



**4.49 ACRES
IN NORTHEASTERN PA!**

DESIGNED FOR
11,200 SF

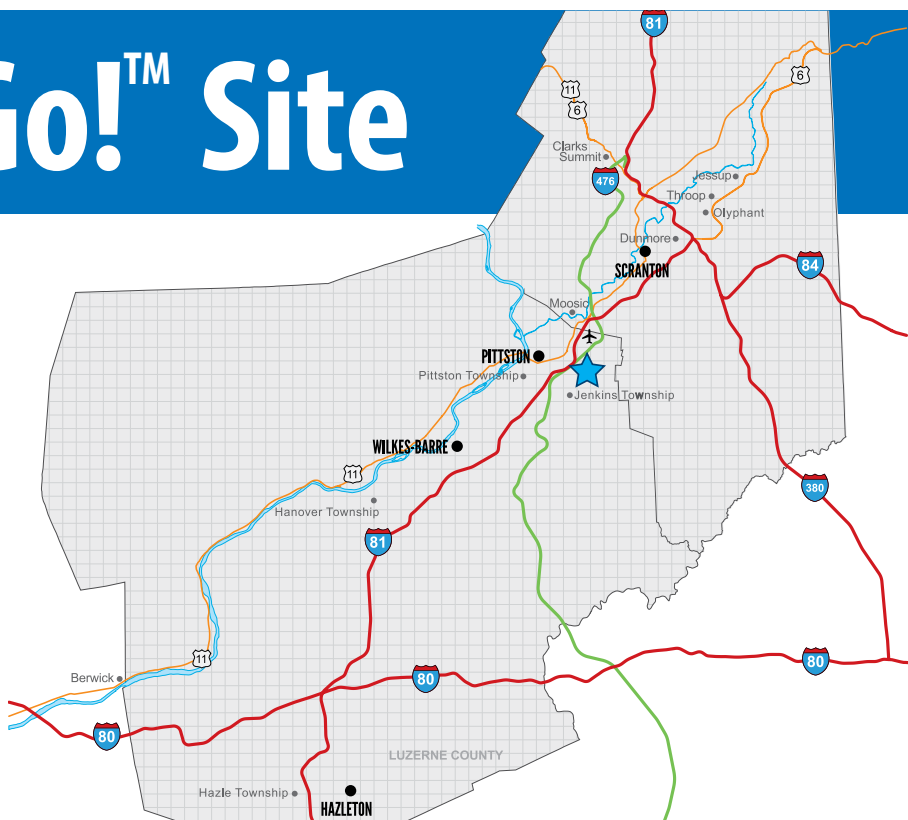
**PARCEL 22
RESEARCH DRIVE**

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 & 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

PARCEL 22, RESEARCH DRIVE

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

UP TO

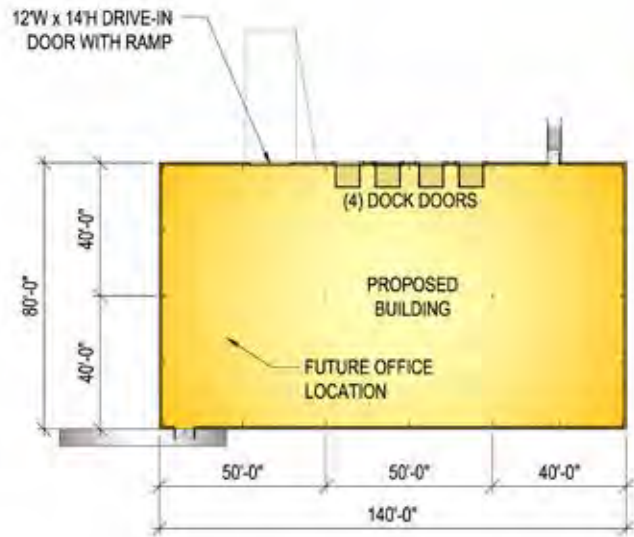
11,200 SF

ON 4.49 ACRES
IN NORTHEASTERN PA!

