

263,500 SF

ON 24.619 ACRES AVAILABLE FOR LEASE

100-120 PATRIOT DRIVE (P-44A)

***CAN BE COMBINED WITH PARCEL 44B**

CENTERPOINT COMMERCE & TRADE PARK EAST | JENKINS TWP., PA



[SAMPLE BUILDING]

FACILITY EXPANDABLE TO 558,000 SF

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



DIRECTIONS TO CENTERPOINT COMMERCE & TRADE PARK EAST

TRAVELING NORTH ON I-81

Take Exit 175 (Pittston/Route 315 North). Make the first right just before the auto dealership. Follow road under I-476 overpass.

TRAVELING SOUTH ON I-81

Take Exit 175A (Pittston/Route 315 South). Follow Rt. 315 south ½ mile to first light. Turn left and follow road under I-476 overpass.

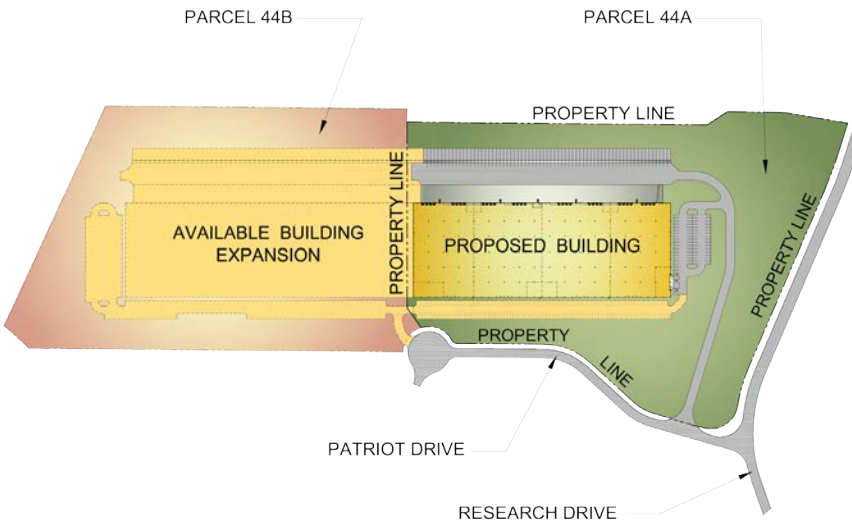
TRAVELING ON I-476 (PA TURNPIKE)

Take Exit 115 (Wyoming Valley). Follow Rt. 315 south ½ mile to first light. Turn left and follow road under I-476 overpass.

100-120 PATRIOT DRIVE (P-44A)

CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA

SITE PLAN



FLOOR PLAN



SIZE

- **Available Space:** 263,500 SF
- **Acreage:** 24.619 acres
- **Building Dimensions:** 850' (length) x 310' (depth)
- Spaces available from 62,000 SF to 263,500 SF
- Building can be expanded to 558,000 SF utilizing the adjacent 21.68 acres on Parcel 44B

BUILDING CONSTRUCTION

- **Floor:** 6" reinforced concrete floor with welded steel mats
- **Roof:** MR-24 standing seam metal roof system
- **Exterior Walls:** Exterior consisting of split face concrete masonry and insulated metal wall panels, and aluminum frame storefront glazing system
- **Clear Ceiling Height:** 33' to 36'-9"
- **Column Spacing:** 50' x 50' bay spacing with 60' deep staging bay
- Office areas shall be build-to-suit

LOADING

- **Loading:** Single-sided loading
- **Dock Equipment:** Thirty-two (32) proposed and sixteen (16) future 9' x 10' vertical lift, insulated steel, loading doors with 30,000 lb. capacity mechanical levelers with bumpers
- One (1) 12' x 14' vertical lift drive-in door with concrete access ramp
- 8' wide concrete dolly pad
- 60' wide concrete apron

