

MERICLE REPORT



august 2019 • available properties





We have sent this selection of properties to you in case you or a business associate are in need of industrial, flex, office, or medical space on Pennsylvania's I-81 Corridor.

Mericle Commercial Real Estate Services owns a wide variety of available properties in Northeastern Pennsylvania. Our properties can accommodate companies needing less than 2,000 square feet to **more than 1,000,000 square feet**. All offer easy highway access and plenty of parking. Some are even located in tax abatement zones.

Mericle has customized space for hundreds of companies, including 40 Fortune 1,000 firms. More than 16,000 people work in the buildings we have developed in the Scranton/Wilkes-Barre/Hazleton area. We will be very proud to customize space for you.

Our in-house team of architects, engineers, and construction professionals will work with you every step of the way. We'll provide you with space quickly at a price you can afford.

We thank you for taking a few minutes to review some of our available properties. Please call us at **570.823.1100** to arrange a tour. More information, including links to some property websites and videos, can be found at **mericlereadytogo.com**.

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INDUSTRIAL & FLEX



1,023,000 SF on 135.72 acres

200 TECHNOLOGY DRIVE

CenterPoint Commerce & Trade Park East
Jenkins Township, PA 18640

[41.286089, -75.740068](#)

NEW 1,023,000 SF (1,650' x 620') building. Features 35'-11' to 41'-4" ceiling heights, 7" floors, cross dock loading (198 loading doors), 40,000 lb. Rite Hite mechanical levelers, 50' x 50' bay spacing with 60' deep staging bays, room to park 1,000+ trailers, ESFR fire protection, 4000 Amp, 480/277 Volt electrical service, LED lighting, and clerestory windows. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Will subdivide. Park entrance is less than one mile from I-81, I-476. \$3.99 SF, NNN.

982,700 SF on 138 acres

RIVER ROAD AND WEST SAYLOR AVENUE

CenterPoint Commerce & Trade Park South
Jenkins Township, PA 18640

[41.296823, -75.831964](#)

Rail-available site located 2.5 miles from S.R. 309 with quick connections to I-81. All utilities. Will build-to-suit up to 982,700 sq. ft. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Great labor draw location.



[mericlereadytogo.com/200TechnologyDrive/](https://www.mericlereadytogo.com/200TechnologyDrive/)



837,000 SF on 75.06 acres

610-622 OAK RIDGE ROAD

Humboldt Industrial Park

Hazle Township, PA, 18201

[40.918773, -76.074518](#)

Rail-served (Reading Blue Mountain and Northern Railroad) build-to-suit site that can accommodate up to 837,000 SF of bulk industrial space. Located just five minutes from I-81 and 15 minutes from I-80. All utilities available. Room to park more than 225 trailers on site, more if a smaller building is constructed. Has quality corporate neighbors.

560,000 SF on 61.5 acres

1057 HANOVER STREET

Hanover Industrial Estates

Hanover Township, PA 18706

[41.199853, -75.941851](#)

Located just five minutes from I-81 via S.R. 29. Building can be expanded to approximately 1 million SF. Features include a minimum ceiling clear height of 31'6", two-sided loading, (75) 9' x 10' loading doors with mechanical levelers, one (1) 12' x 14' drive-in door, 1600 amps of power, and ESFR fire protection. Room to add many vehicle and/or trailer parking spaces. Will subdivide.



520,000 SF on 104.46 acres

460-480 RESEARCH DRIVE

CenterPoint Commerce & Trade Park East

Pittston Township, PA 18640

 41.303564, -75.740154

NEW 520,000 SF (1,000' x 520') building expandable to 702,000 SF. Features 35'-8" to 41'-6" ceiling heights, 7" floors, cross dock loading (69 loading doors), 35,000 lb. Rite Hite mechanical levelers, 50' x 50' bay spacing with 60' deep staging bays, room to park 400+ trailers, ESFR fire protection, 4000 Amp, 480/277 Volt, 3-phase electrical service, LED lighting, and clerestory windows. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Will subdivide. Park entrance is less than one mile from I-81, I-476. \$4.25 SF, NNN.

 mericlereadytogo.com/460-480ResearchDrive/

416,000 SF on 33.99 acres

BOYLAN DRIVE

Duryea KOZ Industrial Park

Duryea, PA 18641

 41.342011, -75.751719

Tax abated (KOZ through 2025), rail-served industrial site for sale on the I-81 Corridor. Located 2.4 miles from Exit 178 of I-81. Power is provided by PPL Electric Utilities; natural gas provided by UGI Penn Natural Gas; water provided by Pennsylvania American Water Company; sewer provided by Duryea Borough Sewer Authority. Located in close proximity to FedEx Ground, FedEx Express, and UPS and is 2.5 miles from the Wilkes-Barre/Scranton International Airport. Has rail service from two short lines with connections to Class I railroad Norfolk Southern Railway Company.

 mericlereadytogo.com/DuryeaKOZ/



403,000 SF on 49.35 acres

100-170 PATRIOT DRIVE

CenterPoint Commerce & Trade Park East
Pittston Township, PA 18640

📍 41.302920, -75.746588

NEW 403,000 SF (1,300' x 310') building expandable to 527,000 SF. Features 38'-2" to 40'-0" ceiling heights, 7" floors, single-sided loading (52 loading doors), 30,000 lb. Rite Hite mechanical levelers, 50' x 50' bay spacing with 60' deep staging bay, room to park 135 trailers, ESFR fire protection, 800 Amp (expandable), 480/277 Volt, 3-phase electrical service, and LED lighting. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Will subdivide. Park entrance is less than one mile from I-81, I-476. \$4.50 SF, NNN.

🌐 mericlereadytogo.com/100-170PatriotDrive/



403,000 SF on 55.11 acres

575-595 RESEARCH DRIVE

CenterPoint Commerce & Trade Park East
Pittston Township, PA 18640

📍 41.304818, -75.746970

NEW 403,000 SF (1,300' x 310') building expandable to 511,500 SF. Features 38'-2" to 40'-0" ceiling heights, 7" floors, single-sided loading (52 loading doors), 40,000 lb. Rite Hite mechanical levelers, 50' x 50' bay spacing with 60' deep staging bay, room to park 240 trailers, ESFR fire protection, 800 Amp (expandable), 480/277 Volt, 3-phase electrical service, and LED lighting. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Will subdivide. Park entrance is less than one mile from I-81, I-476.