PROPOSED SITE PLAN FOR 11,200 SF



PROPOSED FLOOR PLAN FOR 11,200 SF



SPECIFICATIONS

PROPOSED BUILDING IMPROVEMENTS

- 11,200 SF facility (140' x 80') on 4.49 acres
- 31' to 31'8" ceiling clear height
- Four (4) 9'w x 10'h insulated steel loading doors w/30,000 lb. mechanical levelers w/bumpers
- One (1) 12'w x 14' h insulated steel drive-in door w/ramp
- 40' x 50' column spacing
- 6" reinforced concrete floor

PROPOSED UTILITIES & SYSTEMS

- Energy efficient Cambridge direct fire heating units
- 277/480V 3 Phase 400A (expandable to 4,000A) 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 35 vehicles
- On-site outdoor storage area of approx. 1 acre
- 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.

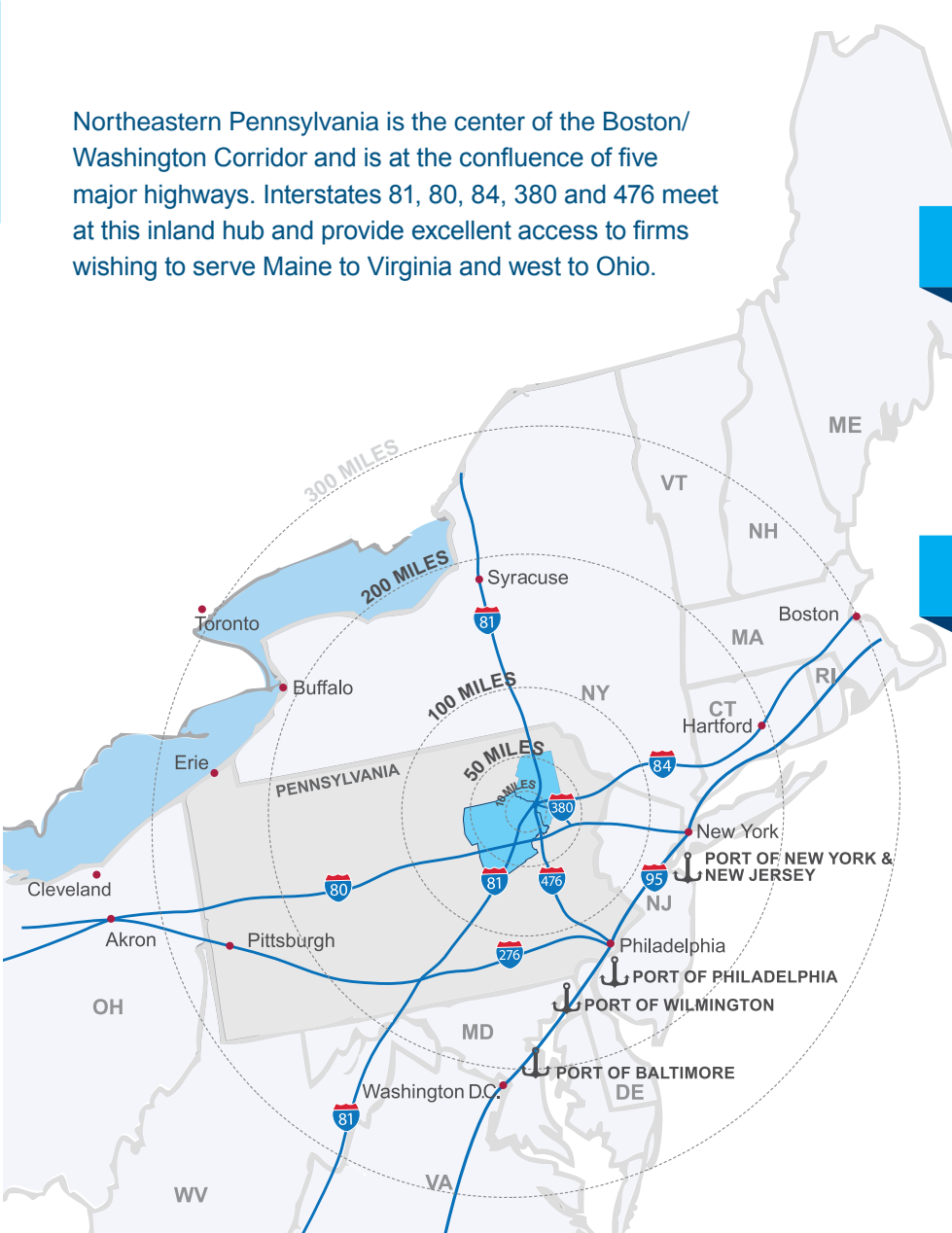
CENTRALLY LOCATED
ON NORTHEASTERN PENNSYLVANIA'S
I-81 CORRIDOR

