

# 43B RESEARCH DRIVE

CENTERPOINT COMMERCE & TRADE PARK EAST  
PITSTON TOWNSHIP, PA

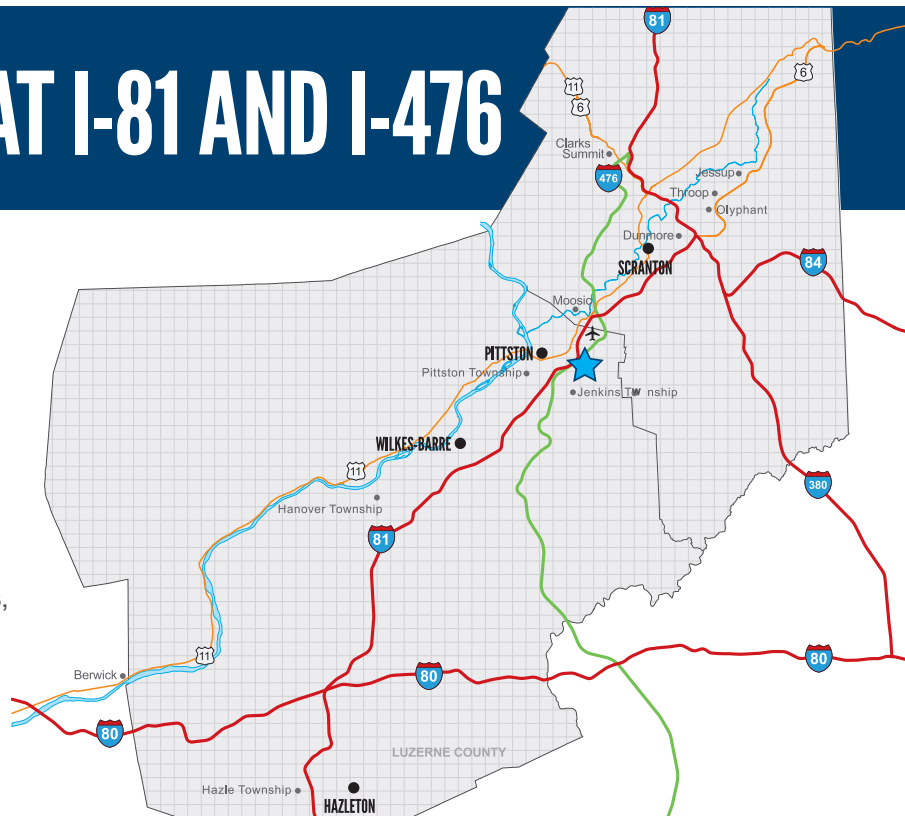
# 104.46 ACRES



## TAX ABATED SITE AT I-81 AND I-476

### SITE FEATURES

- Less than one mile from I-81 and I-476
- Public water and sewer, natural gas, fiber, power
- 10 year, 100% real estate tax abatement on improvements (LERTA)
- Less than one mile from FedEx Ground and UPS
- Park is home to bulk industrial facilities for Lowes, The Home Depot, Men's Wearhouse, Neiman Marcus, Kimberly Clark, Bimbo Bakeries and others
- 992,000 SF (1,600' x 620') cross-docked facility has been designed for the site
- Adjacent parcels available



