

We Build Buildings.
We Build Careers.
We Build Communities.

PREMIER BUSINESS PARK

ESTD
2006



CenterPoint

commerce & trade park

ON PENNSYLVANIA'S I-81 CORRIDOR



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*We Build Buildings.
We Build Careers.
We Build Communities.*





A Message from our Leasing Team

Welcome to CenterPoint Commerce & Trade Park, the premier business park on Pennsylvania's I-81 Corridor. Located at the intersection of Interstates 81 and 476, CenterPoint offers tax-free sites and buildings for industrial, office, and medical companies.

CenterPoint is situated in Jenkins and Pittston Townships in the center of the Scranton/Wilkes-Barre metro area and includes buildings from 20,000 square feet to more than 1 million square feet.

Every building constructed in the park receives a 10-year, 100% real estate tax abatement on improvements via the Local Economic Revitalization Tax Assistance Program (LERTA).

Parts of CenterPoint have Foreign Trade Zone (FTZ) status, which provides potentially significant savings to companies that import products from outside the United States.

Since 2006, Mericle has developed more than 11.5 million square feet of bulk industrial, office, flex, and medical space in the park. CenterPoint's approximately 70 tenants include Benco Dental, Chewy.com, Geisinger, Greiner Packaging, Isuzu, J.P. Boden, Lowe's, Neiman Marcus, Pepsico, Quietflex Manufacturing, The Home Depot, and Tailored Brands.

CenterPoint is also the focal point for Mericle's ReadyToGo!™ Program, a major investment in new speculative buildings, fully-prepared sites, and lots for trailer storage. For its ReadyToGo!™ Sites, Mericle obtains all permits and full subdivision, land development, and utility approvals. In most cases, Mericle completes all grading, including the placement of compacted stone sub-base in the building and pavement areas. Because the sites are ready for the immediate construction of building foundations, Mericle can make new buildings ready for tenants faster than any other developer in the market.

Please learn more about the park on the following pages, then call us at 570.823.1100 to request a proposal and/or arrange a park tour. We look forward to hearing from you.

Location & Transportation



OVERNIGHT DELIVERY

SEVERAL MAJOR OVERNIGHT DELIVERY COMPANIES SERVE CENTERPOINT.



51 MILLION PEOPLE

LIVE WITHIN 200 MILES OF THE PARK.

CLOSE TO 48 MILLION PEOPLE LIVE WITHIN A FOUR HOUR DRIVE.



AIRPORT ACCESS

WILKES-BARRE/ SCRANTON INT'L AIRPORT IS JUST 3.1 MILES FROM CENTERPOINT.

CenterPoint is at the center of the Boston/Washington Corridor.

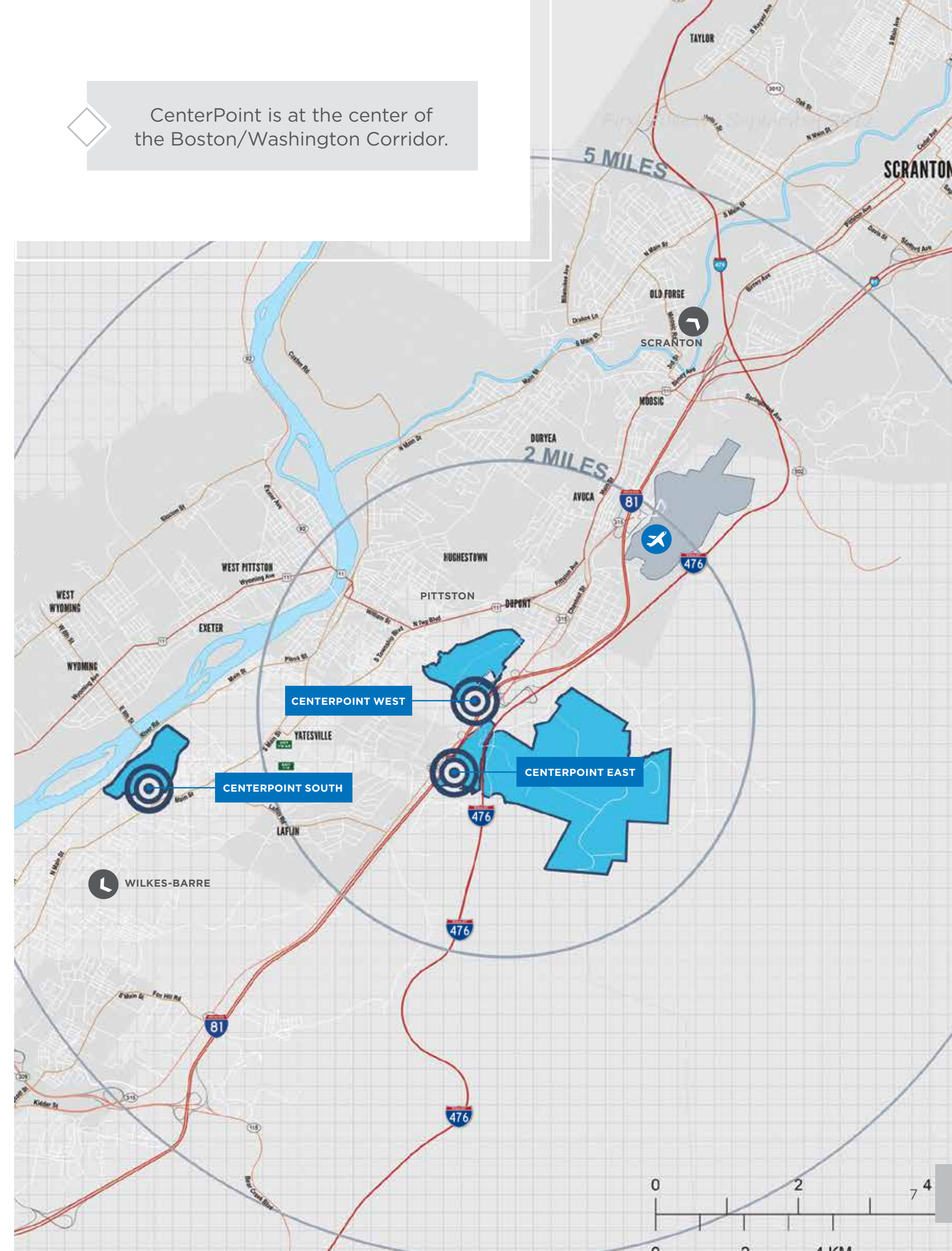
Road Access

CenterPoint Commerce & Trade Park is located in Jenkins Township and Pittston Township, Pennsylvania near Interstates 81 and 476. The park is just a two hour drive from New York City, Philadelphia, and Harrisburg. Interstates 84 and 380 can be reached in 15 minutes, and Interstate 80 can be reached in 25 minutes.

Located in the center of the I-81 Corridor, CenterPoint is within a 500-mile radius of 34.2% of the population of the United States. More than 51 million people live within 200 miles. Close to 48 million people live within a four hour drive.

CenterPoint is easily accessible to most major Northeast US and Canadian cities. CenterPoint Commerce & Trade Park is really three distinct business parks. CenterPoint East and CenterPoint West are located ¼ mile from each other. East and West are both just ½ mile from Exit 175 of Interstate 81 and Exit 115 of I-476.

CenterPoint South is located along River Road in Jenkins Township, just 2.7 miles from S.R. 309, which connects directly to I-81.





TWO HOUR DRIVE

FROM NEW YORK CITY,
PHILADELPHIA,
AND HARRISBURG.

CLOSE TO 48 MILLION
PEOPLE LIVE WITHIN
A FOUR-HOUR
DRIVE.



Several major overnight delivery companies serve CenterPoint. FedEx SmartPost is located inside CenterPoint East. FedEx Ground operates a 310,000 square foot distribution center less than five minutes from the park. A FedEx Ship Center, DHL, and UPS are located in adjacent business parks. The U.S. Postal Service has three facilities within a 10 minute drive.