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



EMPLOYMENT DATA MORE THAN 470,000 PEOPLE LIVE WITHIN 20 MILES OF CENTERPOINT

YEAR	CIVILIAN LABOR FORCE	EMPLOYMENT	UNEMPLOYMENT	UNEMPLOYMENT RATE
2013	265,200	244,600	20,500	7.7%
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%

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 first right just before light at auto dealership. Follow road under I-476 overpass. Proceed straight into 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 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 park.

LERTA APPROVED

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

Sample LERTA savings based upon 11,200 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	5,824.00
2	.54	100%	.00	6,048.00
3	.56	100%	.00	6,272.00
4	.58	100%	.00	6,496.00
5	.60	100%	.00	6,720.00
6	.62	100%	.00	6,944.00
7	.64	100%	.00	7,168.00
8	.66	100%	.00	7,392.00
9	.68	100%	.00	7,616.00
10	.70	100%	.00	7,840.00
TOTALS			\$0.00	\$68,320.00

4.49 ACRES

Parcel 22 Research Drive

CenterPoint Commerce & Trade Park East
Jenkins Township, Pennsylvania

Research Dr.

Capital Rd.

Armstrong Rd.

Keystone Ave.

Exit 175



South

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

GUARANTEED.

Select a *ReadyToGo™* Site, and we'll have your building ready for occupancy within months of lease signing.

DEVELOPMENT DIVISION:

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PHOTO COLLAGE

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JENKINS TOWNSHIP, PENNSYLVANIA



