



**46.5 ACRES
IN NORTHEASTERN PA!**

DESIGNED FOR
372,000 SF

250-300 RESEARCH DRIVE

CENTERPOINT COMMERCE & TRADE
PARK EAST, JENKINS TOWNSHIP, PA
EXIT 175 OF I-81

READYToGo!™ SITE

SITE FEATURES

- Immediately off I-81 at exit 175
- Immediately off I-476 at exit 115
- 10 year 100% real estate tax abatement on improvements (LERTA)
- Cleared & graded, compacted stone sub-base finished
- NPDES permitted
- Subdivision approved
- Land development approved
- Industrially zoned
- Public water, sewer, natural gas, power, and fiber in place



570.823.1100
mericle.com



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

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

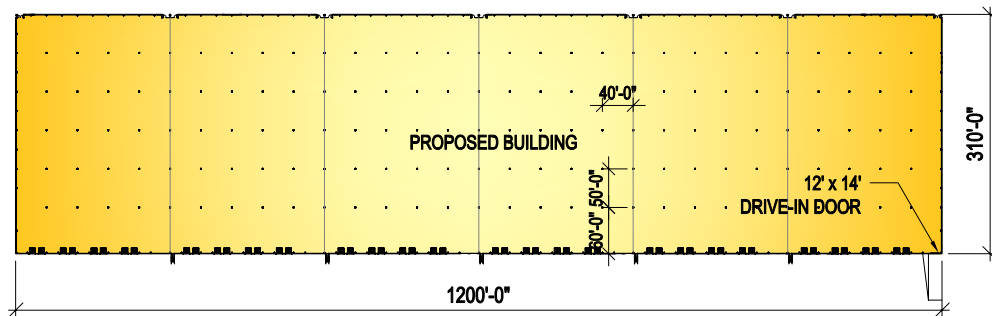
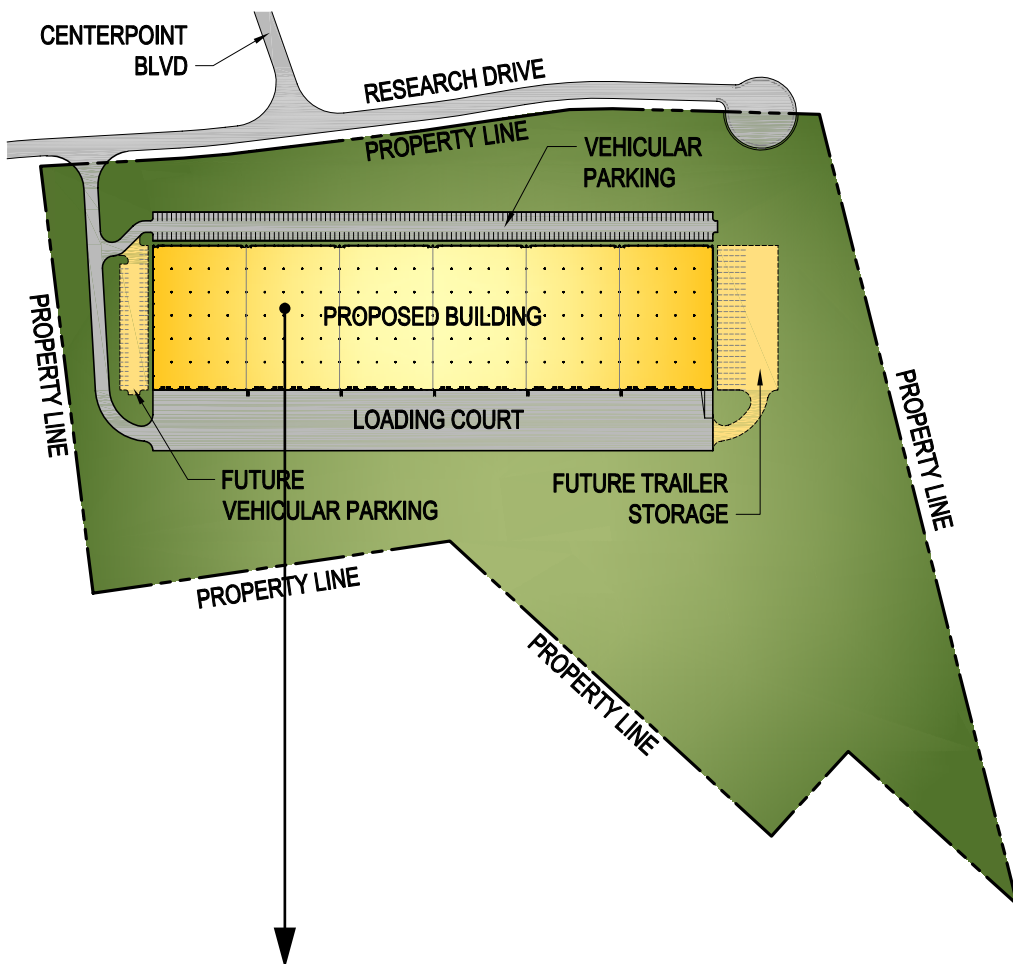
250-300 RESEARCH DRIVE