🌐 mericlereadytogo.com/575-595ResearchDrive/



400,000 SF on 31.65 acres

PARCEL 7, COMMONWEALTH DRIVE

CenterPoint Commerce & Trade Park South
Jenkins Township, PA 18640

 41.296823, -75.831964

Rail available site located 2.5 miles from S.R. 309 with quick connections to I-81. Will build-to-suit up to 400,000 sq. ft. All utilities. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Great labor draw location.



352,500 SF on 57.37 acres

1201 CRESTWOOD DRIVE

Crestwood Industrial Park
Mountain Top, PA 18707

 41.137690, -75.880971

Build-to-suit site for up to 352,500 sq. ft. (750' x 470'). All utilities. Room to park more than 325 trailers on-site. Located 6.6 miles from I-81 and 8.3 miles from I-80 via S.R. 309.

310,000 SF on 67.25 acres

160-180 INDEPENDENCE DRIVE (PARCEL 34)

CenterPoint Commerce & Trade Park East

Pittston Township, PA 18640

 41.296129, -75.732295

This 310' x 1000' industrial building is under construction by Mericle on speculation. Will feature a minimum clear height of 32'2", (41) 9' x 10' loading doors with 40,000 lb. capacity mechanical levelers, (1) 12' x 14' drive-in door, 7" concrete floors, room to park 82 trailers and up to 572 vehicles on-site, 800 amps of power (expandable to 4,000 amps), ESFR fire protection, and LED lighting. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Will subdivide. Park entrance is less than one mile from I-81, I-476.

 mericlereadytogo.com/160-180independencedrive/

297,000 SF on 29.37 acres

1220 EAST LACKAWANNA AVENUE

Mid Valley Industrial Park

Olyphant, PA, 18447

 41.459852, -75.585794

Build-to-suit site located in established business park just 0.75 miles from S.R. 6 and five minutes from I-81, I-84 and I-380. All utilities in place. Proposed building will have cross-dock loading and room on-site to park 181 cars and 133 trailers.





296,000 SF on ± 38 acres

OLDFIELD BOULEVARD

Grimes Industrial Park
Pittston Township, 18640

 41.318950, -75.716353

Build-to-suit site located in established business park just three miles from the Wilkes-Barre/Scranton International Airport, 3.5 miles from I-81, and 4.5 miles from I-476. All utilities. Site is located adjacent to new FedEx Ground distribution center. Great location for e-commerce fulfillment operation. A cross-dock facility with room on-site to park 95 trailers is planned.



285,200 SF on 84.84 acres

PARCEL 45, 600-620 RESEARCH DRIVE

CenterPoint Commerce & Trade Park East
Pittston Township, PA 18640

 41.310556, -75.747596

Build-to-suit site for up to 285,200 SF. Park entrance is less than one mile from I-81 and I-476. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). All utilities in place. Located in close proximity to FedEx Ground, FedEx Express, FedEx Smart Post, UPS, and the Wilkes-Barre/Scranton International Airport.

253,311 SF on 22.78 acres

585 OAK RIDGE ROAD

Humboldt Industrial Park
Hazle Township, PA 18201

📍 40.922314, -76.060503

Up to 253,311 SF available in this 360,360 SF building. Located within 5 minutes of I-81 and 15 minutes of I-80. Can be subdivided to 84,480 SF. Has a 4,481 SF main office and a 3,198 SF shipping office, 32' to 36' ceilings, (22) single-sided loading doors, (1) drive-in door, 800 amps (expandable) of power, 50' x 44' bay spacing with 60' at the loading bays, ESFR fire protection, Hi-Bay lighting (will be upgraded to LED) in warehouse, and gas-fired unit heaters.

🌐 mericlereadytogo.com/585OakRidgeRoad/

252,000 SF on 28.91 acres

1070 HANOVER STREET

Hanover Industrial Estates
Hanover Township, PA 18706

📍 41.199724, -75.934816

840' x 300' industrial building with 35 loading doors (single-sided loading), 1 drive-in door, 30'1" minimum ceiling height, (2) 800 amp services, an 8' high galvanized fence at the loading courts, 40' x 50' column spacing, and an Ordinary Hazard Class III Commodity Wet System. Located 5 minutes from I-81 via S.R. 29.

🌐 mericlereadytogo.com/10170HanoverStreet/



217,000 SF on 23.82 acres

PARCEL 28 (#3) CRESTWOOD DRIVE

Crestwood Industrial Park

Mountain Top, PA 18707

 41.141230, -75.894962

Build-to-suit site in long-established business park, which offers quick access to I-81 and I-80. The property is served by natural gas, public water and sewer, and reliable power. Roughly equidistant to Wilkes-Barre and Hazleton.



248,000 SF on 18.6 acres

PARCEL 10 COMMONWEALTH DRIVE

CenterPoint Commerce & Trade Park South

Jenkins Township, PA 18640

 41.296823, -75.831964

Rail available build-to-suit site located 2.5 miles from S.R. 309 with quick connections to I-81. Will build-to-suit up to 248,000 sq. ft. All utilities. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Great labor draw location.



198,400 SF on 14.61 acres

100-124 CAPITAL ROAD

CenterPoint Commerce & Trade Park East

Jenkins Township, PA 18640

 41.296007, -75.758791

320' x 620' industrial building expandable to 297,600 sq. ft. Features 34'3" to 41'3" ceiling heights, (22) 9' x 10' loading doors (cross dock), (2) 12' x 14' drive-in doors, an 8,400 SF main office, 940 sq. ft. shipping office, 560 sq. ft. receiving office, 360 sq. ft. customer service office, ESFR fire protection, and 800 amps (expandable to 4000 amps) of electrical service. Will subdivide. Park entrance is less than one mile from I-81, I-476.

 mericlereadytogo.com/100-124capitalroad/

187,000 SF on 14.71 acres

BOYLAN DRIVE

Duryea KOZ Industrial Park

Duryea, PA 18641

 41.342011, -75.751719

Tax abated (KOZ through 2025), rail-served industrial site for sale on the I-81 Corridor. Located 2.4 miles from Exit 178 of I-81. Power is provided by PPL Electric Utilities; natural gas provided by UGI Penn Natural Gas; water provided by Pennsylvania American Water Company; sewer provided by Duryea Borough Sewer Authority. Located in close proximity to FedEx Ground, FedEx Express, and UPS and is 2.5 miles from the Wilkes-Barre/Scranton International Airport. Has rail service from two short lines with connections to Class I railroad Norfolk Southern Railway Company.

 mericlereadytogo.com/DuryeaKOZ/



MERICLE REPORT





184,800 SF on 12.35 acres

PARCEL 6 COMMONWEALTH DRIVE

CenterPoint Commerce & Trade Park South
Jenkins Township, PA 18640

[📍 41.296823, -75.831964](#)

Rail available site located 2.5 miles from S.R. 309 with quick connections to I-81. Will build-to-suit up to 184,800 sq. ft. All utilities. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Great labor draw location.



