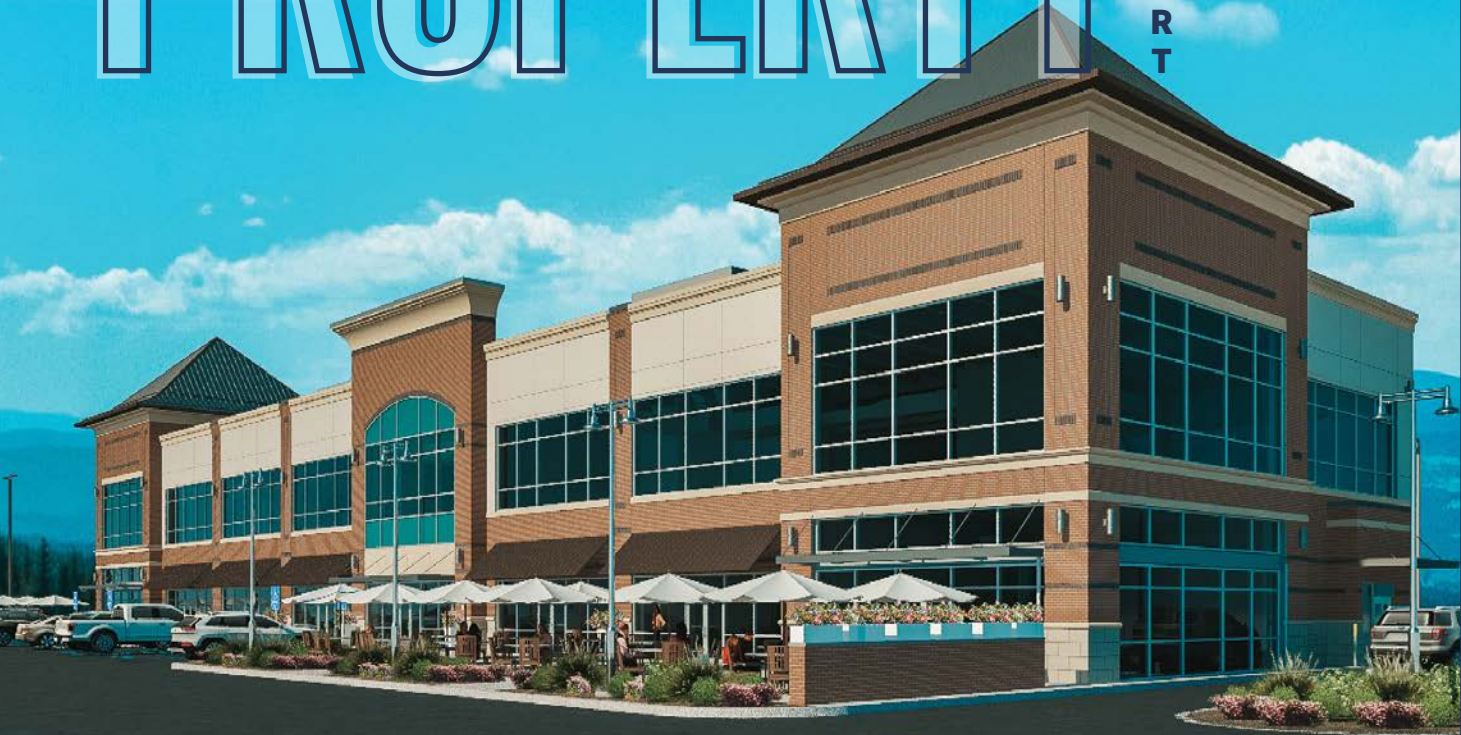


# MERICLE

# PROPERTY

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AVAILABLE PROPERTIES



AUGUST

2020





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 from 1,000 square feet to 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. Close to 17,000 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](http://mericlereadytogo.com)**.

