



SAMPLE BUILDING

**95.215 ACRES  
IN NORTHEASTERN PA!**

DESIGNED FOR  
**456,000 SF  
TO  
1,038,500 SF**

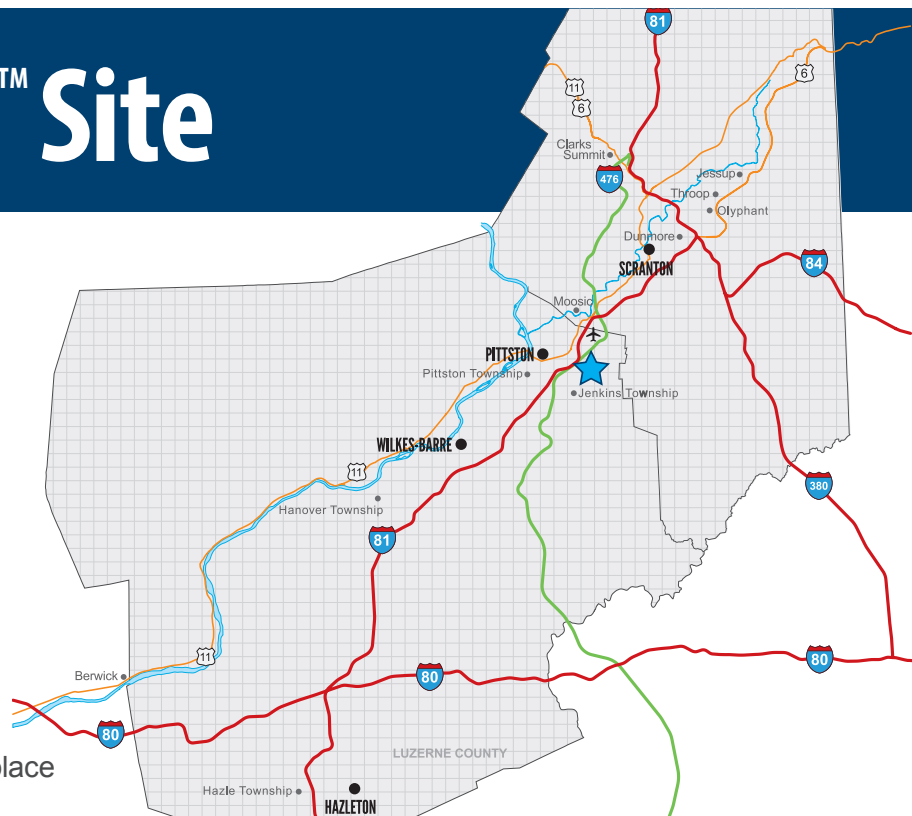
**200 TECHNOLOGY DRIVE**

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



**570.823.1100**  
**mericle.com**



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

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

# 200 TECHNOLOGY DRIVE

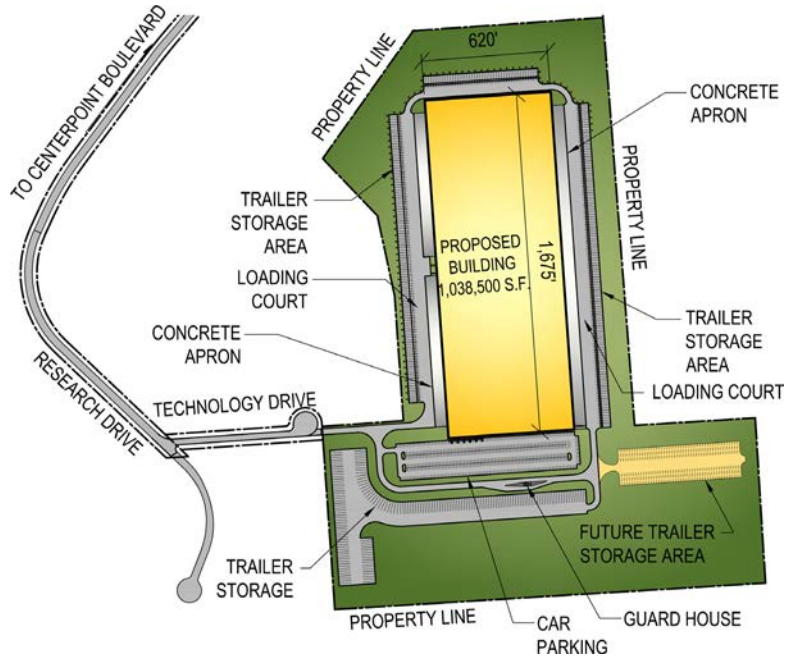
CENTERPOINT COMMERCE & TRADE  
PARK EAST, JENKINS TOWNSHIP, PA  
EXIT 175 OF I-81