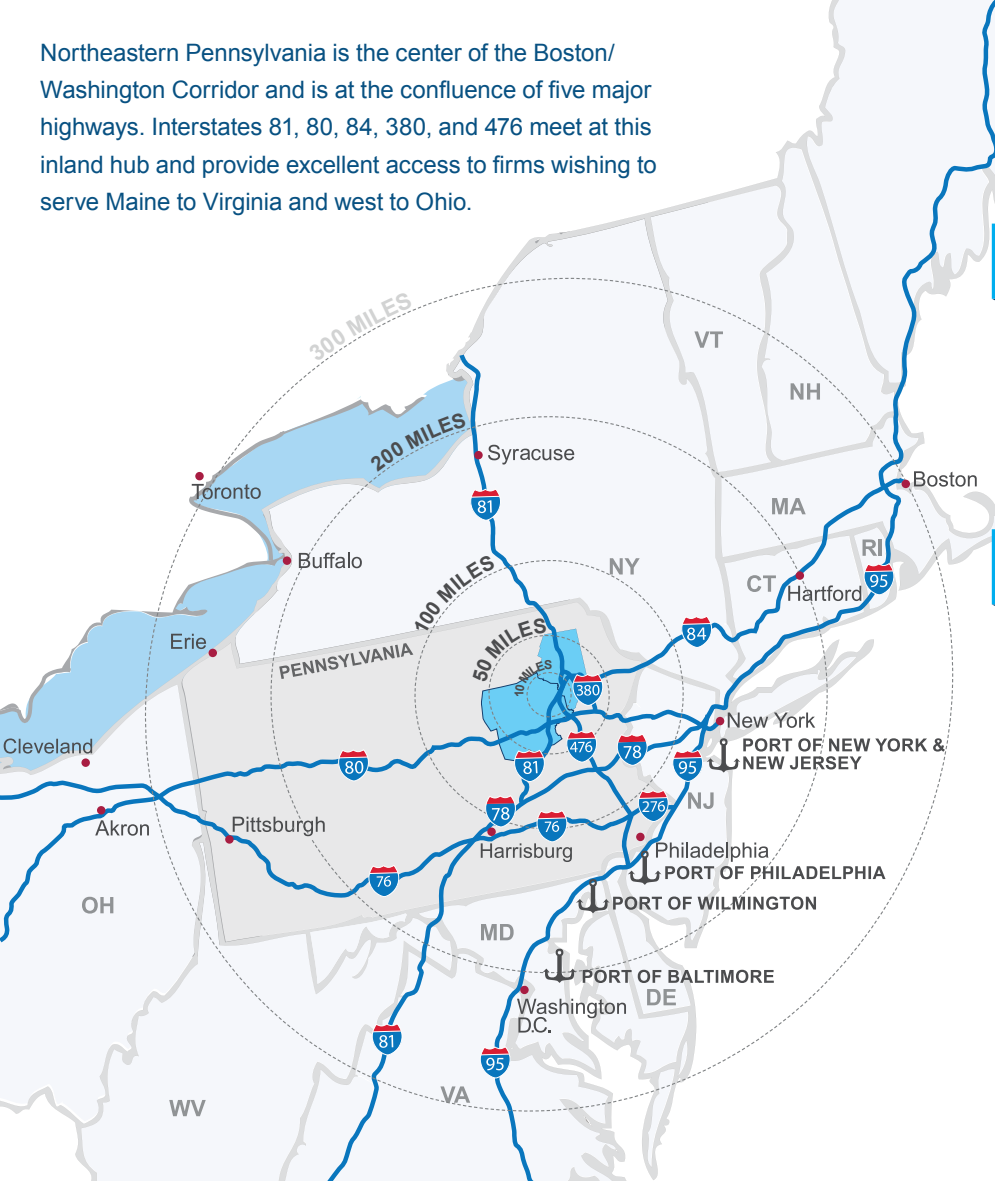
570.823.1100  
mericle.com



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

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

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

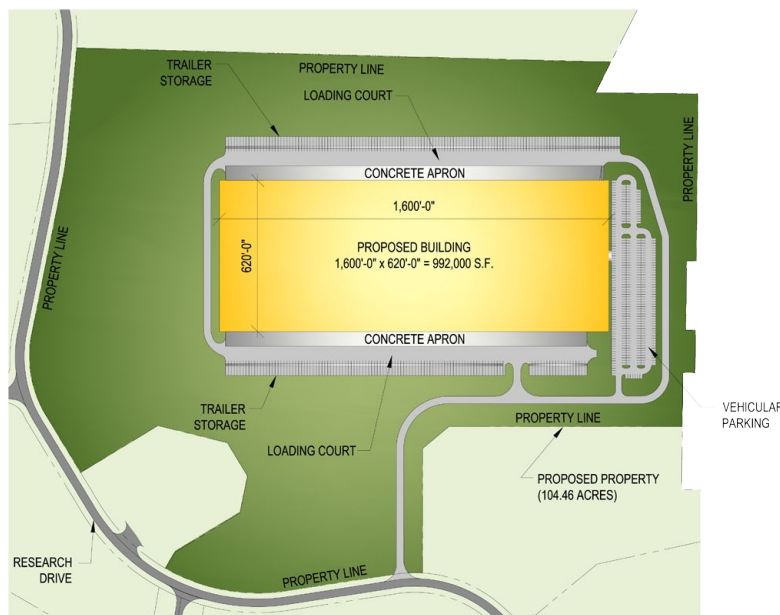
## LERTA APPROVED

**ESTIMATED 10-YEAR SAVINGS**

## 992,000 SF BUILDING

Actual real estate taxes will vary depending upon the cost of construction required to meet a tenant's exact specifications.

YEAR	ESTIMATED SAVINGS
1	\$515,840
2	\$535,680
3	\$555,520
4	\$575,360
5	\$595,200
6	\$615,040
7	\$634,880
8	\$654,720
9	\$674,560
10	\$694,400
ESTIMATED TOTAL SAVINGS	\$6,051,200.00



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