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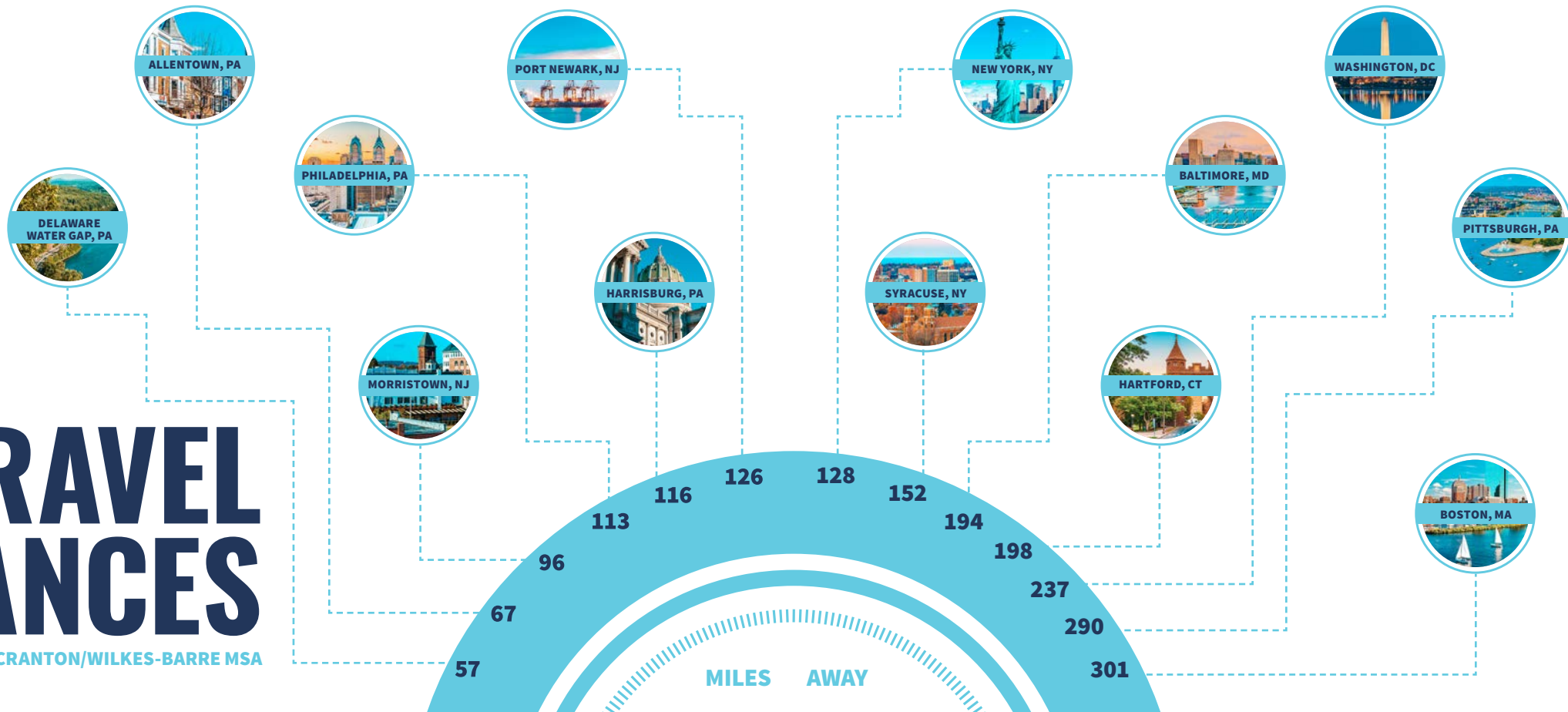
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# TRAVEL DISTANCES

FROM THE CENTER OF THE SCRANTON/WILKES-BARRE MSA



## DEEP WATER PORTS

- 120 MI. PHILADELPHIA
- 121 MI. NY/NJ
- 132 MI. WILMINGTON
- 191 MI. BALTIMORE





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# Average Cost of Typical 4-Bedroom Home

A Little Buys  
You a Lot Here.