UP TO

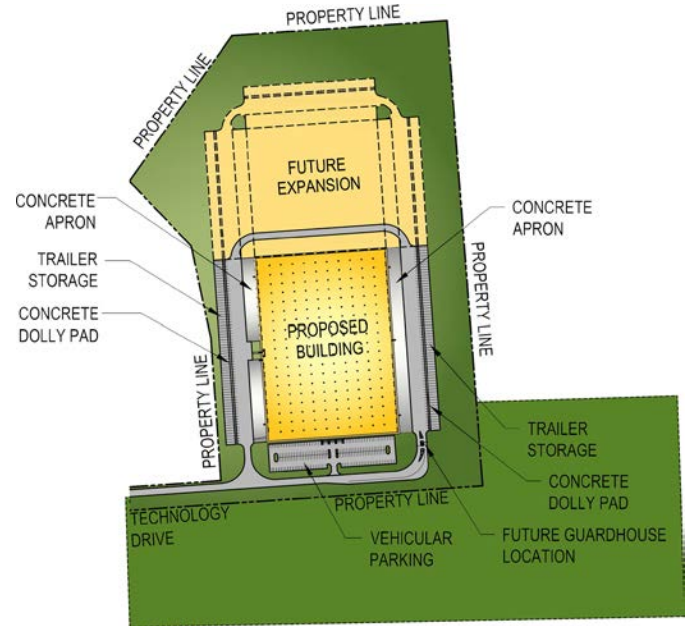
# 1,038,500 SF

ON 95.215 ACRES  
IN NORTHEASTERN PA!

## PROPOSED SITE PLAN FOR 1,038,500 SF



## PROPOSED SITE PLAN 456,000 SF TO 775,000 SF



# SPECIFICATIONS FOR 456,000 SF

## PROPOSED BUILDING IMPROVEMENTS

- 456,000 square feet - 800'(length) x 570'(width)
- Expandable to 1,038,500 square feet
- 33' - 40' ceiling clear height
- 40' x 50' bay spacing with a 60' deep staging bay
- 6" reinforced concrete floor with welded steel mats
- MR24 standing seam roof system
- (70) 9'x10' vertical lift dock doors
- (1) 12'x14' vertical lift drive-in door

## PROPOSED UTILITIES & SYSTEMS

- Energy efficient Cambridge direct fire units
- 277/480V 3 Phase 800A electric expandable to 4000A
- Energy efficient fluorescent T-bay lighting
- ESFR fire protection
- Provisions for domestic water and natural gas
- All utilities shall be separately metered

## PROPOSED SITE IMPROVEMENTS

- On-site parking for approximately 186 vehicles
- On-site trailer storage for approximately 132 trailers with 8" thick, 8' wide concrete dolly pad
- Asphalt paving including heavy duty pave in truck areas
- 8" thick, 60' deep, reinforced concrete dock apron
- Professionally prepared landscape design
- Site can accommodate a future guard house

## ADDITIONAL FEATURES

- Can be subdivided for various uses
- 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

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.