172,012 SF on 4.48 acres

350-390 NORTH PENNSYLVANIA AVENUE

Wilkes-Barre, PA 18702

[📍 41.249833, -75.868583](#)

Affordable light industrial and office complex located less than one mile from Downtown Wilkes-Barre but with quick access to I-81. The space is ideal for manufacturing, distribution, dead storage, office, healthcare, nonprofit, and commercial tenants. Off-street and on-street parking is available. Ceiling clear heights generally range from 12' to 26'. Will subdivide and customize to your exact needs.



160,000 SF on 14.57 acres

36 VALLEY VIEW DRIVE

Valley View Business Park
Jessup, PA 18434

[41.457336](tel:41.457336), -75.553361

Tax abated site (KOZ through 2024) for up to 160,000 SF. Has been designed to feature 30' to 33' ceiling clear height, twenty-two (22) 8'6" w x 9'6" h vertical lift insulated steel loading doors w/30,000 lb. capacity mechanical levelers w/bumpers, and one (1) 12' w x 14' h drive-in door. Will also have 6" thick reinforced concrete floors, energy-efficient LED lighting fixtures, 225 amp (expandable to 800 amp), 120/208 volt, 3-phase electrical service, energy efficient Cambridge direct fire heating units, an Ordinary Hazard Class III wet fire protection system (ESFR capable), and large areas on-site for vehicle and trailer parking. Offers quick access to I-81, I-84 and I-380 via S.R. 6.

155,000 SF on 24.44 acres

360-370 RESEARCH DRIVE (PARCEL 32)

CenterPoint Commerce & Trade Park East
Pittston Township, PA 18640

[41.298096](tel:41.298096), -75.734976

This 310' x 500' industrial building is under construction by Mericle on speculation. Building features will include a 38'2" ceiling clear height, (21) 9' x 10' loading doors with 40,000 lb. capacity mechanical levelers, (1) 12' x 14' drive-in door, 7" concrete floors, on-site parking for up to 242 vehicles and 41 trailers, ESFR fire protection, LED lighting, clerestory windows, and 800 amps (expandable to 4000 amps) of power. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Will subdivide. Park entrance is less than one mile from I-81, I-476.

mericlereadytogo.com/360-370researchdrive/





ReadyToGo!™ Site!

148,800 SF on 25.43 acres

40A-2 CINNAMON OAK DRIVE

Humboldt Industrial Park
Hazle Township, PA 18201

📞 40.921318, -76.044204

Build-to-suit site with all utilities just five minutes from I-81 and 15 minutes from I-80. Proposed 480' x 310' building has been designed to have single-sided loading, a ceiling clear height of 30' to 33'3", 40' x 50' column spacing with a 60' deep staging bay, 6" thick reinforced concrete floors, twenty (20) 9' x 10' vertical lift dock doors with 30,000 lb. capacity mechanical levelers, and one (1) 12' x 14' drive-in door with a ramp. The warehouse heating shall be energy efficient gas-fired unit heaters and electrical service shall be 800 amp, 277/480 V, 3-phase. The warehouse shall have energy efficient LED lighting and fire protection shall be an ESFR wet sprinkler system. Will have on-site parking for approx. 163 vehicles.

147,000 SF on 15.71 acres

PARCEL 36-37 RESEARCH DRIVE

CenterPoint Commerce & Trade Park East
Pittston Township, PA 18640

📞 41.301357, -75.738545

This 210' x 700' flex building is under construction by Mericle on speculation. Building features will include a 32'2" ceiling clear height, (20) 9' x 10' loading doors with 40,000 lb. capacity mechanical levelers, (1) 12' x 14' drive-in door, 6" concrete floors, on-site parking for up to 237 vehicles and 58 trailers, ESFR fire protection, LED lighting, clerestory windows, and 800 amps (expandable to 4000 amps) of power. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Will subdivide. Park entrance is less than one mile from I-81, I-476.

🌐 mericlereadytogo.com/430-450ResearchDrive



2019 CONSTRUCTION!



139,500 SF on 16.06 acres

PARCEL 4A-2 GREAT VALLEY BOULEVARD

Hanover Crossings
Hanover Township, PA 18706

[41.207240, -75.948298](#)

Build-to-suit site with all utilities in established business park. Located five minutes from I-81 via S.R. 29. Good labor draw area. Nice corporate neighbors.



117,000 SF on 26.22 acres

PARCEL 28 (#2) CRESTWOOD DRIVE

Crestwood Industrial Park
Mountain Top, PA 18707

[41.140082, -75.890672](#)

Build-to-suit site in long-established business park, which offers quick access to I-81 and I-80. The property is served by natural gas, public water and sewer, and reliable power. Roughly equidistant to Wilkes-Barre and Hazleton.



2019 CONSTRUCTION!

105,000 SF on 11.3 acres

100 TECHNOLOGY DRIVE

CenterPoint Commerce & Trade Park East
Jenkins Township, PA 18640

📍 41.286714, -75.740703

This 210' x 500' flex building is under construction by Mericle on speculation. Building features will include a 32'2" ceiling clear height, (14) 9' x 10' loading doors with 40,000 lb. capacity mechanical levelers, (1) 12' x 14' drive-in door, 6" concrete floors, on-site parking for up to 120 vehicles and 17 trailers, ESFR fire protection, LED lighting, clerestory windows, and 800 amps (expandable to 4000 amps) of power. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Will subdivide. Park entrance is less than one mile from I-81, I-476.

🌐 mericlereadytogo.com/100TechnologyDrive/



99,545 SF on 25.05 acres on 4.48 acres

275 CENTERPOINT BOULEVARD

CenterPoint Commerce & Trade Park East
Jenkins Township, PA 18640

📍 41.295362, -75.754326

99,545 SF space in excellent condition in a 254,200 SF building located just one mile from I-81 and I-476. Includes a 4,786 SF main office, a 493 SF shipping office, and a 200 SF receiving office. Has 33'4" clear structural height at low eave and a 36'8" clear structural height at the ridge. Served by 20 loading doors and two drive-ins. Has 138 vehicle spaces and 38 trailer spaces on site. Has ESFR fire protection. energy-efficient fluorescent T-Bay fixtures, and 800 amp (expandable), 277/480 volt, 3-phase electrical service. \$4.65 SF, NNN.