Recent upgrades to the road network surrounding CenterPoint have made great access even better. A new deceleration lane provides direct access from I-81 North into the park's main entrance. A new I-81 connector road near the Wilkes-Barre/Scranton International Airport gives drivers an additional route into the park.

Air Access

The Wilkes-Barre/Scranton International Airport (flyavp.com) is just 3.1 miles from CenterPoint and offers service to numerous major hubs with one-stop service to hundreds of destinations worldwide. The airport provides direct daily flights to Charlotte, Chicago, and Newark. Carriers include United, American Airlines, and Republic Airways. The airport is also served by Aviation Technologies, one of the finest fixed base operators in the Northeastern United States.

Rail Access

Mericle owns numerous sites in Northeastern Pennsylvania that are rail-served, including build-to-suit sites in CenterPoint South.

Carriers serving the region include Class One railroads Canadian Pacific Railway and Norfolk Southern Railway Company and short line railroads Luzerne and Susquehanna Railroad and Reading Blue Mountain & Northern Railroad.

CHECK OUT THE DISTANCES FROM CENTERPOINT TO THESE KEY CITIES.

CITY	MI AWAY
Wilkes-Barre, PA	6
Scranton, PA	7
Hazleton, PA	37
Delaware Water Gap, PA	57
Allentown, PA	67
Binghamton, NY	73
Morristown, NJ	96
Philadelphia, PA	113
Harrisburg, PA	116
Port Newark, NJ	126
New York, NY	128
Syracuse, NY	152
Baltimore, MD	194
Hartford, CT	198
Washington, DC	237
Pittsburgh, PA	290
Boston, MA	301
Cleveland, OH	368
Toronto, ON	383
Montreal, QC	411



Why Choose CenterPoint?





30 REASONS TO CHOOSE CENTERPOINT

01

GREAT HIGHWAY ACCESS

CenterPoint Commerce & Trade Park is less than one mile from Interstates 81 and 476. Recent highway construction has made access to the park even better. An upgrade of I-81 and the construction of a new connector road have given drivers a second route to CenterPoint. A new deceleration lane takes drivers from I-81 North directly into the park's front door.

02

GREAT MARKET ACCESS

Having quick access to consumption zones can make or break your business. CenterPoint Commerce & Trade Park, near Pittston, Pennsylvania, gives you that access. Located just two hours from New York City and Philadelphia, CenterPoint is ideally located if you need to reach customers from Maine to Virginia and from New York to Ohio.

03

GREAT CORPORATE NEIGHBORS

CenterPoint Commerce & Trade Park gives corporate site selectors safety in numbers. Dozens of companies have already done the proper due diligence for you. They've completed logistics models, analyzed the workforce, compared operating costs, calculated the incentives, and have chosen CenterPoint. You should too!

04

GREAT AMENITIES

CenterPoint Commerce & Trade Park gives your employees access to all kinds of amenities — more than 250 within a 10 minute drive. Banks, daycare centers, pharmacies, fitness centers, restaurants, dry cleaners, grocery stores, and much more are easily accessible on the way to work, during lunch, and on the way home. For more information on NEPA's great quality of life, visit DiscoverNEPA.com.

05

GREAT SPACE

As the developer of CenterPoint Commerce & Trade Park, Mericle goes to great lengths to ensure we have a wide variety of space available in the park at all times. Our aggressive speculative construction program means we have bulk industrial, flex, and office space available, in many different sizes, the moment you are ready to grow your business.

06

SPEEDY DELIVERY

If you rely on overnight delivery companies to get your packages to your customers, then let CenterPoint deliver for you. FedEx Ground, FedEx Ship Center, FedEx SmartPost, DHL, and UPS are all a stone's throw away from the park's two entrances and the U.S. Postal Service is just a few miles away in Downtown Pittston.

07

TAX SAVINGS

In CenterPoint, real estate taxes are abated because the pro-business local taxing authorities have approved LERTA for the park. LERTA is a creative way for local communities to boost economic growth. In CenterPoint, whenever Mericle constructs a building, real estate taxes on improvements are abated 100% for 10 years. This means tremendous savings for park tenants.

08

MORE FIBER

If your business relies on a dose of daily fiber, then CenterPoint Commerce & Trade Park is the place for you. Four telecommunications companies — Comcast, Verizon, Frontier Communications, and CenturyLink — have deployed fiber service in the park. Comcast has not only deployed its network along the park's roadways, it has extended its services into the buildings. You're guaranteed to have access to up to 10 Gigabits-per-second (Gbps) of network performance and services.

09

GREAT PRESSURE

CenterPoint Commerce & Trade Park performs under pressure. Water pressure to all buildings in the park is excellent. Pressure reducing valves have been installed at many of the buildings. Service is supplied by Pennsylvania American Water Company. Minimum flows range from 2,250 to 2,750 gallons per minute with residual pressures ranging from 75 psi to 150 psi depending on building elevation.

10

BRAIN POWER

CenterPoint is surrounded by the institutions that produce smart people. There are 17 college and university campuses with almost 50,000 enrolled students within an hour's drive of CenterPoint — 12 of which are within 25 minutes. This network of higher education provides an invaluable resource for employers and their employees, offering ample opportunity for co-ops, continuing education, customized job training, internships, and recruiting.

11

READYTOGO!™ SITES

In CenterPoint, Mericle can get you into newly constructed space faster than any other developer on any other site in Northeastern Pennsylvania. That's because Mericle has developed ReadyToGo!™ Sites that are cleared, graded, and compacted and ready for the immediate construction of building foundations.



12 GREAT VISIBILITY

CenterPoint Commerce & Trade Park is the place to be and be seen. No other business park in Northeastern Pennsylvania offers your business this kind of attention. Every day more than 100,000 vehicles carrying your potential customers and employees drive right by the park on Interstates 81 and 476. This unmatched level of visibility and immediate highway access has helped Mericle recruit close to 70 companies to the park since 2007.

13 PRODUCTIVE WORKERS

Northeastern Pennsylvania is known throughout the United States for its dedicated and highly productive workforce. In fact, prominent national site selection consultant John Rhodes of Moran, Stahl and Boyer said, *"It's almost like Northeast PA defines what work ethic is. People come to work with an eagerness and a willingness to get the job done."*

14 GREAT TRUCKING

Do you use common carriers to get your products to market? If yes, then you'll find CenterPoint Commerce & Trade Park to be an uncommon place to do business. Five interstates converge near CenterPoint, so it should come as no surprise that the park is surrounded by trucking companies. Third party logistics (3PL) companies thrive near CenterPoint, too.

15 ABUNDANT TRAILER STORAGE

Having trouble finding enough room to park your trailers? Problem solved at CenterPoint. Unlike many competing developers who often construct buildings on "postage stamp" sites, Mericle develops its buildings with extra elbow room, leaving plenty of ground on-site for you to park your trailers. In CenterPoint, Mericle's ReadyToGo!™ Program means you'll always have access to more spots than you will ever need.

16 24/7 PROPERTY MANAGEMENT

Mericle's in-house Property Management team maintains the company's approximately 18 million square foot portfolio and is responsible for all preventative maintenance, repairs, and landscaping. The team provides you with 24-hour on-call service and uses a fleet of radio-dispatched vehicles that are completely equipped with all of the parts and tools needed to provide immediate assistance.

17 RELIABLE POWER

Power outages can ruin an otherwise great business day. In CenterPoint, PPL Electric Utilities (PPL) does everything possible to make sure your lights stay on. PPL owns, operates, and maintains an electric distribution/supply network throughout Northeastern Pennsylvania and is always rated near the top of the American Customer Satisfaction Index. PPL's record for reliability in CenterPoint has been exceptional.

18 FOREIGN TRADE ZONE

Many of the lots in CenterPoint have FTZ status. These specially designated zones are considered outside the Customs territory of the US, which means that merchandise can be stored, exhibited, assembled, manufactured, and processed without being subject to formal Customs entry procedures and payment of duties — unless and until the merchandise enters the Customs territory for domestic consumption.