UTILITIES

- **HVAC:** Heating system shall be energy-efficient Cambridge direct-fire units in warehouse areas
- **Electrical Service:** 800 amps, 277/480 volts, 3-phase electrical service (expandable)
- **Lighting:** Warehouse lighting is energy-efficient fluorescent t-bay fixtures with lighting levels of 18 -22 FC average
- **Fire Protection:** Early Suppression Fast Response (ESFR) sprinkler system
- **Utilities:** All utilities shall be separately metered
- Provisions for domestic water and natural gas shall be provided

PARKING

- Asphalt paving, including heavy duty pave in truck areas
- On-site parking for approx. 71 vehicles with up to 165 future spaces
- On-site trailer storage for approx. 68 trailers

LOCATION

- Less than one mile from I-81 and I-476
- More than 470,000 live within 20 miles of the park
- Foreign Trade Zone status for international trade
- Located in close proximity to FedEx Ground, FedEx Express, and UPS
- Centrally located within Scranton/Wilkes-Barre labor market

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 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



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.**



DEVELOPMENT DIVISION

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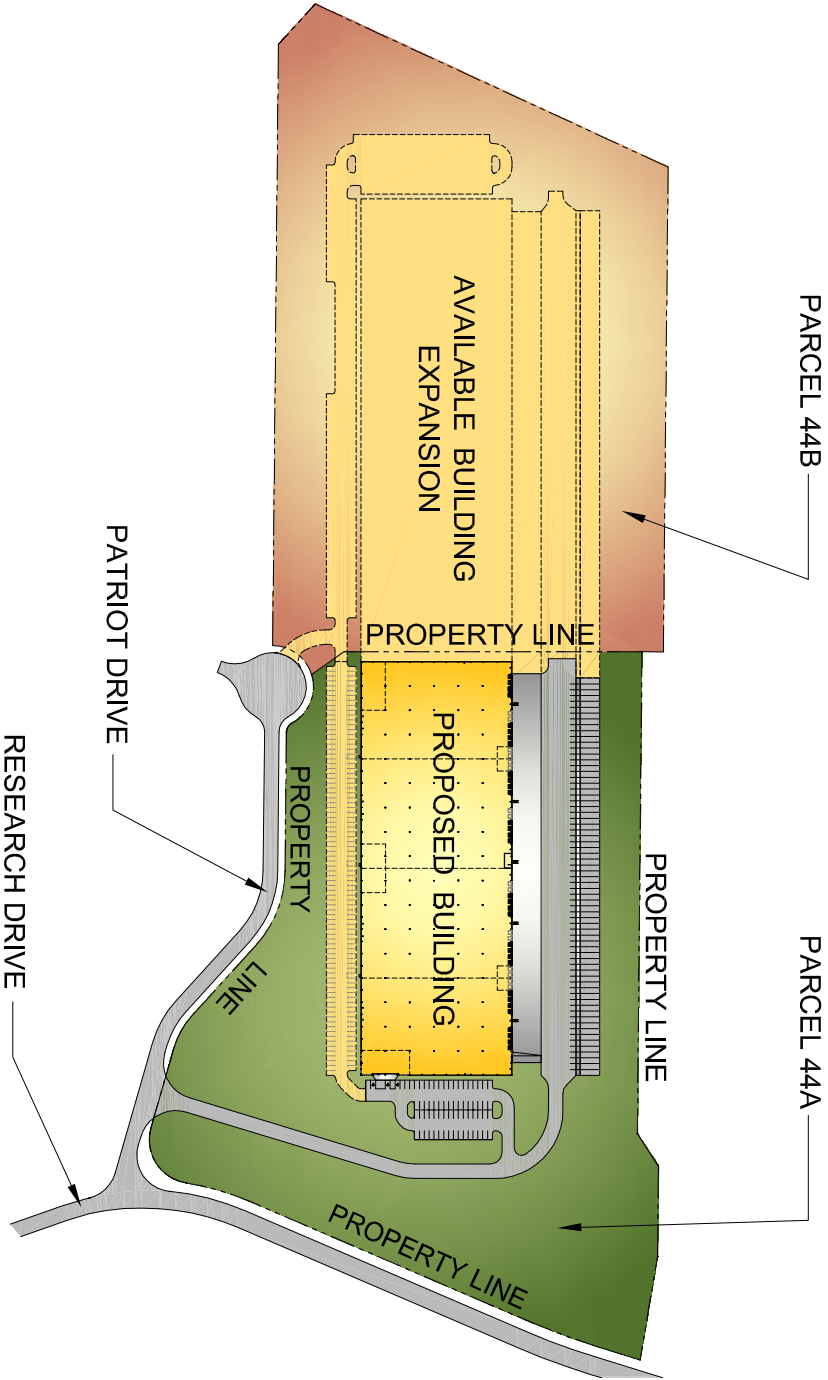
BILL JONES, VP
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To learn more, please call one of us at **570.823.1100** to request a proposal and/or arrange a tour.