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

COUNTY	STATE	AVG. SALES PRICE	AVG. PRICE/SF	AVG. ANNUAL R.E. TAXES
Lackawanna	PA	\$241,265.00	\$91.00	\$4,530.00
Luzerne	PA	\$242,419.00	\$94.00	\$4,533.00
York	PA	\$288,581.00	\$105.00	\$6,215.00
Dauphin	PA	\$335,142.00	\$111.00	\$5,786.00
Cumberland	PA	\$345,621.00	\$117.00	\$4,577.00
Gloucester	NJ	\$313,629.00	\$118.00	\$9,828.00
Lancaster	PA	\$310,855.00	\$126.00	\$5,020.00
Northampton	PA	\$337,460.00	\$133.00	\$7,413.00
Orange	NY	\$333,853.00	\$141.00	\$10,912.00
Lehigh	PA	\$349,688.00	\$142.00	\$6,277.00
Burlington	NJ	\$372,417.00	\$142.00	\$9,398.00
Dutchess	NY	\$363,320.00	\$146.00	\$10,169.00
Camden	NJ	\$411,461.00	\$152.00	\$11,851.00
Hartford	CT	\$404,088.00	\$155.00	\$9,707.00
Montgomery	PA	\$408,373.00	\$156.00	\$6,849.00
Chester	PA	\$495,201.00	\$160.00	\$7,403.00
New Castle	DE	\$380,077.00	\$167.00	\$3,294.00
Bucks	PA	\$476,822.00	\$181.00	\$7,283.00
Prince Georges	MD	\$418,025.00	\$194.00	\$5,312.00
Delaware	PA	\$492,627.00	\$195.00	\$8,953.00
Howard	MD	\$565,370.00	\$204.00	\$6,954.00
Morris	NJ	\$497,086.00	\$206.00	\$10,862.00
Passaic	NJ	\$464,147.00	\$211.00	\$14,298.00
Anne Arundel	MD	\$512,739.00	\$219.00	\$4,611.00
Fairfield	CT	\$611,283.00	\$220.00	\$12,171.00
Middlesex	NJ	\$555,844.00	\$225.00	\$11,689.00
Somerset	NJ	\$561,610.00	\$228.00	\$12,350.00
Suffolk	NY	\$538,539.00	\$233.00	\$11,372.00
Rockland	NY	\$525,006.00	\$234.00	\$13,450.00
Montgomery	MD	\$716,033.00	\$256.00	\$6,492.00
Bergen	NJ	\$633,385.00	\$281.00	\$13,086.00
Union	NJ	\$760,781.00	\$291.00	\$15,782.00
Westchester	NY	\$765,423.00	\$291.00	\$19,651.00
Essex	NJ	\$761,875.00	\$303.00	\$18,064.00
Fairfax	VA	\$682,865.00	\$307.00	\$7,061.00
Nassau	NY	\$648,945.00	\$331.00	\$12,442.00
Arlington	VA	\$1,000,943.00	\$531.00	\$9,040.00

## INDUSTRIAL & FLEX

**LEASED**

**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.

**1,023,000 SF**

on 66.28 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 1,023,000 SF. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Great labor draw location. Adjacent land available for additional parking.







**837,000 SF**

on 59.47 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, (74) 9' x 10' loading doors with mechanical levelers, (1) 14' 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.

[mericlereadytogo.com/1057HanoverStreet](https://mericlereadytogo.com/1057HanoverStreet)

**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](https://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.

[mericlereadytogo.com/100-170PatriotDrive](https://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](http://mericlereadytogo.com/575-595ResearchDrive)



**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 SF (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. Site is in established business park with quality tenants.



**315,000 SF**

on 48.89 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 315,000 SF cross-dock industrial building is planned with 43 loading doors, two drive-in doors, 120 trailer spaces, and 196 vehicle spaces.

**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. Features 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 83 trailers and up to 546 vehicles on-site, 800 Amps of power (expandable to 4000 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](http://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.



**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.

**217,000 SF**

on 32.92 acres

**130-150 INDEPENDENCE DRIVE (PARCEL 30)**

CenterPoint Commerce & Trade Park East  
Pittston Township, PA 18640  
41.300637, -75.729021

This 310' x 700' industrial building is under construction by Mericle on speculation. Features a minimum clear height of 38'-2", (34) 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 61 trailers and up to 278 vehicles on-site, 800 Amps of power (expandable to 4000 Amps), ESFR fire protection, clerestory windows, 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.



