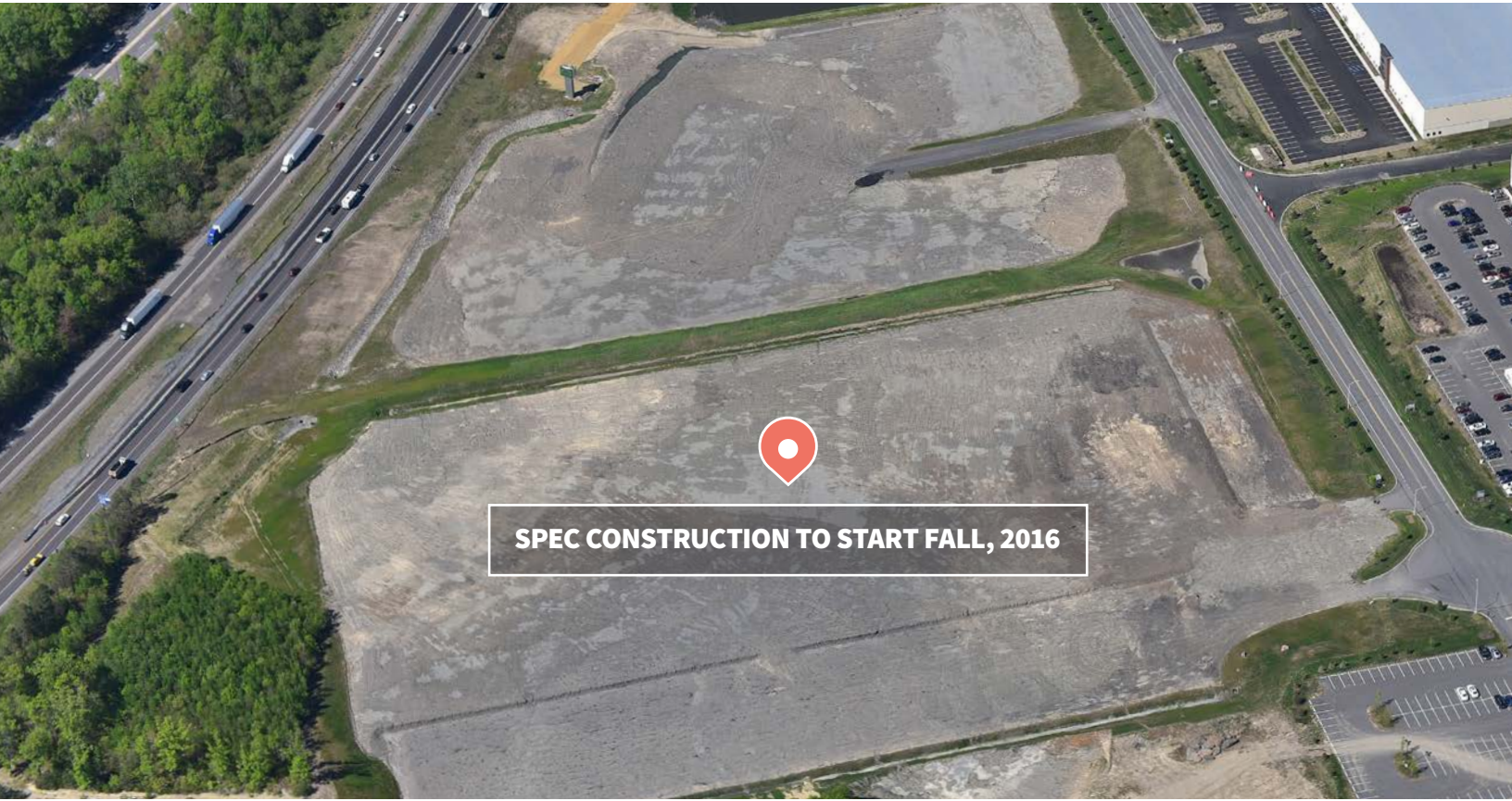


232,500 SF

ON 22.72 ACRES AVAILABLE FOR LEASE

500-548 KEYSTONE AVENUE

CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA



TAX-ABATED SITE NEAR I-81, I-476

LERTA APPROVED! 10-YEAR, 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS!

