



SAMPLE BUILDING

12.85 ACRES
IN NORTHEASTERN PA!

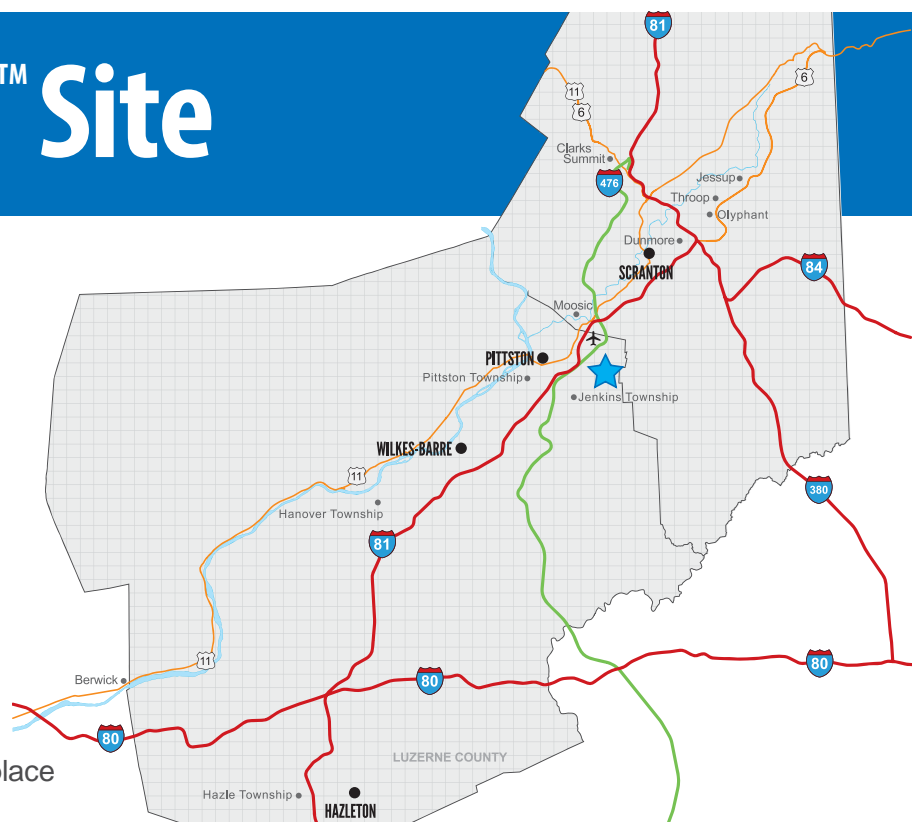
DESIGNED FOR
109,200 SF

105-155 RESEARCH DRIVE
CENTERPOINT COMMERCE & TRADE
PARK EAST, JENKINS TOWNSHIP, PA
EXIT 175 OF I-81

ReadyToGo!™ Site

SITE FEATURES

- Immediately off I-81 at exit 175
- Immediately off I-476 at exit 115
- 10 year 100% real estate tax abatement on improvements (LERTA)
- Cleared & graded, compacted stone sub-base finished
- NPDES permitted
- Subdivision approved
- Land development approved
- Industrially zoned
- Public water, sewer, natural gas, power & fiber in place