UNDER CONSTRUCTION

SAMPLE BUILDING PHOTO

**198,400 SF**

on 14.61 acres

**100-124 CAPITAL ROAD**

CenterPoint Commerce & Trade Park East  
Jenkins Township, PA 18640  
41.296007, -75.758791

Plug N' Play 320' x 620' industrial building expandable to 297,600 SF. Features 34'-3" to 41'-3" ceiling heights, (22) 9' x 10' cross-dock loading doors, (2) 12' x 14' drive-in doors, 8" concrete floors, an 8,400 SF main office, 940 SF shipping office, 560 SF receiving office, 360 SF 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. **Free racking and conveyor system available!**

[mericlereadytogo.com/100-124capitalroad](http://mericlereadytogo.com/100-124capitalroad)



PLUG N' PLAY





**196,924 SF**

on 22.78 acres

**585 OAK RIDGE ROAD**

Humboldt Industrial Park  
Hazle Township, PA 18201  
40.922314, -76.060503

Up to 196,924 SF available in this 360,360 SF building. Located within five minutes of I-81 and 15 minutes of I-80. Can be subdivided. Has a 4,481 SF main office and a 3,198 SF shipping office, 32' to 36' ceilings, (16) 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, LED lighting in warehouse, and gas-fired unit heaters.

[mericlereadytogo.com/585OakRidgeRoad](https://mericlereadytogo.com/585OakRidgeRoad)



**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](https://mericlereadytogo.com/DuryeaKOZ)



**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 SF. 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**

Penn Business Center  
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. Sale possible.

[mericlereadytogo.com/PennBusinessCenter](https://mericlereadytogo.com/PennBusinessCenter)



**160,000 SF**

on 14.57 acres

**36 VALLEY VIEW DRIVE**

Valley View Business Park  
Jessup, PA 18434  
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, (22) 8'-6" x 9'-6" vertical-lift insulated steel loading doors w/40,000 lb. capacity mechanical levelers w/bumpers, and (1) 12' x 14' 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, 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.

**LEASE  
PENDING**

**155,000 SF**

on 24.44 acres

**360-370 RESEARCH DRIVE (PARCEL 32)**

CenterPoint Commerce & Trade Park East  
Pittston Township, PA 18640  
41.298096, -75.734976

This newly constructed 310' x 500' speculative industrial building features 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](https://mericlereadytogo.com/360-370researchdrive)

**NEW  
CONSTRUCTION**



**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, (20) 9' x 10' vertical-lift dock doors with 40,000 lb. capacity mechanical levelers, and (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 Volt, 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.

**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.



**104,861 SF**

on 15.71 acres

**430-450 RESEARCH DRIVE**

CenterPoint Commerce & Trade Park East  
Pittston Township, PA 18640  
41.301357, -75.738545

This 500' x 210' space in a new 147,000 SF multi-tenant flex building features a 32'-2" ceiling clear height, (22) 9' x 10' loading doors with 40,000 lb. capacity mechanical levelers, 6" reinforced concrete floors, on-site parking for up to 169 vehicles and 41 trailers, ESFR fire protection, LED lighting, clerestory windows, and up to 4000 Amps of power. Located in a LERTA zone (10-year, 100% real estate tax abatement on industrial property). Will subdivide. Park entrance is on I-81, Exit 476.

**LEASED**



**READYTOGO™ SITE**



**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.



**80,880 SF**

on 25.05 acres

**275 CENTERPOINT BOULEVARD**

CenterPoint Commerce & Trade Park East  
Jenkins Township, PA 18640  
41.295362, -75.754326

260' x 310' space available in a 254,200 SF building. Features a 3,553 SF office, 33'-4" to 36'-8" ceiling heights, 40' x 50' column spacing with 60' at the loading bays, and (12) 9' x 10' vertical lift dock doors with 30,000 lb. capacity mechanical levelers with bumpers, dock seals, and dock lights. Has one (1) 12'w x 14'h vertical-lift insulated steel drive-in door with pre-cast ramp, an 8' wide dolly pad and an 8" thick reinforced concrete dock apron. Utilities include high-efficiency, suspended gas-fired unit heaters, two (2) 800 amp, 277/480 volt, 3-phase electrical services, energy-efficient t-bay lighting, and an ESFR fire protection system. The entrance to CenterPoint is less than one mile from I-81 and I-80.



