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WHY CHOOSE

# CenterPoint



THE PREMIER  
BUSINESS PARK  
ON PA'S I-81  
CORRIDOR



570.823.1100



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.



# 30 REASONS TO CHOOSE CENTERPOINT

## THE FASTEST GROWING BUSINESS PARK IN PENNSYLVANIA

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### 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.

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### 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.

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### 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!

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### 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](http://DiscoverNEPA.com).

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### 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.



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## **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 Express, FedEx SmartPost 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.

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## **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.

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## **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 Level 3 Communications — 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.

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## **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 to 150 psi depending on building elevation.

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## **BRAIN POWER**

CenterPoint is surrounded by the institutions that produce smart people. There are 17 college and university campuses with more than 51,000 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.



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## 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 dozens of ReadyToGo!™ Sites. These sites are so ready to go that Mericle will guarantee you occupancy in as little as six to nine months from when you sign a lease agreement.

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## 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 75,000 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 more than 50 tenants to the park since 2007.

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## 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."

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## 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.

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## 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.



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## **24/7 PROPERTY MANAGEMENT**

Mericle's in-house Property Management team maintains the company's approximately 16 million SF portfolio and is responsible for all preventative maintenance, repairs, and landscaping. They provide you with 24-hour on-call service and use a fleet of radio-dispatched vehicles that are completely equipped with all of the parts and tools needed to provide immediate assistance.

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## **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 has been exceptional, with no unscheduled outages in the park in the last 10+ years.

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## **FOREIGN TRADE ZONE**

Most 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.

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## **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.

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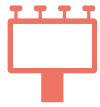


## **YOU'LL FLY HIGH**

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 seven major hubs with one-stop service to more than 450 destinations worldwide.



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## **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 75,000 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.

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## **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.

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## **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 equidistant to the area's two largest cities — Scranton and Wilkes-Barre.

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## **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.

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## **GREAT FOR DISTRIBUTION**

What do Benco Dental, Bimbo Bakeries, Boden, Emery Waterhouse, The Home Depot, Isuzu, Kimberly Clark, Lowe's, Tailored Brands, Neiman Marcus, and United Sporting Companies 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.



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## **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.

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## **ABUNDANT, AFFORDABLE NATURAL GAS**

Natural gas prices in CenterPoint continue to hold steady. 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.

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## **STRESS FREE COMMUTES**

The 6,000 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.

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## **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 ranges from \$450 to \$850 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.

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## **ONE CALL DOES IT ALL**

We are a vertically-integrated "master builder." That means our own employees do 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 250 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.