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

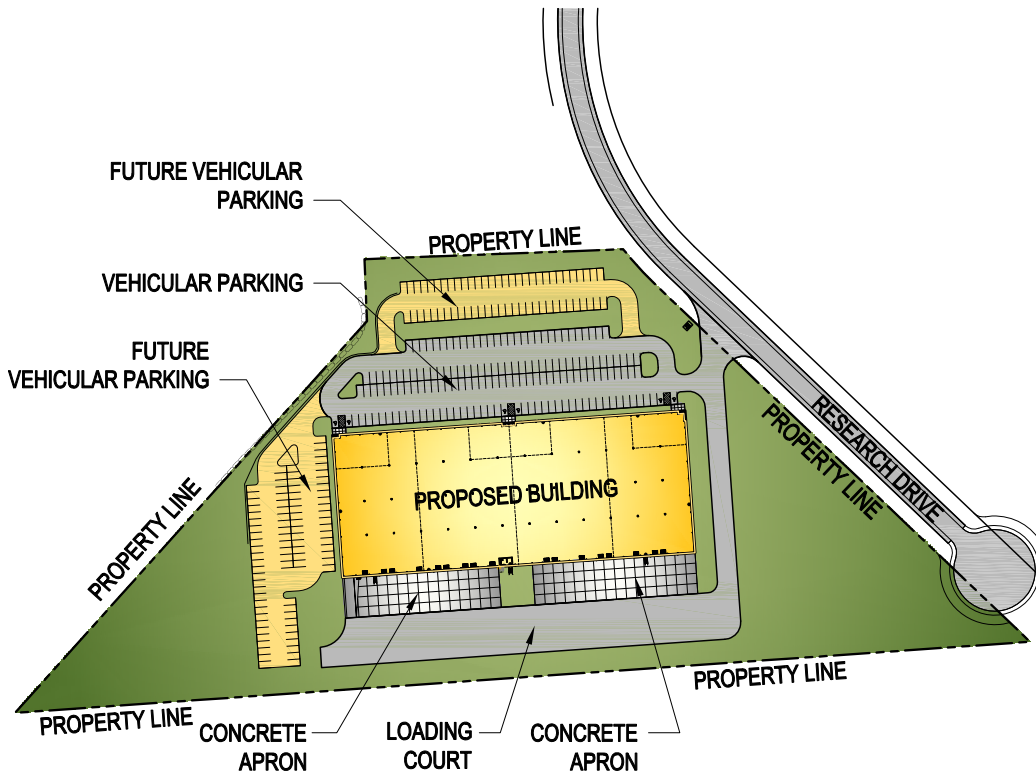
Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

105-155 RESEARCH DRIVE

CENTERPOINT COMMERCE & TRADE
PARK EAST, JENKINS TOWNSHIP, PA
EXIT 175 OF I-81

109,200 SF

ON 12.85 ACRES IN NORTHEASTERN PA!



PROPOSED BUILDING IMPROVEMENTS

- 109,200 square feet
- Dimensions 520'(length) x 210'(width)
- Tenant spaces range from 25,200 SF to 109,200 SF
- 30'-34" ceiling clear height
- 40' x 50' bay spacing
- 6" concrete floor slab reinforced with welded steel mats
- (17) 9' x 10' vertical lift dock doors
- (1) 12' x 14' drive-in door with ramp