**79,725 SF**

on 15.06 acres

**165 NEW COMMERCE BOULEVARD**

Hanover Industrial Estates  
Hanover Township, PA 18706  
41.212140, -75.928640

This 320' x 250' space is in a 140,000 SF industrial building in very good condition that was constructed in 1998/1999. The building is located just five minutes from I-81 via S.R. 29 and is in a good labor draw area. Includes a 4,796 SF main office, a 220 SF shipping office, 30' ceiling clear heights, and 40' x 50' column spacing. Available space contains (10) 8'-6" x 9'-6" vertical lift dock doors with edge of dock levelers and (1) 8'-6" x 9'-6" vertical lift dock door with mechanical leveler and bumpers. Also has (1) 10'-0" x 12'-0" vertical lift drive-in door at grade. The building sits on 15.06 acres in a long-established business park with quality tenants. Utilities include a 200 Amp, 277/480 Volt, 3-Phase electrical service, T5 fluorescent lighting in the warehouse, and gas-fired, suspended unit heaters in the warehouse. The space is served by 54 vehicle spaces. Some on-site trailer parking available.

**73,346 SF**

on 11.3 acres

**100 TECHNOLOGY DRIVE**

CenterPoint Commerce & Trade Park East  
Jenkins Township, PA 18640  
41.286714, -75.740703

73,346 SF available in newly constructed 105,000 SF flex building. Features include a 32'-2" ceiling clear height, (11) 9' x 10' loading doors with 40,000 lb. capacity mechanical levelers, 6" concrete floors, on-site parking for up to 84 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 to as small as 21,000 SF. Park entrance is less than one mile from I-81, I-476.

 [mericlereadytogo.com/100TechnologyDrive](https://mericlereadytogo.com/100TechnologyDrive)



**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.



**SAMPLE BUILDING PHOTO**



**56,000 SF**

on 15.12 acres

**100-110 INDEPENDENCE DRIVE**

CenterPoint Commerce & Trade Park East  
Pittston Township, PA 18640  
41.298751, -75.733527

Spec industrial building (350' x 160') under construction. Will subdivide. Will have 33'-2" clear ceilings, 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay, 6" reinforced concrete floors, eight (8) 9'-0" x 10'-0" vertical lift dock doors with 40,000 lb. capacity mechanical levelers with bumpers, one (1) 12'-0" x 14'-0" vertical lift drive-in door with a reinforced concrete ramp, clerestory windows, and parking for up to 98 vehicles. Utilities will include energy-efficient, roof mounted Cambridge direct-fire units, energy efficient LED fixtures, an Early Suppression Fast Response (ESFR) wet sprinkler system, and an 800 amp, (expandable to 4000 amp) 480/277 volt, 3-phase electrical service. Located in a LERTA zone (10-year tax abatement). Park entrance is less than one mile from I-81, I-476.



**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.

**47,557 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) with 45,000 lb. capacity Rite-Hite mechanical levelers with bumpers, 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. The electrical service is 800 Amp, 480/277 Volt, 3-Phase.

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



**42,000 SF**

on 7.82 acres

**410-420 RESEARCH DRIVE (PARCEL 35A)**

CenterPoint Commerce & Trade Park East  
Pittston Township, PA 18640  
41.300060, -75.737479

This 210' x 200' flex building was recently constructed by Mericle on speculation. Features 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.