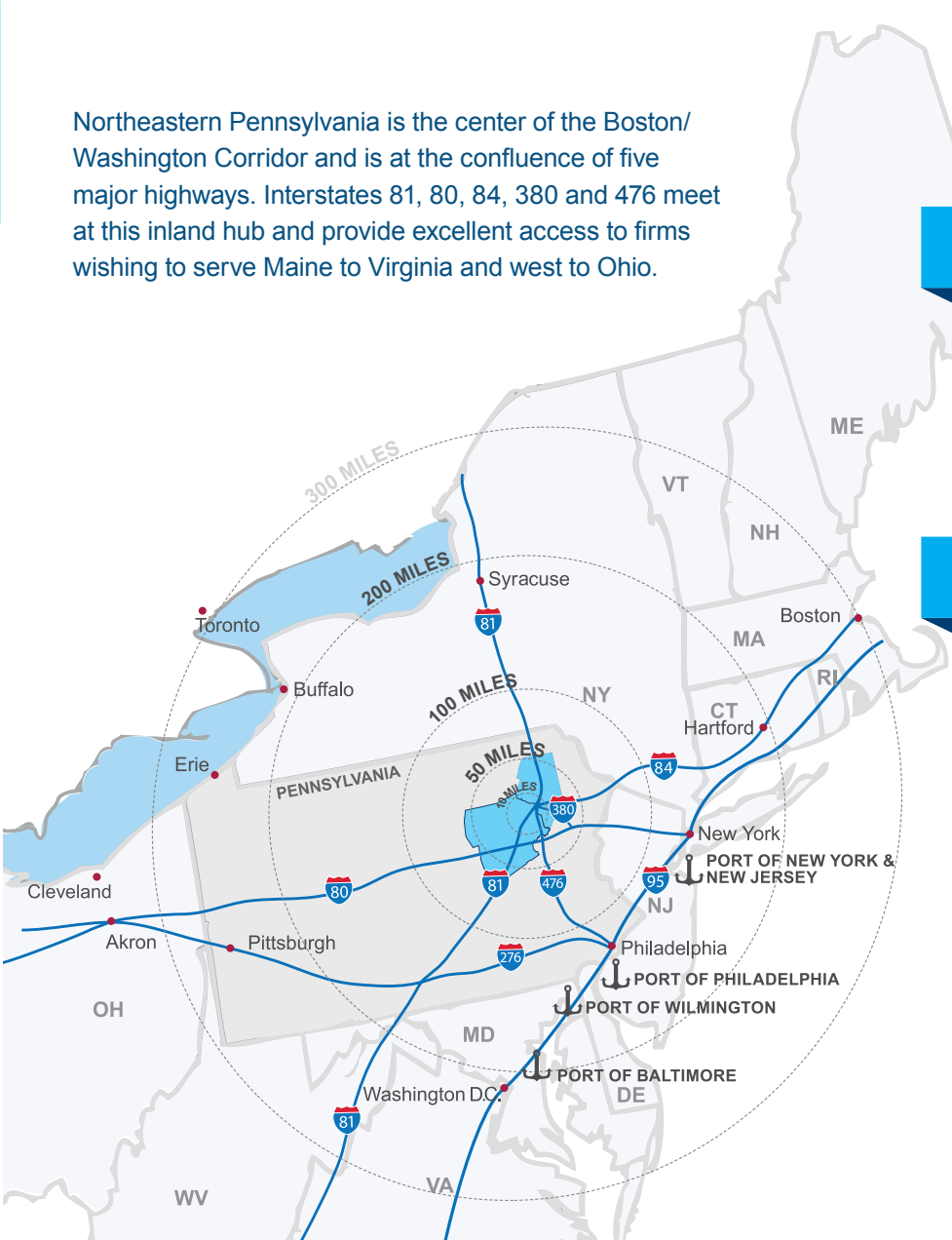
## CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR

### 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 470,000 PEOPLE LIVE WITHIN 20 MILES OF CENTERPOINT

YEAR	CIVILIAN LABOR FORCE	EMPLOYMENT	UNEMPLOYMENT	UNEMPLOYMENT RATE
2013	265,200	244,600	20,500	7.7%
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%

Source: [www.paworkstats.state.pa.us](http://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 first right just before light at auto dealership. Follow road under I-476 overpass. Proceed straight into 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 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 park.

# LERTA APPROVED

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

Sample LERTA savings based upon 775,000 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	403,000.00
2	.54	100%	.00	418,500.00
3	.56	100%	.00	434,000.00
4	.58	100%	.00	449,500.00
5	.60	100%	.00	465,000.00
6	.62	100%	.00	480,500.00
7	.64	100%	.00	496,000.00
8	.66	100%	.00	511,500.00
9	.68	100%	.00	527,000.00
10	.70	100%	.00	542,500.00
TOTALS			\$0.00	\$4,727,500.00