19 CENTERPOINT CARES

CenterPoint is about more than just helping your business. It's about working together to make a stronger community. When you become a tenant, Mericle will work very hard to help you and your employees make a difference in people's lives. You'll be invited to join our team of tenants who regularly collect toys for the U.S. Marine Corp Reserves' Toys for Tots program, donate food to the Weinberg Regional Food Bank, participate in park blood drives, and more.

20 YOU'LL FLY HIGH

Drive just 3.1 miles from the main entrance of CenterPoint Commerce & Trade Park, and you'll arrive at the terminal of the Wilkes-Barre/Scranton International Airport (AVP). Step inside, and you'll find a modern airport known for its stress-free way of doing business. The airport offers services to and from numerous major hubs with one-stop service to hundreds of destinations worldwide.

21 YOUR NAME IN LIGHTS

Have you ever thought of advertising your job openings on an interstate billboard but were scared away by the cost? Mericle owns and maintains two large digital signs in CenterPoint. An estimated 100,000 vehicles drive by the signs every day. When you become a CenterPoint tenant, we'll advertise your jobs – at no cost to you – on our two signs.

22 FLEXIBILITY

Flex buildings are designed to be more flexible than traditional industrial buildings. Manufacturing, distribution, office, and medical companies can all co-exist in a flex building. Mericle pioneered the development of flex space in Northeastern Pennsylvania, and we'd like to customize a CenterPoint flex space just for you.

23 A MOVE TO THE MIDDLE

CenterPoint Commerce & Trade Park is aptly named. The park is located in the center of Northeastern Pennsylvania and offers you immediate access to the superb interstate highway system that serves the region. The park is also just 10 minutes to the area's two largest cities, Scranton and Wilkes-Barre.

24 JUST A BUS RIDE AWAY

In CenterPoint, we want to make sure ALL of your employees are able to get to work on time. So we are very pleased that our county transportation authorities have established multiple daily bus trips to and from the park. More people live within 20 miles of CenterPoint than any other park in Northeastern Pennsylvania. Now, thanks to county bus service, more of them can work in CenterPoint than ever before.

25 GREAT FOR DISTRIBUTION

What do Benco Dental, Chewy.com, Boden, The Home Depot, Isuzu, Lowe's, Tailored Brands, and Neiman Marcus have in common? They've all located major distribution centers in CenterPoint Commerce & Trade Park. If you are seeking a great location for your distribution center, follow the leaders, and choose CenterPoint.

26

GREAT FOR HEALTHCARE

Healthcare and Social Assistance is Northeastern Pennsylvania's largest industry sector, and CenterPoint is doing its part to keep it that way. Numerous park tenants support the healthcare industry from their CenterPoint facilities. All have been able to take advantage of the park's immediate interstate access, strong utility infrastructure, tax-abated sites and buildings, and most importantly, an exceptionally talented local workforce.

27

ABUNDANT, AFFORDABLE NATURAL GAS

Natural gas prices in CenterPoint continue to be very affordable. Part of the reason? The Marcellus Shale. The 500 trillion cubic feet of natural gas in the rock under a 22.4 million acre area that covers much of northern Pennsylvania and Upstate New York is having a tremendously positive impact on the local economy. This huge natural gas deposit just north of CenterPoint means gas prices are expected to stay very affordable long into the future.

28

STRESS FREE COMMUTES

The more than 7,500 people who work in the park benefit from an excellent road system that makes getting to work very easy. CenterPoint is less than one mile from I-81 and I-476 and is located immediately off of S.R. 315, one of Northeastern Pennsylvania's main thoroughfares. The commute for an employee living 15 miles from CenterPoint? About 21 minutes – on a bad day.

29

TRAINING GRANTS

Grant programs can help you lower your training costs when you move into CenterPoint. Pennsylvania's WEDnetPA program provides grants to help you train new and existing employees. Support is as much as \$2,000 per year, per employee. The Workforce Innovation & Opportunity Act is a federal program that reimburses you for part of your training costs. You can receive reimbursement for up to 50% of wages paid to eligible employees during training and up to your actual costs of classroom training and related training support services.

30

ONE CALL DOES IT ALL

We are a vertically-integrated builder. That means our own employees do almost all of the design and construction work necessary to customize your space to your exact needs. By doing the work ourselves, we are better able to control costs and fast-track delivery schedules. Our team of 350 professionals is ready to go to work for you in CenterPoint. Learn more about Mericle, then give us a call to place your order. We'll take care of the rest.



**CENTERPOINT'S
READYTOGO!™
SITES**

ARE CLEARED,
GRADED, AND
COMPACTED, AND
READY FOR BUILDING
FOUNDATIONS.

CenterPoint Commerce & Trade Park

East & West


JENKINS & PITTSTON TOWNSHIPS, PA

CenterPoint Commerce & Trade Park is an ongoing success story that demonstrates how the private sector can partner with the Commonwealth to achieve its public policy goals. The project is a great example of how urban sprawl can be contained through the restoration of environmentally scarred lands and investment in infrastructure.

DISTANCES TO KEY LOCATIONS

	Mi. Away
Downtown Pittston	2.5
Wilkes-Barre/Scranton International Airport	3.4
Downtown Wilkes-Barre	9.4
Downtown Scranton	11
Harrisburg	111
Philadelphia	114
Manhattan	127





The ReadyToGo!™ Program is a major investment by Mericle in new speculative buildings and fully-prepared sites that are facilitating the creation and retention of thousands of jobs.

Mericle created this program to ensure that companies interested in Northeastern Pennsylvania have a wide variety of buildings and fully-prepared sites from which to choose.

Mericle has developed dozens of ReadyToGo!™ Sites on land it owns in business parks in Luzerne and Lackawanna Counties. The sites can accommodate companies needing less than 20,000 square feet to more than 1 million square feet. Mericle has designed the sites to be attractive to manufacturers, distributors, medical professionals, and a variety of office and business services firms. Mericle has completed work on dozens of these ReadyToGo!™ Sites.

For its ReadyToGo!™ Sites, Mericle obtains all permits and full subdivision, land development, and utility approvals. In most cases, all grading, including the placement of compacted stone sub-base in the building and pavement areas, is completed, and the parcels are made ready for the immediate construction of building foundations.

Mericle can make new buildings ready for tenants faster than any other developer in the market.

Mericle has also developed dozens of speculative ReadyToGo!™ Buildings on these sites. Mericle uses its own resources to prepare the sites and construct industrial, office, flex, and medical buildings.

The company's in-house design team, engineers, heavy equipment operators, and construction employees all contribute to the effort.

One of the biggest challenges large industrial users face is finding a building that matches their needs for ceiling height, loading doors, lighting, heating, and utility service.

An equally important need is adequate, on-site trailer storage. Many industrial buildings owned by competing developers do not have enough trailer spaces on-site, which forces tenants to try to find nearby off-site locations for storage.

Because Mericle's ReadyToGo!™ Sites are cleared, graded, and compacted, they are well suited – and immediately ready – for trailer parking. Therefore, Mericle markets the sites as ReadyToGo!™ Trailer Storage locations until such time that Mericle chooses to construct buildings on them.

Utility Information

CENTERPOINT EAST

NATURAL GAS

CenterPoint East Phase I natural gas service is provided by UGI Penn Natural Gas (UGI PNG) via a combination of 6-inch and 8-inch diameter facilities operating at intermediate pressure along the park's roadways. Gas is supplied from a pressure regulator station located near the intersection of CenterPoint Boulevard and Armstrong Road, which is fed from a high-pressure gas main originating along SR 315. CenterPoint East Phase IIA receives service via an extension of an 8-inch intermediate pressure main, and Phase IIB also receives service from the extended 8-inch main. Phase IIC is serviced by an extension of the existing 6-inch main along Keystone Avenue. All gas mains provide service at a range of intermediate pressures.

WATER

CenterPoint East water service is supplied by Pennsylvania American Water Company (PAWC). All water mains are cement-lined ductile iron pipes and range in size from 12-inch diameter to 24-inch diameter. Phases IIA and IIB are supplied water from an 87-foot high, 320,000-gallon water tank. This water tank, which is located within the park, provides combined domestic/fire protection service to the building lots. Anticipated available minimum flows are 2,250 gallons per minute with residual pressures ranging from 75 psi to 150 psi depending on the building elevation. Phase IIC is serviced via an extension of an existing 16-inch main located along Keystone Avenue. Anticipated available flows are 2,250 gallons per minute at residual pressures ranging from 90 psi to 110 psi.