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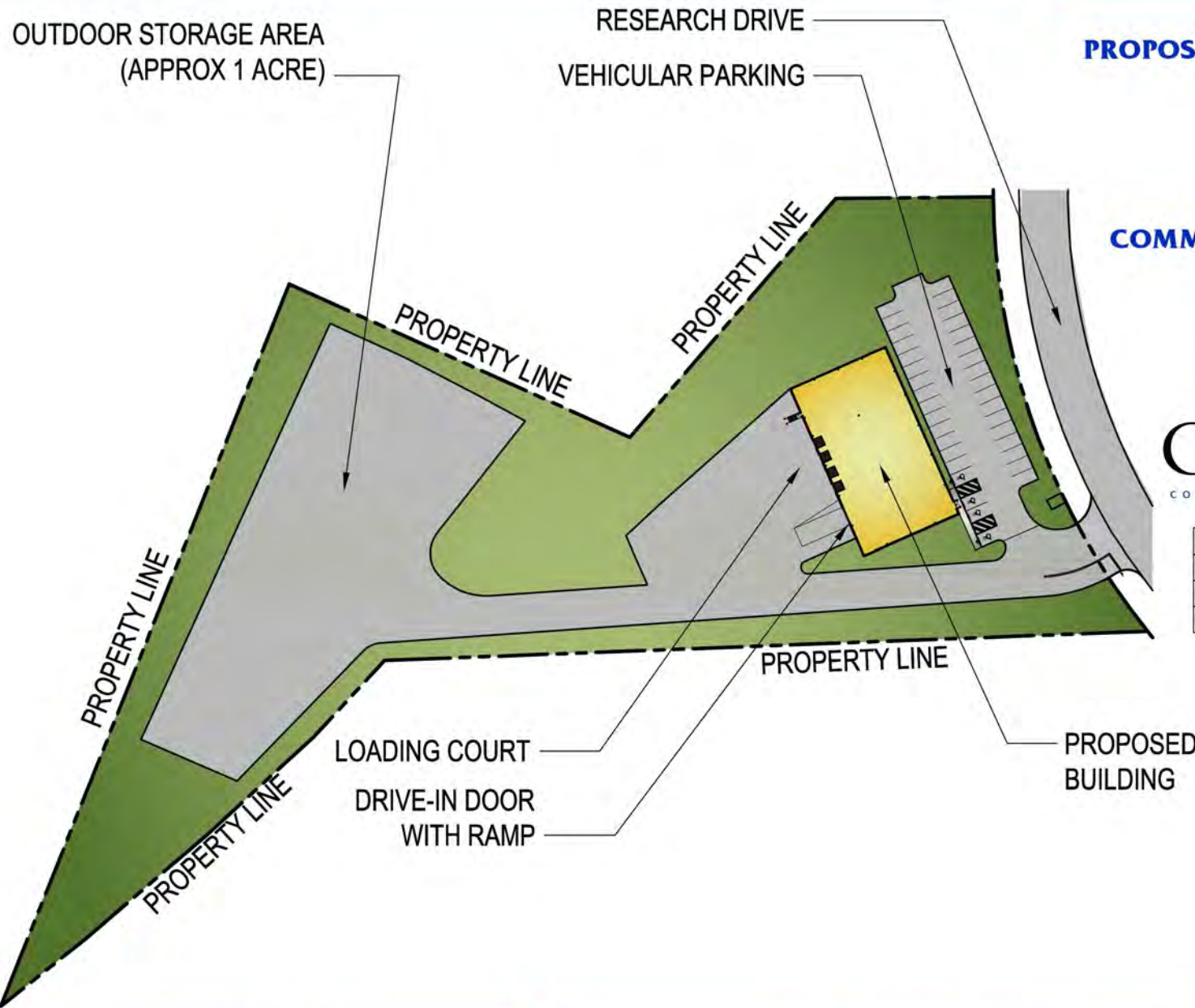


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PROPOSED 11,200 S.F. BUILDING

