

# 16,432 SF

ON 12.61 ACRES AVAILABLE FOR LEASE

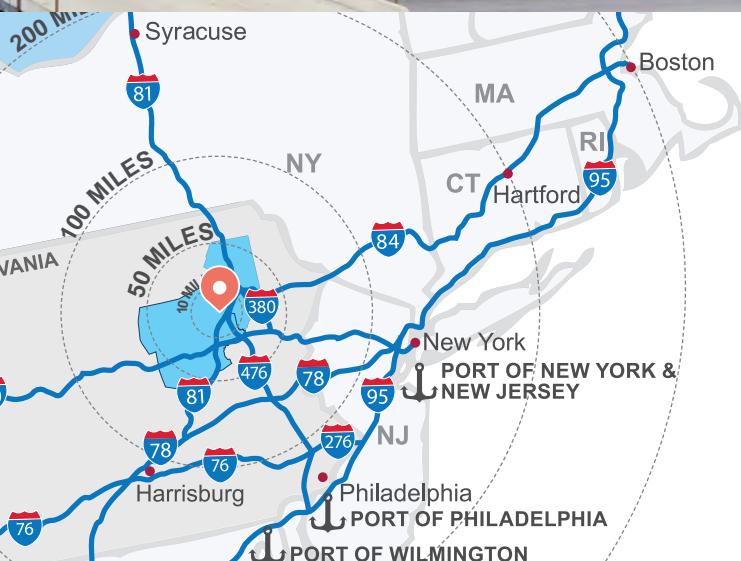
**120 CENTERPOINT BLVD.**

CENTERPOINT COMMERCE & TRADE PARK EAST  
JENKINS TOWNSHIP, PA



## MODERN FLEX SPACE NEAR I-81, I-476

**LERTA APPROVED!** MULTI-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)

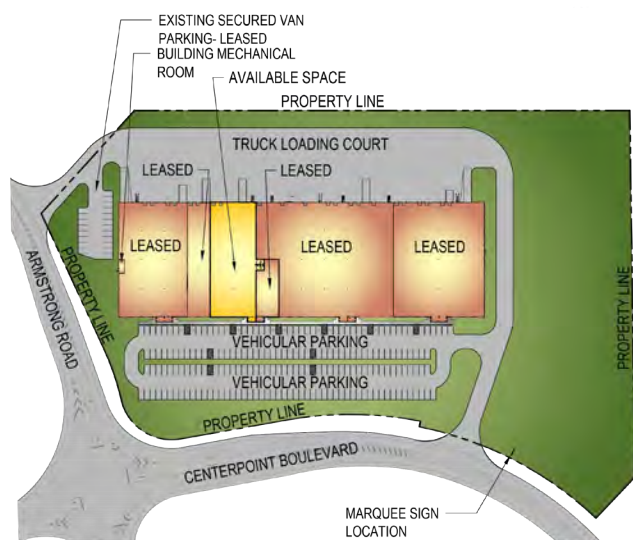
Take Exit 115 (Wyoming Valley). Follow Rt. 315 south ½ mile to first light. Turn left and follow road under I-476 overpass.



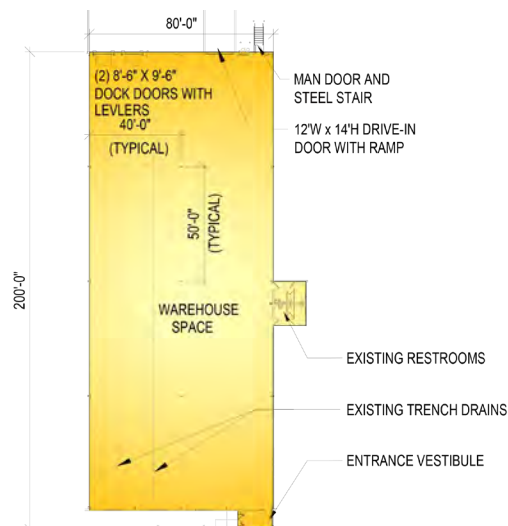
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## SITE PLAN



