

31,881 SF

ON 5.60 ACRES AVAILABLE FOR LEASE

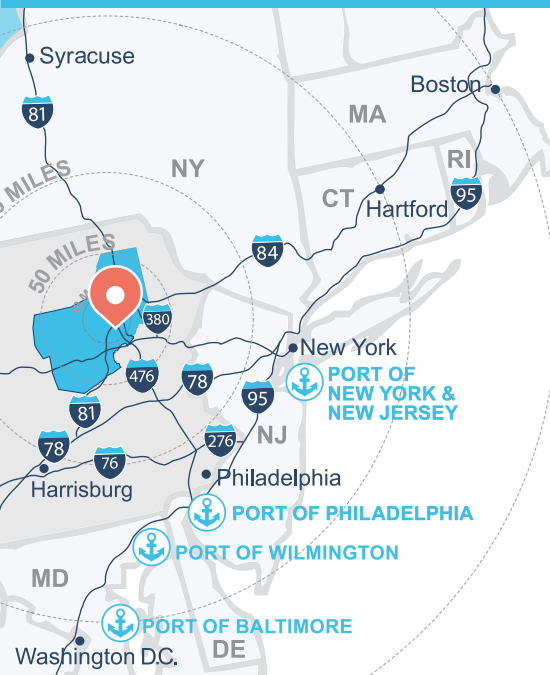
560-570 RESEARCH DRIVE (P-43A)

CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSTON TOWNSHIP, PA 18640



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

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



CENTERPOINT FEATURES

- ✓ Park is less than one mile from I-81 and I-476.
- ✓ Multi-year, 100% real estate tax abatement on improvements (LERTA).
- ✓ Immediate proximity to FedEx Ground, FedEx Express, FedEx Smart Post, and UPS.
- ✓ Park is home to industrial facilities for Lowe's, The Home Depot, Neiman Marcus, Bimbo Bakeries, Isuzu, Corning, and others.
- ✓ More than 700,000 people live within 30 miles.
- ✓ Two hours from New York City and Philadelphia.
- ✓ More than 51 million people live within 200 miles.
- ✓ Public water, sewer, natural gas, fiber, and power.
- ✓ Centrally located within Scranton/Wilkes-Barre labor market.

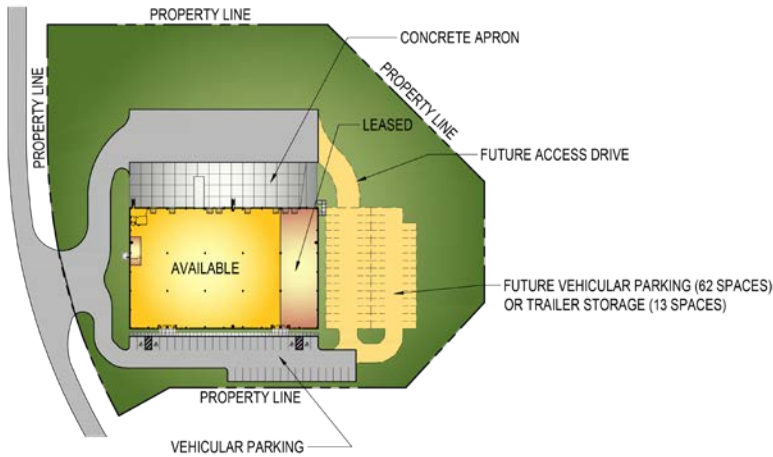
PROPERTY WEBSITE



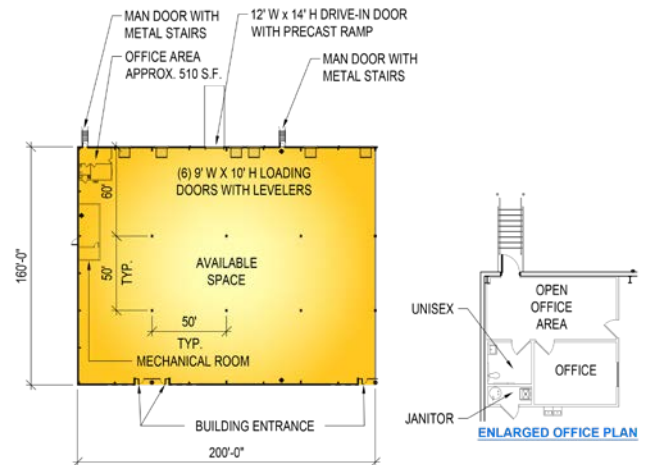
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SITE PLAN