CONCEPTUAL SITE PLAN

PROPOSED 263,500 SF BUILDING
EXPANDABLE TO 558,000SF

PARCEL 44A
100 - 120 PATRIOT DRIVE
CENTERPOINT EAST, PHASE IIB
COMMERCE AND TRADE PARK
PITSTON TOWNSHIP, PA 18640



PARCEL 44B	PARCEL 44A
ACREAGE	24.619
PROPOSED BUILDING SF	263,500
PROPOSED BUILDING DIM.	850'x310'
PROPOSED PARKING SPACES	71
FUTURE PARKING SPACES	165
PROPOSED TRAILER SPACES	68
ACREAGE	21.68
MAX. BUILDING EXPANSION SF	294,500
BUILDING EXPANSION DIM.	950'x310'
PROPOSED PARKING SPACES	260
FUTURE TRAILER SPACES	80



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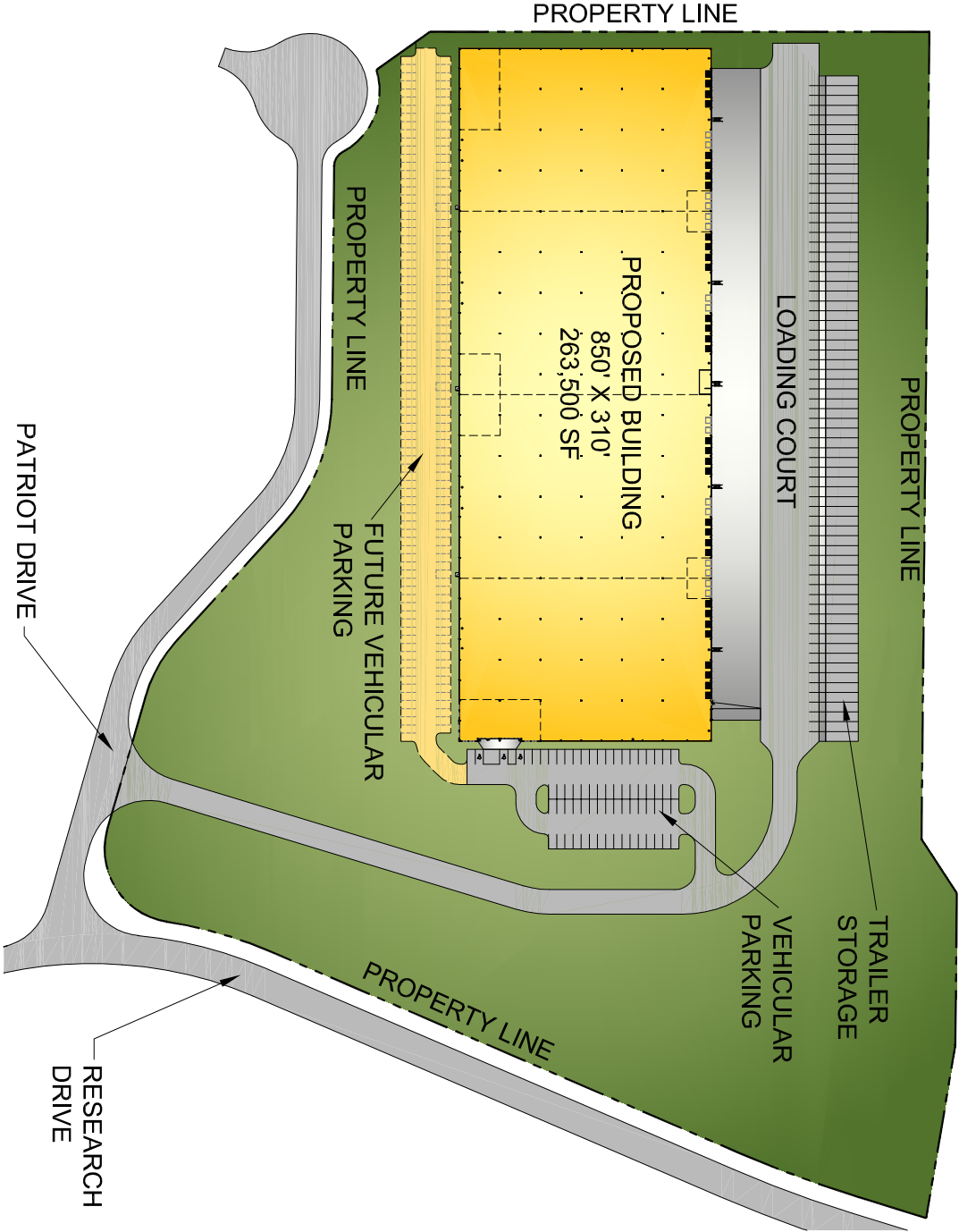
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

