



**24,000 SF**  
**IN NORTHEASTERN PA!**  
**ON 3.30 ACRES**

**165-175 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

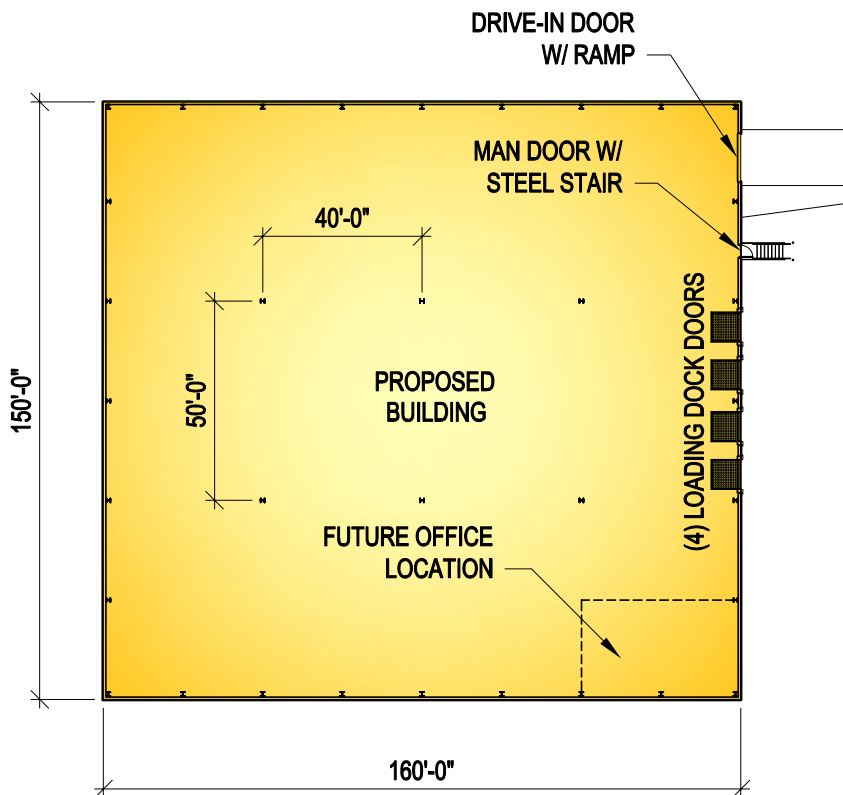
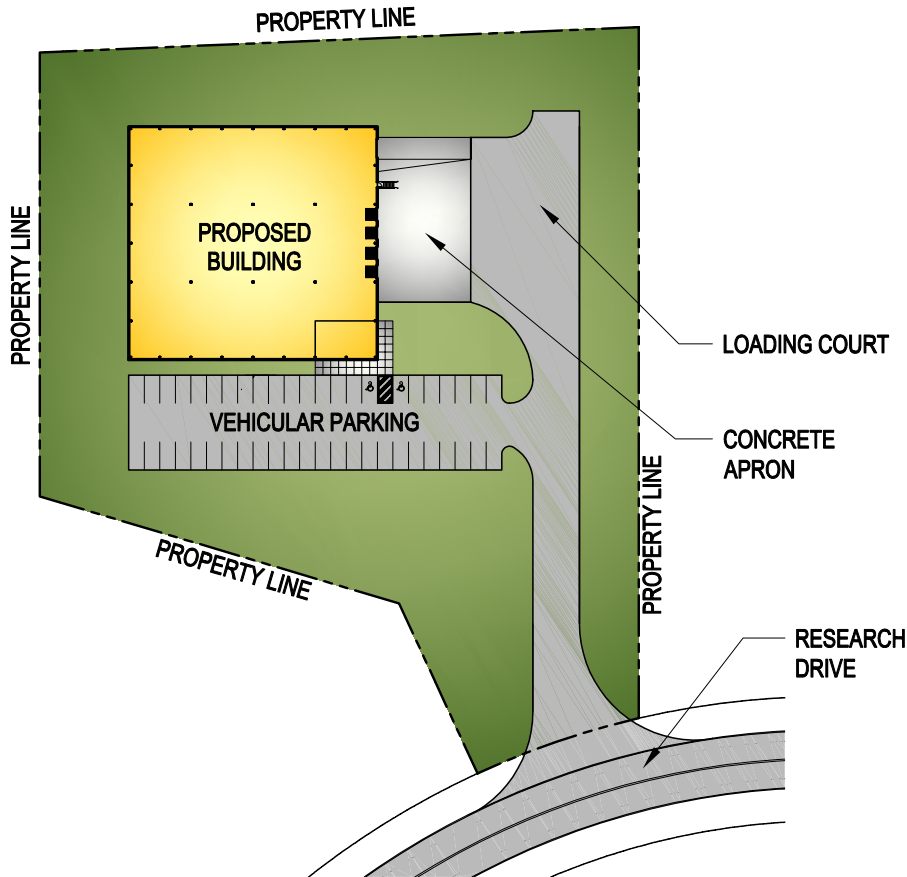
*Developing Northeastern Pennsylvania's I-81 Corridor Since 1985*