95.215 ACRES

### 200 Technology 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

**Bob Besecker**  
bbesecker@mericle.com

**Jim Hilsher**  
jhilsher@mericle.com

**Bill Jones**  
bjones@mericle.com

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

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985



200 Technology Drive (P.26)  
CenterPoint Commerce & Trade Park East  
Jenkins Township, PA

**ReadyToGo!™ Site**  
**95.215 Acres**



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Photo taken November, 2013



Photo depicts future 1 million square foot building

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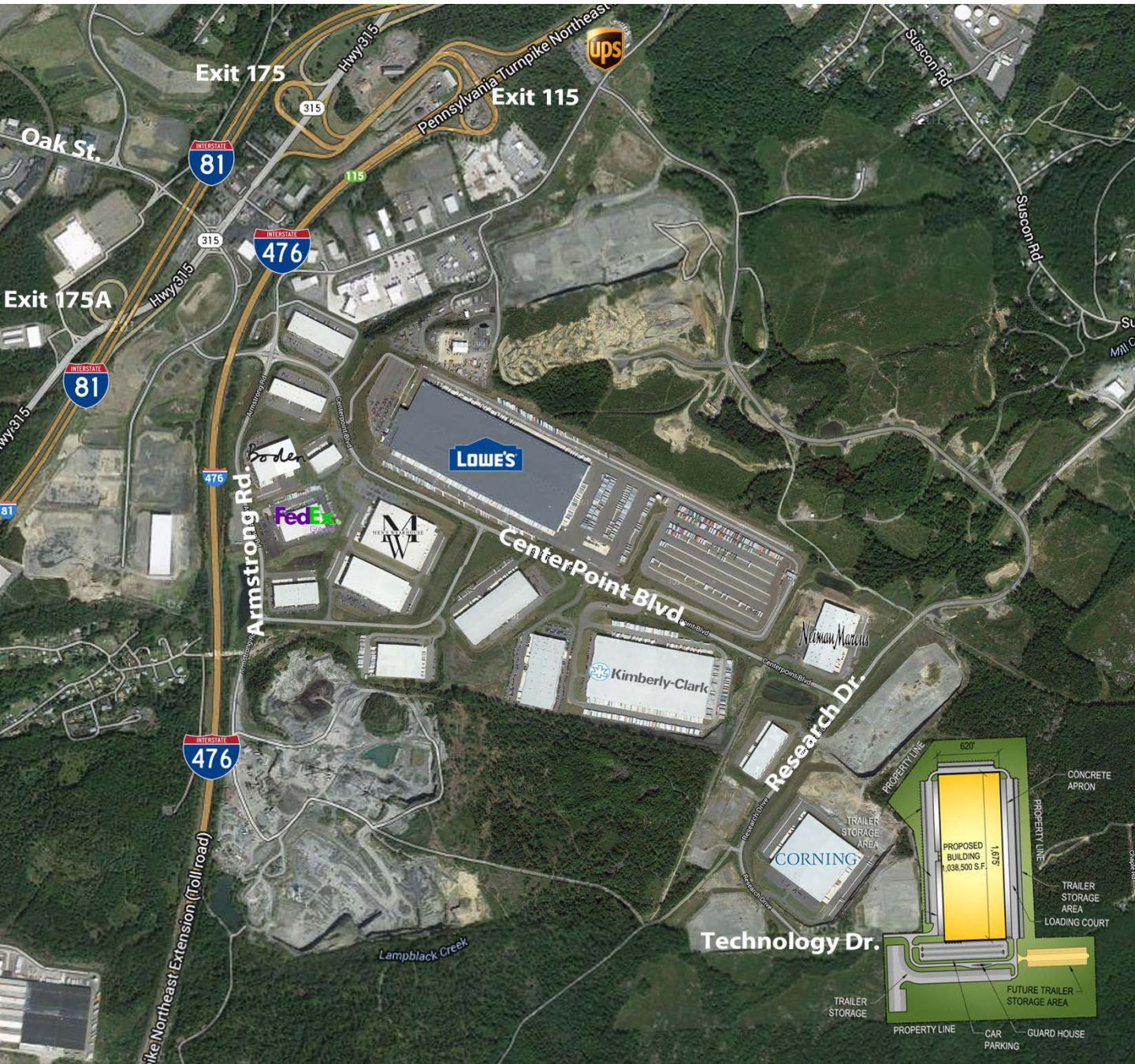
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## CONCEPTUAL SITE PLAN