ELECTRIC

CenterPoint East electrical service is provided by PPL Electric Utilities (PPL). PPL currently owns, operates, and maintains an electric distribution/supply network throughout Northeastern Pennsylvania.

- Electric service is provided through primary and secondary distribution facilities located in an overhead system, which connects to an existing underground duct bank and overhead system located in CenterPoint East.
- Primary distribution voltage is nominally 12.47KV.
- Customers within CenterPoint can take electrical service at either primary or secondary voltages.
- PPL provides power to the park redundantly from the Yatesville and Avoca substations, with plans to additionally feed the park from the Dupont substation, thus providing redundant feeds from three nearby substations.
- The Yatesville substation is fed from two independently supplied 66KV transmission lines to two 25 MVA transformers (66KV to 12.47 KV). The transmission lines feed the transformers with a manual transfer switch.
- The Avoca substation is fed from two independently supplied 66KV transmission lines to a 20MVA Transformer (66KV to 12.47 KV).



SANITARY SEWER

CenterPoint East sanitary sewage treatment for Phases I, IIA, and IIC is provided by the Wyoming Valley Sanitary Authority (WVSA), which has an approved treatment capacity of 32 MGD and receives an average flow of 24 MGD at its treatment plant located in Hanover Township.

The park's conveyance systems consist of 8-inch SDR-35 gravity mains, with current reserve capacity of approximately 330,000 gpd. The system eventually discharges to WVSA's treatment plant via an existing 8-inch main located near the CenterPoint West property.

A proposed off-site upgrade of 1,400-feet of this main from 8-inch to 10-inch would increase capacity by approximately 600,000 gpd, if needed. Sanitary sewer conveyance facilities in Phases I, IIA, and IIC are owned by the Jenkins Township Sewer Authority.

CenterPoint East Phase IIB sanitary sewage treatment is provided by the Lower Lackawanna Valley Sanitary Authority (LLVSA), which has an approved treatment capacity of 6 MGD and receives an average flow of 4 MGD at its treatment plant located in Duryea. Phase IIB's conveyance systems include 8-inch SDR-35 gravity mains with an approximate capacity of 420,000 gpd. The system discharges to an interceptor line located along Armstrong Road, which is adjacent to the park. Sanitary sewer conveyance facilities are owned and maintained by the Pittston Township Sewer Authority.

TELECOMMUNICATIONS

CenterPoint East telecommunications service is provided by Verizon, Frontier Communications, Comcast, and CenturyLink Communications. Fiber optic and copper facilities are readily available via a network of aerial and underground distribution along the park roadways. These facilities provide access to a full suite of services ranging from basic telephone service to VoIP and hosted virtual PBX and internet/data across the full range from DSL, T-1, and TDM services through switched or dedicated LAN/WAN from ISDN to MPLS and Ethernet. The presence of multiple providers with multiple points of entry provide options for network redundancy and diversity.

Comcast Business has made one of its most significant infrastructure investments to bring its national, private fiber-optic network to every existing building at CenterPoint and to those parcels that are construction-ready under Mericle's ReadyToGo!™ Program.

TELECOMMUNICATIONS CONTINUED

That means companies can quickly access secure, scalable, high-performance dedicated internet and point-to-point and multipoint connectivity — optimized for businesses with multiple locations. Comcast Business enterprise solutions deliver symmetrical bandwidth that scale from 50 Mbps up to 10 Gbps, enabling businesses of all sizes to choose from a comprehensive portfolio of services (data, voice, and video) as well as Ethernet services — all of which feature proactive network and service monitoring 24 x 7 x 365 from Comcast’s dedicated Network Operations Centers. In addition, Comcast can also provide back-up and disaster recovery services for redundancy needs and has a local support team located just minutes from CenterPoint.

CENTERPOINT WEST

NATURAL GAS

CenterPoint West natural gas service is provided by UGI Penn Natural Gas (UGI PNG). Natural Gas is supplied via a connection to an existing 12-inch diameter intermediate pressure main that runs along Butler Road, adjacent to the CenterPoint West property. A 6-inch diameter HDPE main has been installed along Enterprise Way and operates at intermediate pressure to service the park. UGI PNG also has an existing 8-inch diameter high pressure main along Oak Street and maintains a pressure regulator station adjacent to the Butler Road/Oak Street intersection. This provides UGI PNG with greater flexibility in providing a wider range of pressures and volumes to service customers within the park.

WATER

CenterPoint West water service is provided by Pennsylvania American Water Company (PAWC). A 16-inch diameter ductile iron main has been extended to the CenterPoint West property from the existing water distribution system located nearby in CenterPoint East. Also, a 16-inch diameter ductile iron main has been installed along Enterprise Way to service the park. These facilities are capable of providing combined domestic/fire flow service of 2,750 gpm an approximate minimum residual pressure of 80 psi to 125 psi.

ELECTRIC

CenterPoint West electrical service is supplied by PPL Electric Utilities (PPL) via a newly constructed direct feeder from the Yatesville substation, located less than 2 miles away, making the power extremely reliable. PPL maintains existing 12 KV, 3-phase distribution lines adjacent to the CenterPoint West property. Overhead utility poles have been installed along Enterprise Way to service the park. PPL installed their facilities serving CenterPoint West to provide robust service to manufacturing and industrial users.

SANITARY SEWER

CenterPoint West sanitary sewage treatment is provided by the Wyoming Valley Sanitary Authority (WVSA), which currently has an approved treatment capacity of 32 MGD and receives an average flow of 24 MGD at its treatment plant located in Hanover Township. The park’s conveyance system consists predominately of an 8-inch diameter SDR-35 gravity main and a limited section of 3-inch diameter low-pressure SDR-21 force main, both of which have been installed along Enterprise Way. The conveyance system discharges to an existing 8-inch diameter gravity main located near Oak Street. Current reserve capacity in the existing main is 330,000 gpd. However, a proposed off-site upgrade to a 1,400-foot section of the 8-inch line to a 10-inch line will increase capacity by approximately 600,000 gpd, if needed. The existing main near Oak Street eventually discharges to WVSA’s treatment facility located in Hanover Township.

TELECOMMUNICATIONS

CenterPoint West telecommunications service is provided by Verizon, Comcast, and Frontier Communications over copper and fiber optic cable via overhead utility poles along Enterprise Way and underground distribution to each building and site. Additional overhead copper facilities of other telecommunication service providers and fiber facilities owned by Verizon are readily available in close proximity to CenterPoint West.

Comcast Business has made one of its most significant infrastructure investments to bring its national, private fiber-optic network to every existing building at CenterPoint and to those parcels that are construction-ready under Mericle’s ReadyToGo!™ Program. That means companies can quickly access secure, scalable, high-performance dedicated internet, and point-to-point and multipoint connectivity – optimized for businesses with multiple locations. Comcast Business enterprise solutions deliver symmetrical bandwidth that scale from 50 Mbps up to 10 Gbps, enabling businesses of all sizes to choose from a comprehensive portfolio of services (data, voice, and video) as well as Ethernet services – all of which feature proactive network and service monitoring 24 x 7 x 365 from Comcast’s dedicated Network Operations Centers. In addition, Comcast can also provide back-up and disaster recovery services for redundancy needs and has a local support team located just minutes from CenterPoint.

CENTERPOINT SOUTH

NATURAL GAS

CenterPoint South natural gas service will be provided by UGI Penn Natural Gas (UGI PNG) via a proposed main operating at intermediate pressure along the park’s access road. Gas will be supplied via a connection to an existing 2-inch main located near the project site along Saylor Avenue. In addition, UGI PNG maintains a pressure regulator station near the CenterPoint South property. Based on conversations with UGI PNG representatives, these facilities maintain adequate volume and pressure to accommodate most industrial users.