CONCEPTUAL SITE PLAN

PROPOSED 263,500 SF BUILDING
EXPANDABLE TO 558,000SF

PARCEL 44A
100 - 120 PATRIOT DRIVE
CENTERPOINT EAST, PHASE IIB
COMMERCE AND TRADE PARK
PITSTON TOWNSHIP, PA 18640



FUTURE		PROPOSED	
	ACREAGE		24.619
	VEHICULAR PARKING SPACES		71
	DOCK DOORS		32
	DRIVE-IN DOORS		1
	TRAILER STORAGE SPACES		68
	VEHICULAR PARKING SPACES		165
	DOCK DOORS		16
	ADDITIONAL ACREAGE - 44B		21.68
	BUILDING EXPANSION SF - 44B		294,500

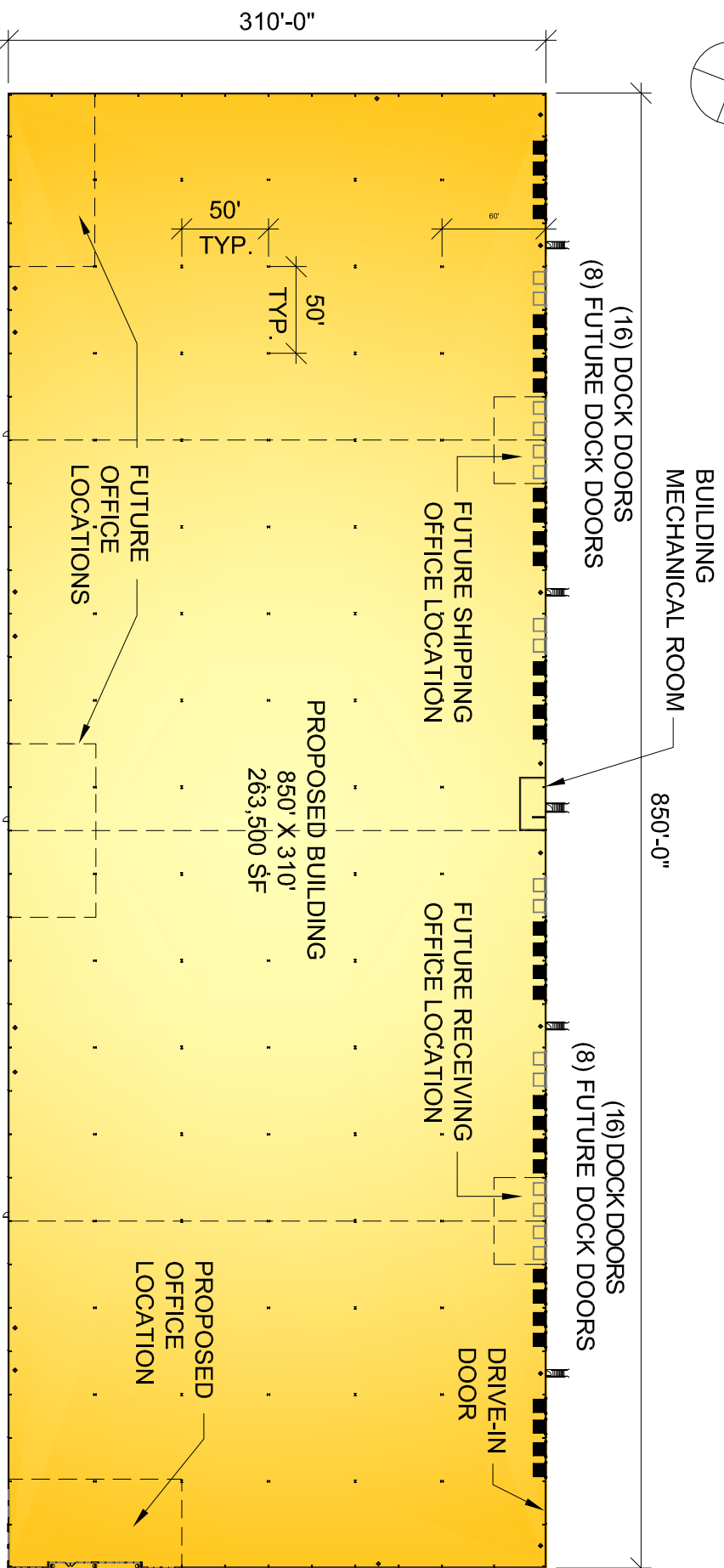
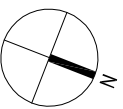