PROPOSED UTILITIES & SYSTEMS

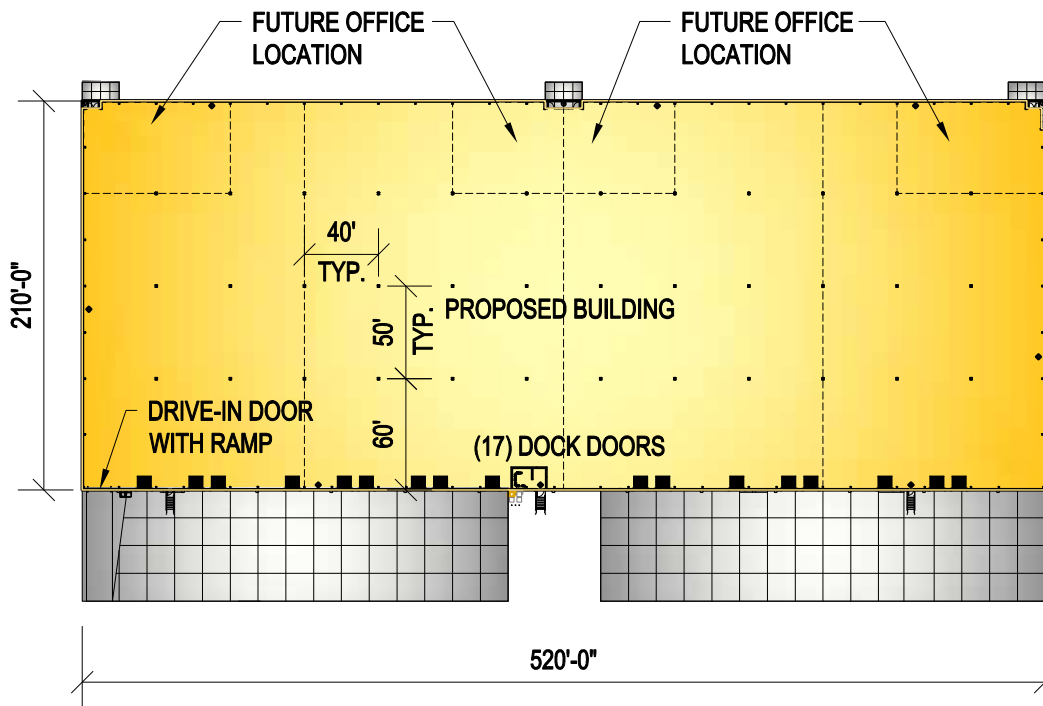
- Heating shall be energy efficient Cambridge direct fire unit heaters in warehouse; Gas/electric rooftop HVAC units in offices
- 277/480V 3 Phase 800A electric, expandable to 4000A
- Energy efficient fluorescent T-bay lighting
- ESFR wet sprinkler fire protection
- Provisions for domestic water and natural gas
- All utilities shall be separately metered

PROPOSED SITE IMPROVEMENTS

- On-site parking for approximately 147 vehicles and 161 future spaces
- 8" thick, 60' deep concrete dock apron

ADDITIONAL FEATURES

- Foreign Trade Zone status for international trade
- Located near FedEx and UPS for additional shipping access
- Centrally located within Scranton/Wilkes-Barre labor market
- 10 year 100% real estate tax abatement on improvements (LERTA)



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.