CENTERPOINT COMMERCE & TRADE PARK EAST,
JENKINS TOWNSHIP, PA
EXIT 175 OF 1-81

UP TO

372,000 SF

ON 46.5 ACRES IN NORTHEASTERN PA!



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

PROPOSED BUILDING IMPROVEMENTS

- 372,000 square feet
- Dimensions 1200'(length) x 310'(width)
- 30' ceiling clear height
- 40'x 50' column spacing
- 6" reinforced concrete floor
- MR24 standing seam roof system
- (40) 9'x 10' vertical lift dock doors
- (2) 12'x 14' vertical lift drive-in doors

PROPOSED UTILITIES & SYSTEMS

- Energy efficient Cambridge direct fire unit heating system
- 277/480V 3 Phase 400A electric
- Energy efficient fluorescent T-bay lighting
- ESFR fire protection
- Provisions for domestic water and natural gas
- All utilities shall be separately metered

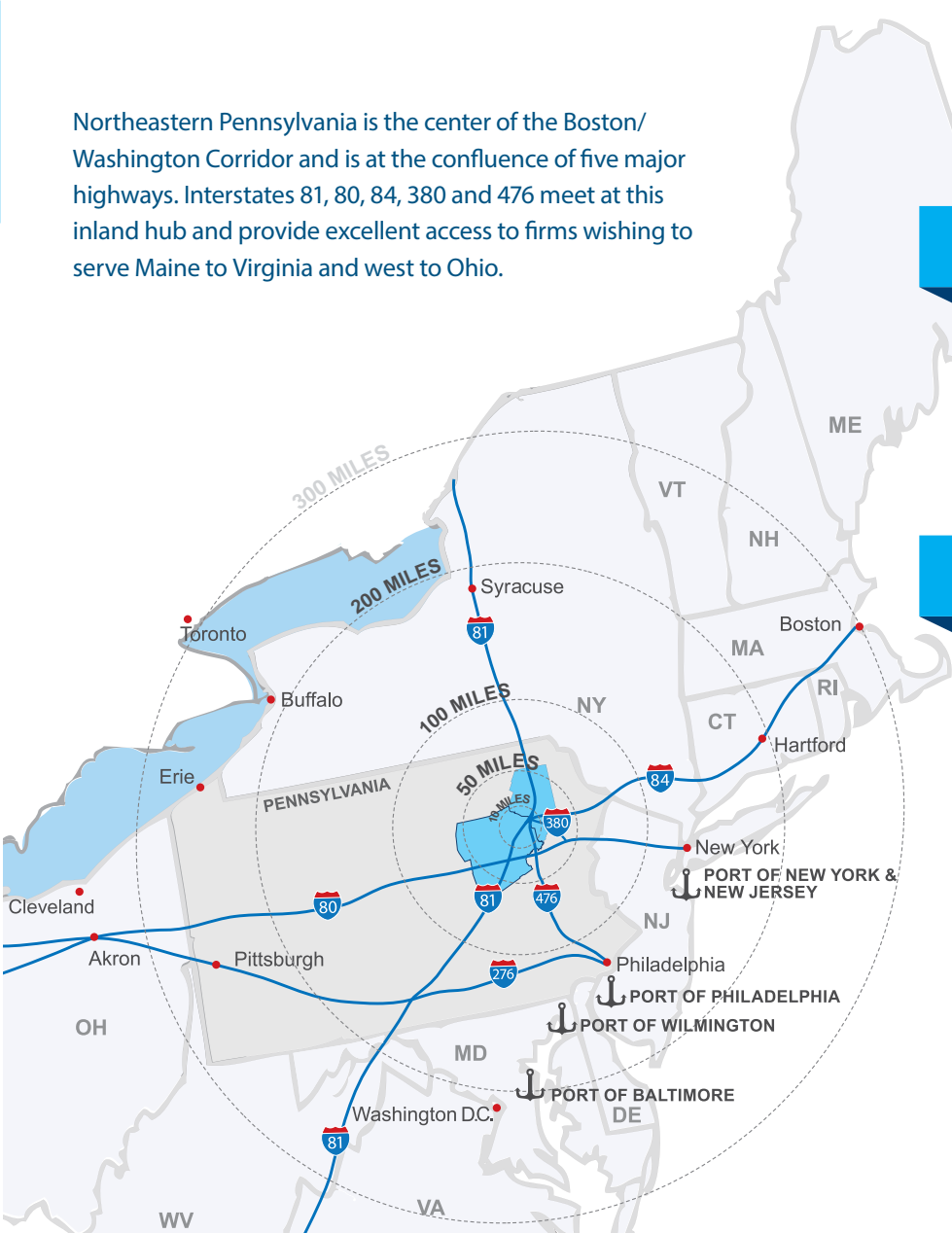
PROPOSED SITE IMPROVEMENTS

- On-site parking for approximately 266 vehicles
- On-site trailer storage for approximately 26 trailers
- Asphalt paving including heavy duty pave in truck areas
- Professionally prepared landscape design

ADDITIONAL FEATURES

- Foreign Trade Zone status for international trade
- Located near FedEx and UPS for additional shipping access
- Centrally located within Scranton/Wilkes-Barre labor market
- 10 year 100% real estate tax abatement on improvements (LERTA)

Northeastern Pennsylvania is the center of the Boston/Washington Corridor and is at the confluence of five major highways. Interstates 81, 80, 84, 380 and 476 meet at this inland hub and provide excellent access to firms wishing to serve Maine to Virginia and west to Ohio.



CENTRALLY LOCATED
ON NORTHEASTERN PENNSYLVANIA'S
I-81 CORRIDOR

Deep Water Ports

PORT	MI	KM