FLOOR PLAN



SIZE

- **Available Space:** 31,881 SF
- **Acreage:** 5.60 acres
- **Building Dimensions:** 160' (width) x 250' (length)
- **Available Space Dimensions:** 160' (width) x 200' (length)
- Includes an approx. 510 SF existing office fit-out with carpeting, resilient flooring and an acoustical suspended ceiling system at approximately 9'-0" above finish floor.

BUILDING CONSTRUCTION

- **Floor:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *SpecHard* silicate sealer / densifier and *E-Cure* curing compound.
- **Roof:** *Butler Manufacturing*, MR-24 metal roof system.
- **Exterior Walls:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- **Clear Ceiling Height:** 33'-2" approximate clear structural height along loading dock wall.
- **Bay Spacing:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- The building contains 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- **Loading:** Single-sided loading.
- **Dock Equipment:** Six (6) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.
- One (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal and a precast concrete ramp.

UTILITIES

- **Warehouse HVAC:** Energy-efficient, roof-mounted *Cambridge* direct-fire units.
- **Office HVAC:** The available office space has a separate HVAC unit. A split unit with pad mounted condensing unit and an air handler.
- The available space contains a Make-Up Air unit with exhaust fan.
- **Electrical Service:** 400 Amp, 120/208 Volt, 3-phase service.
- **Lighting:** 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.

SPECIAL FEATURES

- Fire pump is a 2,500 gallon, 65 PSI pump, sprinkler heads are ESFR K25 @ 75 PSI end head pressure.

PARKING

- Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.
- On-site parking for approximately (18) vehicles with future parking for up to (62) additional vehicle spaces or (13) trailer storage spaces.
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock.

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
2020	265,000	242,800	22,100	8.4%	7.3%	6.9%
2019	263,600	251,500	12,100	4.6%	3.9%	3.8%
2018	264,800	250,300	14,600	5.4%	4.8%	4.1%




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.



**560-570 RESEARCH
DRIVE (PARCEL 43A)**
CENTERPOINT COMMERCE
& TRADE PARK EAST
PITSTON TWP., PA 18640

DEVELOPMENT DIVISION

BOB BESECKER, VP
bbesecker@mericle.com

JIM HILSHER, VP
jhilsher@mericle.com

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.

CONCEPTUAL SITE PLAN

**AVAILABLE 31,881 S.F. FACILITY
WITHIN AN EXISTING 40,000 S.F. BUILDING**

**PARCEL #43A
570 RESEARCH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK-EAST PHASE IIB
PITTSBURGH TOWNSHIP
PITTSBURGH, PA 15110**