CenterPoint
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East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985



CONCEPTUAL FLOOR PLAN

**PROPOSED 263,500 SF BUILDING
EXPANDABLE TO 558,000SF**

**PARCEL 44A
100 - 120 PATRIOT DRIVE
CENTERPOINT EAST, PHASE IIB
COMMERCE AND TRADE PARK
PITTSBURGH TOWNSHIP, PA 15260**

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

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SPECIFICATION

PROPOSED 263,500 SF BUILDING EXPANDABLE TO 558,000SF

PARCEL 44A

100 - 120 PATRIOT DRIVE
CENTERPOINT EAST, PHASE IIB
COMMERCE AND TRADE PARK
PITSTON TOWNSHIP, PA 18640

SITE IMPROVEMENTS

- Site contains approximately 24.619 acres.
- On-site parking for approximately 71 vehicles with an additional 165 proposed future parking spaces.
- On-site trailer storage for approximately 68 trailers with 8' wide concrete dolly pad.
- 60' wide concrete apron in Loading Court.
- Asphalt paving including heavy duty pave for truck traffic.
- Professionally designed and maintained landscaping.

BUILDING IMPROVEMENTS

- Building shall contain 263,500 square feet,
- Building dimensions are 850' (length) x 310' (depth).
- Available space is 263,500 SF
- Available space can be divided from approximately 62,000 SF
- The building can be expanded to a maximum of 558,000 SF utilizing the adjacent 21.68 acres on Parcel 44B.
- 33' clear structural height at low eave with approximate 36'-9" clear structural height at high eave.
- 50' x 50' bay spacing with a 60' bay at the loading wall.
- 6" thick concrete floor slab reinforced with welded steel mats.
- MR24 standing seam roof system.
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and insulated metal wall panels.
- (32) proposed and (16) future 9'-0" x 10'-0" vertical lift dock doors with 30,000 lb capacity mechanical levelers with bumpers.
- (1) 12"-0" x 14'-0" vertical lift drive-in door with 60' concrete ramp.
- Office Areas shall be built to suit client requirements.

UTILITIES AND BUILDING SYSTEMS

- The Warehouse heating system shall be gas fired suspended unit heaters or energy efficient Cambridge direct-fire units.
- Electrical service shall be 800 amps, 480/277 volts, 3-phase, expandable.
- Warehouse lighting shall be 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.
- Provisions for domestic water and natural gas shall be provided.
- All utilities shall be separately metered.



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