**CENTERPOINT
COMMERCE & TRADE
PARK IS SERVED
BY VERY RELIABLE
UTILITY SYSTEMS.**

WATER

CenterPoint South water service will be provided by Pennsylvania American Water Company (PAWC). PAWC currently maintains an 8-inch diameter main located near the intersection of Saylor Avenue and Susquehannock Drive and an 8-inch main located adjacent to the CenterPoint South property along River Road. Both water mains will be available for combined domestic/fire flow based on demands from the park.

ELECTRIC

CenterPoint South electrical service shall be supplied by PPL Electric Utilities (PPL). PPL maintains existing 12 KV, 3-phase distribution lines adjacent to the CenterPoint South property along River Road. Based upon conversations with PPL representatives, these lines are capable of serving most typical commercial and light industrial users. In addition, heavy industrial load capacity is available from an existing 69 KV, 3-phase transmission line located near the property.

SANITARY SEWER

CenterPoint South sanitary sewage treatment will be provided by the Wyoming Valley Sanitary Authority (WVSA), which currently has an approved treatment capacity of 32 MGD and receives an average flow of 24 MGD at its treatment plant located in Hanover Township. The park's conveyance system will consist of 8-inch SDR-35 gravity mains that will convey sewage to existing 8-inch mains located on the north side of River Road and near the northwest property boundary of CenterPoint South. Both existing mains discharge to WVSA's pump station located along Tennant Street before reaching WVSA's treatment facility located in Hanover Township. Sanitary sewer mains within the park will be owned and maintained by the Jenkins Township Sanitary Authority.

TELECOMMUNICATIONS

CenterPoint South telecommunications services will be provided by Verizon and additional local providers. There are existing overhead copper facilities owned by separate telecommunication service providers along the road rights-of-way bordering the project site. In addition, fiber optic facilities owned by Verizon are readily available in the direct vicinity of the project site. This combination of existing facilities in conjunction with local digital switching facilities, formal agreements with all mainstream long-distance carriers, and colocation arrangements in local markets, allow the CenterPoint South occupants to access telephone service, DSL, T-1 and TDM services, and video conferencing from multiple potential service providers. It is currently anticipated that telecommunication services shall be provided to the CenterPoint South property via new aerial facilities.

Workforce & Education



Employment & Unemployment Data
LACKAWANNA & LUZERNE COUNTIES

YEAR	NEPA CIV. LABOR FORCE	EMP.	UNEMP.	NEPA RATE %	PA RATE %	U.S. RATE %
2021	267,300	248,300	19,000	7.1%	6.0%	4.6%
2020	270,800	249,000	21,800	8.1%	7.0%	6.9%
2019	278,900	263,200	15,700	5.6%	4.6%	3.6%

