

# 12,465 SF

ON 4.058 ACRES AVAILABLE FOR LEASE

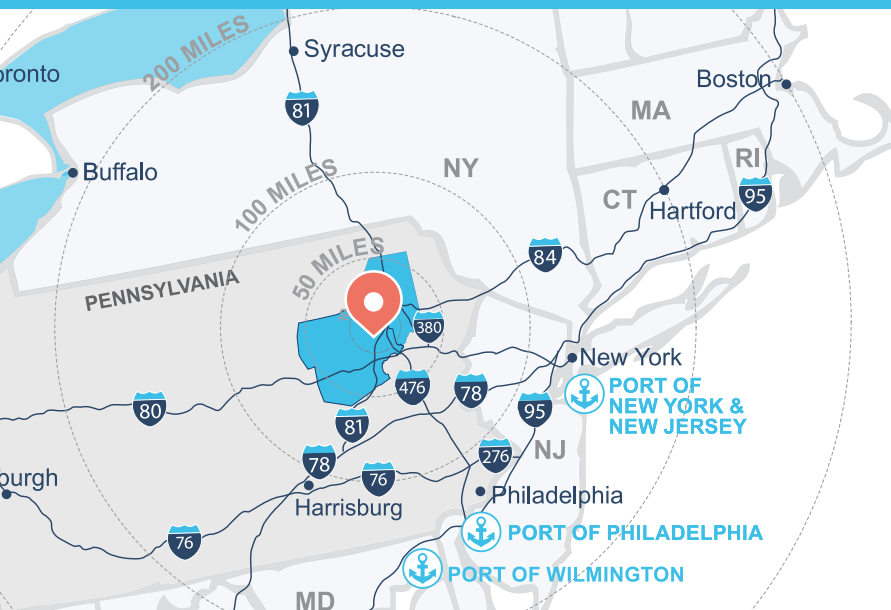
**150 ENTERPRISE WAY**

CENTERPOINT COMMERCE & TRADE PARK WEST  
PITSTON TOWNSHIP, PA



## CLASS A OFFICE SPACE

**LERTA APPROVED!** MULTI-YEAR, 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS!



### DIRECTIONS TO CENTERPOINT COMMERCE & TRADE PARK WEST

**Traveling North on I-81:** Take Exit 175 (Pittston/Route 315 North). Merge onto Route 315 north. At second traffic signal, turn left onto Oak Street. Drive 3/10ths of a mile, entrance on right.

**Traveling South on I-81:** Take Exit 175A (Pittston/Route 315 South). Follow Rt. 315 south 1/2 mile to first traffic signal. Turn right at traffic signal (Oak Street). Drive 3/10ths of a mile, entrance on right.

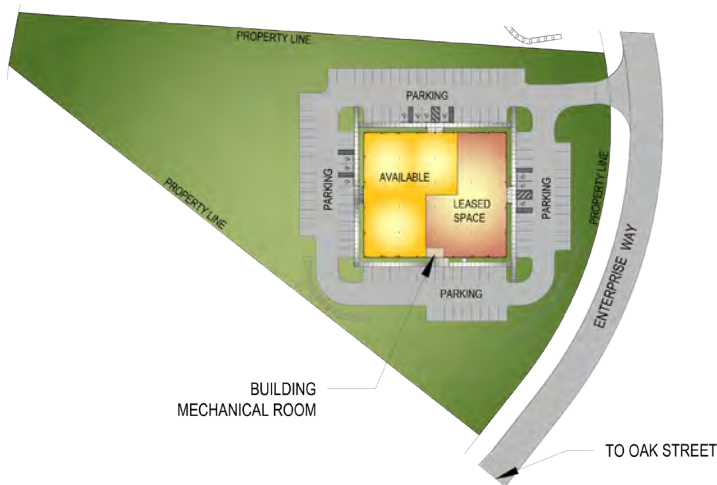
**Traveling on I-476 (PA Turnpike):** Take Exit 115 (Route 315/ Wyoming Valley). Follow Rt. 315 south 1/4 mile to first traffic signal. Turn right at traffic signal (Oak Street). Drive 3/10ths of a mile, entrance on right.