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

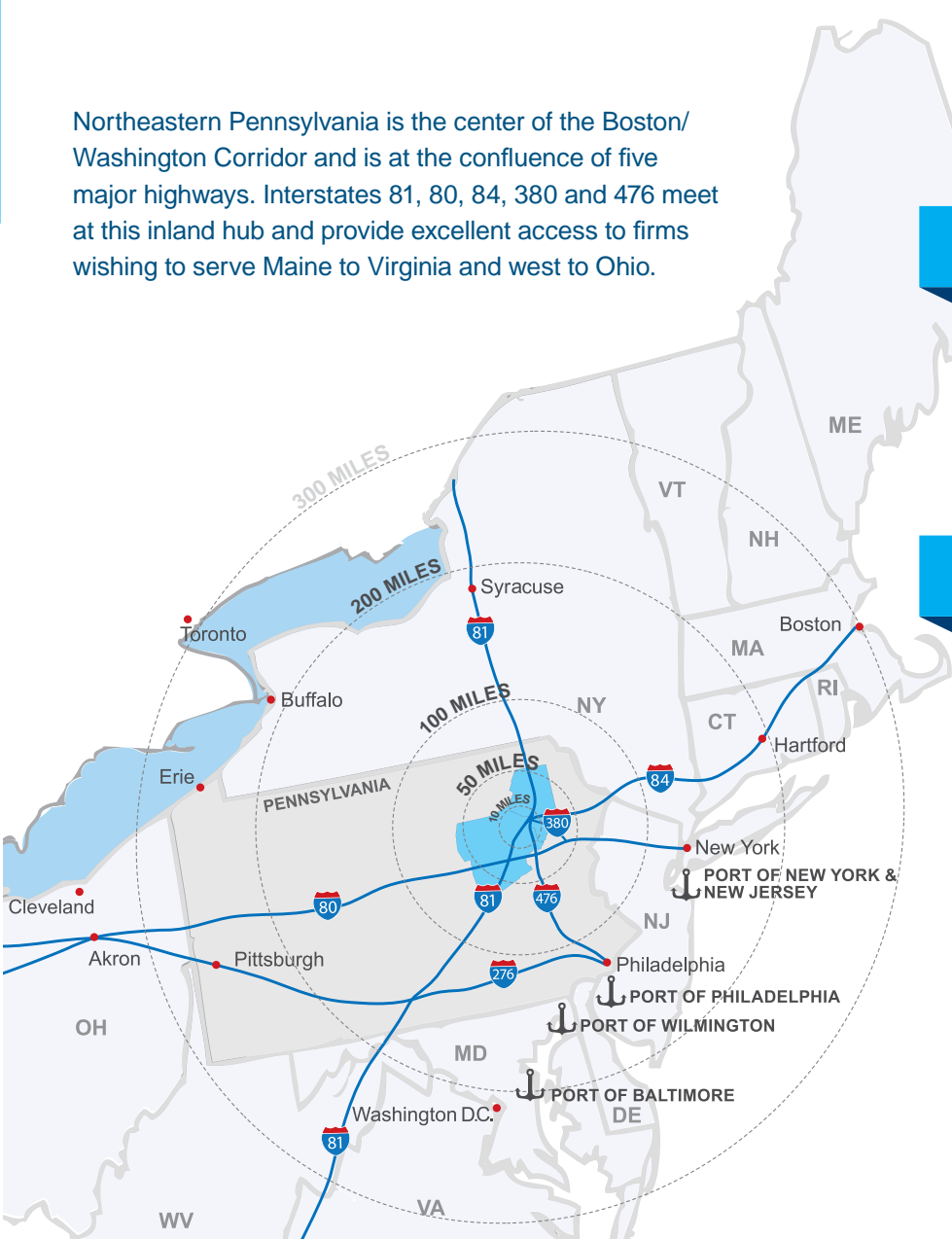
I-81 CORRIDOR

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



CLEARED
& GRADED

EMPLOYMENT DATA

MORE THAN 467,000 PEOPLE LIVE WITHIN 20 MILES OF CENTERPOINT

YEAR	CIVILIAN LABOR FORCE	EMPLOYMENT	UNEMPLOYMENT	UNEMPLOYMENT RATE
2012	270,500	247,300	23,200	8.6%
2011	267,200	242,300	24,900	9.3%
2010	270,600	242,000	25,600	9.5%
2009	268,700	245,600	23,100	8.6%
2008	266,400	250,500	15,900	6.0%

Source: www.paworkstats.state.pa.us



**DIRECTIONS TO CENTERPOINT
COMMERCE & TRADE PARK EAST:**

Traveling North on I-81 - Take Exit 175 (Pittston/Route 315 North). Make the first right just before the auto dealership. Follow road under I-476 overpass. Proceed straight into the 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 the 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 the park.

LERTA APPROVED

10 YEAR 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS (LERTA)

Sample LERTA savings based upon 109,200 SF building. Actual real estate taxes will vary depending upon the cost of construction required to meet a tenant's exact specifications.

YEAR	TAX RATE (\$/SF)	ABATEMENT %	PROPERTY TAX DUE ON IMPROVEMENTS	PROPERTY TAX SAVINGS
1	.52	100%	.00	56,784.00
2	.54	100%	.00	58,968.00
3	.56	100%	.00	61,152.00
4	.58	100%	.00	63,336.00
5	.60	100%	.00	65,520.00
6	.62	100%	.00	67,704.00
7	.64	100%	.00	69,888.00
8	.66	100%	.00	72,072.00
9	.68	100%	.00	74,256.00
10	.70	100%	.00	76,440.00
TOTALS			\$0.00	\$666,120.00

12.85 ACRES

105-155 Research Drive

CenterPoint Commerce & Trade Park East
Jenkins Township, Pennsylvania



Mericle Commercial Real Estate Services can construct your building faster than any other developer along Northeastern Pennsylvania's I-81 Corridor.

