

124,000 SF

ON 11.30 ACRES AVAILABLE FOR LEASE

100-150 TECHNOLOGY DRIVE (P-26A)

CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA



[SAMPLE BUILDING]

INDUSTRIAL SITE NEAR I-81, I-476

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.



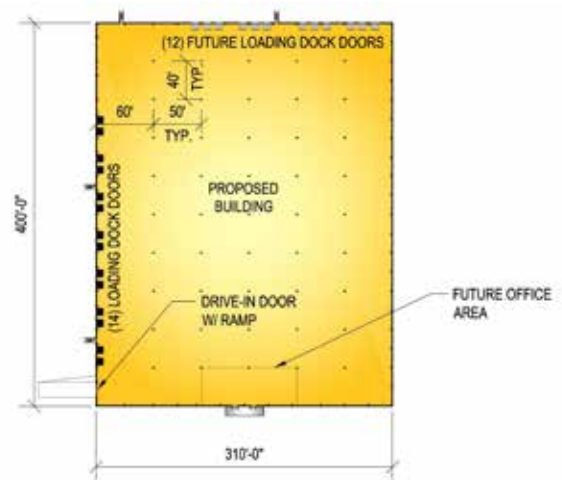
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SITE PLAN



FLOOR PLAN



SIZE

- **Available Space:** 124,000 SF
- **Acreage:** 11.30 acres
- **Building Dimensions:** 400' (length) x 310' (depth)
- Space can be subdivided

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'-4" approximate clear structural height along loading walls and 36'-8" approximate clear structural height at roof ridge

LOADING

- **Loading:** Single-sided loading
- **Dock Equipment:** Twenty-six (26) 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" thick, 8' wide concrete dolly pad

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 to 4000 amps)
- **Lighting:** The warehouse lighting shall be energy-efficient LED fixtures
- **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. 99 vehicles
- On-site trailer storage for approx. 38 trailers

LOCATION

- Less than one mile from I-81 and 1-476
- 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, FedEx SmartPost, 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 & 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.**



**100-150 TECHNOLOGY DRIVE
(PARCEL 26A)**

CENTERPOINT COMMERCE &
TRADE PARK EAST
JENKINS TOWNSHIP, PA

DEVELOPMENT DIVISION

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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.