Philadelphia	120	193
New York/New Jersey	121	195
Wilmington	132	212
Baltimore	191	307

Travel Distances

CITY	MI	KM
Delaware Water Gap, PA	57	92
Allentown, PA	67	108
Morristown, NJ	96	155
Philadelphia, PA	113	182
Harrisburg, PA	116	187
Port Newark, NJ	126	203
New York, NY	128	206
Syracuse, NY	152	245
Baltimore, MD	194	312
Hartford, CT	198	319
Washington, DC	237	381
Pittsburgh, PA	290	467
Boston, MA	301	484



CLEARED
& GRADED

EMPLOYMENT DATA MORE THAN 467,000 PEOPLE LIVE WITHIN 20 MILES OF CENTERPOINT

YEAR	CIVILIAN LABOR FORCE	EMPLOYMENT	UNEMPLOYMENT	UNEMPLOYMENT RATE
2012	270,500	247,300	23,200	8.6%
2011	267,200	242,300	24,900	9.3%
2010	270,600	242,000	25,600	9.5%
2009	268,700	245,600	23,100	8.6%
2008	266,400	250,500	15,900	6.0%

Source: www.paworkstats.state.pa.us



DIRECTIONS TO CENTERPOINT COMMERCE & TRADE PARK EAST:

Traveling North on I-81 - Take Exit 175 (Pittston/Route 315 North). Make the first right just before the auto dealership. Follow road under I-476 overpass. Proceed straight into the park.

Traveling South on I-81 - Take Exit 175A (Pittston/Route 315 South). Follow Rt. 315 south 1/2 mile to first light. Turn left and follow road under I-476 overpass. Proceed straight into the park.

Traveling on I-476 (PA Turnpike) - Take Exit 115 (Wyoming Valley). Follow Rt. 315 south 1/2 mile to first light. Turn left and follow road under I-476 overpass. Proceed straight into the park.

LERTA APPROVED

10 YEAR 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS (LERTA)

Sample LERTA savings based upon 372,000 SF building. Actual real estate taxes will vary depending upon the cost of construction required to meet a tenant's exact specifications.

