

6,427 SF

ON 18.48 ACRES AVAILABLE FOR LEASE

317 ENTERPRISE WAY

CENTERPOINT COMMERCE & TRADE PARK WEST
PITTSBURGH, PA 15237



MODERN MEDICAL/OFFICE SPACE NEAR I-81, I-476

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



CENTERPOINT FEATURES

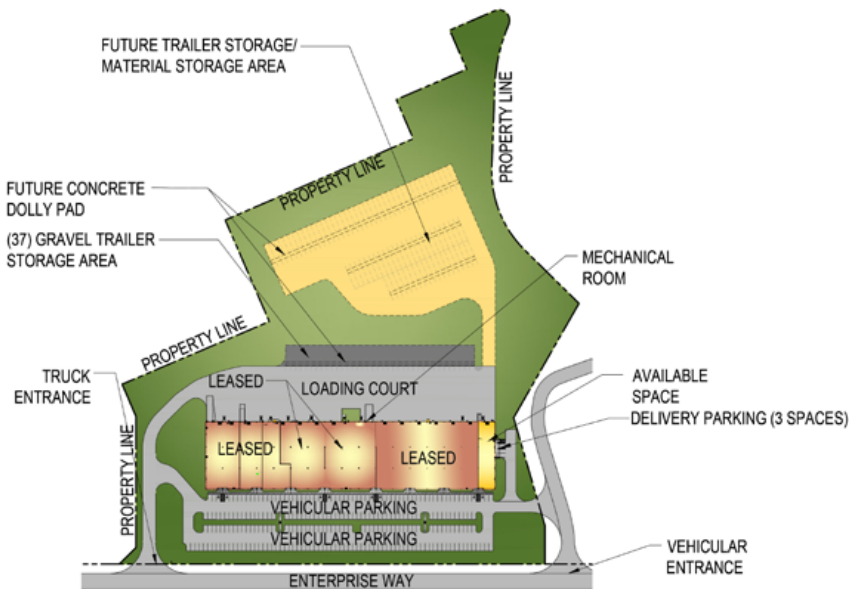
- ✓ Park is less than one mile from I-81 and I-476.
- ✓ Immediate proximity to FedEx Ground, FedEx Express, FedEx Smart Post, and UPS.
- ✓ More than 700,000 people live within 30 miles.
- ✓ Two hours from New York City and Philadelphia.
- ✓ More than 51 million people live within 200 miles.
- ✓ Public water, sewer, natural gas, fiber, and power.
- ✓ The park is home to office and healthcare functions for firms such as Geisinger, Benco Dental, Boden, Maximus, and C3i.



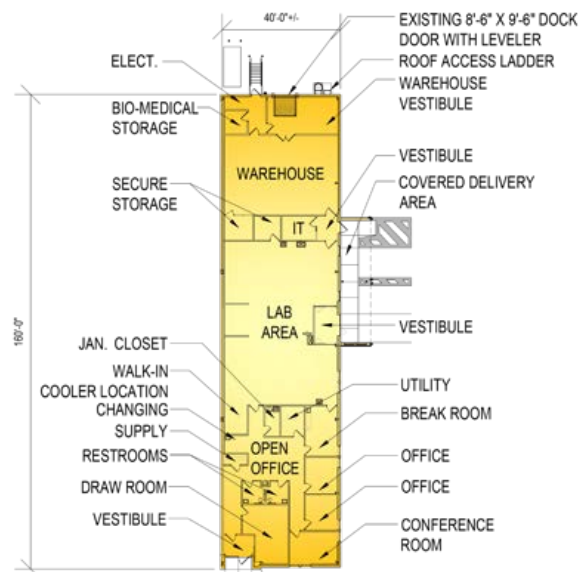
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SITE PLAN



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.

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' to 15' above finish floor.
- Building has 30' clear structural height at low eave and 33' clear structural height at high eave.

UTILITIES

- **HVAC:** 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:** 400 A, 120/208 V, 3-Phase.
- Multiple dedicated circuits provided for lab equipment.
- **Office Area Lighting:** 2 x 4 fluorescent troffers with prismatic lenses
- **Fire Protection:** Light Hazard in lab and office areas.
- **Utilities:** All utilities shall be separately metered
- Provisions for domestic water provided

LOADING

- **Dock Equipment:** One (1) 8'-6" X 9'-6" vertical lift dock door with leveler.

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.

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



MORE THAN 705,000 PEOPLE LIVE WITHIN 30 MILES OF CENTERPOINT. GRANT PROGRAMS EXIST TO HELP PARK TENANTS RECRUIT AND TRAIN THEIR EMPLOYEES.

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EMPLOYMENT & UNEMPLOYMENT DATA | LACKAWANNA & LUZERNE COUNTIES

YEAR	NEPA REGION CIVILIAN LABOR FORCE	EMPLOYED	UNEMPLOYED	NEPA	PA	US
2019	278,300	263,700	14,600	5.2%	4.3%	3.5%
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%



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PITSTON, PA 18640

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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.



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