## FLOOR PLAN



## SIZE

- **Available Space:** 16,432 SF
- **Acreage:** 12.61 acres
- **Building Dimensions:** 640' (length) x 200' (depth)

## BUILDING CONSTRUCTION

- **Floor:** 6" thick concrete floor slab, reinforced with welded steel mats
- **Roof:** Butler MR24 standing seam metal roof system with R-19 fiberglass batt insulation.
- **Exterior Walls:** Split-faced concrete block, Butler Texturewall insulated metal wall panels with R-value of 15.4, an aluminum-frame insulated glass store-front system and architectural e.i.f.s. accents
- **Ceiling Height:** 30'-1" clear structural height at low eave and 34'-3" clear structural height at high eave
- **Column Spacing:** 50' x 50' bay spacing with 60' deep staging bay

## LOADING

- **Dock Equipment:** Two (2) 8'-6" w x 9'-6" h vertical-lift, insulated steel dock doors with Rite-Hite 30,000 lbs capacity mechanical levelers with bumpers, dock lights and Frommelt seals
- One (1) 12' w x 14' h vertical-lift, motor operated, insulated steel drive-in doors, with 40' long, 50,000 lbs capacity pre-cast concrete ramp

## UTILITIES

- **Warehouse HVAC:** High-efficiency, suspended, gas-fired unit heaters
- Warehouse area contains roof exhaust fans, wall louvers, and CO<sub>2</sub> monitoring system
- **Electrical Service:** 400 A, 120/208 V, 3-phase
- Back-up generator is 16K W, 120/240 V, single-phase natural gas
- **Warehouse Area Lighting:** 400 W metal halide, high bay fixtures with lighting levels of 18-22 FC average
- **Fire Protection:** Fire protection system is Ordinary Hazard Class III Commodity, ESFR capable
- **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 approximately 25 vehicles