YEAR	TAX RATE (\$/SF)	ABATEMENT %	PROPERTY TAX DUE ON IMPROVEMENTS	PROPERTY TAX SAVINGS
1	.52	100%	.00	193,440.00
2	.54	100%	.00	200,880.00
3	.56	100%	.00	208,320.00
4	.58	100%	.00	215,760.00
5	.60	100%	.00	223,200.00
6	.62	100%	.00	230,640.00
7	.64	100%	.00	238,080.00
8	.66	100%	.00	245,520.00
9	.68	100%	.00	252,960.00
10	.70	100%	.00	260,400.00
TOTALS			\$0.00	\$2,269,200.00

46.5 ACRES
250-300 Research Drive
CenterPoint Commerce & Trade Park East
Jenkins Township, Pennsylvania



Mericle Commercial Real Estate Services can construct your building faster than any other developer along Northeastern Pennsylvania's I-81 Corridor.

GUARANTEED.

Select a Ready To Go Site, and we'll have your building ready for occupancy within months of lease signing.

DEVELOPMENT DIVISION:

570.823.1100

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46.5 Acres



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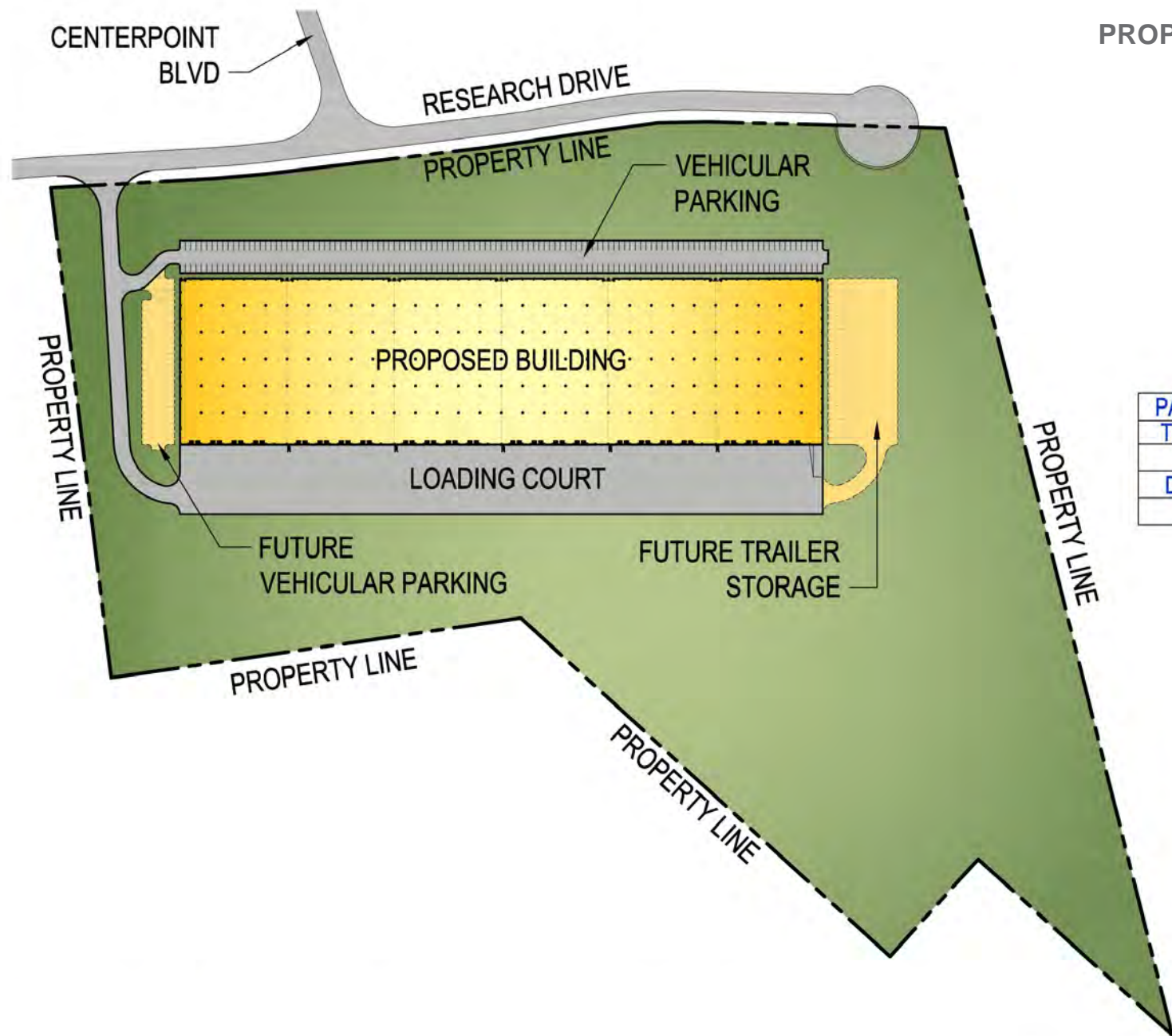


