



# CenterPoint

commerce & trade park • south



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*

# CenterPoint South Information

An active rail line, strong utilities, and great highway access define this 138-acre planned business park.

CenterPoint Commerce and Trade Park South is located in Jenkins Township in Luzerne County, Pennsylvania. The property is just 2.5 miles from State Route 309, which provides very quick access to Interstates 81 and 476. The park's development plan calls for a mix of industrial, flex, and office buildings ranging from 10,000 square feet to more than 400,000 square feet, however, larger buildings can be accommodated by combining parcels.

Every building constructed in the park receives a 10-year, 100% real estate tax abatement on improvements via the Local Economic Revitalization Tax Assistance Program (LERTA).

Mericle Commercial Real Estate Services, the largest privately owned developer of industrial space along Pennsylvania's I-81 Corridor, is developing CenterPoint South as part of an overall 1,800-acre CenterPoint Commerce and Trade Park Complex. The nearby East and West phases of CenterPoint house many major tenants including: Lowe's, The Men's Wearhouse, FedEx Ground, J.P. Boden, Kimberly Clark, Quiet Flex Manufacturing, Bimbo Bakeries, Benco Dental, The Home Depot, Corning Life Sciences, and Emery Waterhouse.

## Miles to Key Cities from CenterPoint South

Wilkes-Barre	5	Manhattan	133
Scranton	13	Syracuse	146
Delaware Water Gap	53	Baltimore	191
Allentown	64	Hartford	203
Binghamton	75	Washington DC	232
Morristown, NJ	102	Pittsburgh	272
Harrisburg	111	Boston	307
Philadelphia	115	Cleveland	361
Port of Newark	122	Toronto	390

Population	
Within 10 miles	221,559
Within 20 miles	469,952
Within 30 miles	695,247

Labor within 30 Miles	
Civilian Labor Force	347,971
Employed	315,958
Unemployed	32,013
Unemployment Rate	9.2%

### Sources:

[www.pasitesearch.com](http://www.pasitesearch.com)  
[www.paworkstats.state.pa.us](http://www.paworkstats.state.pa.us)