🌐 mericlereadytogo.com/275CenterPointBlvd/

83,200 SF on 15.14 acres

550-598 SATHERS DRIVE

Grimes Industrial Park

Pittston Township, PA 18640

[📍 41.315243, -75.729733](#)

Build-to-suit site in established business park located in close proximity to I-81, I-476, and the Wilkes-Barre/Scranton International Airport. Served by all utilities. Site has been cleared and graded. Good labor draw area. Very close to FedEx Ground, FedEx Express and UPS.

57,600 SF on 11.17 acres

PARCEL 1B GREAT VALLEY BOULEVARD

Hanover Crossings

Hanover Township, PA 18706

[📍 41.210647, -75.941842](#)

Build-to-suit site in attractive business park located just five minutes from I-81 via S.R. 29. Twenty minutes from I-80. All utilities available. Nice corporate neighbors. Good labor draw area.





47,658 SF on 38.12 acres

1200 CORPORATE WAY

Mid Valley Industrial Park

Olyphant, PA 18447

[41.462392, -75.583521](#)

Class A 180' x 261' warehouse space in 365,114 SF building. Quick drive to I-81, I-84, I-380. Good labor draw area. Space contains 999 SF office, (2) 9' x 10' dock doors (room for more), (1) 12' x 14' drive-in door, 40'2" ceiling clear height, 45' x 50' column spacing with 61' at the loading docks, 8" floor, and ESFR fire protection system. Heating in warehouse is an indirect gas fired, interior, vertical air rotation unit. Heating and cooling supplied by electric/gas roof top packaged unit. The electrical service is 400-amp, 277/480 volt, 3-phase.

[mericlereadytogo.com/1200CorporateWay/](https://www.mericlereadytogo.com/1200CorporateWay/)



52,500 SF on 15.25 acres

PARCEL 4B-2 GREAT VALLEY BOULEVARD

Hanover Crossings

Hanover Township, PA 18706

[41.205949, -75.950722](#)

Build-to-suit site in attractive business park located just five minutes from I-81 via S.R. 29. Twenty minutes from I-80. All utilities available. Nice corporate neighbors. Good labor draw area.

42,000 SF on 6.75 acres

410-420 RESEARCH DRIVE (PARCEL 35A)

CenterPoint Commerce & Trade Park East

Pittston Township, PA 18640

[41.300060, -75.737479](https://www.mericle.com/410-420researchdrive)

This 210' x 200' flex building is under construction by Mericle on speculation. Building features will include a 32'2" ceiling clear height, (8) 9' x 10' loading doors with 40,000 lb. capacity mechanical levelers, (1) 12' x 14' drive-in door, 6" concrete floors, on-site parking for up to 40 vehicles and 22 trailers, ESFR fire protection, LED lighting, clerestory windows, and 800 amps of power (expandable to 4000). Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Will subdivide. Park entrance is less than one mile from I-81, I-476.

[mericle.com/410-420researchdrive](https://www.mericle.com/410-420researchdrive)



40,000 SF on 5.6 acres

560-570 RESEARCH DRIVE (PARCEL 43A)

CenterPoint Commerce & Trade Park East

Pittston Township, PA 18640

[41.301946, -75.743447](https://www.mericle.com/560-570researchdrive)

This 160' x 250' flex building is under construction by Mericle on speculation. Building features will include a 33'2" ceiling clear height, (6) 9' x 10' loading doors with 40,000 lb. capacity mechanical levelers, (1) 12' x 14' drive-in door, 6" concrete floors, on-site parking for up to 105 vehicles and 13 trailers, ESFR fire protection, LED lighting, clerestory windows, and 1,600 amps of power. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Will subdivide. Park entrance is less than one mile from I-81, I-476.

[mericle.com/560-570researchdrive/](https://www.mericle.com/560-570researchdrive/)



28,132 SF on 15.74 acres

1128 HANOVER STREET

Hanover Industrial Estates

Sugar Notch Borough, PA 18706

📞 41.198809, -75.927038

28,130 SF in 133,000 SF multi-tenant flex building. Located five minutes from I-81 via S.R. 29. Available as climate controlled industrial space or as wide-open office space. Space was formerly a disaster recovery center with expanded on-site data and telecom equipment. Subdivision possible. Adjacent 10,046 SF space also available. Space includes large open area, six partitioned training rooms, and one partitioned data room. Has three (3) 8'-6" x 9'-6" vertical lift, insulated steel dock doors with 30,000 lb. capacity mechanical levelers with bumpers, and a ceiling clear height of 30'4". Served by a CATERPILLAR 500 KW diesel generator.



🌐 mericlereadytogo.com/1110Hanover/

24,000 SF on 3.3 acres

165-175 RESEARCH DRIVE

CenterPoint Commerce & Trade Park East

Jenkins Township, PA 18640

📞 41.288781, -75.746412

Build-to-suit site for up to 24,000 SF. Park entrance is less than one mile from I-81 and I-476. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). All utilities in place. Located in close proximity to FedEx Ground, FedEx Express, FedEx Smart Post, UPS, and the Wilkes-Barre/Scranton International Airport.

ReadyToGo!™ Site



24,000 SF on 4.01 acres

260-280 ARMSTRONG ROAD

CenterPoint Commerce & Trade Park East
Jenkins Township, PA 18640

[41.295023, -75.763139](#)

Build-to-suit site for up to 24,000 SF. Highly visible site. Park entrance is less than one mile from I-81 and I-476. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). All utilities in place. Located in close proximity to FedEx Ground, FedEx Express, FedEx Smart Post, UPS, and the Wilkes-Barre/Scranton International Airport.



ReadyToGo!™ Site

24,000 SF on 15.14 acres

500-548 SATHERS DRIVE

Grimes Industrial Park
Pittston Township, PA 18640

[41.314405, -75.732210](#)

Build-to-suit site in established business park located in close proximity to I-81, I-476, and the Wilkes-Barre/Scranton International Airport. Served by all utilities. Site has been cleared and graded. Good labor draw area. Very close to FedEx Ground, FedEx Express, and UPS.