# 165-175 RESEARCH DRIVE

CENTERPOINT COMMERCE & TRADE  
PARK EAST, JENKINS TOWNSHIP, PA  
EXIT 175 OF 1-81

# 24,000 SF

# ON 3.30 ACRES IN NORTHEASTERN PA



## PROPOSED BUILDING IMPROVEMENTS

- 24,000 square feet
- Dimensions 160'(length) x 150'(width)
- 30'-34 1/4" ceiling clear height
- 40' x 50' bay spacing
- 6" concrete floor slab reinforced with welded steel mats
- (4) 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 units
- 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 47 vehicles and 161 future spaces
- 8" thick reinforced concrete 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)



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%



#### 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 24,000 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	12,480.00
2	.54	100%	.00	12,960.00
3	.56	100%	.00	13,440.00
4	.58	100%	.00	13,920.00
5	.60	100%	.00	14,440.00
6	.62	100%	.00	14,880.00
7	.64	100%	.00	15,360.00
8	.66	100%	.00	15,840.00
9	.68	100%	.00	16,320.00
10	.70	100%	.00	16,800.00
<b>TOTALS</b>			<b>\$0.00</b>	<b>\$146,400.00</b>

**3.30 ACRES**

**165-175 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 *ReadyToGo!™* 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

165-175 RESEARCH DRIVE

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JENKINS TOWNSHIP, PENNSYLVANIA



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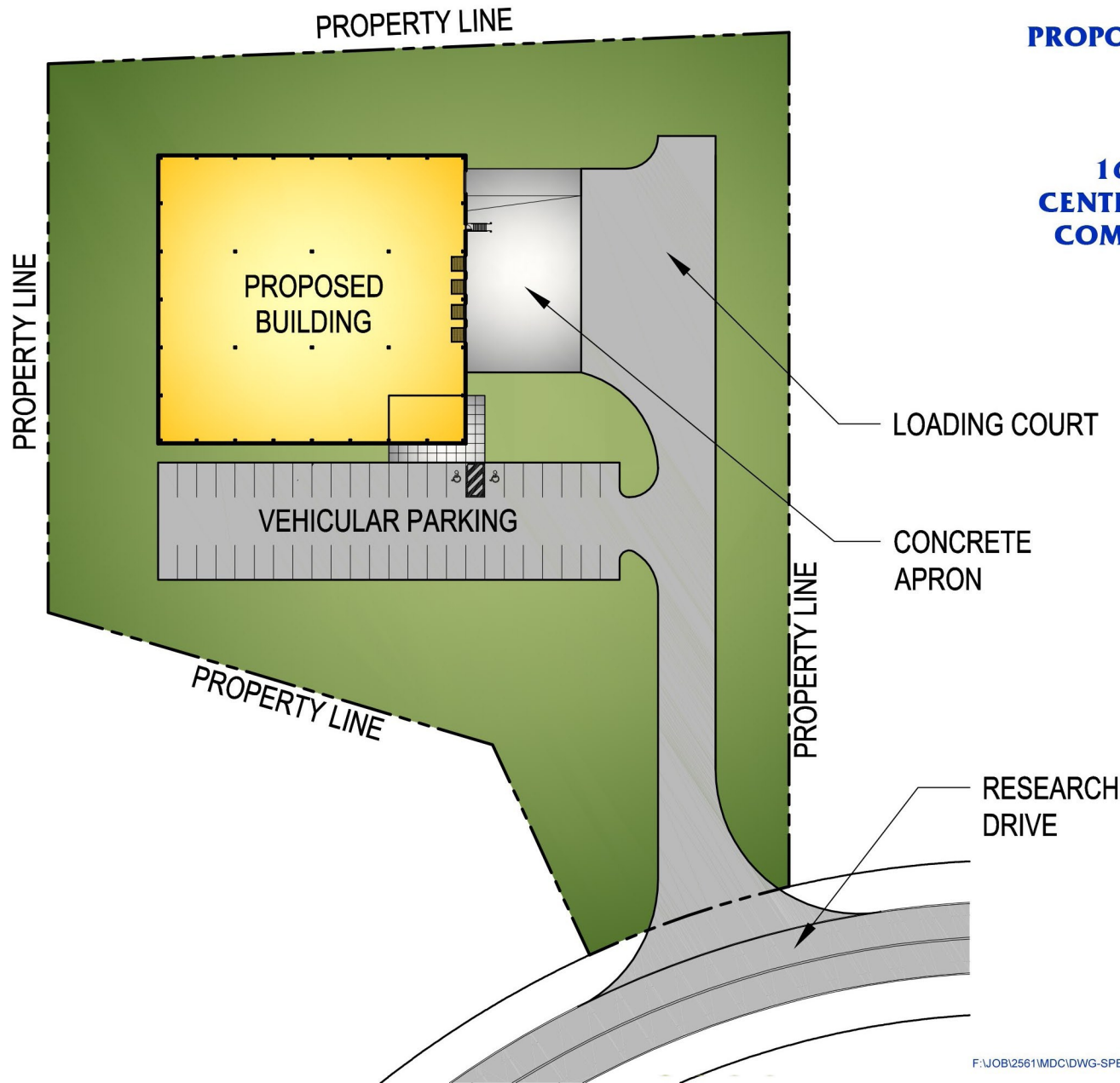