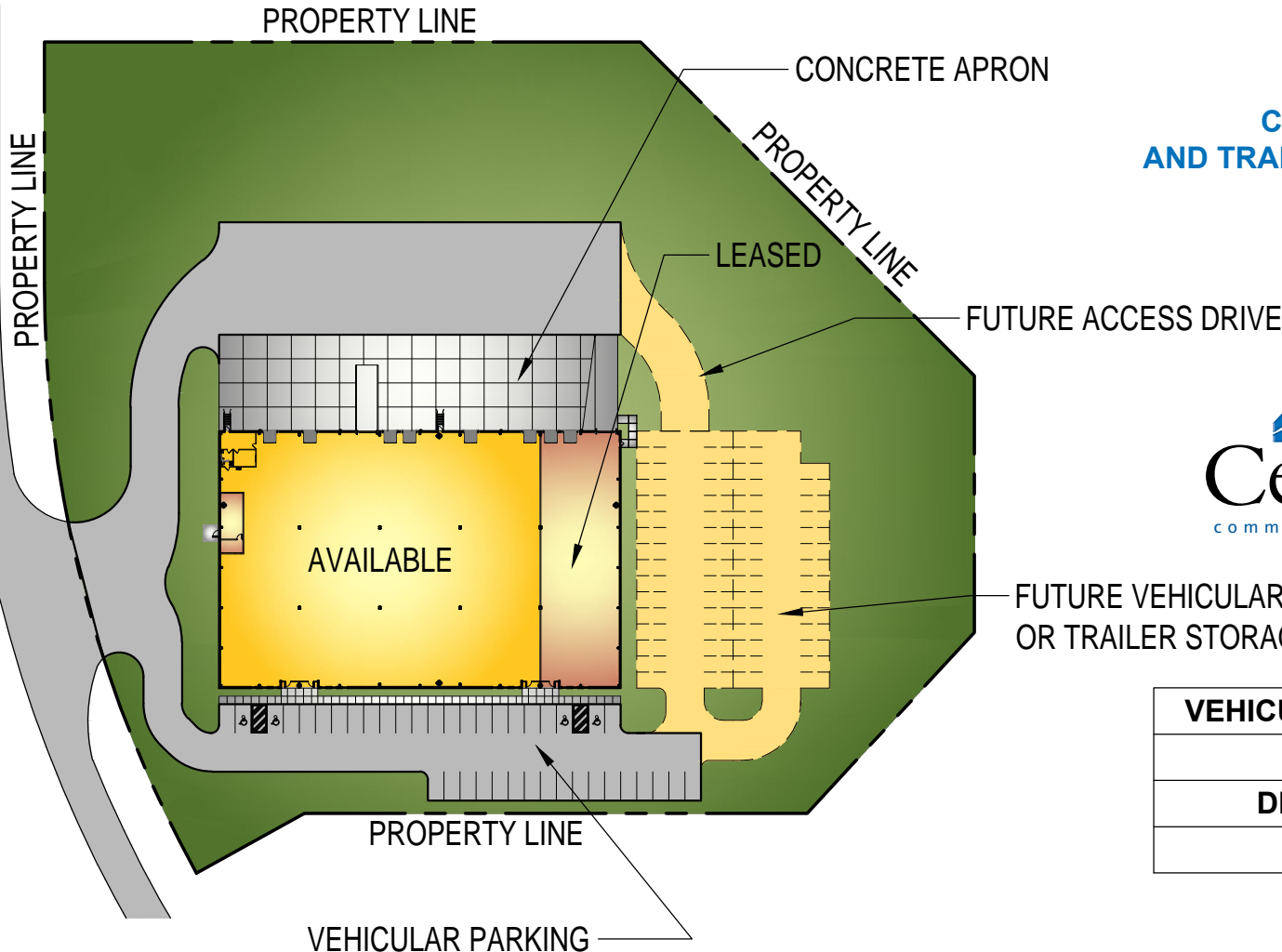
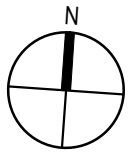