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PROPOSED 372,000 S.F. BUILDING

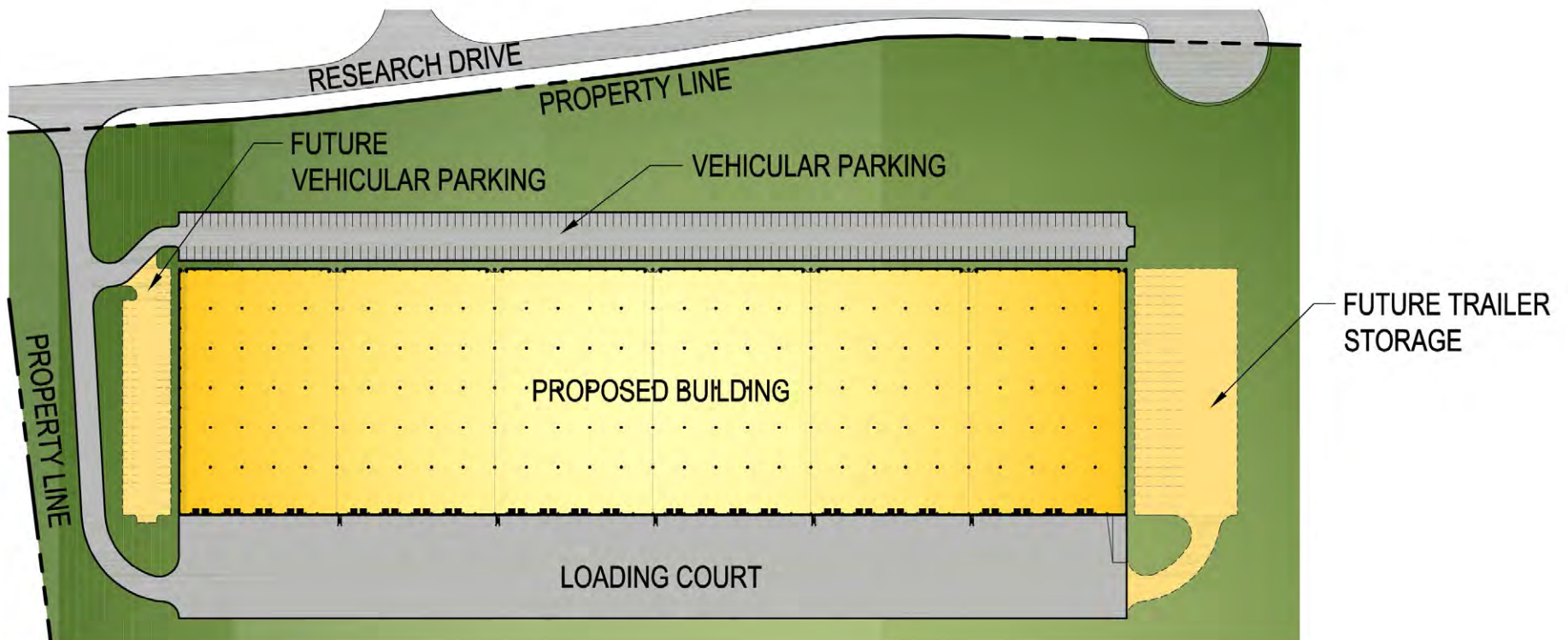
PARCEL #27-28
250-300 RESEARCH DRIVE
CENTERPOINT COMMERCE
& TRADE PARK EAST
JENKINS TOWNSHIP
LUZERNE COUNTY, PA 18649