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



**28,130 SF**

on 15.64 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. Space includes large open area, six partitioned training rooms, and one partitioned data room. Has (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/1110HanoverStreet](https://mericlereadytogo.com/1110HanoverStreet)



**28,078 SF**

on 7.76 acres

**155 NESTLE WAY, SUITE 109-110**

Lehigh Valley West Industrial Park  
Upper Macungie Township, Breinigsville, PA  
40.567970, -75.630450

28,078 SF space in well-maintained 105,000 SF flex building. Located just 1.7 miles from I-78 via S.R. 100. Features include 1,564 SF of office space, 33' to 33'-9" ceiling heights, 6" thick reinforced concrete floors, four (4) 8'-6" x 9'-6" vertical-lift, insulated steel loading doors with 29,000 lb. capacity mechanical levelers and bumpers, and one (1) 10'w x 12'h drive-in door with ramp. Utilities in the warehouse include energy-efficient, gas-fired Cambridge roof-top units, energy-efficient T5 fluorescent fixtures, 200 Amp, 120/208 Volt, 3-Phase power, and a Class III, ordinary hazard sprinkler system.

**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.

READYTOGO!™ SITE



**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.



MERICLE PROPERTY REPORT



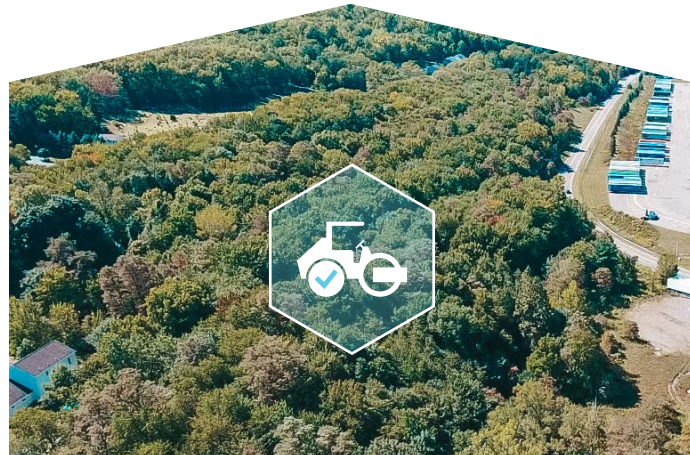
**16,000 SF**

on 4.34 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.



**12,854 SF**

on 18.48 acres

**345-347 ENTERPRISE WAY**

CenterPoint Commerce & Trade Park West  
Pittston Township, PA 18640  
41.316380, -75.758920

12,854 SF premiere flex space contains approximately 4,500 SF of office and showroom area. Some of the features include (2) 225 Amp, 120/208 Volt, 3-Phase electrical services, 30' to 33' ceiling heights in the warehouse, (2) loading doors, (1) drive-in door, and abundant parking for vehicles and trailers.

**LEASED**



**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.



**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 SF 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. An adjacent 6,015 SF space is also available.

 [mericlereadytogo.com/1065HanoverStreet](https://mericlereadytogo.com/1065HanoverStreet)



**9,575 SF**

on 11.21 acres

**1069 HANOVER STREET**

Hanover Industrial Estates  
Hanover Township, PA 18706  
41.201731, -75.934309

9,575 SF space with 3,456 SF office in 108,000 SF 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) 12'0" x 14'0" drive-in door with asphalt ramp, 40' x 50' column spacing, and a 200 Amp, 120/208 Volt, 3-Phase electrical service. Space is in excellent condition.

 [mericlereadytogo.com/1065HanoverStreet](https://www.mericlereadytogo.com/1065HanoverStreet)



**8,971 SF**

on 11.4 acres

**1198 SATHERS DRIVE**

Grimes Industrial Park  
Pittston Township, PA 18640  
41.315958, -75.713776

8,971 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' x 50' typical. Warehouse has (1) 12' x 14' vertical-lift drive-in door with asphalt ramp, (1) 12' x 14' vertical-lift dock door, and (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 13 vehicles.



**LEASED**

**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.



**6,015 SF**

on 11.21 acres

**1065 HANOVER STREET, SUITE 102**

Hanover Industrial Estates  
Hanover Township, PA 18706  
41.201731, -75.934309

6,015 SF space with 3,710 SF office in 108,000 SF 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) 10'0" x 14'0" drive-in door with precast ramp, 40' x 50' column spacing, and a 200 Amp, 120/208 Volt, 3-Phase electrical service. Space is in excellent condition. Can be combined with adjacent 9,849 SF space to create 15,864 SF of available space.