Source: workstats.dli.pa.gov

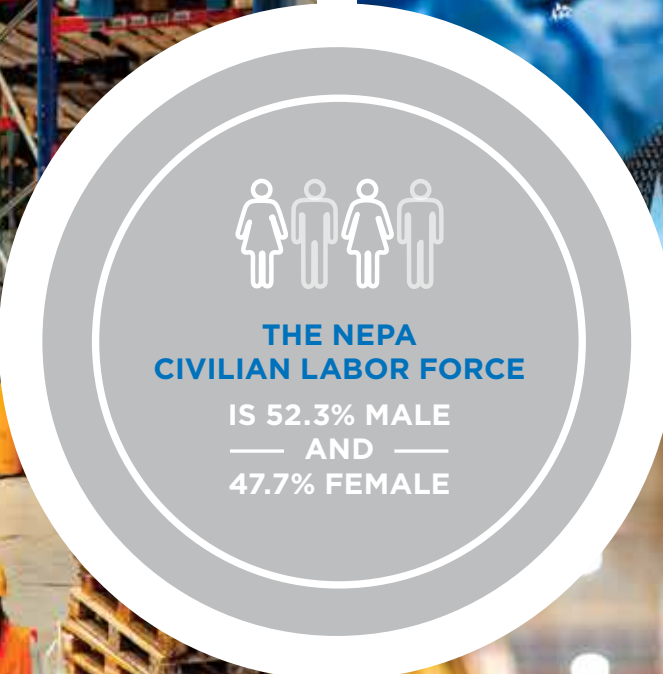
PRODUCTIVE WORKERS

EXCEPTIONALLY TALENTED LOCAL WORKFORCE
AND JOB TRAINING GRANTS AVAILABLE

Largest Industrial & Office Employers

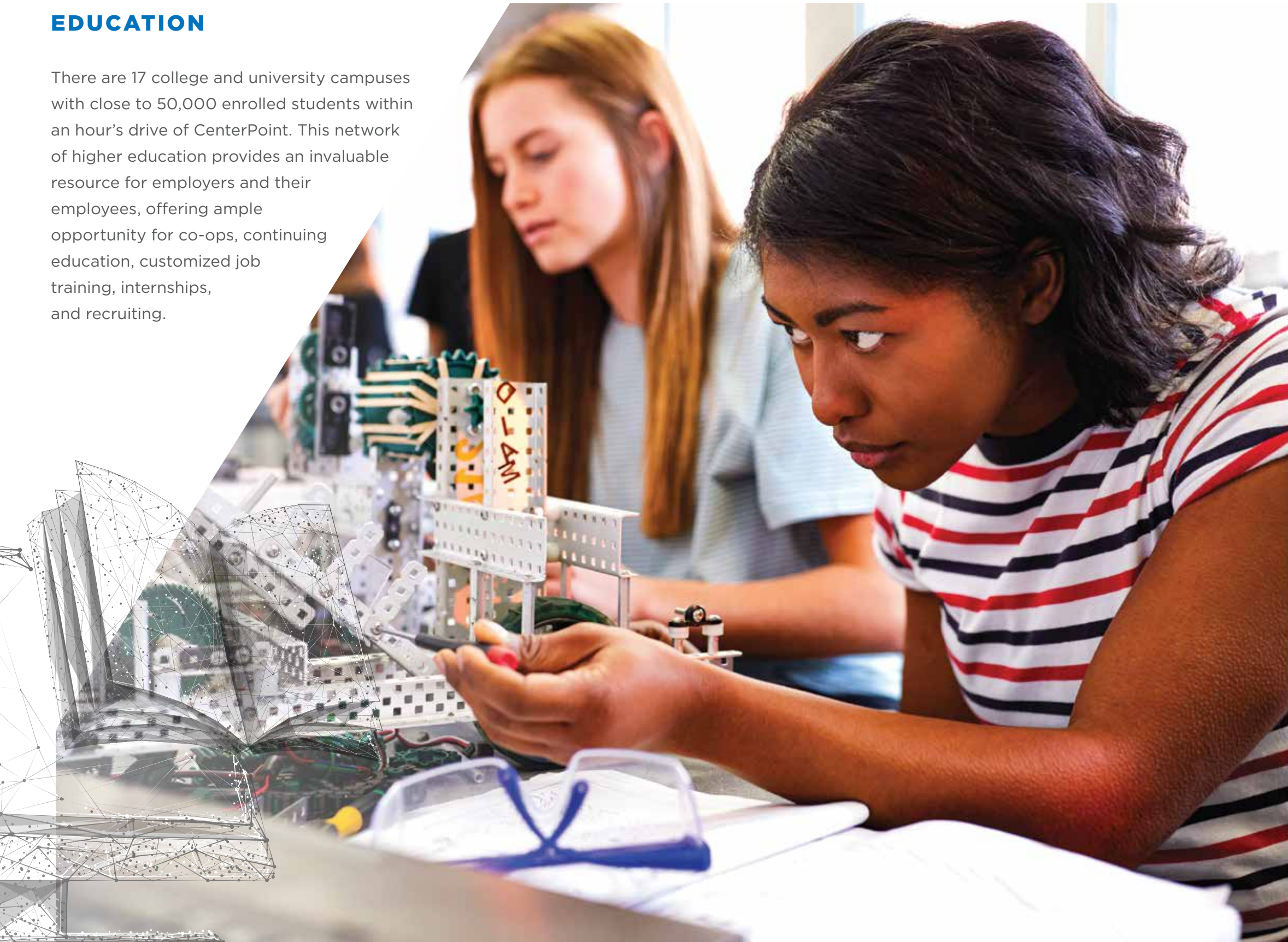
WITHIN 20 MILES OF CENTERPOINT

COMPANY	FUNCTION	COUNTY
Amazon.com	Consumer Products	Luzerne/Lackawanna
Arlington Industries	Electrical Fittings Manufacturer	Lackawanna
Bank of America	Financial Services	Lackawanna
Barry Callebaut USA	Candy Manufacturing	Lackawanna
Benco Dental	Dental Supplies	Luzerne
C3i Solutions	Customer Engagement Services	Luzerne
Chewy.com	Pet Supplies	Luzerne
Cigna Health and Life Insurance Co.	Health Insurance	Lackawanna
CornellCookson	Rolling Door Manufacturer	Luzerne
CVS Caremark	Pharmaceutical Distribution	Luzerne
Fastenal	Fastener Distributor	Lackawanna
FedEx Ground	Delivery Services	Luzerne
Geisinger Health Plan	Health Insurance Plans	Luzerne/Lackawanna
Gentex Corporation	Defense Products	Lackawanna
Golden Technologies	Lift Chair Manufacturer	Lackawanna
Home Depot	Home Products Distribution	Luzerne
Keystone Automotive Industries	Auto Parts Distribution	Luzerne
Lockheed Martin Corporation	Defense Contractor	Lackawanna
Lowe's	Home Products Distribution	Luzerne
Maid-Rite Specialty Foods	Portion Controlled Meats	Lackawanna
Maximus Federal Services	Business Process Services	Luzerne
McLane Company	Consumer Products	Lackawanna
General Dymanics	Construction Equipment	Luzerne
MetLife	Financial Services	Lackawanna
Mission Foods (GRUMA)	Food Manufacturing	Luzerne
Penn Foster Inc.	Distance Education	Lackawanna
Pride Mobility Products	Personal Mobility Products	Luzerne
Prime, Inc.	Refrigerated Trucking	Luzerne
TMG Health (Cognizant)	Claims Processing	Lackawanna
UPS	Delivery Services	Lackawanna/Luzerne
Wren Kitchens	Kitchen Manufacturer	Luzerne



EDUCATION

There are 17 college and university campuses with close to 50,000 enrolled students within an hour's drive of CenterPoint. This network of higher education provides an invaluable resource for employers and their employees, offering ample opportunity for co-ops, continuing education, customized job training, internships, and recruiting.



TOTAL ENROLLMENT
WITHIN 55 MILES OF CENTERPOINT

48,002 STUDENTS

SCHOOL	ENROLLMENT	MI AWAY
King's College 🌐 kings.edu	2,400	9
Wilkes University 🌐 wilkes.edu	5,100	9
Lackawanna College 🌐 lackawanna.edu	1,991	11
University of Scranton 🌐 scranton.edu	4,957	11
Geisinger Commonwealth Medical College 🌐 geisinger.edu/education	500	12
Marywood University 🌐 marywood.edu	2,613	14
Penn State - Scranton 🌐 scranton.psu.edu	947	14
Johnson College 🌐 johnson.edu	497	15
Misericordia University 🌐 misericordia.edu	2,398	17
Luzerne County Community College 🌐 luzerne.edu	6,669	17
Clarks Summit University 🌐 clarkssummitu.edu	750	20
Penn State - Wilkes-Barre 🌐 wilkesbarre.psu.edu	460	21
Keystone College 🌐 keystone.edu	1,300	26
Penn State - Hazleton 🌐 hazleton.psu.edu	600	32
Northampton Community College 🌐 northampton.edu	2,500	46
Bloomsburg University 🌐 bloomu.edu	8,478	53
East Stroudsburg University 🌐 esu.edu	5,842	55

Cost Advantages & Incentives



Job training grants and an innovative tax abatement program will help you reduce your costs in CenterPoint.

Mericle will arrange meetings between your leadership team and the officials who coordinate the following programs:

- 1** **GUARANTEED FREE TRAINING PROGRAM (WEDNETPA)**
- 2** **WORKFORCE INNOVATION AND OPPORTUNITY ACT**
- 3** **LOCAL ECONOMIC REVITALIZATION TAX ASSIS. PROGRAM (LERTA)**

Guaranteed Free Training Program

This program provides grants through the Pennsylvania Department of Community and Economic Development (DCED) for essential skills and advanced technology training. The maximum amounts that can be provided are up to \$2,000 per eligible employee, not to exceed \$100,000 per company per eligible fiscal year. To be eligible, employees must be full-time and earn at least \$12.00 per hour.

Training costs must be “reasonable” as defined by market rates and/or other criteria. Regardless of how it is conducted (classroom, online, etc.), each training session must be a minimum of 30 minutes in length.

Training can be provided by a WEDnetPA partner institution, the company’s in-house staff, or any third-party provider.

Workforce Innovation & Opportunity Act

This federal program, which is administered by local Workforce Development Boards (WDBs), provides grants to train individuals who meet certain eligibility requirements such as those who recently lost their job or are underemployed. Eligibility requirements include those who:

- were recently laid-off or terminated from employment
- are unemployed
- are collecting Food Stamps or TANF
- are employed and their income is below the self-sufficiency guideline
- are a displaced homemaker
- are homeless

The grant funds can be used for job search and placement, skills assessment and evaluation, counseling, training services for individuals and companies, supportive services, and labor marketing information.



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.



Foreign Trade Zone

Most of the lots in CenterPoint Commerce & Trade Park have Foreign Trade Zone (FTZ) status. FTZs encourage and expedite import/export cargo movements. These specially designated zones are considered outside the Customs territory of the United States, which means that merchandise can be stored, exhibited, assembled, manufactured, and processed without being subject to formal Customs entry procedures and payment of duties — unless and until the merchandise enters the Customs territory for domestic consumption.

DUTY DEFERRAL

No duty is ever charged on merchandise while it is in a Foreign Trade Zone, and there is no limit on the length of time merchandise may be kept in a Foreign Trade Zone. By deferring the duty, capital is freed for more important needs.

RELIEF FROM INVERTED TARIFFS

Generally, if foreign merchandise is brought into a Foreign Trade Zone or Subzone and manufactured into a product that carries a lower duty rate, then the lower rate applies.

DUTY ELIMINATION ON WASTE AND SCRAP

No duty is charged on most waste and scrap from production in Foreign Trade Zones.

NO DUTY ON DOMESTIC CONTENT OR ADDED VALUE

The “value added” to a product in a FTZ (including manufacturing using domestic parts, cost of labor, overhead, and profit) is not included in its dutiable value when the final product leaves the Zone. Final duties are assessed on foreign content only.

DUTY EXEMPTION ON RE-EXPORTS

If merchandise is re-exported after being placed in an FTZ or shipped to another FTZ and re-exported, no duty is ever paid.

NO DUTY ON REJECTED OR DEFECTIVE PARTS

Merchandise found to be defective or faulty may be returned to the country of origin for repair or simply destroyed. Whichever choice is taken, no duty is paid. Many companies suffer from the “double duty crunch.” That is, they pay duty on imported merchandise, find it to be faulty, return it to the country of origin for repair, and then pay duty again when the merchandise re-enters the United States. If you are a Foreign Trade Zone user or Subzone, the “double duty crunch” is never a problem because your merchandise never enters the commerce of the United States.

ADMINISTRATIVE BENEFITS

Under Customs laws, a company is required to file a Customs entry with each shipment of imported merchandise. This involves several associated costs including the cost of preparing, processing, and filing the Customs entry. Other costs include external service provider fees and a merchandise process fee (MPF) – a .21% ad valorem fee capped at \$485 per Customs entry – paid to the US Government. However, under zone procedures, FTZ users are allowed to consolidate shipments from an FTZ to the Customs territory of the US into a single weekly entry transaction rather than filing an entry per shipment. This significantly reduces the number of Customs entries filed by an importer resulting in significant operational and financial benefits.

