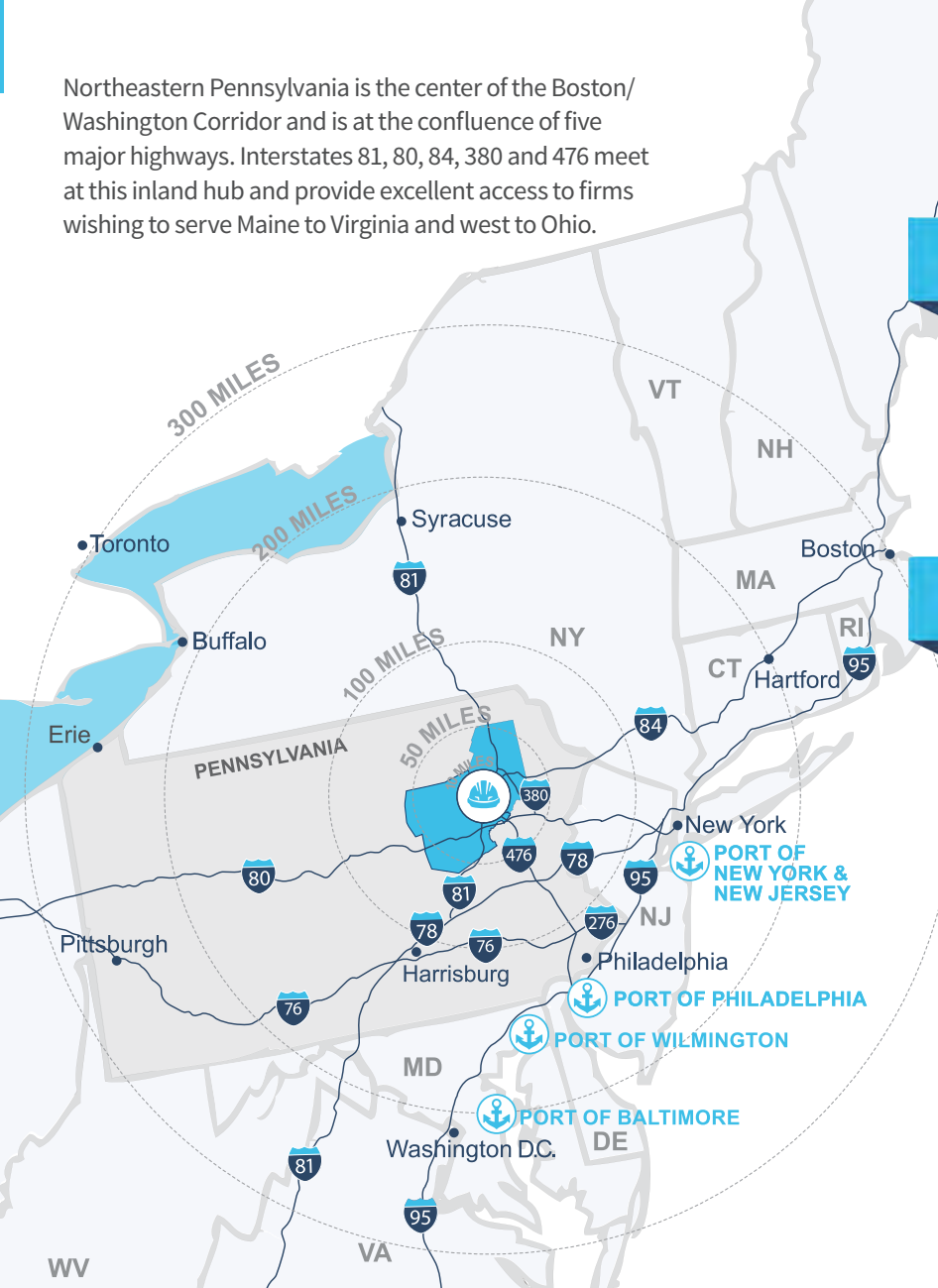
CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR

DEEP WATER PORTS

PORT	MI	KM
Philadelphia	120	193
New York/New Jersey	121	195
Wilmington	132	212
Baltimore	191	307