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**PROPOSED 24,000 S.F. BUILDING**

**PARCEL #21  
165 - 175 RESEARCH DRIVE  
CENTERPOINT EAST - PHASE IIA  
COMMERCE AND TRADE PARK  
JENKINS TOWNSHIP  
PITTSBURGH, PA 15240**



PARKING SPACES	47
DRIVE-IN DOORS	1
DOCK DOORS	4
ACREAGE	3.30

**CONCEPTUAL  
SITE PLAN**

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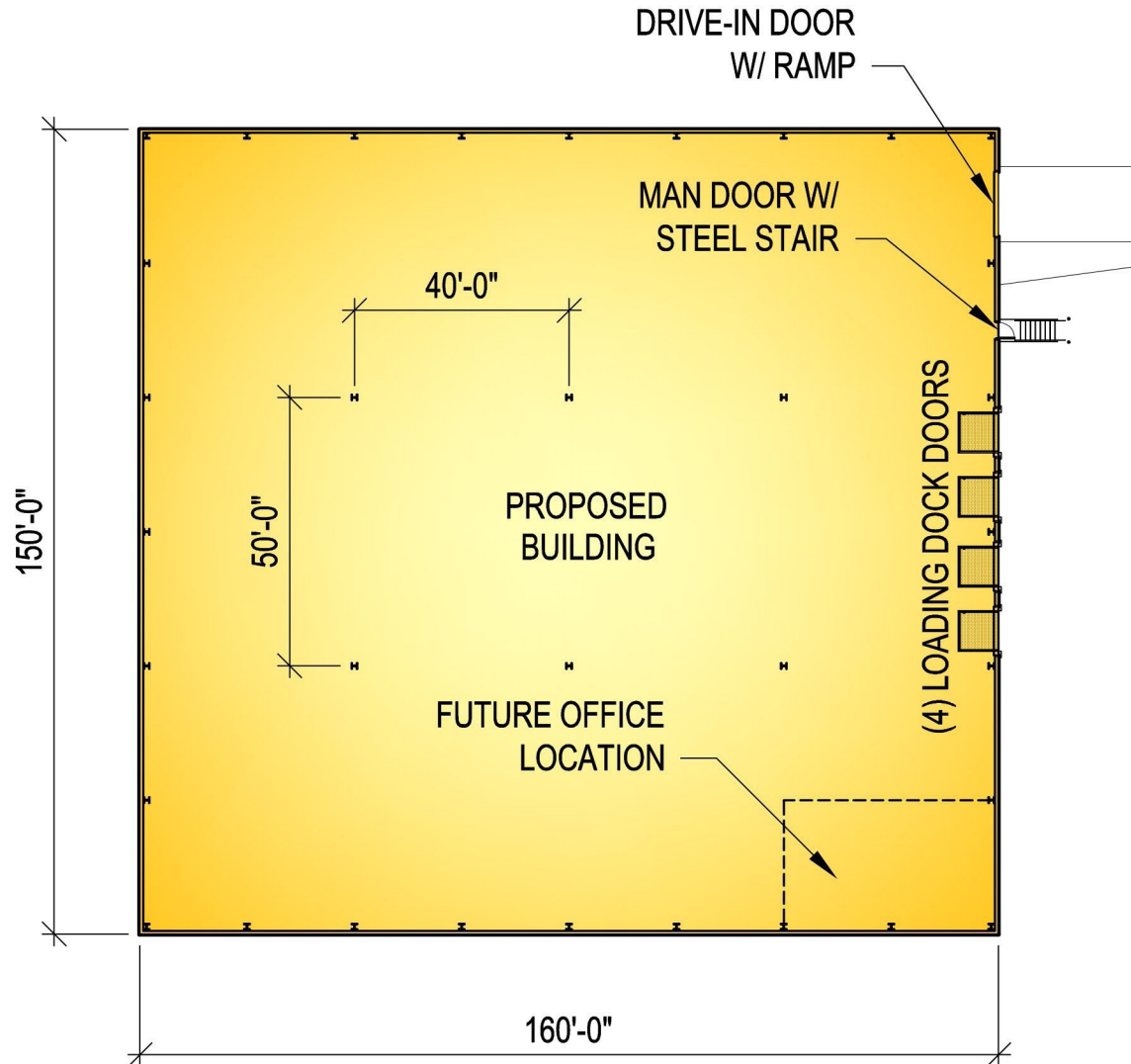
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## PROPOSED 24,000 S.F. BUILDING

**PARCEL #21**  
**165 - 175 RESEARCH DRIVE**  
**CENTERPOINT EAST - PHASE IIA**  
**COMMERCE AND TRADE PARK**  
**JENKINS TOWNSHIP**  
**PITTSTON, PA 18640**



## CONCEPTUAL BUILDING PLAN

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**SITE IMPROVEMENTS**

- SITE CONTAINS APPROXIMATELY 3.30 ACRES
- ON-SITE PARKING FOR APPROXIMATELY 47 VEHICLES.
- 8" THICK REINFORCED CONCRETE APRON.
- ASPHALT PAVING INCLUDING HEAVY DUTY PAVE IN TRUCK AREAS.