16,432 SF on 12.61 acres

124 CENTERPOINT BOULEVARD

CenterPoint Commerce & Trade Park East
Jenkins Township, PA 18640

📍 41.302926, -75.761110

16,432 SF space available in highway visible 128,992 SF multi-tenant flex building. Park entrance is less than one mile from I-81 and I-476. Space features 30'1" to 34'3" ceiling clear heights, 40' x 50' column spacing with 60' at the loading bay, (2) 8'6" x 9'6" loading doors, (1) 12' x 14' drive-in door, and 400-amp, 208/120 volt, 3-phase electrical service. Has abundant on-site parking and a 16KW, 120/240V, single-phase, natural gas back up generator.

🌐 <https://mericlereadytogo.com/100-144centerpointblvd/>

16,000 SF on 4.43 acres

1050 HANOVER STREET

Hanover Industrial Estates
Hanover Township, PA 18706

📍 41.196795, -75.940817

Build-to-suit site in established business park located just five minutes from I-81 via S.R. 29. Twenty minutes from I-80. All utilities available. Nice corporate neighbors. Good labor draw area.



DISCOVER NEPA

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

10 Counties • One Region • DiscoverNEPA



12,881 SF on 10.02 acres

159-161 CENTERPOINT BOULEVARD

CenterPoint Commerce & Trade Park East
Jenkins Township, PA 18640

[41.301250, -75.761899](tel:41.301250,-75.761899)

This 12,881 square foot space formerly served as offices, a showroom, and a warehouse for one of the nation's top distributors of dental supplies. The space is in exceptional condition and includes 7,549 square feet of furnished office and showroom space and 5,332 square feet of warehouse space. The office/showroom includes a fully outfitted training room, large kitchen, and systems furniture in excellent condition. The warehouse features 30'6" to 33'6" ceiling clear heights, two (2) 8'6" x 9'6" vertical lift insulated steel loading doors, and one (1) 10' x 12' drive-in door. Some warehouse racking is available. Park entrance is less than one mile from I-81 and I-476.

[mericlreadytogo.com/145-173CenterPointBlvd/](https://www.mericlreadytogo.com/145-173CenterPointBlvd/)



ReadyToGo!™ Site



11,200 SF on 4.49 acres

157-163 RESEARCH DRIVE

CenterPoint Commerce & Trade Park East

Jenkins Township, PA 18640

 41.287768, -75.745940

Build-to-suit site for an 11,200 SF industrial building. Park entrance is less than one mile from I-81 and I-476. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). All utilities in place. Located in close proximity to FedEx Ground, FedEx Express, FedEx Smart Post, UPS, and the Wilkes-Barre/Scranton International Airport. Room for outdoor storage.

10,046 SF on 15.74 acres

1122 HANOVER STREET

Hanover Industrial Estates

Sugar Notch Borough, PA 18706

 41.198809, -75.927038

10,046 SF of space with 6,703 SF office available in a 133,000 SF multi-tenant flex building. Features (2) 8'-6" x 9'-6" vertical lift, insulated steel dock doors with 30,000 lb. capacity mechanical levelers with bumpers. Heating and air conditioning is provided by multiple packaged, gas/electric roof top units. Has 400-amp (expandable to 800 amp) 120/208 volt, 3-phase electrical service and 30'4" ceiling clear height. Can be combined with all or part of an adjacent 28,130 SF space. Located five minutes from I-81 via S.R. 29. Has abundant on-site parking.

 mericlereadytogo.com/1110Hanover/

9,029 SF on 10.02 acres

1 ALBERIGI DRIVE

Jessup Small Business Center

Jessup, PA 18403

📍 41.459052, -75.555646

9,029 SF (60' x 150') available within a 96,000 SF multi-tenant flex building. Keystone Opportunity Zone – most taxes abated through 2020. Features include 30'6" to 33'6" ceilings, 40' x 50' bay spacing, and two (2) 8'6" x 9'6" vertical lift loading doors with 30,000 lb. capacity mechanical levelers with bumpers. Power is 225-amp, 120/208 volt, 3-phase service. Warehouse lighting is energy efficient fluorescent T-bay fixtures. The warehouse area heating system shall be gas-fired unit heaters or energy-efficient Cam-bridge rooftop units. Offers quick access to I-81, I-84, I-380.

🌐 mericlereadytogo.com/1Alberigi/

9,849 SF on 11.21 acres

1065 HANOVER STREET, SUITE 101

Hanover Industrial Estates

Hanover Township, PA 18706

📍 41.201731, -75.934309

9,849 SF space with 1,133 SF office in a 108,000 square feet multi-tenant flex building in established business park. Located just five minutes from I-81 via S.R. 29. Space features 26'5" to 29'6" ceiling clear height, (1) 8'6" x 9'6" loading door, 40' x 50' column spacing, and a 400-amp, 120/208 volt, 3-phase electrical service. Space is in excellent condition.





8,975 SF on 11.4 acres

1198 SATHERS DRIVE

Grimes Industrial Park
Pittston Township, PA 18640

📍 41.315958, -75.713776

8,975 SF space available within a 70,000 SF multi-tenant flex building. Space has a 1,590 SF existing office area. Bay spacing is 40'-0" x 50'-0" typical. Warehouse has one (1) 12' x 14' vertical lift drive-in door with asphalt ramp, one (1) 12' x 14' vertical-lift dock door, and one (1) 8'-6" x 9'-6" vertical-lift dock door with 30,000 lb. capacity leveler with bumpers. Clear structural height in warehouse is 26'-2" to 28'-9". Available electrical service is a 200 AMP, 120/208 volt, 3- phase service, expandable. Warehouse lighting is energy efficient fluorescent T-bay Fixtures. Office lighting is 2 x 4 fluorescent troffers with prismatic lenses. The warehouse area heating system is gas-fired unit heaters. On-site parking is available for thirteen (13) vehicles.

7,032 SF on 15.74 acres

1106 HANOVER STREET

Hanover Industrial Estates
Hanover Township, PA 18706

📍 41.198809, -75.927038

7,032 SF of space with 4,392 SF office available in a 133,000 SF multi-tenant flex building. Features (1) 8'-6" x 9'-6" vertical lift, insulated steel dock door and 30'4" ceiling clear height in warehouse. Has 100-amp, 120/208 volt, 3-phase electrical service. Located five minutes from I-81 via S.R. 29. Has abundant on-site parking.