TRAVEL DISTANCES

CITY	MI	KM
Delaware Water Gap, PA	57	92
Allentown, PA	67	108
Morristown, NJ	96	155
Philadelphia, PA	113	182
Harrisburg, PA	116	187
Port Newark, NJ	126	203
New York, NY	128	206
Syracuse, NY	152	245
Baltimore, MD	194	312
Hartford, CT	198	319
Washington, DC	237	381
Pittsburgh, PA	290	467
Boston, MA	301	484



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

EMPLOYMENT & UNEMPLOYMENT DATA

FOR LACKAWANNA & LUZERNE COUNTIES **MORE THAN 470,000 PEOPLE LIVE WITHIN 20 MILES OF CENTERPOINT**

YEAR	NEPA REGION CIVILIAN LABOR FORCE	EMPLOYED	UNEMPLOYED	NEPA	PA	US
2018	264,800	250,300	14,600	5.4%	4.8%	4.1%
2017	263,600	248,700	14,900	5.6%	4.9%	4.4%
2016	267,200	251,400	15,800	5.9%	4.7%	5.0%

Source: www.paworkstats.state.pa.us



DEVELOPMENT DIVISION

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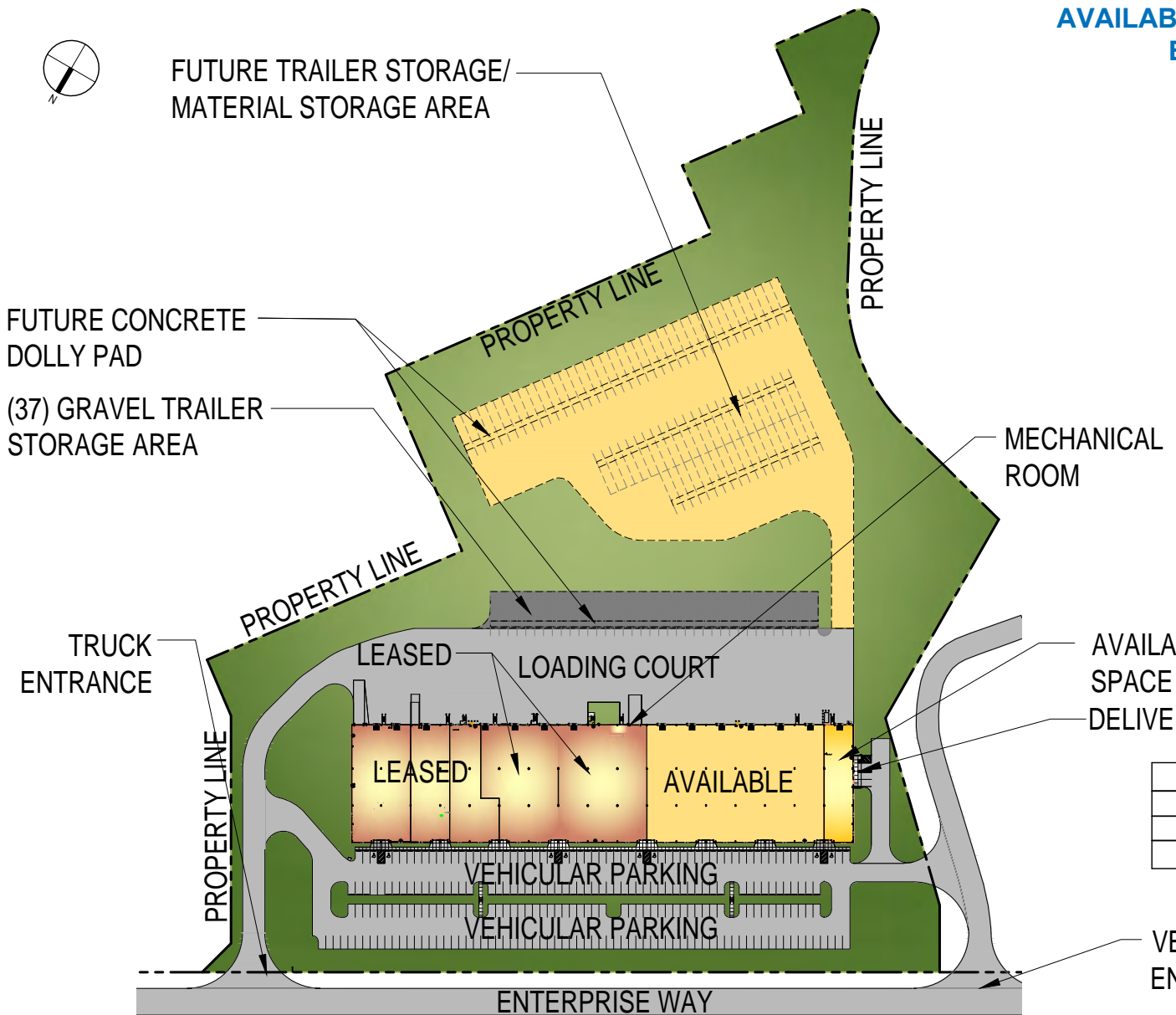
BILL JONES, VP
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To learn more, please call one of us at **570.823.1100** to request a proposal and/or arrange a tour.