## 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



**MULTI-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%

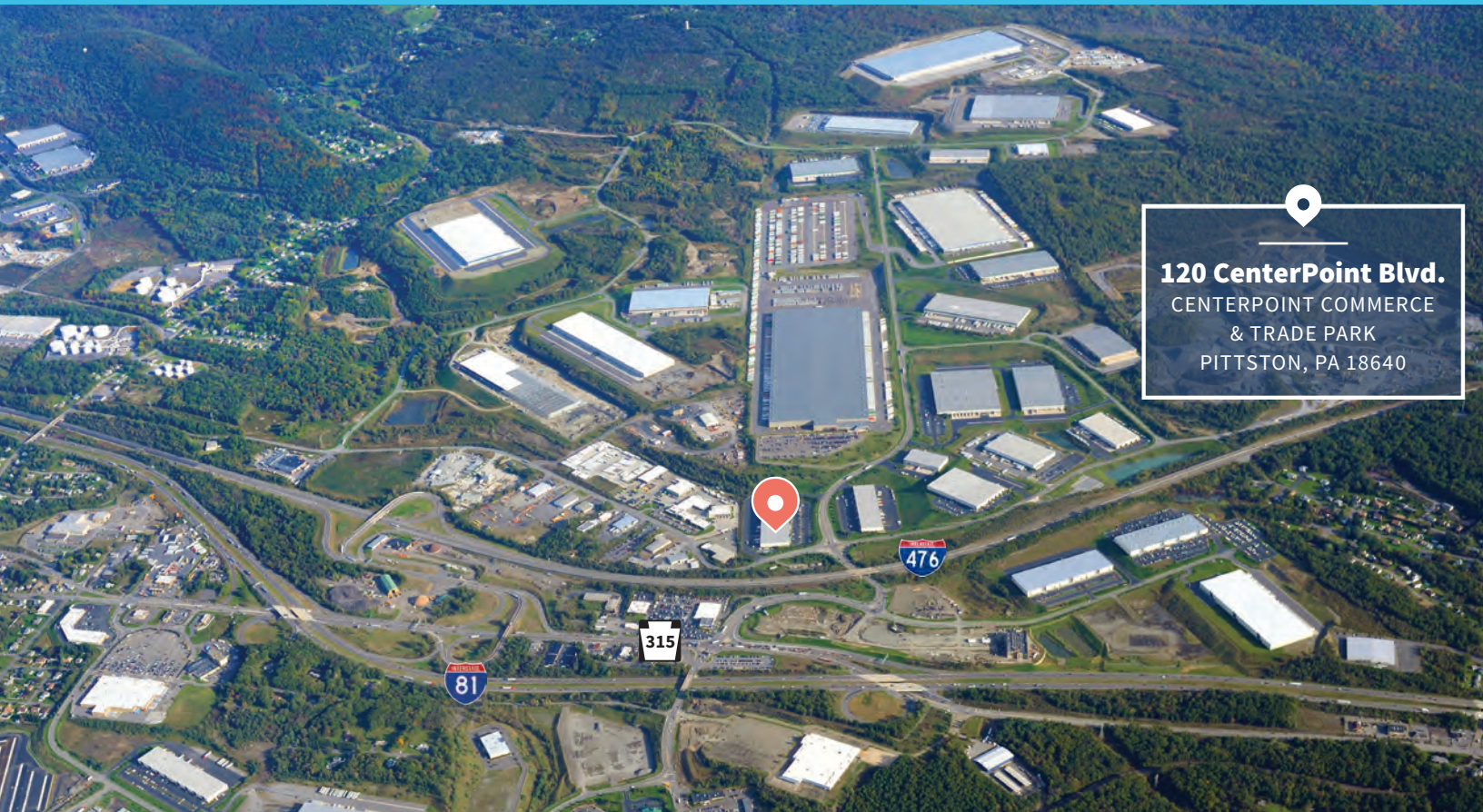




## LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE PROGRAM (LERTA)

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.**



**120 CenterPoint Blvd.**  
CENTERPOINT COMMERCE  
& TRADE PARK  