GUARANTEED.

Select a Ready To Go Site, and we'll have your building ready for occupancy within months of lease signing.

DEVELOPMENT DIVISION:

570.823.1100

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PHOTO COLLAGE

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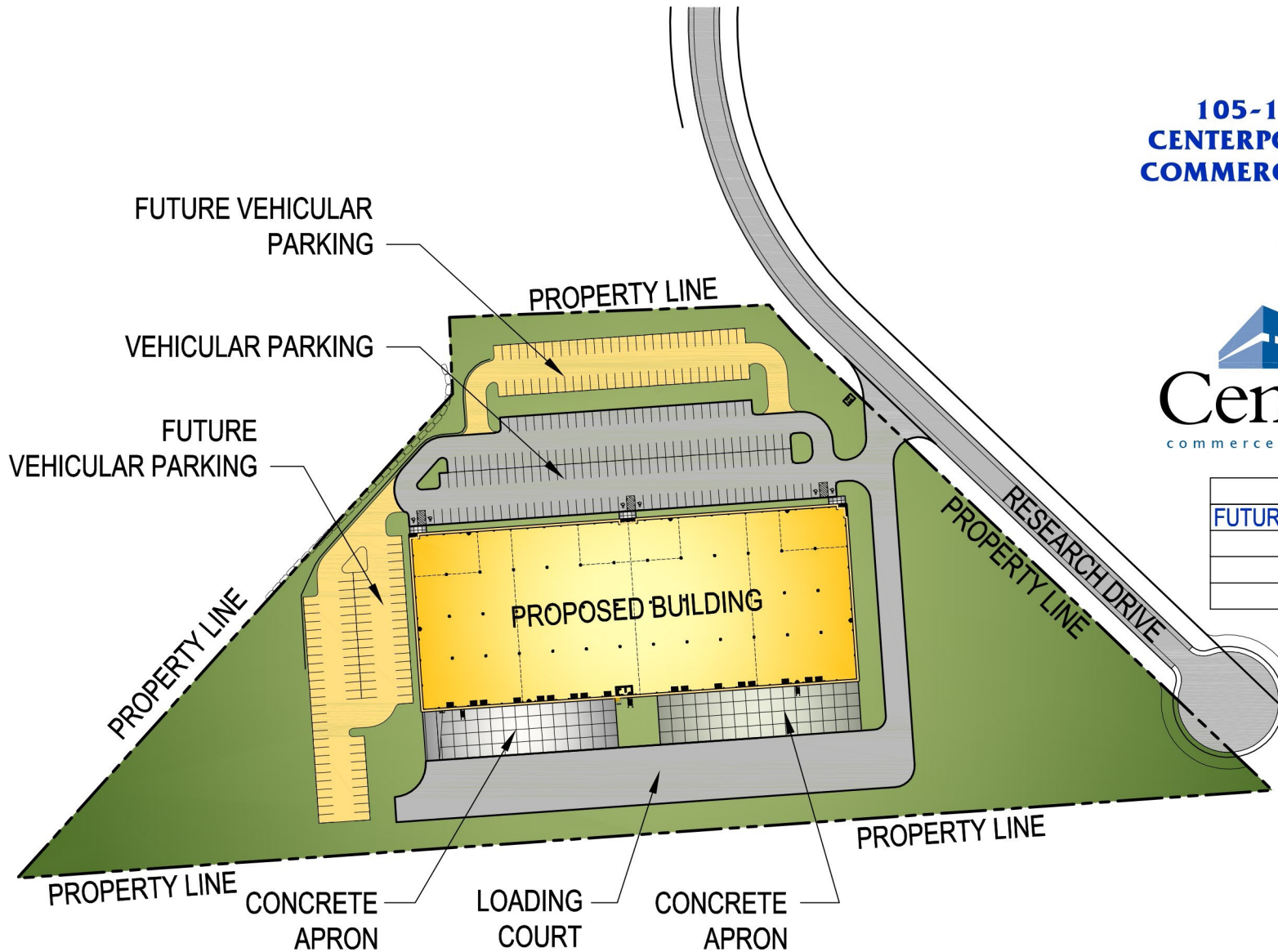
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PROPOSED 109,200 S.F. BUILDING