 [mericlereadytogo.com/1065HanoverStreet](https://www.mericlereadytogo.com/1065HanoverStreet)



**6,015 SF**

on 11.21 acres

**1065 HANOVER STREET, SUITE 106**

Hanover Industrial Estates  
Hanover Township, PA 18706  
41.201731, -75.934309

6,015 SF space with 2,008 SF office in 108,000 SF 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, 40' x 50' column spacing, and a 200 Amp, 120/208 Volt, 3-Phase electrical service. Space is in excellent condition. Can be combined with adjacent 6,015 SF space to create 12,030 SF of available space.

 [mericlereadytogo.com/1065HanoverStreet](https://mericlereadytogo.com/1065HanoverStreet)

**6,015 SF**

on 11.21 acres

**1065 HANOVER STREET, SUITE 105A**

Hanover Industrial Estates  
Hanover Township, PA 18706  
41.201731, -75.934309

6,015 SF space with 1,532 SF office in 108,000 SF 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. Can be combined with adjacent 6,015 SF space to create 12,030 SF of available space.

 [mericlereadytogo.com/1065HanoverStreet](https://mericlereadytogo.com/1065HanoverStreet)



**5,764 SF**

on 8.55 acres

**171 CENTERPOINT BOULEVARD**

CenterPoint Commerce & Trade Park East  
Jenkins Township, PA  
41.300991, -75.761172

5,764 SF flex space in well-maintained 84,121 SF flex building. Located one mile from I-81 and I-476 (building is highly visible from I-476). Space has 3,010 SF office. Warehouse features 30'-6" to 33'-6" ceilings, one (1) 8'-6" x 9'-6" vertical-lift dock door with 30,000 lb. mechanical leveler, energy-efficient Modine gas-fired unit heaters, 225 Amp, 120/208 Volt, 3-Phase electrical service, and an Ordinary Hazard Class III wet sprinkler system.



**5,016 SF**

on 5.39 acres

**1153 MID VALLEY DRIVE**

Mid Valley Industrial Park  
Olyphant Borough, PA 18447  
41.296823, -75.831964

5,016 SF modern flex space in excellent condition in established business park near I-81, I-84, I-380 and S.R.6. Features 2,510 SF of office space, 26'-5" to 29' ceiling heights, one loading door and one drive-in, and 200 Amp, 120/480 Volt, 3-Phase electrical service.





## FLEX & OFFICE

**LEASED**

**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.

**READYTOGO<sup>TM</sup> SITE**



**100,000 SF**

on 11.63 acres

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

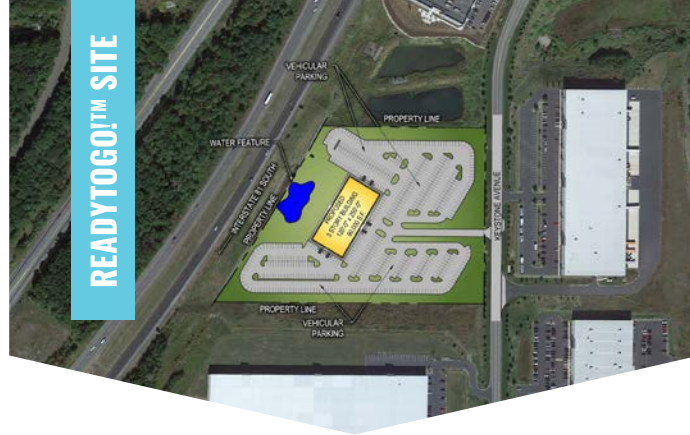
CenterPoint Commerce & Trade Park West

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 100,000 SF of office space. Room on-site for abundant parking. Great labor draw area.





**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.



**53,040 SF**

on 23.91 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 235 parking spaces with room for more. Building can be expanded to almost 70,000 SF with 534 parking spaces. Includes a 41,790 SF first floor (275' x 150') and an 11,250 SF mezzanine (150' x 75'). 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.

 [mericlereadytogo.com/400StewartRoad](https://mericlereadytogo.com/400StewartRoad)

**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 SF of office space. Room on-site for abundant parking. Great labor draw area.