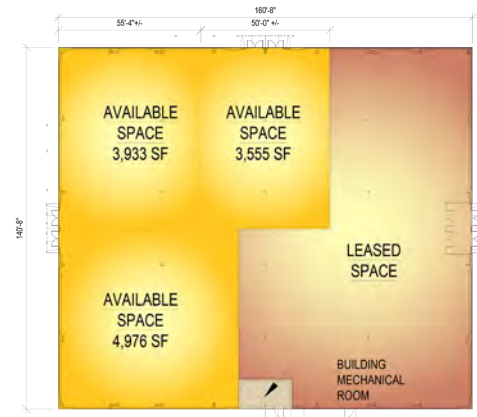
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## SITE PLAN



## FLOOR PLAN



## SIZE

- **Available Space:** 12,465 SF available within a 22,600 SF single-story office building
- Spaces available from 3,555 SF to 12,465 SF
- **Acreage:** 4.058 acres
- **Building Dimensions:** 160'-8" (length) x 140'-8" (depth)

## BUILDING CONSTRUCTION

- **Floor:** 4" thick reinforced concrete floor slab
- **Roof:** Single-ply, .60 mil thick fully adhered EPDM membrane
- **Exterior Walls:** Brick veneer and ground face masonry with thermally broken aluminum frame entrance system and ribbon windows with 1" insulated glass
- Covered entrances with canopy
- Mericle premium office finishes

## PARKING

- **Vehicle Parking:** On-site parking for approximately 62 vehicles

## UTILITIES

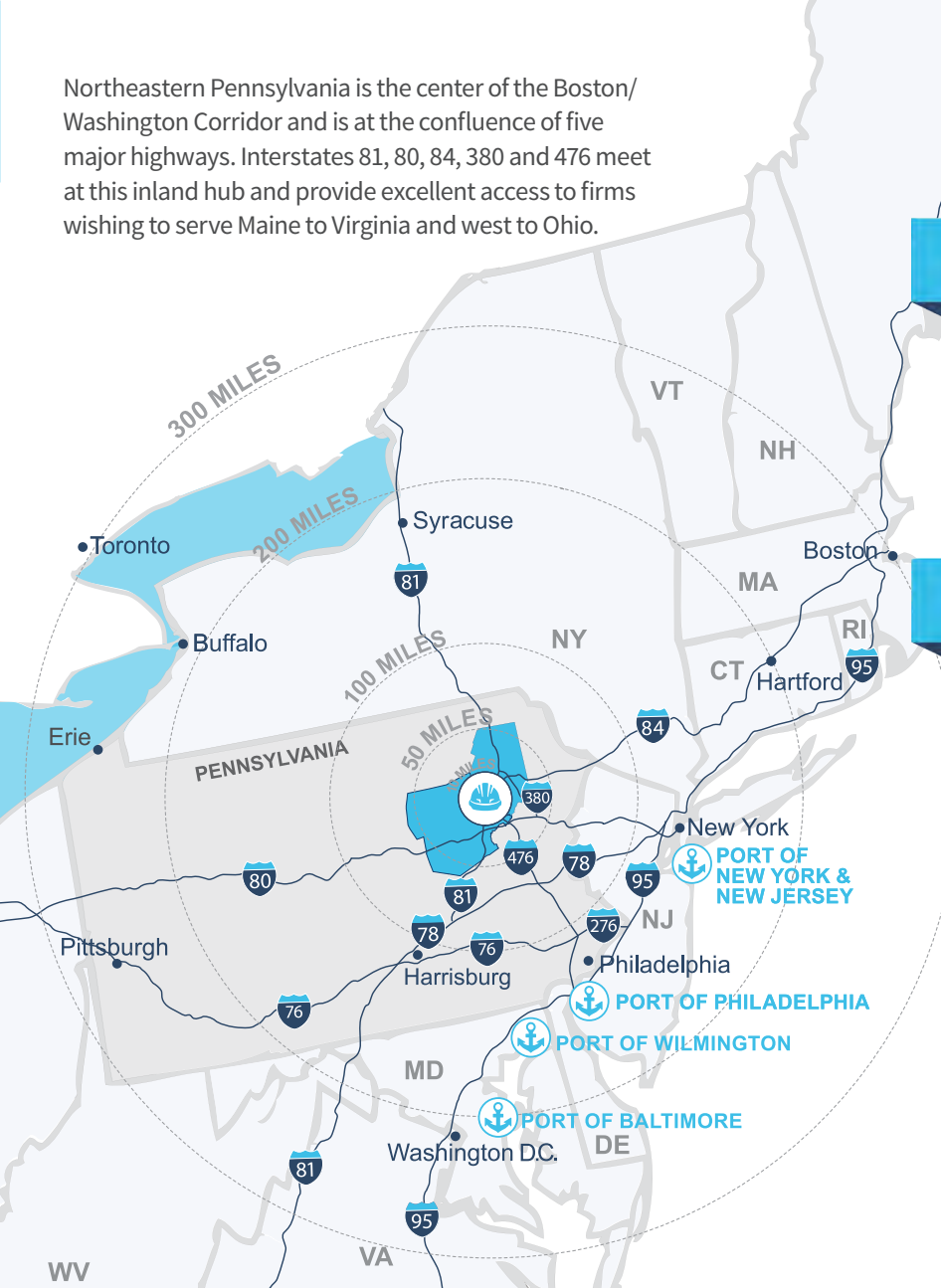
- **HVAC:** Heating, cooling, and ventilation shall be provided with individually-controlled packaged gas/electric HVAC units
- **Electrical Service:** 800 amp, 208/120 volt, 3-phase electrical service
- **Lighting:** 2' x 4' fluorescent lighting with parabolic lenses
- **Fire Protection:** Light Hazard wet sprinkler system throughout the facility
- **Telecommunications:** Fiber and copper telecommunications service in the park are provided by *Verizon*, *Frontier Communications* and *Comcast*
- **Utilities:** All utilities shall be separately metered
- Provisions for domestic water and natural gas shall be provided