**PARCEL #24
105-155 RESEARCH DRIVE
CENTERPOINT EAST - PHASE II
COMMERCE AND TRADE PARK
JENKINS TOWNSHIP
PITTSBURGH, PA 15240**



PARKING SPACES	161
FUTURE PARKING SPACES	147
DOCK DOORS	17
DRIVE-IN DOORS	1
ACREAGE	12.85



**CONCEPTUAL
SITE PLAN**

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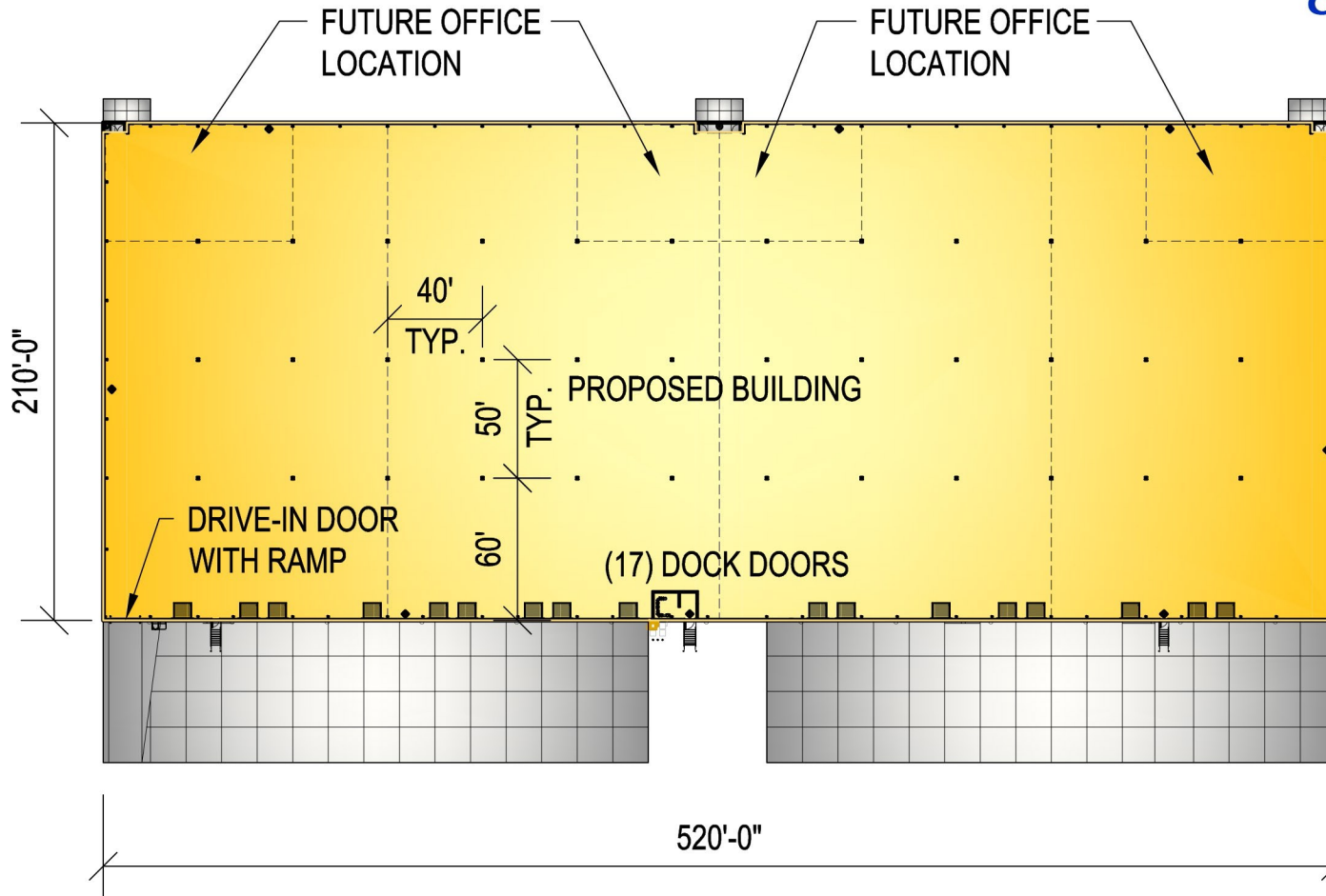