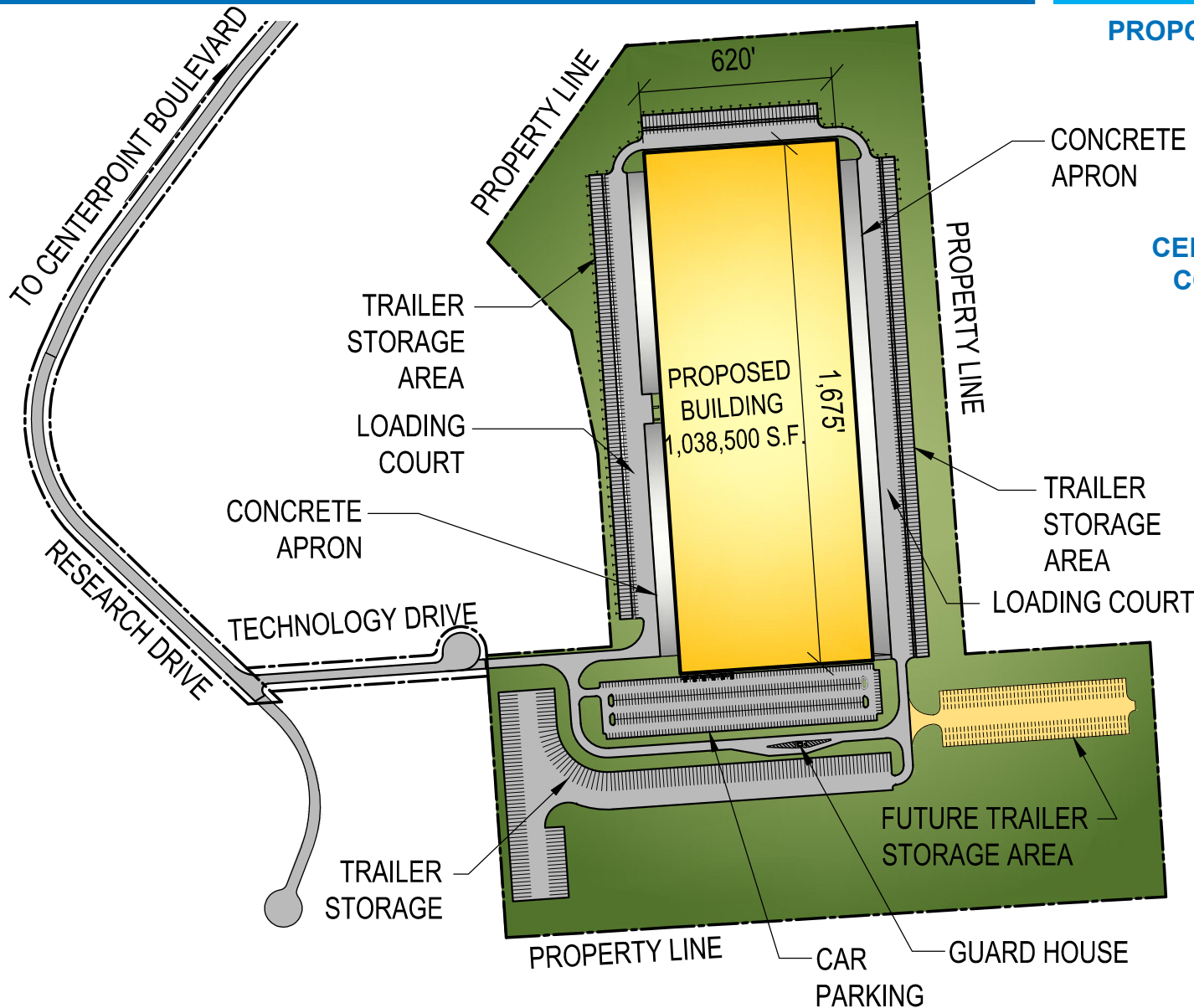
PROPOSED 1,038,500 S.F. BUILDING

**PARCEL #26**  
**200 TECHNOLOGY DRIVE**  
**CENTERPOINT EAST - PHASE IIA**  
**COMMERCE AND TRADE PARK**  
**JENKINS TOWNSHIP**  
**LUZERNE COUNTY, PA 18640**

**OCTOBER 25, 2013**



LEGEND	
PROJECT SITE	95.215 ACRES
PROPOSED BLDG.	1,038,500 S.F.
BLDG. EXP	N/A
LOT TRAILER STORAGE	481
FUTURE TRAILER STORAGE	100
CAR PARKING	503