PITTSBURGH, PA 15260

## 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.

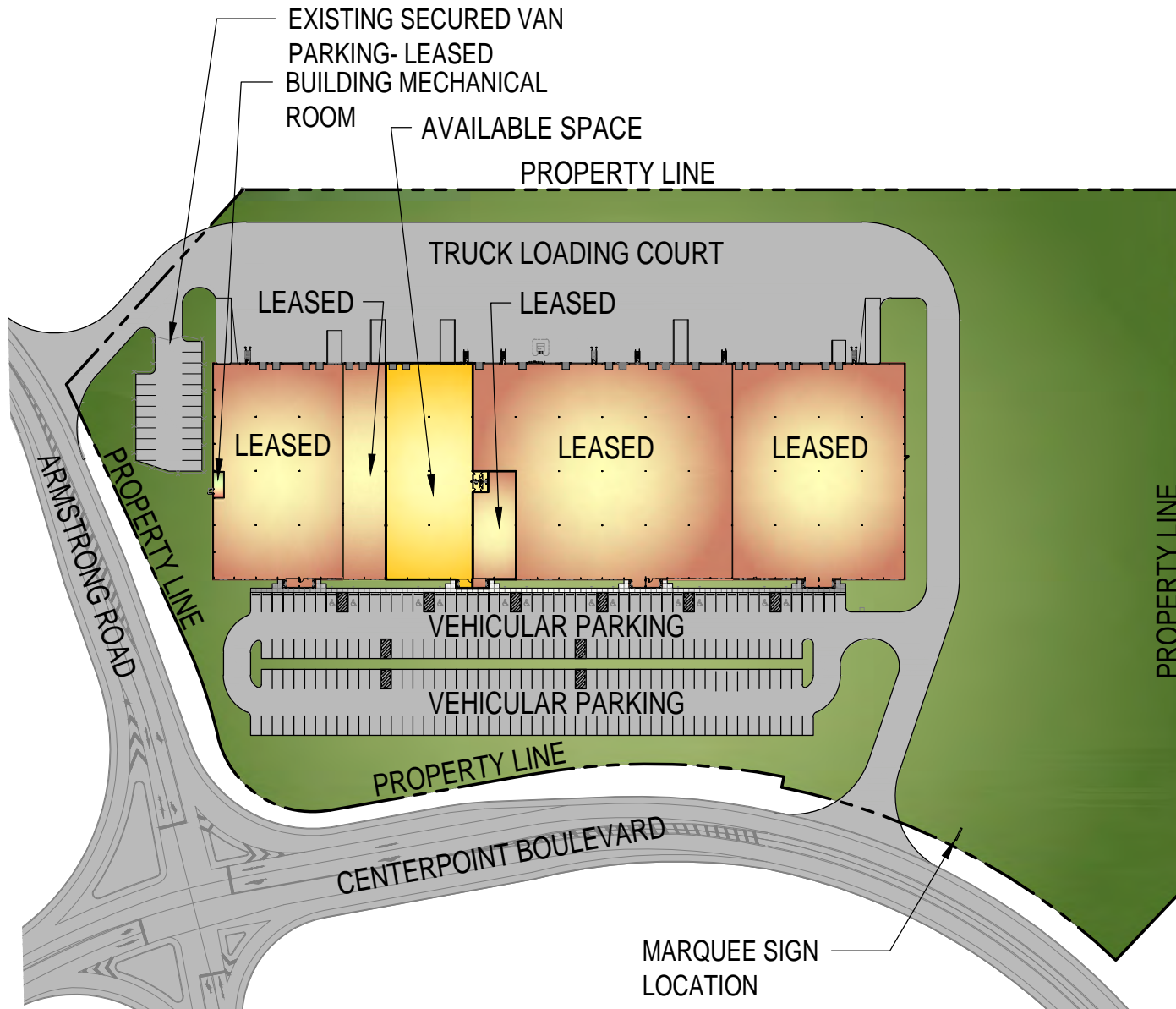
## EXISTING SITE PLAN

AVAILABLE 16,432 S.F. AREA WITHIN AN  
EXISTING 128,992 S.F. BUILDING

**PARCEL #1**  
**120 CENTERPOINT BOULEVARD**  
**CENTERPOINT EAST**  
**COMMERCE AND TRADE PARK**  
**JENKINS TOWNSHIP**  
**PITTSTON, PA 18640**