## LOCATION

- Less than one mile from I-81 and I-476
- More than 470,000 live within 20 miles of the park



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

**10-YEAR, 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS**

## EMPLOYMENT & UNEMPLOYMENT DATA

FOR LACKAWANNA & LUZERNE COUNTIES

**MORE THAN 470,000 PEOPLE LIVE WITHIN 20 MILES OF CENTERPOINT**

YEAR	NEPA REGION CIVILIAN LABOR FORCE	EMPLOYED	UNEMPLOYED	NEPA	PA	US
2018	264,800	250,300	14,600	5.4%	4.8%	4.1%
2017	263,600	248,700	14,900	5.6%	4.9%	4.4%
2016	267,200	251,400	15,800	5.9%	4.7%	5.0%





## LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE PROGRAM (LERTA)

Companies that move into CenterPoint have the opportunity to dramatically lower their operating costs due to a long established tax abatement program. Every building constructed in Mericle's CenterPoint Commerce & Trade Park receives a 10-year, 100% real estate tax abatement on improvements via the Local Economic Revitalization Tax Assistance (LERTA) program. This abatement program was approved by Luzerne County, the Pittston Area School district, Jenkins Township, and Pittston Township.

The annual real estate taxes you will save when you move into a LERTA-approved building in CenterPoint may vary depending upon the cost of construction required to meet your exact specifications. **Contact Bob Besecker, Jim Hilsher, or Bill Jones of Mericle's Leasing Team for a detailed savings estimate.**