**FUTURE VEHICULAR PARKING (62 SPACES)
OR TRAILER STORAGE (13 SPACES)**

VEHICULAR PARKING	18
DOCK DOORS	6
DRIVE-IN DOORS	1
ACREAGE	5.60

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marketing purposes for the exclusive use of
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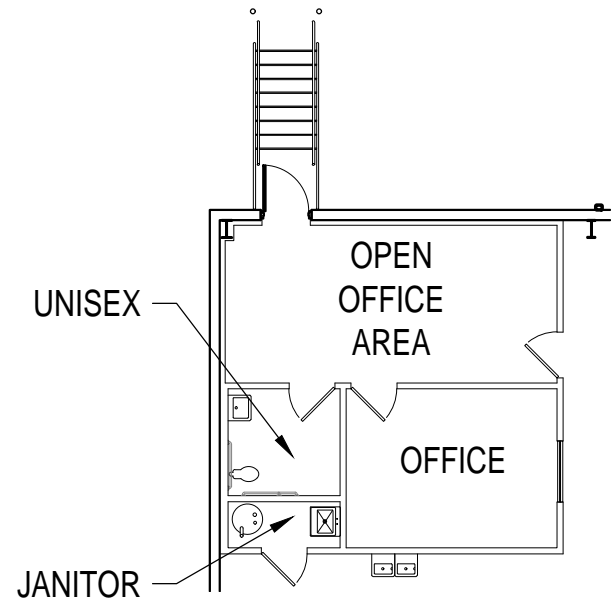
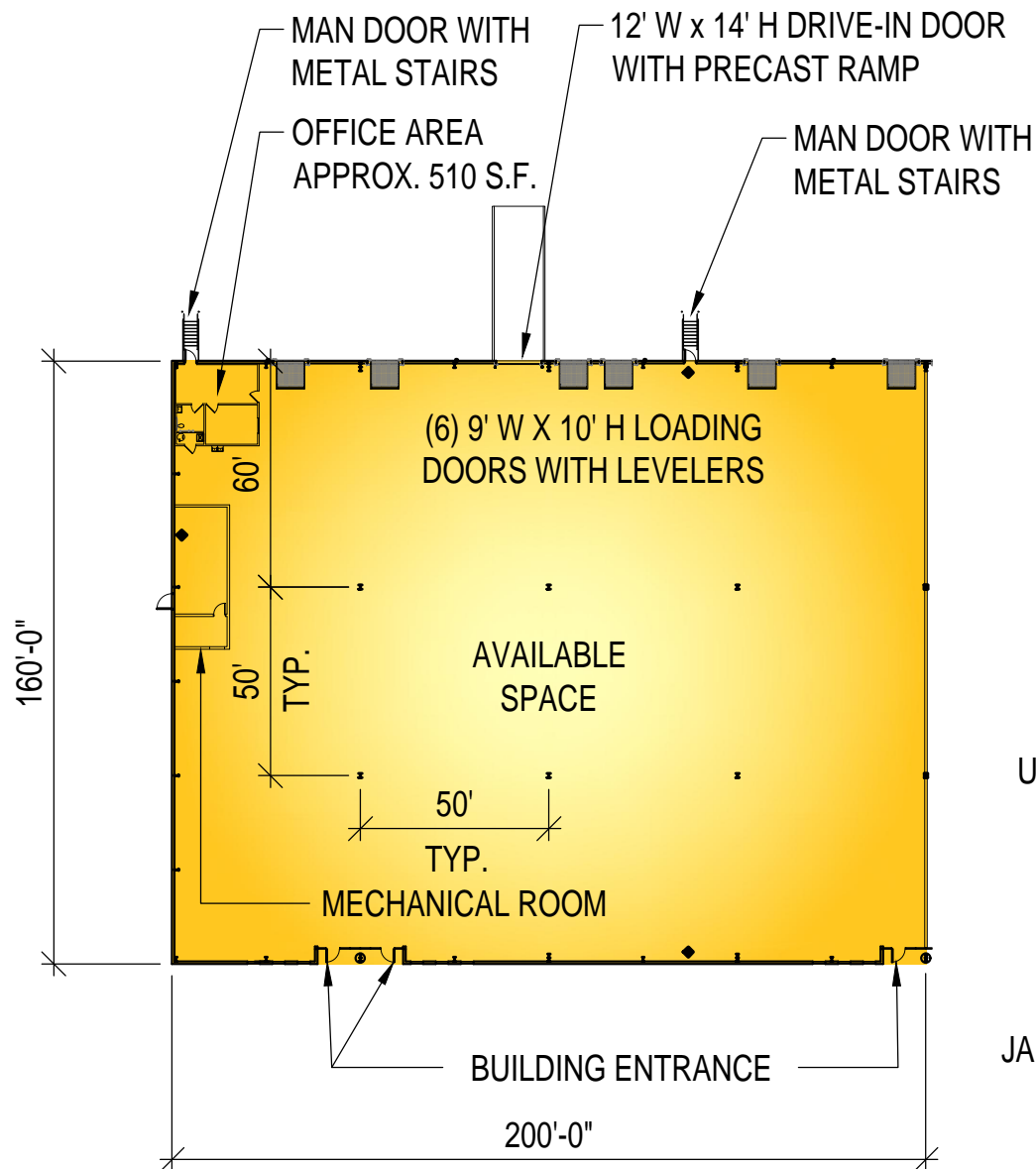
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

CONCEPTUAL FLOOR PLAN

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ENLARGED OFFICE PLAN

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