AVAILABLE SPACE	16,432
PARKING SPACES	25
DOCK DOORS	2
DRIVE-IN DOORS	1
ACREAGE	12.61



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

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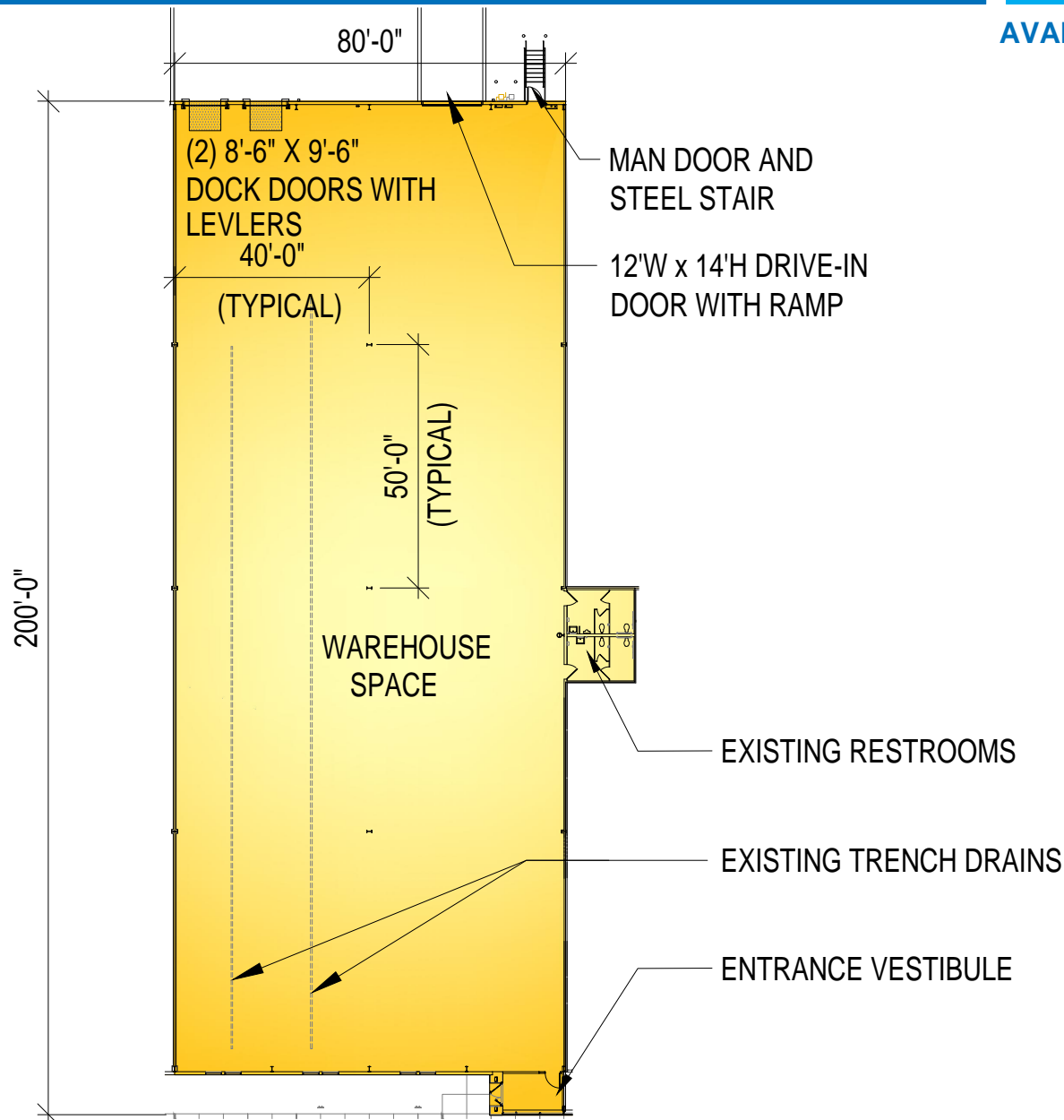
East Mountain Corporate Center  
100 Baltimore Drive  
Wilkes-Barre, PA 18702

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

## EXISTING FLOOR PLAN

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100 Baltimore Drive  
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## SPECIFICATIONS

### SITE IMPROVEMENTS

- Site contains approximately 12.61 acres.
- On-site parking for up to 25 vehicles.
- Asphalt paving including heavy duty pave in truck areas.
- Professionally prepared landscape design.
- Illuminated, marquee sign at site entrance.

### BUILDING IMPROVEMENTS

- The Building is 640 feet long and 200 feet deep.
- Available space contains 16,432 rentable square feet.
- Available space dimensions are shown on plan.
- 30'-1" clear structural height at low eave and 34'-3" clear structural height at high eave.
- *Butler MR24* standing seam metal roof system with R-19 fiberglass batt insulation.
- 6" thick concrete floor slab is reinforced with welded steel mats.
- Exterior wall system is constructed with split-faced concrete block, *Butler Texturewall* insulated metal wall panels with R-value of 15.4, an aluminum-frame insulated glass storefront system and architectural e.i.f.s. accents.
- The available space contains two (2) 8'-6" x 9'-6" vertical lift, insulated steel dock doors with *Rite-Hite* 30,000 lbs capacity mechanical levelers, with bumpers and dock lights and *Frommelt* seals.
- The available space contains one (1) 12'W x 14'H vertical lift, motor operated, insulated steel drive-in doors, with 40' long, 50,000 lbs capacity pre-cast concrete ramp.

### UTILITIES AND BUILDING SYSTEMS

- The heating system in the warehouse is high-efficiency, suspended, gas fired unit heaters.
- Warehouse Area contains roof exhaust fans, wall louvers, and CO<sub>2</sub> monitoring system.
- The electrical service is 400 AMP, 120/208v 3-phase.
- Back-up Generator is 16KW 120/240 Single Phase Natural Gas
- Warehouse Area lighting is 400 W metal halide high bay fixtures with lighting levels of 18-22 FC average.
- Fire protection system is Ordinary Hazard Class III Commodity, ESFR capable.
- Provisions for domestic water and natural gas are provided.
- All utilities are separately metered.

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