**150 ENTERPRISE WAY**  
CENTERPOINT COMMERCE &  
TRADE PARK WEST  
PITTSTON TOWNSHIP, PA 18640

## DEVELOPMENT DIVISION

**BOB BESECKER, VP**  
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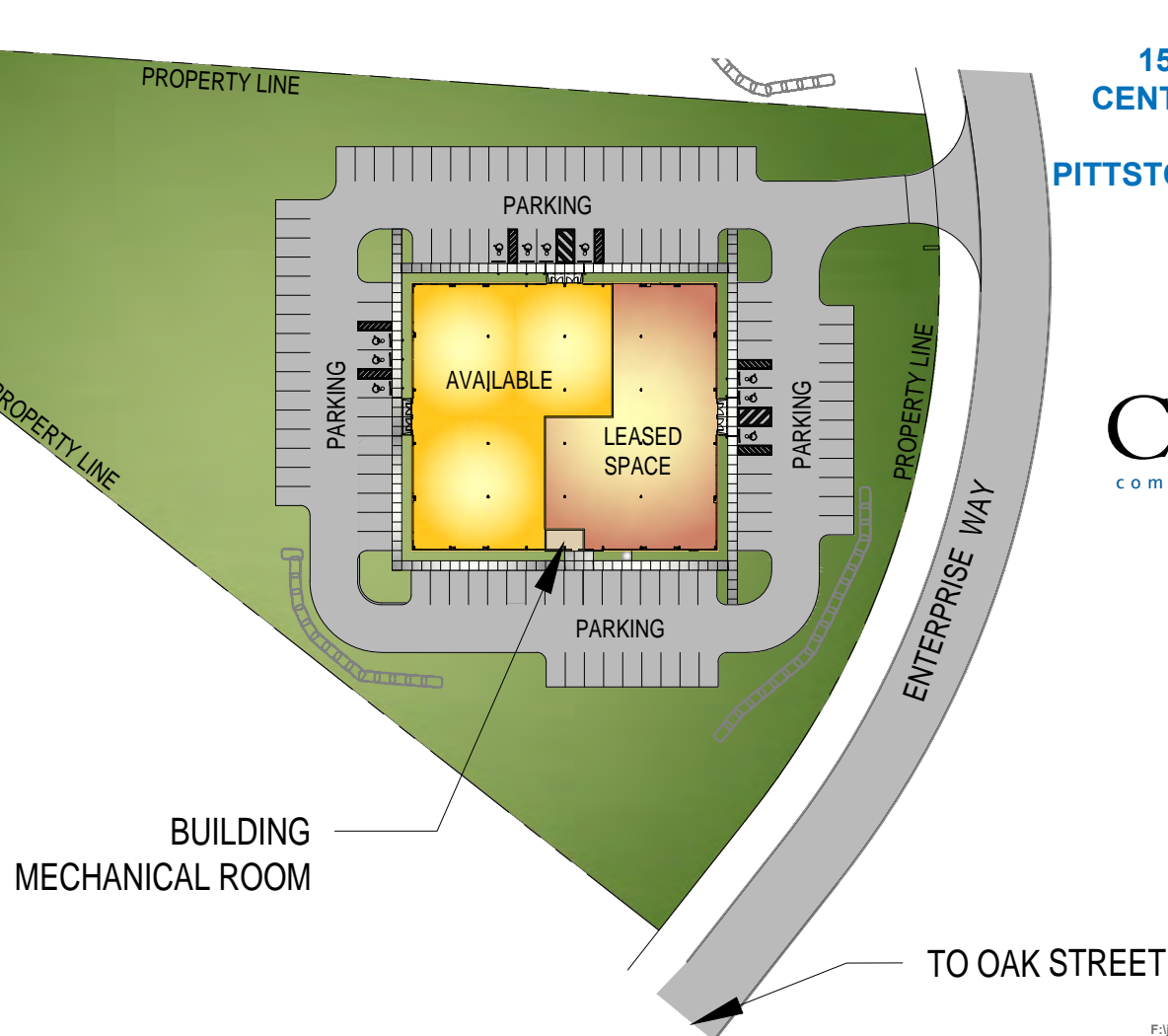
**BILL JONES, VP**  
bjones@mericle.com

To learn more, please call one of us at **570.823.1100** to request a proposal and/or arrange a tour.

## SITE PLAN

AVAILABLE 12,465 S.F. SPACE WITHIN AN  
EXISTING 22,600 S.F. BUILDING FOR

PARCEL #2B  
154-160 ENTERPRISE WAY  
CENTERPOINT COMMERCE &  
TRADE PARK- WEST  
PITTSTON TOWNSHIP, PA 18640



These plans have been prepared solely for  
marketing purposes for the exclusive use of  
-- Mericle Commercial Real Estate Services

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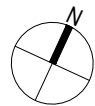
East Mountain Corporate Center  
100 Baltimore Drive  
Wilkes-Barre, PA 18702