EXISTING SITE PLAN

AVAILABLE 6,427 S.F. SPACE WITHIN AN
EXISTING 108,939 S.F. BUILDING

PARCEL #7A
317 ENTERPRISE WAY
CENTERPOINT COMMERCE
AND TRADE PARK-WEST
PITTSBURGH, PA 15230



AVAILABLE SPACE
DELIVERY PARKING (3 SPACES)

AVAILABLE PARKING SPACES	12
DEDICATED DELIVERY SPACES	3
DOCK DOORS	1
ACREAGE	18.48

VEHICULAR ENTRANCE

These plans have been prepared solely for marketing purposes for the exclusive use of -- Mericle Commercial Real Estate Services

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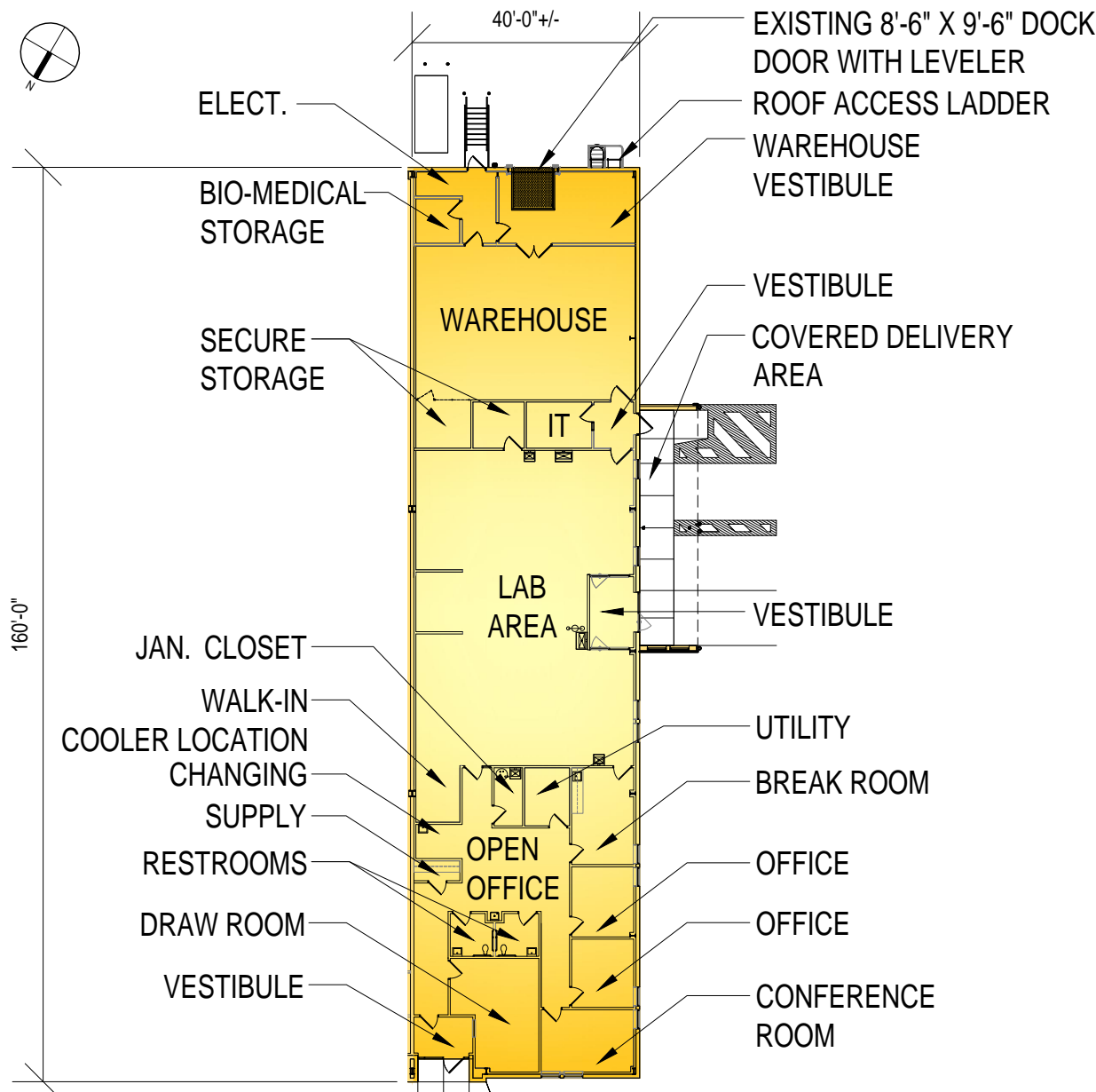
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