*Data estimated for First Quarter, 2012*

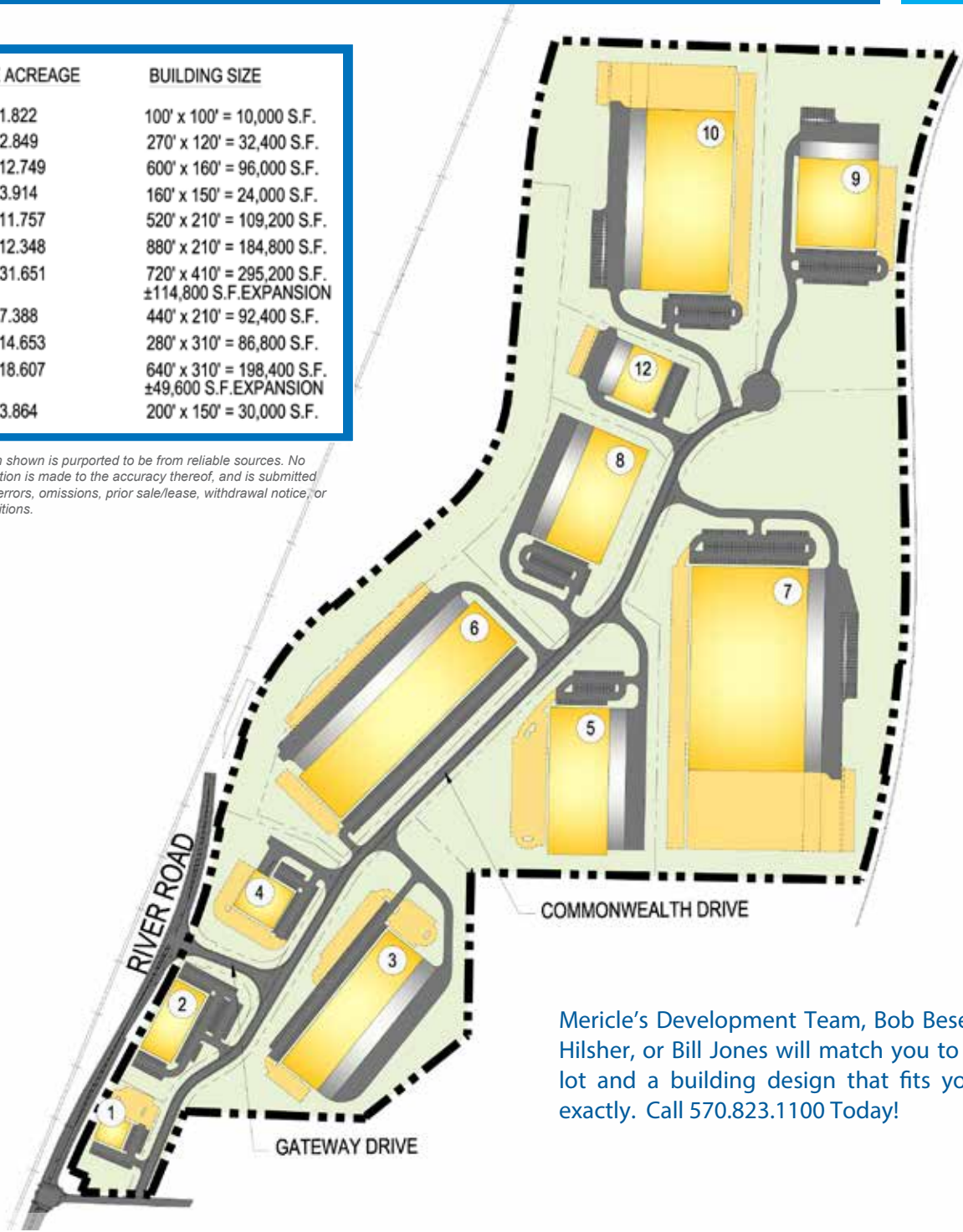




# CenterPoint South Site Map

SITE ACREAGE	BUILDING SIZE
① 1.822	100' x 100' = 10,000 S.F.
② 2.849	270' x 120' = 32,400 S.F.
③ 12.749	600' x 160' = 96,000 S.F.
④ 3.914	160' x 150' = 24,000 S.F.
⑤ 11.757	520' x 210' = 109,200 S.F.
⑥ 12.348	880' x 210' = 184,800 S.F.
⑦ 31.651	720' x 410' = 295,200 S.F. ±114,800 S.F. EXPANSION
⑧ 7.388	440' x 210' = 92,400 S.F.
⑨ 14.653	280' x 310' = 86,800 S.F.
⑩ 18.607	640' x 310' = 198,400 S.F. ±49,600 S.F. EXPANSION
⑫ 3.864	200' x 150' = 30,000 S.F.

*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.*



Mericle's Development Team, Bob Besecker, Jim Hilsher, or Bill Jones will match you to a Mericle lot and a building design that fits your needs exactly. Call 570.823.1100 Today!



# CenterPoint South Utilities

## Natural Gas

CenterPoint South (CPS) natural gas service will be provided by UGI Penn Natural Gas (UGI PNG) via a proposed main operating at intermediate pressure along the park's access road. Gas will be supplied via a connection to an existing 2-inch main located near the project site along West Saylor Avenue. In addition, UGI PNG maintains a pressure regulator station near the CPS property. Based on conversations with UGI PNG representatives, these facilities maintain adequate volume and pressure to accommodate most industrial users.

## Water

CenterPoint South water service will be provided by Pennsylvania American Water Company (PAWC). PAWC currently maintains a 10-inch diameter main located near the intersection of West Saylor Avenue and Main Street, and an 8-inch main located adjacent to the CPS property along River Road.