DISCOVER NEPA

Ten counties. One region. DiscoverNEPA™.

Why is Mericle, a real estate developer, promoting Northeastern Pennsylvania's (NEPA's) quality of life? Mericle has been very fortunate to provide commercial space to several hundred companies since 1985, and we are especially proud that more than 20,000 people work in the buildings we've developed in NEPA. However, when companies are going through the site selection process, more factors come into play than just the availability of a certain type of building or site.

Many skilled workers, especially millennials, are drawn to those communities known as great places to live. Northeastern Pennsylvania is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference. NEPA is the Northeast's best bet if you are seeking a stress-free, healthy lifestyle complete with thousands of world-class amenities.

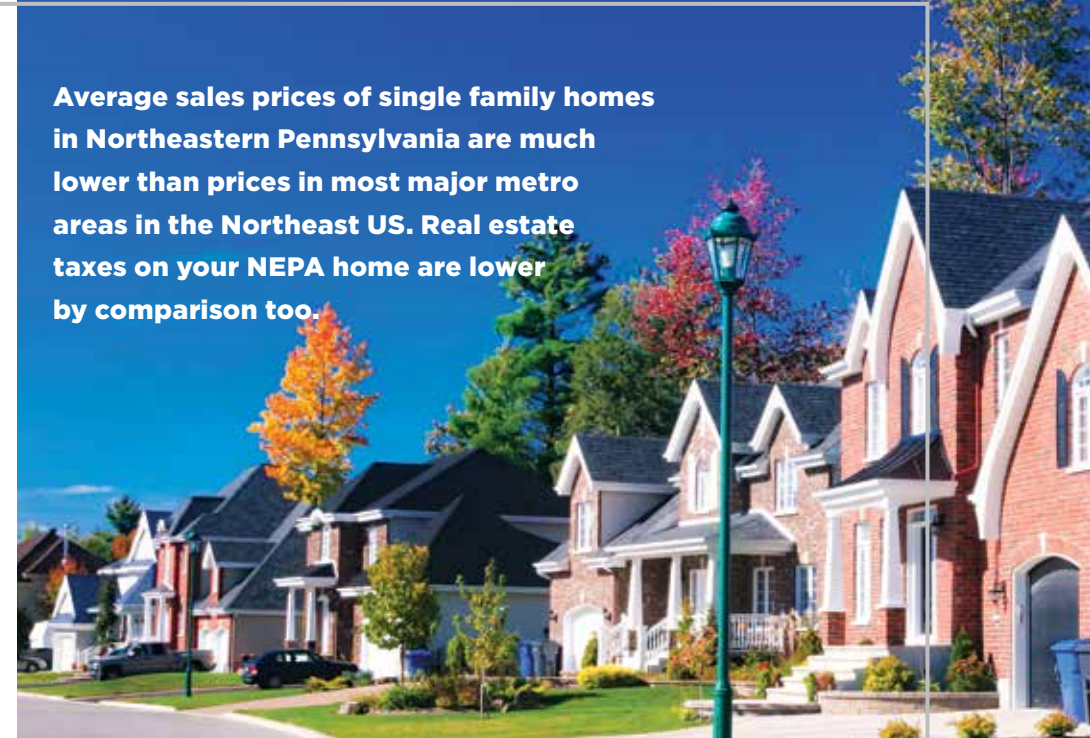
We created DiscoverNEPA™ to showcase all that Northeastern Pennsylvania has to offer. We hope our tenants and other area businesses will use DiscoverNEPA™ as a tool to recruit talented people and their families to this region.



We invite you to visit DiscoverNEPA.com and to follow us on Facebook, Instagram, and Twitter. Mericle is Northeastern Pennsylvania proud.

Average Cost of Typical 4-Bedroom Home

A little buys
you a lot here.



Average sales prices of single family homes in Northeastern Pennsylvania are much lower than prices in most major metro areas in the Northeast US. Real estate taxes on your NEPA home are lower by comparison too.

COUNTY	STATE	AVG. SALES PRICE	AVG. PRICE/SF	AVG. ANNUAL R.E. TAXES
Lackawanna	PA	\$241,265	\$91	\$4,530
Luzerne	PA	\$242,419	\$94	\$4,533
York	PA	\$288,581	\$105	\$6,215
Dauphin	PA	\$335,142	\$111	\$5,786
Cumberland	PA	\$345,621	\$117	\$4,577
Gloucester	NJ	\$313,629	\$118	\$9,828
Lancaster	PA	\$310,855	\$126	\$5,020
Northampton	PA	\$337,460	\$133	\$7,413
Orange	NY	\$333,853	\$141	\$10,912
Lehigh	PA	\$349,688	\$142	\$6,277
Burlington	NJ	\$372,417	\$142	\$9,398
Dutchess	NY	\$363,320	\$146	\$10,169
Camden	NJ	\$411,461	\$152	\$11,851
Hartford	CT	\$404,088	\$155	\$9,707
Montgomery	PA	\$408,373	\$156	\$6,849
Chester	PA	\$495,201	\$160	\$7,403
New Castle	DE	\$380,077	\$167	\$3,294
Bucks	PA	\$476,822	\$181	\$7,283
Prince Georges	MD	\$418,025	\$194	\$5,312
Delaware	PA	\$492,627	\$195	\$8,953
Howard	MD	\$565,370	\$204	\$6,954
Morris	NJ	\$497,086	\$206	\$10,862
Passaic	NJ	\$464,147	\$211	\$14,298
Anne Arundel	MD	\$512,739	\$219	\$4,611
Fairfield	CT	\$611,283	\$220	\$12,171
Middlesex	NJ	\$555,844	\$225	\$11,689
Somerset	NJ	\$561,610	\$228	\$12,350
Suffolk	NY	\$538,539	\$233	\$11,372
Rockland	NY	\$525,006	\$234	\$13,450
Montgomery	MD	\$716,033	\$256	\$6,492
Bergen	NJ	\$633,385	\$281	\$13,086
Union	NJ	\$760,781	\$291	\$15,782
Westchester	NY	\$765,423	\$291	\$19,651
Essex	NJ	\$761,875	\$303	\$18,064
Fairfax	VA	\$682,865	\$307	\$7,061
Nassau	NY	\$648,945	\$331	\$12,442
Arlington	VA	\$1,000,943	\$531	\$9,040

Lackawanna and Luzerne counties include the cities of Scranton, Wilkes-Barre, Pittston, and Hazleton.

Visit discovernepa.com to learn more about the thousands of quality of life amenities that make Northeastern Pennsylvania a great place to live.

Source: realtor.com



Mericle Overview

***We Build Buildings.
We Build Careers.
We Build Communities.***

1

SINGLE SOURCE

2

VALUE

3

MARKET KNOWLEDGE

4

SPEED

5

AVAILABLE SPACE

Mericle Commercial Real Estate Services has developed more investment grade industrial, flex, and office space than any developer in the history of Northeastern Pennsylvania. **We have never missed a client's occupancy deadline.**

THE MERICLE DIFFERENCE

SINGLE SOURCE

Mericle is a true master builder, and our employees take responsibility for all phases of your project, from site selection, to design, to excavation, to construction, to fit-out, to property management. In short, we do it all. This unique corporate structure keeps your stress level to a minimum and ensures that your project will be completed on time and on budget.

VALUE

By utilizing the master builder concept, we are able to cut out unnecessary profit centers and provide you with quality, investment-grade real estate at a very competitive price. Plus, Mericle is the authorized Butler Builder® for Northeastern Pennsylvania. This close association with Butler Manufacturing™ Company, the largest manufacturer of pre-engineered building systems in the United States, means we are able to offer you an unmatched level of innovation and flexibility.

Our in-house design and engineering teams include some of the industry's most experienced professionals in dealing with Butler systems. Every material, coating, part, and process is tested to ensure strict compliance with exact Butler standards.