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SITE IMPROVEMENTS

- SITE CONTAINS APPROXIMATELY 12.85 ACRES
- ON-SITE PARKING FOR APPROXIMATELY 147 VEHICLES AND 161 FUTURES SPACES.
- ASPHALT PAVING INCLUDING HEAVY DUTY PAVE IN TRUCK AREAS.
- 8" THICK, 60' DEEP, REINFORCED CONCRETE DOCK APRON.
- PROFESSIONALLY PREPARED LANDSCAPE DESIGN.

BUILDING IMPROVEMENTS

- BUILDING CONTAINS 109,200 SQUARE FEET.
- TENANT SPACES RANGE FROM 25,200 S.F. - 109,200 S.F.
- BUILDING DIMENSIONS 520' (LENGTH) X 210' (WIDTH).
- 30' CLEAR HEIGHT AT LOW EAVE, 34'-4" CLEAR HEIGHT AT HIGH EAVE.
- 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 ROOF SYSTEM
- EXTERIOR WALL SYSTEM CONSISTING OF ARCHITECTURAL MASONRY, ALUMINUM / GLAZING ENTRANCE SYSTEMS AND INSULATED METAL WALL PANELS.
- THE BUILDING SHALL CONTAIN (17) 9' X 10' VERTICAL LIFT DOCK DOORS WITH 30,000 LB CAPACITY RITE-HITE MECHANICAL LEVELERS WITH BUMPERS.
- THE BUILDING SHALL CONTAIN (1) 12' X 14' VERTICAL LIFT DRIVE-IN DOOR WITH CONCRETE ACCESS RAMP.

UTILITIES AND BUILDING SYSTEMS

- HEATING SYSTEM SHALL BE ENERGY EFFICIENT CAMBRIDGE DIRECT FIRE UNITS IN WAREHOUSE AREAS, AND GAS/ELECTRIC PACKAGE ROOF TOP HVAC UNITS IN OFFICE AREAS.
- ELECTRICAL SERVICE SHALL BE A 277/480 V 3 PHASE 800A EXPANDABLE TO 4000A.
- INTERIOR LIGHTING SHALL BE ENERGY EFFICIENT FLUORESCENT T-BAY FIXTURES WITH LIGHTING LEVELS OF 18 - 22 FC AVERAGE.
- FIRE PROTECTION SYSTEM SHALL BE AN EARLY SUPPRESSION FAST RESPONSE (ESFR) WET SPRINKLER SYSTEM.
- PROVISIONS FOR DOMESTIC WATER AND NATURAL GAS SHALL BE PROVIDED.
- ALL UTILITIES SHALL BE SEPARATELY METERED.

PROPOSED 109,200 S.F. BUILDING

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105 -155 RESEARCH DRIVE
CENTERPOINT EAST - PHASE II
COMMERCE AND TRADE PARK
JENKINS TOWNSHIP
PITTSBURGH, PA 15110**

**BUILDING
SPECIFICATIONS**

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