EXISTING FLOOR PLAN

AVAILABLE 6,427 S.F. SPACE WITHIN AN EXISTING 108,939 S.F. BUILDING

**PARCEL #7A
317 ENTERPRISE WAY
CENTERPOINT COMMERCE
AND TRADE PARK-WEST
PITTSBURGH, PA 15201**



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Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

SPECIFICATIONS

SITE IMPROVEMENTS

- Site contains approximately 18.48 acres.
- On-site parking for approximately (12) vehicles. .
- Dedicated paved delivery drive with (3) covered parking spaces.
- Asphalt paving including heavy duty pave in truck areas.
- Professionally prepared landscape design.

BUILDING IMPROVEMENTS

- Building contains 108,939 square feet.
- Building dimensions are 680' (length) X 160' (depth)
- Available space contains 6,427 S.F.
- Available space is fit-out for a lab use, with existing amenities such as; sheet vinyl flooring with integral cove base, areas of waterproof wall surfaces, 'Clean Room VL' ceiling tiles, (4) double tier metal lockers in changing area, redundant HVAC control, walk-in cooler, multiple hand wash sinks, and secured storage areas, including an existing Bio-waste Storage Room.
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- 6" thick concrete floor slab reinforced with welded steel mats.
- MR24 standing seam roof system.
- Exterior wall system consists of architectural masonry, aluminum glazing entrance systems, and insulated metal wall panels.
- The available space contains (1) 8'-6" X 9'-6" vertical lift dock door with leveler.

UTILITIES AND BUILDING SYSTEMS

- Available space heating, air-conditioning, and ventilation is zoned and provided by gas/electric, packaged rooftop units with 100 % redundant controls. Data/IT Room has dedicated 18,000 BTU ductless wall unit. Dedicated 75 cfm exhaust for existing Bio-medical Storage room.
- Existing space contains a 1,500 KW packaged diesel generator with transfer switch, fuel tank, block heater and battery charger.
- Electrical service is 400 AMP, 120/208V, 3-Phase. Multiple dedicated circuits provided for lab equipment.
- Lighting throughout available space is 2 X 4 fluorescent troffers with prismatic lenses.
- Fire protection system is an ordinary Hazard Class III, in warehouse areas, and Light Hazard in lab and office areas.
- Provisions for domestic water provided.
- All utilities are separately metered.

**AVAILABLE 6,427 S.F. SPACE WITHIN AN
EXISTING 108,939 S.F. BUILDING**

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PITTSBURGH, PA 15204**

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