- PROFESSIONALLY PREPARED LANDSCAPE DESIGN.

**BUILDING IMPROVEMENTS**

- BUILDING SHALL CONTAIN 24,000 SQUARE FEET.
- BUILDING DIMENSIONS 160' (LENGTH) X 150' (DEPTH)
- 30' CLEAR STRUCTURAL HEIGHT AT LOW EAVE.
- 33'-4" CLEAR STRUCTURAL HEIGHT AT HIGH EAVE.
- 40' X 50' BAY SPACING.
- 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 (4) 9'-0" X 10'-0" VERTICAL LIFT DOCK DOORS WITH 30,000 LB CAPACITY MECHANICAL LEVELERS WITH BUMPERS.
- THE BUILDING SHALL CONTAIN (1) 12' X 14' VERTICAL LIFT DRIVE-IN DOOR WITH ACCESS RAMP.

**UTILITIES AND BUILDING SYSTEMS**

- HEATING SYSTEM SHALL BE ENERGY EFFICIENT CAMBRIDGE DIRECT FIRED UNITS.
- 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 24,000 S.F. BUILDING**

**PARCEL #21**  
**165 - 175 RESEARCH DRIVE**  
**CENTERPOINT EAST - PHASE IIA**  
**COMMERCE AND TRADE PARK**  
**JENKINS TOWNSHIP**  
**PITTSBURGH, PA 15201**

**BUILDING  
SPECIFICATION**

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