🌐 mericlereadytogo.com/1110Hanover/



6,015 SF on 11.21 acres

1065 HANOVER STREET, SUITE 105 A

Hanover Industrial Estates
Hanover Township, PA 18706

[41.201731](#), -75.934309

6,015 SF space with 1,532 SF office in 108,000 square feet multi-tenant flex building in established business park. Located just five minutes from I-81 via S.R. 29. Space features 27'5" to 29' 3" ceiling clear height, (1) 8'6" x 9'6" loading door, (1) 10' x 14' drive-in door, 40' x 50' column spacing and a 200-amp, 120/208 volt, 3-phase electrical service. Space is in excellent condition.



FLEX & OFFICE



122,226 SF on 23.86 acres

1201 OAK STREET

Pittston Township, PA 18640

[41.305316](#), -75.769982

Former retail complex being converted into office and medical space in Pittston Township. Space can be subdivided. Wide open space. Highway visibility. Abundant parking. Located at entrance to CenterPoint Commerce & Trade Park West. Less than one mile from I-81 and I-476. More than 470,000 people live within 20 miles.

90,000 SF on 10.09 acres

400-498 KEYSTONE AVENUE (PARCEL 5)

CenterPoint Commerce & Trade Park East

Jenkins Township, PA 18640

[📍41.298673, -75.770074](#)

Mericle will construct up to a 90,000 SF Class A office building here. This is one of the most visible office sites along the I-81 Corridor. Can be seen from I-81 and I-476. Site has been cleared, graded, and compacted and is located in a LERTA zone (10-year, 100% real estate tax abatement on improvements). Has all utilities including fiber. Park is located immediately off Exit 175 of I-81 and Exit 115 of I-476 in Jenkins Township, PA. Site is located just 10 minutes from Scranton and Wilkes-Barre. Excellent labor draw area. More than 470,000 live within 20 miles.

68,400 SF on 11.63 acres

PARCELS 4I, 4J, AND 4K ENTERPRISE WAY

CenterPoint Commerce & Trade Park West

Pittston Township, PA 18640

[📍41.307425, -75.766902](#)

High profile site at entrance to CenterPoint Commerce & Trade Park West. Visible from I-81 South. All utilities in place. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Site has been cleared, graded and compacted and is ready for the immediate construction of up to 68,400 square feet of office space. Room on-site for abundant parking. Great labor draw area.



ReadyToGo!™ Site



ReadyToGo!™ Site



58,800 SF on 6.98 acres

100 KEYSTONE AVENUE

CenterPoint Commerce & Trade Park East
Jenkins Township, PA 18640

📞 41.304128, -75.764944

Proposed two-story, Class A 58,800 SF office building to be served by 294 parking spaces. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Excellent utility service, including fiber. High profile site. Fully permitted and approved. Site is located at corner of Oak Street and Keystone Avenue at the main entrance to CenterPoint Commerce & Trade Park East in Jenkins Township (Pittston), PA. The site is 1/2 mile from Exit 175 of I-81 and Exit 115 of I-476. Approximately 470,000 people live within 20 miles. The site is very visible from I-81, I-476, and S.R. 315.



53,040 SF on 6.00 acres

400 STEWART ROAD

Hanover Industrial Estates
Hanover Township, PA 18640

📞 41.212703, -75.916380

This two-story flex office building can be leased at a very attractive rate. Features 238 parking spaces with room for more. Building can be expanded to almost 70,000 square feet with 534 parking spaces. Includes a 41,790 SF first floor (275'x150') and an 11,250 SF mezzanine (150'x75'). Approximately 44,680 SF is office space while approximately 8,360 SF is high ceiling warehouse space. The first-floor space includes an approximately 3,775 SF break room. There is a centrally located computer room with raised panel flooring. Building has a UPS system and a 350KW diesel-powered back-up generator. Located five minutes from I-81 via S.R. 29.

44,800 SF on 9.00 acres

161-191 ENTERPRISE WAY

CenterPoint Commerce & Trade Park West

Pittston Township, PA 18640

📍 41.310083, -75.767778

High profile site visible from I-81 North. All utilities in place, including fiber. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Site has been cleared, graded and compacted and is ready for the immediate construction of up to 44,800 square feet of office space. Room on-site for abundant parking. Great labor draw area.



ReadyToGo!™ Site



38,176 SF on 15.74 acres

1122-1128 HANOVER STREET

Hanover Industrial Estates

Sugar Notch Borough, PA 18706

📍 41.198809, -75.927038

Two adjacent spaces – 28,130 SF and 10,046 SF – can be combined to create a 38,176 SF office/flex space with abundant, on-site parking and many windows. The 28,130 SF space was formerly a disaster recovery center with expanded on-site data and telecom equipment and includes a large open area, six partitioned training rooms, and one partitioned data room. Has three (3) 8'-6" x 9'-6" vertical lift, insulated steel dock doors with 30,000 lb. capacity mechanical levelers with bumpers and a ceiling clear height of 30'4". Served by a CATERPILLAR 500 KW diesel generator. The 10,046 SF space includes 6,703 SF office with a 3,331 SF storage area. Heating and air conditioning is provided by multiple packaged, gas/electric roof top units. Has 400-amp (expandable to 800 amp) 120/208 volt, 3-phase electrical service.

🌐 mericlereadytogo.com/1110Hanover/



31,250 SF on 4.77 acres

1062 HANOVER STREET

Hanover Industrial Estates
Hanover Township, PA 18706

📍 41.199907, -75.938128

Nice site adjacent to attractive pond in established business park. All utilities available. Located within five minutes of I-81 via S.R. 29. Good corporate neighbors. Great labor draw area. Mericle will build-to-suit up to 31,250 SF here.

28,130 SF on 15.74 acres

1128 HANOVER STREET

Hanover Industrial Estates
Sugar Notch Borough, PA 18706

📍 41.198809, -75.927038

28,130 SF in 133,000 SF multi-tenant flex building. Located five minutes from I-81 via S.R. 29. Available as climate controlled industrial space or as wide-open office space. Space was formerly a disaster recovery center with expanded on-site data and telecom equipment. Subdivision possible. Adjacent 10,046 SF space (mostly office) also available. Space includes large open area, six partitioned training rooms, and one partitioned data room. Has three (3) 8'-6" x 9'-6" vertical lift, insulated steel dock doors with 30,000 lb. capacity mechanical levelers with bumpers and a ceiling clear height of 30'4". Served by a CATERPILLAR 500 KW diesel generator.