MARKET KNOWLEDGE

Our executive team and the vast majority of our approximately 350 employees are natives of this region. Several of our executives have backgrounds in local economic development and can offer you guidance on incentive financing, employee recruitment, job training, family relocation, community contacts, and much more. We also have strong relationships with local municipalities, permitting agencies, utility companies, and suppliers. This depth of local experience ensures that we complete all aspects of your project smoothly and without delay.

SPEED

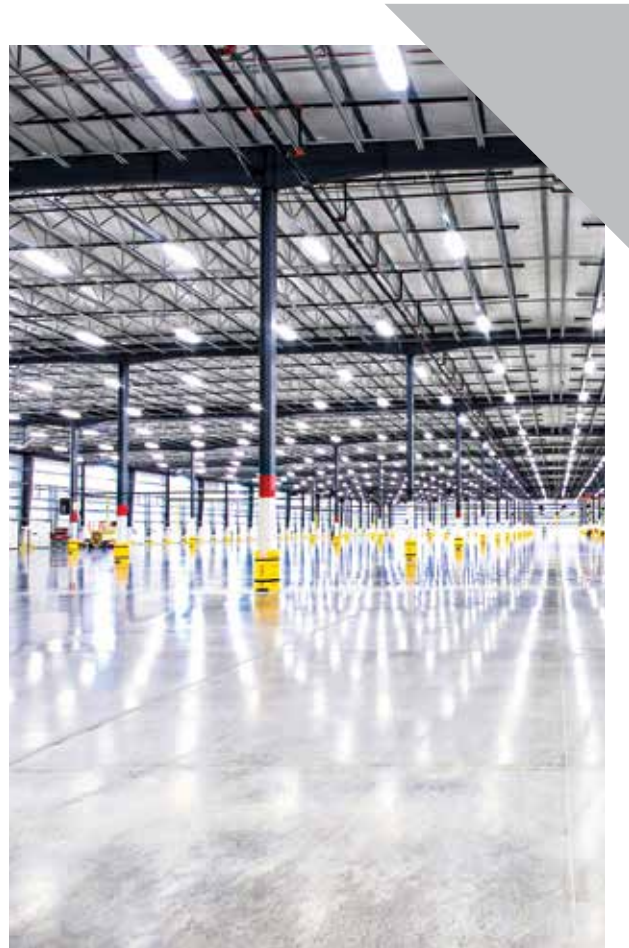
Mericle will complete your project faster than competing developers. Our large team of excavation employees works year-round preparing ReadyToGo!™ Sites. This gives us a great inventory of sites that have already been planned, permitted, subdivided, cleared, graded, and compacted. In addition, because Butler systems can be erected quickly and without expensive on-site modifications, we'll cut your construction time by as much as 30% compared to the methods used by competing developers.

AVAILABLE SPACE

We are always building speculative industrial, office, flex, and medical buildings on our ReadyToGo!™ Sites. As such, we have far more existing space available than any other developer in Northeastern Pennsylvania. Whether you need just a few thousand square feet or one million square feet, we will very likely have a property that works for you.

"But the clincher for us is what I call the Mericle difference. Not only are their prices affordable and their buildings constructed to maximize efficiency, but they're just a phone call away. You have a problem and they fix it. It's done. You don't have to chase anyone down. It's truly a one-stop shop. Their staff are very nice and take personal responsibility for making sure their tenants have what they need to be successful."

Mike Komensky | General Manager | Bimbo Bakeries



Mericle Projects



"In my over 35 years in the Supply Chain business, having done many projects to create Distribution Network Facilities, this was one of the easiest and most professional deliveries I have ever been associated with. Thanks to you and your team, Neiman Marcus Group now calls CenterPoint East home!"

Gregory Shields | SVP | Neiman Marcus Group





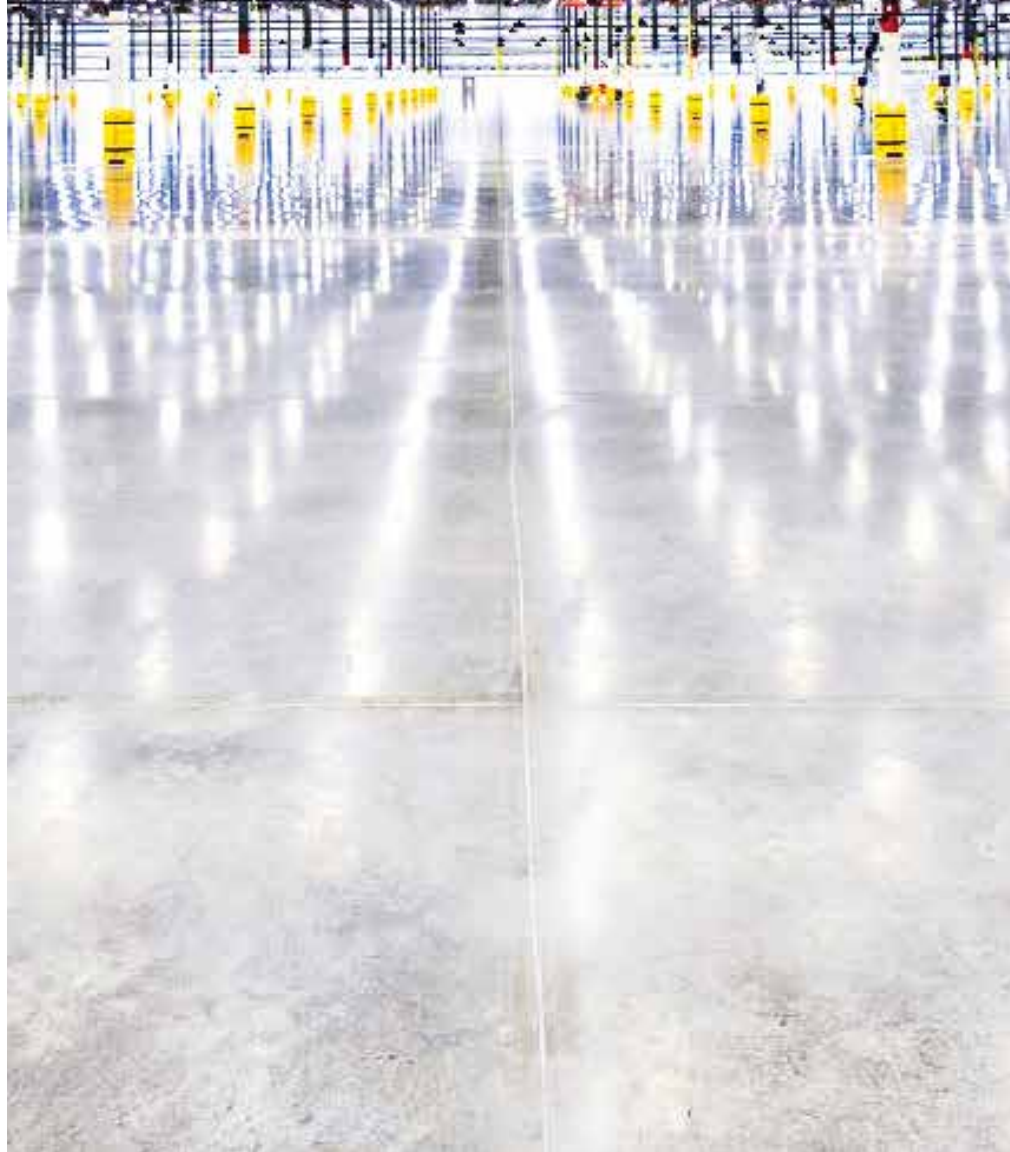
Since 1985,
Mericle has completed
industrial, office, flex,
and medical projects,
big and small, for
hundreds of clients.





The company directly owns and manages more than 18 million+ square feet in NEPA.

Mericle's tenants and clients include 40 Fortune 1000 firms.



TENANTS & CLIENTS

40 OF MERICLE'S TENANTS AND CLIENTS ARE FORTUNE 1000 COMPANIES



Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.

BOB BESECKER

Vice President - Senior Director of Leasing

bbesecker@mericle.com

JIM HILSHER

Vice President - Director of Marketing

jhilsher@mericle.com

BILL JONES

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