These plans have been prepared solely for  
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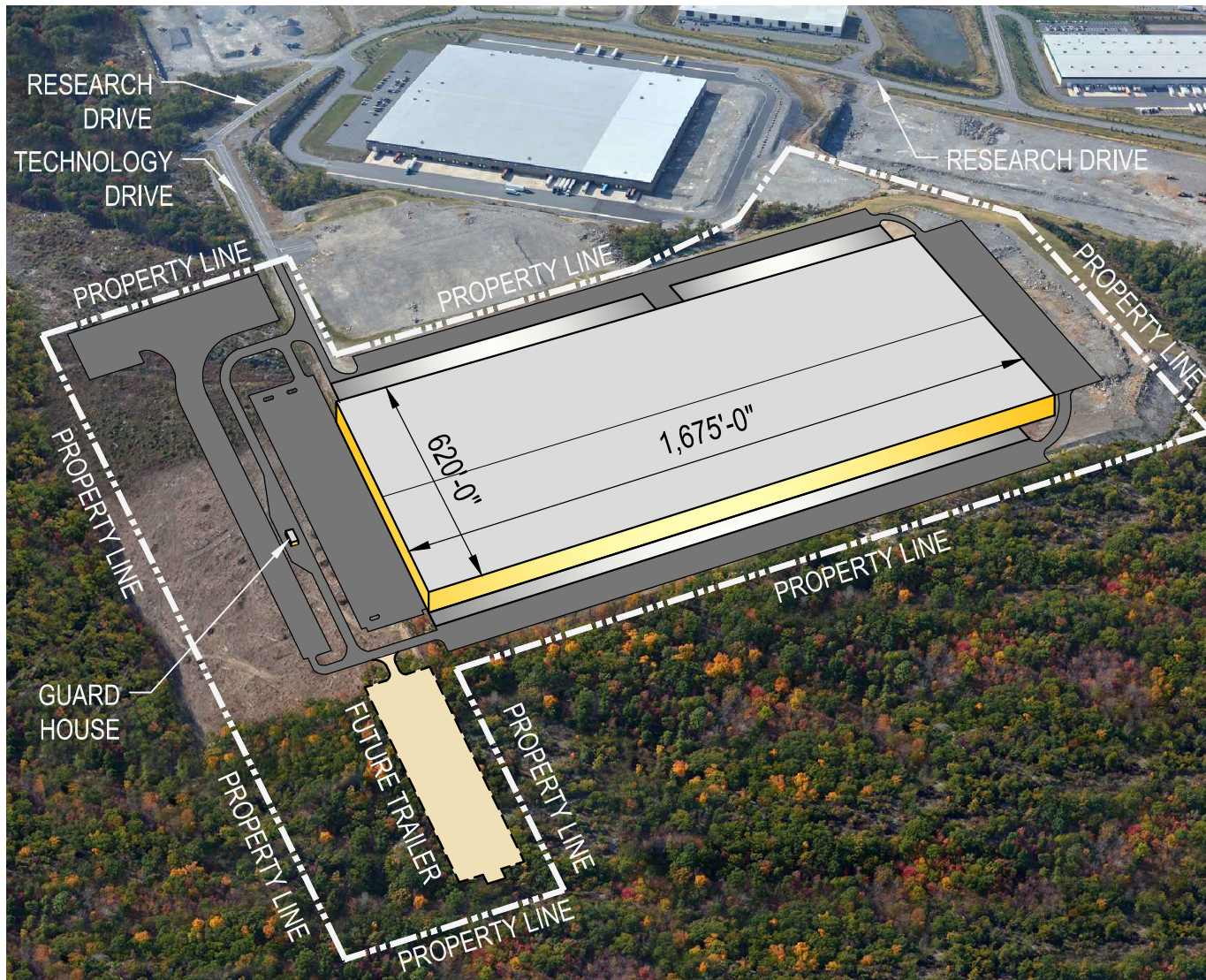
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## CONCEPTUAL AERIAL PLAN

PROPOSED 1,038,500 S.F. BUILDING



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**CENTERPOINT EAST - PHASE IIA**  
**COMMERCE AND TRADE PARK**  
**JENKINS TOWNSHIP**  
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