**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.





**31,005 SF**

on 7.98 acres

**100 KEYSTONE AVENUE**

CenterPoint Commerce & Trade Park East  
Jenkins Township, PA 18640  
41.304128, -75.764944

CenterPoint Commons is a two-story retail and office building under construction at the main entrance to CenterPoint Commerce & Trade Park. High profile site – visible from I-81, I-476, and S.R. 315. The site is 1/2 mile from Exit 175 of I-81 and Exit 115 of I-476. High A.A.D.T. counts. Building dimensions are 240' x 60'. Has 14,292 SF of retail space on the first floor and 16,713 SF of office space on the second floor. Will subdivide. Good location for pizza restaurant, sandwich shop, etc... Served by 212 parking spaces. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Excellent utility service, including fiber.

 [mericlereadytogo.com/100KeystoneAvenue](http://mericlereadytogo.com/100KeystoneAvenue)



**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. Space includes large open area, six partitioned training rooms, and one partitioned data room. Has (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/1110HanoverStreet](http://mericlereadytogo.com/1110HanoverStreet)

**25,200 SF**

on 4.37 acres

**PARCEL 41 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 6.7 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

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.



**10,379 SF**

on 6.7 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' above finish floor. The available space has (1) 3' x 4' sliding glass window into reception and (4) 4' x 4' fixed interior windows. Has several private offices. Offers excellent access to I-81 and via S.R. 29.

[mericlereadytogo.com/225StewartRoad](http://mericlereadytogo.com/225StewartRoad)

**10,134 SF**

**190 WELLES STREET, SUITE 106**

Cross Valley West Professional Building  
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.



**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 is active commercial grade carpet.

**LEASED**





**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' 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](https://mericlereadytogo.com/225StewartRoad)

**8,042 SF**

on 8.55 acres

**145-173 CENTERPOINT BOULEVARD**  
CenterPoint Commerce & Trade Park East  
Jenkins Township, PA 18640  
41.301250, -75.761899

This 8,042 SF computer training/office center features Class A finishes. Space 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. Multi-tenant flex building in fastest growing business park in Pennsylvania. Has many windows and more can be added. Park entrance is less than one mile from I-81 and I-476.

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

**7,509 SF**

on 8.55 acres

**157-159 CENTERPOINT BOULEVARD**  
CenterPoint Commerce & Trade Park East  
Jenkins Township, PA 18640  
41.301250, -75.761899

This 7,509 SF Plug N' Play office space formerly served as offices and a showroom for one of the nation's top distributors of dental supplies. The space is in exceptional condition and includes a fully outfitted training room, large kitchen, and systems furniture. Park entrance is less than one mile from I-81 and I-476.

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



**7,488 SF**

on 4.058 acres

**150 ENTERPRISE WAY**  
CenterPoint Commerce & Trade Park West  
Pittston Township, PA 18640  
41.308927, -75.769077

Up to 7,488 SF available within a modern 22,600 SF office building near the entrance of CenterPoint Commerce & Trade Park West. Will subdivide. Power is 800 Amp, 208/120 Volt, 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. Parking for 62. 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.







**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. Located in a LERTA tax abatement zone.



**5,161 SF**

on 20.5 acres

**190 WELLES ST, SUITE 120**

Cross Valley West Professional Building  
Forty Fort, PA 18704  
41.274961, -75.874574

5,161 SF former headquarters for non-profit healthcare organization. Contains a reception area, (5) private offices, men's/women's rooms, break room, storage room and large multipurpose room (formerly used for group exercise programs). Located immediately off of Exit 4 of S.R. 309 (Cross Valley Expressway). Nice interior finishes. Ample on-site parking. Fully air conditioned.



**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**

Cross Valley West Professional Building  
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 (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 Volt, 3-Phase. Heating, cooling, and ventilation supplied by electric/gas rooftop packaged units. Ample parking available.



**3,862 SF**

**190 WELLES STREET, SUITE 112**

Cross Valley West Professional Building  
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.



**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 Amp, 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 five minutes away. Geisinger Wyoming Valley Medical Center (major hospital) is also located in this office park.

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**570.823.1100**





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