PARKING SPACES	240
TRAILER SPACES	26
DOCK DOORS	40
DRIVE-IN DOORS	2
ACREAGE	46.5

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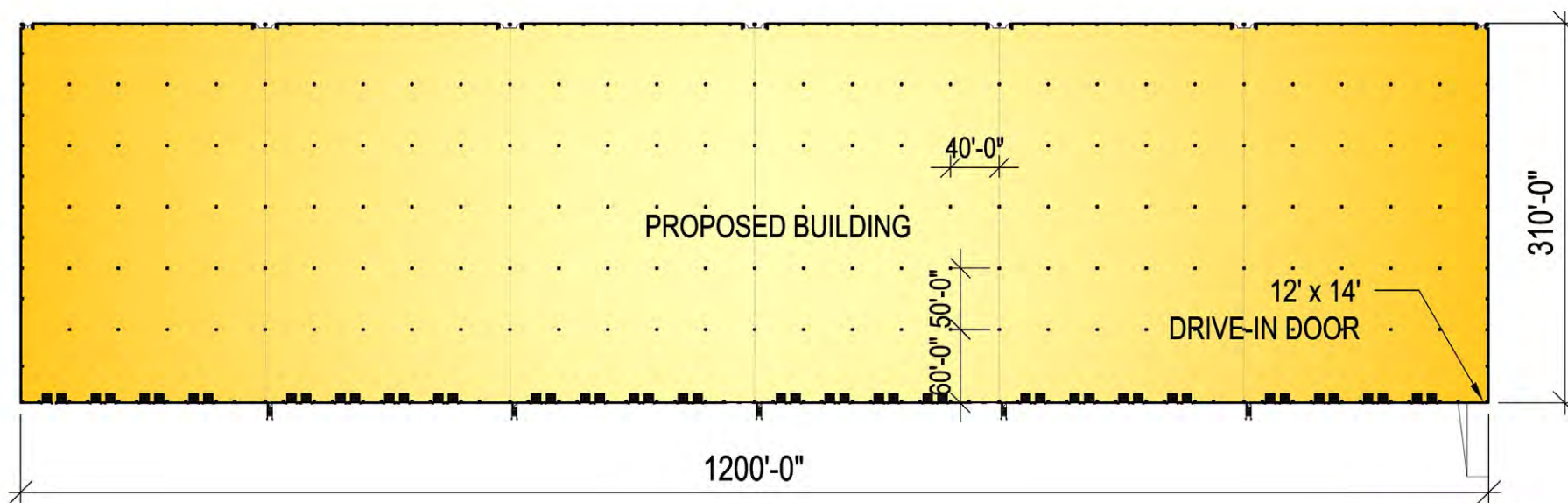


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SITE IMPROVEMENTS

- SITE CONTAINS APPROXIMATELY 46.5 ACRES
- ON-SITE PARKING FOR APPROXIMATELY 266 VEHICLES INCLUDING (26) TRAILER SPACE
- ASPHALT PAVING INCLUDING HEAVY DUTY PAVE IN TRUCK AREAS.
- PROFESSIONALLY PREPARED LANDSCAPE DESIGN.

BUILDING IMPROVEMENTS

- BUILDING CONTAINS 372,000 SQUARE FEET.
- BUILDING DIMENSIONS 1200' (LENGTH) X 310' (WIDTH).
- 30' CLEAR STRUCTURAL HEIGHT AT LOW EAVE.
- 40' X 50' BAY SPACING WITH A 60' DEEP STAGING BAY AT THE LOADING DOCK
- 6" THICK CONCRETE FLOOR SLAB REINFORCED WITH WELDED STEEL MATS.
- MR24 STANDING SEAM ROOF SYSTEM
- EXTERIOR WALL SYSTEM CONSISTING OF ARCHITECTURAL MASONRY, ALUMINUM / GLAZING ENTRANCE SYSTEMS AND INSULATED METAL WALL PANELS.
- THE BUILDING SHALL CONTAIN (40) 9' X 10' VERTICAL LIFT DOCK DOORS WITH 30,000 LB CAPACITY RITE-HITE MECHANICAL LEVELERS WITH BUMPERS.
- THE BUILDING SHALL CONTAIN (2) 12' X 14' VERTICAL LIFT DRIVE-IN DOOR WITH CONCRETE ACCESS RAMP.

UTILITIES AND BUILDING SYSTEMS

- HEATING SYSTEM SHALL BE ENERGY EFFICIENT CAMBRIDGE DIRECT FIRE UNITS.
- ELECTRICAL SERVICE SHALL BE A 277/480 V 3 PHASE 400A EXPANDABLE TO 4000A.
- INTERIOR LIGHTING SHALL BE ENERGY EFFICIENT FLUORESCENT T-BAY FIXTURES WITH LIGHTING LEVELS OF 18 - 22 FC AVERAGE.
- FIRE PROTECTION SYSTEM SHALL BE AN EARLY SUPPRESSION FAST RESPONSE (ESFR) WET SPRINKLER SYSTEM.
- PROVISIONS FOR DOMESTIC WATER AND NATURAL GAS SHALL BE PROVIDED.
- ALL UTILITIES SHALL BE SEPARATELY METERED.

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