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

## BUILDING PLAN

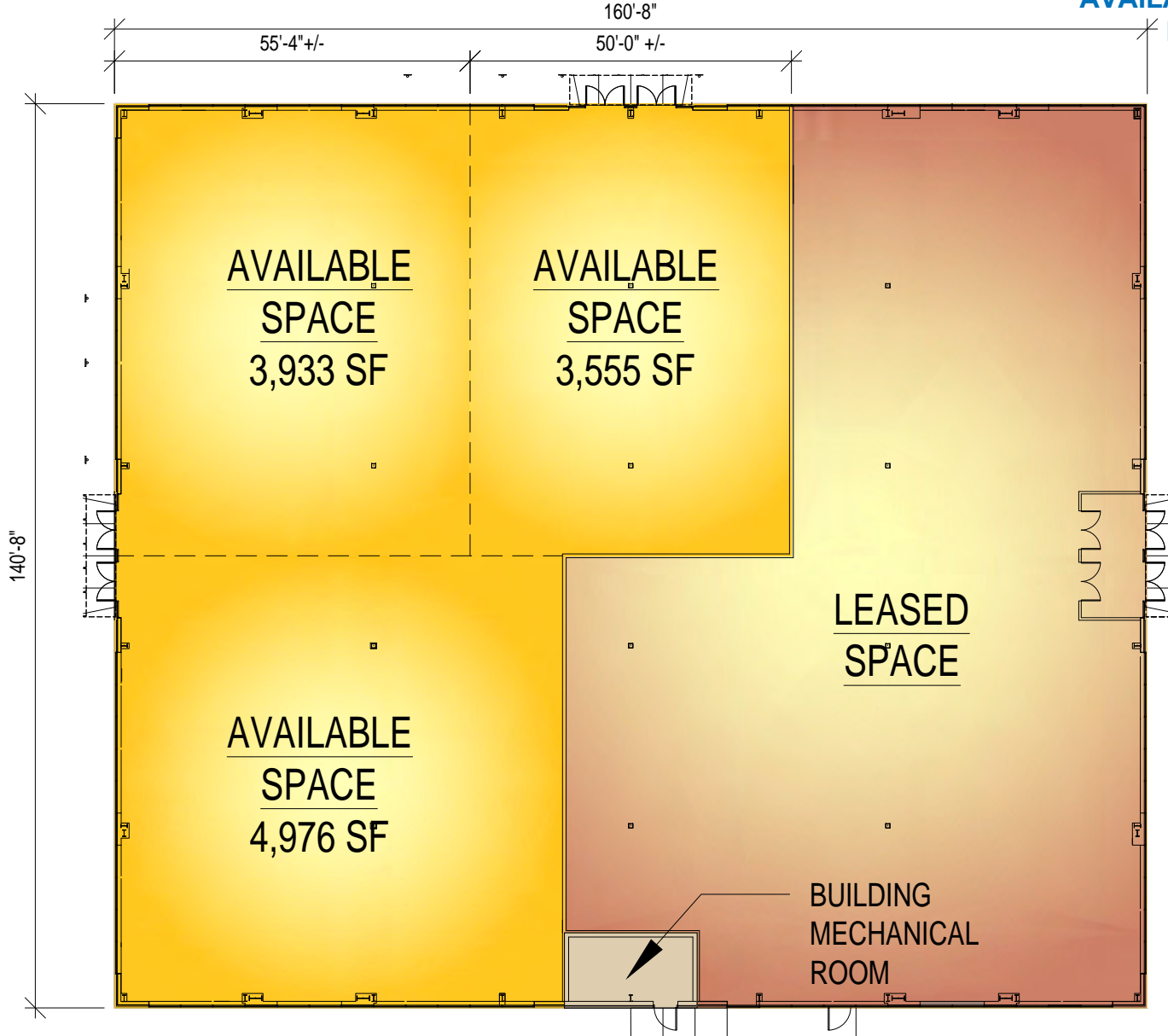
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## SPECIFICATIONS

### SITE IMPROVEMENTS

- Site contains approximately 4.058 acres
- Available on-site parking for approximately 62 vehicles.
- Professionally prepared landscape design.
- Marquee sign at entrance

### BUILDING IMPROVEMENTS

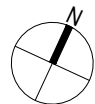
- Single story office building contains 22,600 square feet.
- Building dimensions 160'-8" (length) x 140'-8" (width).
- Available spaces from 3,555 s.f. to 12,465 s.f.
- 4" thick reinforced concrete floor slab.
- Building roof is a single-ply, .60 mil thick fully adhered EPDM membrane.
- Exterior wall system constructed with a brick veneer and ground face masonry with thermally broken aluminum frame entrance system and ribbon windows with 1" insulated glass.
- Covered entrances with canopy
- Mericle premium office finishes

### UTILITIES AND BUILDING SYSTEMS

- Electrical service shall be 800 amp 208/120 volt, 3 phase service.
- Interior lighting fixtures shall be 2' x 4' fluorescent lighting with parabolic lenses.
- Fire protection system shall be a Light Hazard wet sprinkler system throughout the facility.
- Provisions for domestic water and natural gas shall be provided.
- All utilities shall be separately metered.
- Fiber and copper telecommunications service in the park are provided by *Verizon, Frontier Communications and Comcast.*
- Heating, cooling and ventilation shall be provided with individually controlled packaged gas / electric HVAC units.

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