**PARCEL #22
CENTERPOINT EAST
COMMERCE AND TRADE PARK
JENKINS TOWNSHIP
PITTSBURGH, PA 15240**



PARKING SPACES	35
DOCK DOORS	4
DRIVE-IN DOORS	1
ACREAGE	4.49

**CONCEPTUAL
SITE PLAN**

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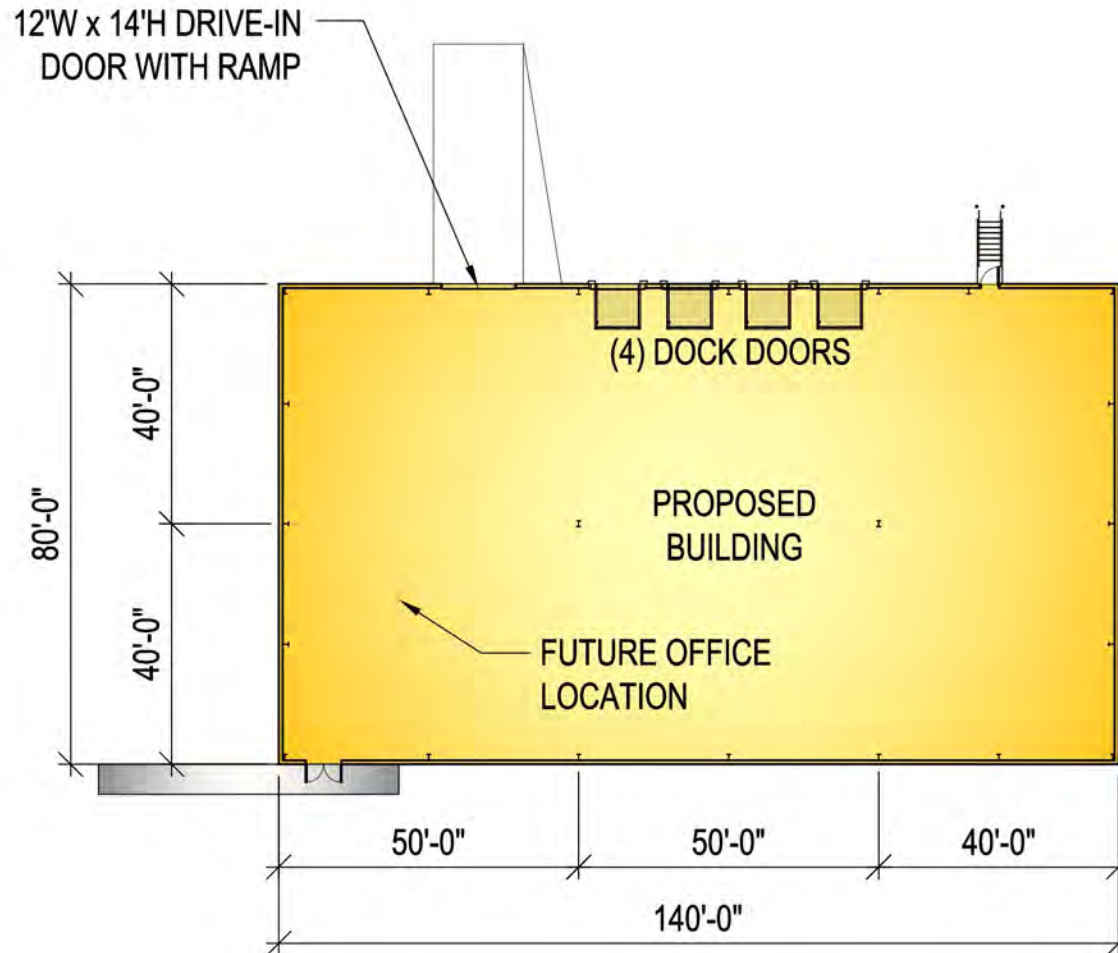
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PROPOSED 11,200 S.F. BUILDING

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COMMERCE AND TRADE PARK
JENKINS TOWNSHIP
PITTSBURGH, PA 15240**



CONCEPTUAL FLOOR PLAN



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SITE IMPROVEMENTS

- SITE CONTAINS APPROXIMATELY 4.49 ACRES
- ON-SITE PARKING FOR APPROXIMATELY 35 VEHICLES.
- ASPHALT PAVING INCLUDING HEAVY DUTY PAVE IN TRUCK AREAS.
- PROFESSIONALLY PREPARED LANDSCAPE DESIGN.
- ON-SITE OUTDOOR STORAGE AREA OF APPROX. 1 ACRE.

BUILDING IMPROVEMENTS

- BUILDING SHALL CONTAIN 11,200 SQUARE FEET.
- BUILDING DIMENSIONS 140' (LENGTH) X 80' (WIDTH).
- 30' CLEAR HEIGHT AT LOW EAVE,
- 31'-8" CLEAR HEIGHT AT HIGH EAVE.
- BAY SPACING (SEE PLAN)
- 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 (4) 9' X 10' VERTICAL LIFT DOCK DOORS WITH 30,000 LB CAPACITY MECHANICAL LEVELERS WITH BUMPERS.
- THE BUILDING SHALL CONTAIN (1) 12' X 14' VERTICAL LIFT DRIVE-IN DOOR WITH ACCESS RAMP.

UTILITIES AND BUILDING SYSTEMS

- HEATING SYSTEM SHALL BE ENERGY EFFICIENT CAMBRIDGE DIRECT FIRE UNITS IN WAREHOUSE AREAS, AND GAS/ELECTRIC PACKAGE ROOF TOP HVAC UNITS IN OFFICE AREAS.
- ELECTRICAL SERVICE SHALL BE A 277/480 V 3 PHASE 400A EXPANDABLE TO 4000A.
- INTERIOR WAREHOUSE 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.

PROPOSED 11,200 S.F. BUILDING

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**BUILDING
SPECIFICATIONS**

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