🌐 mericlereadytogo.com/1110Hanover/





ReadyToGo!™ Site

25,200 SF on 4.37 acres

PARCEL 4I ENTERPRISE WAY

CenterPoint Commerce & Trade Park West
Pittston Township, PA 18640

[41.307425, -75.766902](#)

High profile site at entrance to CenterPoint Commerce & Trade Park West. Visible from I-81 South. All utilities in place, including fiber. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Site has been cleared, graded and compacted and is ready for the immediate construction of a 25,200 SF (210' x 120') Class A office building. Room on-site for abundant parking. Great labor draw area.

21,918 SF on 5.57 acres

225 STEWART ROAD

Hanover Industrial Estates
Hanover Township, PA 18706

[41.214846, -75.919614](#)

Three contiguous spaces - 10,379 SF, 8,480 SF, and 3,059 SF - that can be combined to create a 21,918 SF office. The 10,379 SF space and 8,480 SF space are fit out entirely as office space while the 3,059 SF space is used as light industrial space. Just five minutes to I-81 via S.R. 29. Good labor draw area. Strong utilities. Plenty of on-site parking. See individual descriptions for the 10,379 SF and 8,480 SF spaces later in this brochure.





ReadyToGo!™ Site

18,000 SF on 2.90 acres

PARCEL 4J ENTERPRISE WAY

CenterPoint Commerce & Trade Park West

Pittston Township, PA 18640

[41.307425, -75.766902](tel:41.307425,-75.766902)

High profile site at entrance to CenterPoint Commerce & Trade Park West. Visible from I-81 South. All utilities in place, including fiber. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Site has been cleared, graded and compacted and is ready for the immediate construction of an 18,000 SF (150 x 120') Class A office building. Room on-site for abundant parking. Great labor draw area.

12,881 SF on 8.55 acres

159-161 CENTERPOINT BOULEVARD

CenterPoint Commerce & Trade Park East

Jenkins Township, PA 18640

[41.301250, -75.761899](tel:41.301250,-75.761899)

This 12,881 square foot space formerly served as offices, a showroom, and warehouse for one of the nation's top distributors of dental supplies. The space is in exceptional condition and includes 7,549 square feet of furnished office and showroom space and 5,332 square feet of warehouse space. The office/showroom includes a fully outfitted training room, large kitchen, and systems furniture in excellent condition. The warehouse features 30'6" to 33'6" ceiling clear heights, two (2) 8'6" x 9'6" vertical lift insulated steel loading doors and one (1) 10' x 12' drive-in door. Some warehouse racking is available. Park entrance is less than one mile from I-81 and I-476.

mericlereadytogo.com/145-173CenterPointBlvd/



12,465 SF on 4.058 acres

150 ENTERPRISE WAY

CenterPoint Commerce & Trade Park West
Pittston Township, PA 18640

📍 41.308927, -75.769077

Up to 12,465 SF available within a recently constructed 22,600 SF office building near the entrance of CenterPoint Commerce & Trade Park West. Will subdivide. Power is 800 amp, 208/120v, 3-phase. Has light hazard wet sprinkler system throughout the facility. Fiber and copper telecommunications service in the park is provided by Verizon, Frontier Communications, and Comcast. Exterior wall system constructed with a brick veneer and ground face masonry. Has thermally broken aluminum frame entrance system and ribbon windows with 1" insulated glass. Heating, cooling, and ventilation is provided with individually controlled packaged gas/electric HVAC units. Has multi-year, 100% real estate tax abatement on improvements (LERTA). Excellent access to I-81, I-476, and SR 315. More than 470,000 people live within 20 miles.

🌐 mericlereadytogo.com/150EnterpriseWay/



10,379 SF on 5.57 acres

225 STEWART ROAD

Hanover Industrial Estates
Hanover Township, PA 18706

📍 41.214846, -75.919614

Approximately 10,379 SF of mostly wide-open office space within a 40,000 SF multi-tenant, flex building. Adjacent 11,539 SF also available. Space is fit-out with broadloom carpeting, resilient flooring, and an acoustical suspended ceiling system at approximately 9'-0" above finish floor. The available space has one (1) 3'x4' sliding glass window into reception and four (4) 4'x4' fixed interior windows. Has several private offices. Offers excellent access to I-81 and via S.R. 29.

🌐 mericlereadytogo.com/225StewartRoad/



10,134 SF

190 WELLES STREET, SUITE 106

Forty Fort, PA 18704

📍 41.274961, -75.874574

Up to 10,134 SF of former medical office space located immediately off of Cross Valley Expressway. Lobby is naturally-lit with accent lights and has marble floor tiles. Space has an acoustical suspended ceiling at typically 9' above finish floor. Waiting and reception areas have custom cabinetry, full glass entry doors, and upgraded ceiling tiles. Has custom made cabinetry, a private restroom with shower, and radiation protection in the former radiation therapy areas. Contains a mixture of finishes, including carpeting, vinyl composition tile, and wallpaper. Has solid-core, oak veneer, flush wood interior doors. Has general lighting with 2' x 4' fluorescent troffer fixtures with prismatic lenses and 800-amp 480/277 volt, 3- phase electrical service with disconnects at former radiology rooms for equipment. Heating, cooling, and ventilation supplied by electric/gas roof top packaged units. Has a light hazard sprinkler system.



10,046 SF on 15.74 acres

1122 HANOVER STREET

Hanover Industrial Estates
Sugar Notch Borough, PA 18706

📍 41.198809, -75.927038

10,046 SF of space with 6,703 SF office available in a 133,000 SF multi-tenant flex building. Entire space can be easily converted into office space with affordable lease rates. Existing heating and air conditioning is provided by multiple packaged, gas/electric roof top units. Has 400-amp (expandable to 800 amp) 120/208 volt, 3-phase electrical service. Can be combined with all or part of adjacent 28,130 SF former disaster recovery center space. Located five minutes from I-81 via S.R. 29. Has abundant on-site parking.

🌐 mericlereadytogo.com/1110Hanover/

10,000 SF on 5.45 acres

19 BERT COLLINS DRIVE

Keystone Industrial Park
Throop, PA 18512

📍 41.440700, -75.611906

10,000 SF of well-maintained office space in a 40,000 SF flex building in excellent labor draw area (more than 335,000 people live within 20 miles). Park is located immediately off I-81 and is less than five minutes from I-380 and I-84. Has abundant parking. Excellent call center space. Furnishings available. Space is largely wide-open but includes conference rooms, a training room, and several manager offices along the perimeter. Much of the space has attractive commercial grade carpet tiles.