## Sanitary Sewer

CenterPoint South sanitary sewage treatment will be provided by the Wyoming Valley Sanitary Authority (WVSA), which currently has an approved treatment capacity of 32 MGD and receives an average flow of 24 MGD at their treatment plant located in Hanover Township. The park's conveyance system will consist of 8-inch SDR-35 gravity mains that will convey sewage to existing 8-inch mains located on the north side of River Road and near the northwest property boundary of CPS. Both existing mains discharge to WVSA's treatment facility

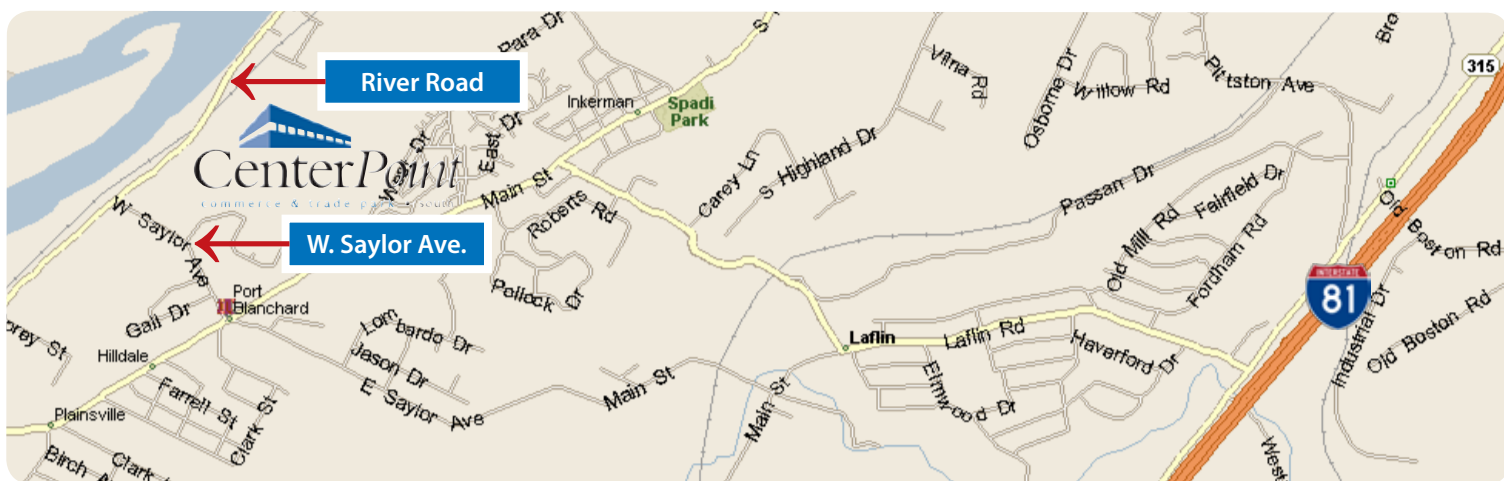
located in Hanover Township. Sanitary sewer mains within the park will be owned and maintained by the Jenkins Township Sanitary Authority.

## Electric

CenterPoint South electrical service will be supplied by PPL Electric Utilities (PPL). PPL maintains existing 12 KV, 3-phase distribution lines adjacent to the CPS property along River Road. Based upon conversations with PPL representatives, these lines are capable of serving most typical commercial and light industrial users. In addition, heavy industrial load capacity is available from an existing 69 KV, 3-phase transmission main located along the north side of the CPS property.

## Telecommunications

CenterPoint South telecommunications service will be provided by Verizon and additional local communications providers. There are existing overhead copper facilities owned by separate telecommunication service providers, along the road rights-of-way bordering the project site. In addition, fiber optic facilities owned by Verizon are readily available in the direct vicinity of the project site. This combination of existing facilities in conjunction with local digital switching facilities, formal agreements with all mainstream long distance carriers and co-location arrangements in local markets allow CenterPoint South occupants to have accessibility to telephone service, Internet, T-1 lines, ISDN, DSL, frame relays, LAN/WAN services and video conferencing from multiple potential service providers.



Bob Besecker, VP



Jim Hilsher, VP



Bill Jones, VP

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