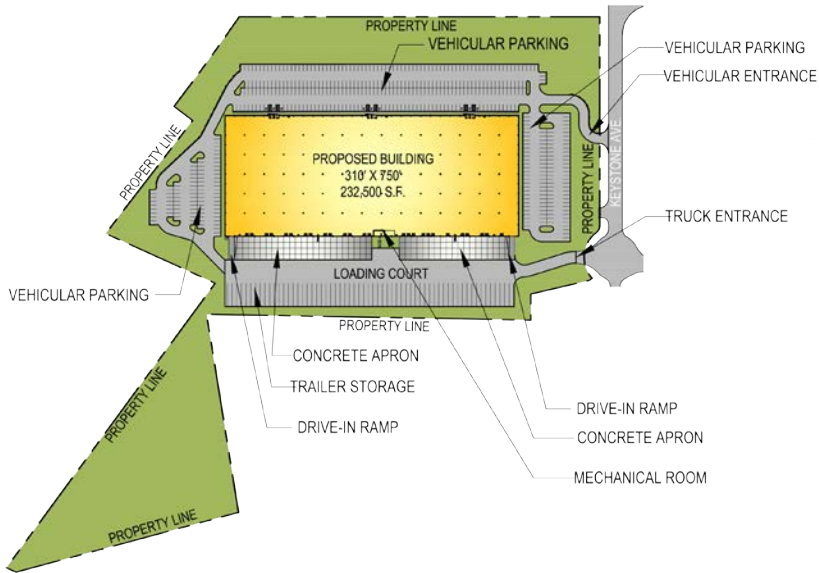
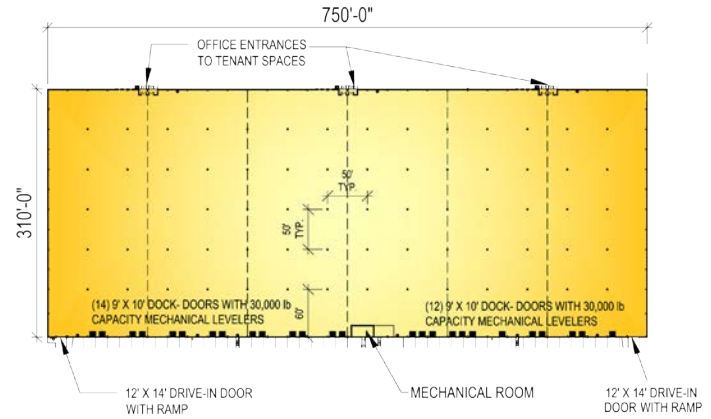


PROPERTY HIGHLIGHTS

- Can be subdivided for various uses
- Foreign Trade Zone status for international trade
- Located in close proximity to FedEx Ground, FedEx Express, and UPS
- 10 year 100% real estate tax abatement on improvements
- Great visibility from I-81 and I-476

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SITE PLAN**FLOOR PLAN****BUILDING IMPROVEMENTS**

- 232,500 square feet (750' x 310') on 22.72 acres
- Spaces available from 38,383 SF to 232,500 SF
- Exterior consisting of split face concrete masonry and insulated metal wall panels, and aluminum frame storefront glazing system
- 30' ceiling clear height at low eave
- 36'-4 1/2" clear ceiling height at high eave
- 50' x 50' bay spacing with 60' deep staging bay
- 6" reinforced concrete floor with welded steel mats
- MR-24 standing seam metal roof system
- Single-sided loading
- Twenty-six (26) 9' x 10' vertical lift, insulated steel, loading doors with 30,000 lb. capacity mechanical levelers
- Two (2) 12' x 14' vertical lift drive-in doors with access via 14' wide x 60' long concrete ramps

UTILITIES & SYSTEMS

- Roof-mounted, direct gas-fired industrial heaters or suspended gas-fired high efficiency unit heaters
- 800A (expandable to 4000A), 277/480V, 3-phase electrical service
- Warehouse lighting is 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) sprinkler system
- Public water via PA American Water Company
- Natural gas via UGI Penn Natural Gas Public Sewer via Wyoming Valley Sanitary Authority
- Fiber available in park via Comcast, Verizon, Frontier Communications and Level 3
- All utilities shall be separately metered

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
2016	267,400	249,600	17,800	6.5 %
2015	267,700	252,200	15,900	5.8 %
2014	260,900	242,300	18,700	7.2 %
2013	270,800	245,300	25,600	9.5 %
2012	270,300	244,800	25,500	9.4 %

Source: www.paworkstats.state.pa.us



DIRECTIONS TO CENTERPOINT COMMERCE & TRADE PARK EAST:

Follow I-81 N to Exit 175. At the end of the exit ramp (by car dealership), turn right into Keystone Avenue. Drive ¼ mile. Drive straight through the traffic light.

Follow I-81 S to Exit 175A. Follow S.R. 315 S. approximately ½ mile to the first traffic light (car dealership on left). Turn left into Keystone Avenue. Drive ¼ mile. Drive straight through the traffic light.

SITE IMPROVEMENTS

- On-site parking for approximately 491 vehicles
- Trailer storage for approximately 61 trailers.
- Asphalt paving, including heavy duty pave in truck areas
- 8" thick, 60' deep, reinforced concrete dock apron
- 8" thick, 8' wide concrete dolly pad
- Professionally prepared landscape design

LERTA APPROVED

10-YEAR 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS

Sample LERTA savings based upon **232,500 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	120,900.00
2	.54	100%	.00	125,550.00
3	.56	100%	.00	130,200.00
4	.58	100%	.00	134,850.00
5	.60	100%	.00	139,500.00
6	.62	100%	.00	144,150.00
7	.64	100%	.00	148,800.00
8	.66	100%	.00	153,450.00
9	.68	100%	.00	158,100.00
10	.70	100%	.00	162,750.00
TOTALS			\$0.00	\$1,418,250.00



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.

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