🌐 mericlereadytogo.com/19BertCollins/



PLUG N' PLAY!

8,480 SF on 5.57 acres

225 STEWART ROAD

Hanover Industrial Estates
Hanover Township, PA 18706
📍 41.214846, -75.919614

Available space is approximately 8,480 SF in excellent condition within a 40,000 SF multi-tenant flex space. Adjacent 13,438 SF also available. Includes an existing office fit-out with carpet tiles, resilient flooring, and an acoustical suspended ceiling system at approximately 9'-0" above finish floor. Space has built-in reception desk and existing windows along the front, side, and rear walls. Excellent access to I-81 and Route 29. Reliable power and telecom service. Ample parking.

🌐 mericlereadytogo.com/225StewartRoad/



PLUG N' PLAY!



8,042 SF on 8.55 acres

145-147 CENTERPOINT BOULEVARD

CenterPoint Commerce & Trade Park East
Jenkins Township, PA 18640
📍 41.301250, -75.761899

Former computer training/office center with Class A finishes. Includes four large classrooms, two conference rooms, manager offices, reception and break areas, and more. Can easily be converted into wide-open space. Highly visible location. Less than one mile from I-81 and I-476. Has many windows and more can be added. Excellent visibility from I-476 (PA Turnpike).



6,427 SF on 18.48 acres

317 ENTERPRISE WAY

CenterPoint Commerce & Trade Park West

Pittston Township, PA 18640

📍 41.314439, -75.764144

Former 6,427 SF blood lab in 108,939 SF multi-tenant flex building with amenities such as sheet vinyl flooring with integral cove base, areas of waterproof wall surfaces, 'Clean Room VL' ceiling tiles, (4) double tier metal lockers in changing area, redundant HVAC control, walk-in cooler, multiple hand wash sinks, and secured storage areas, including an existing bio-waste storage room. Heating, air-conditioning, and ventilation is zoned and provided by gas/electric, packaged rooftop units with 100% redundant controls. Data/IT room has a dedicated 18,000 BTU ductless wall unit. Has a dedicated 75 cfm exhaust for existing bio-medical storage room. Has a 1,500 KW packaged diesel generator with transfer switch, fuel tank, block heater, and battery charger. Has suspended acoustical ceiling system at various ceiling heights from 9'-0" to 15'-0" above finish floor. Located in a LERTA tax abatement zone (100% real estate tax abatement on improvements available for several years).

🌐 mericlereadytogo.com/345EnterpriseWay/

5,014 SF on 11.6 acres

1090 HANOVER STREET

Hanover Industrial Estates

Hanover Township, PA 18706

📍 41.200389, -75.930965

Located in a well-maintained, 70,000 SF multi-tenant flex, building, this space most recently housed digital switches for a telecommunications company. Built in 1997, the building is located just five minutes from I-81 via S.R. 29. Ample on site parking. Served by a 600 AMP, 277/480 Volt, 3-Phase electrical service and a 300 KW 277/480 Volt, 3-Phase diesel emergency generator. Office HVAC is via Trane packaged roof top units.



4,726 SF on 11.4 acres

1192 SATHERS DRIVE

Grimes Industrial Park
Pittston Township, PA 18640

[41.315958](#), [-75.713776](#)

Very affordable 4,726 SF office space in good condition in 70,000 SF multi-tenant flex building. Offers quick access to I-81, I-476, and Wilkes-Barre/Scranton International Airport. Good labor draw area. Great space for a non-profit. This is a mostly wide-open space but has a conference room, a kitchenette and several private offices. Has plenty of on-site parking.



3,923 SF

190 WELLES STREET, SUITE 168-170

Forty Fort, PA 18704

[41.274961](#), [-75.874574](#)

3,923 SF former medical space in very good condition. Space contains a 256 SF reception area with custom-built cabinetry; multiple exam rooms, and two (2) waiting areas, one of which contains an ADA accessible patient restroom. Includes custom-made cabinetry in exam rooms with stainless steel sinks and built-in benches in changing areas. The space contains a mixture of upgraded finishes included carpeting, specialty ceiling tile, and wallpaper. Has solid-core oak veneer interior doors and there is a full-glass entry door to this suite. Lighting is 2' x 4' fluorescent troffer fixtures with prismatic lenses with special 2' x 4' fluorescent troffers with parabolic lenses in the reception area, waiting rooms, corridors, and doctor's office. Electrical service is 200-amp, 208/120 v, 3-phase. Heating, cooling, and ventilation supplied by electric/gas rooftop packaged units. Ample parking available.

3,862 SF

190 WELLES STREET, SUITE 112

Forty Fort, PA 18704

📍 41.274961, -75.874574

Wide-open finished shell space formerly used as a call center. Mericle will customize the interior to a tenant's exact needs. Building is located immediately off of S.R 309 (Cross Valley Expressway). All utilities available. Large parking lot on-site. Many medical tenants located in complex.



Did you know?

Mericle also makes its spaces available on a month to month basis. Whether you need extra space to fill a seasonable need or just need more elbow room for a little while, Mericle will find a spot for you in one of our buildings. In addition, because of our ReadyToGo™ Site Program, in which we clear, grade, and compact sites far in advance of building construction, we have a great selection of flat sites where we can accommodate your overflow trailer parking needs. Please call Bob Besecker, Jim Hilsher, or Bill Jones at **570.823.1100** for more information.



1,635 SF on 3.82 acres

600 BALTIMORE DRIVE

East Mountain Corporate Center

Plains Township, PA 18702

📞 41.252630, -75.806232

1,635 SF modern office space on the second floor of this 31,359 SF Class A building. Space is accessible via common elevator and stair tower. HVAC is through individually controlled, gas/electric packaged rooftop units. Electrical service is 100 amps, 120/208 volt, 3-phase. Lighting is 2' x 4' lay-in fluorescent troffers with parabolic lenses. Building is fully sprinklered, Ordinary Hazard System. Located in East Mountain Corporate Center, an upscale, suburban office park near Wilkes-Barre, PA. Park is located immediately off Exit 170 A of I-81. I-476 is also about 5 minutes away. Geisinger Wyoming Valley Medical Center (major hospital) is also located in this office park.



Need More Information?

Visit **mericlereadytogo.com**.

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Property Websites • Drone Videos • Market Reports**

Mericle Commercial Real Estate Services

570.823.1100



GET MORE INFORMATION ABOUT ANY OF THESE PROPERTIES AT

mericlereadytogo.com



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.