

16,432 SF

ON 12.61 ACRES AVAILABLE FOR LEASE

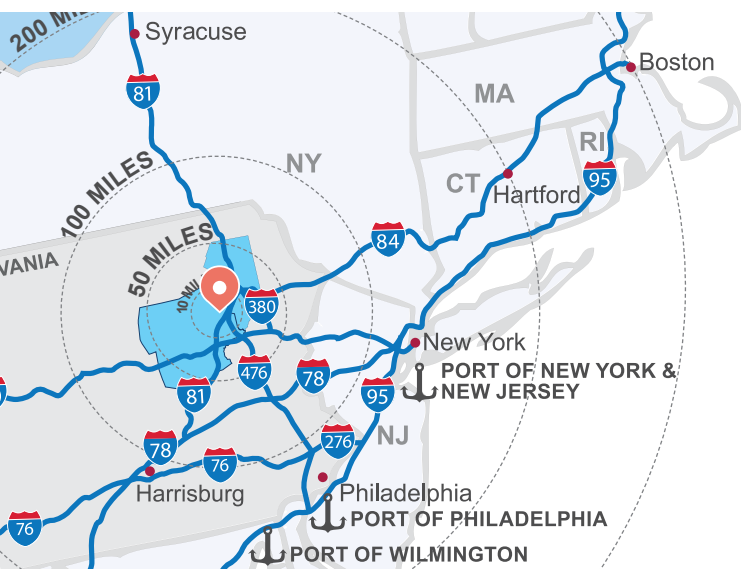
120 CENTERPOINT BLVD.

CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA



MODERN FLEX SPACE NEAR I-81, I-476

LERTA APPROVED! MULTI-YEAR, 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS!



DIRECTIONS TO CENTERPOINT EAST:

- **Traveling North on I-81** - Take Exit 175 (Pittston/Route 315 North). Once off exit ramp, make first right just before the light at the car 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.

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PLANS AND SPECIFICATIONS

SIZE

- **Available Space:** 16,432 SF
- **Acreage:** 12.61 acres
- **Building Size:** 128,992 SF

BUILDING CONSTRUCTION

- **Floor:** 6" thick concrete floor slab reinforced with welded steel mats
- **Roof:** MR24 standing seam roof system with insulation
- **Exterior Walls:** Split-face concrete block, architecturally designed e.i.f.s., textured, insulated metal wall panels, and an aluminum frame, glass storefront system
- **Clear Ceiling Height:** 30'-1" to 34'-3"
- **Column Spacing:** 40' x 50' bay spacing

LOADING

- **Loading:** Rear dock
- **Dock Equipment:** Two (2) 8'-6" x 9'-6" vertical-lift, insulated steel dock doors with 30,000 lb. capacity mechanical levelers with bumpers
- One (1) 12'W x 14'H vertical-lift, motor-operated, insulated steel drive-in doors, with 40' long, 50,000 lb. capacity pre-cast concrete ramp

UTILITIES

- **HVAC:** High-efficiency, suspended, gas-fired unit heaters
- Warehouse contains roof exhaust fans, wall louvers, and CO₂ monitoring system
- **Electrical Service:** 400 AMP, 120/208v, 3-phase
- **Lighting:** 400W metal halide, high-bay fixtures with lighting levels of 18-22 FC average
- **Fire Protection:** Class III, sprinkler system (ESFR capable)
- **Utilities:** Separately Metered, Public Water, Sewer, Gas, and Electric

PARKING

- **Vehicular Parking:** On-site parking for approximately 25 vehicles

LOCATION

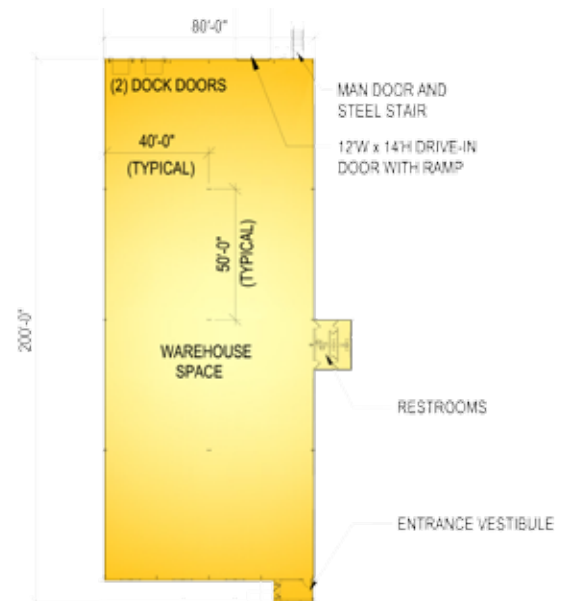
- Less than one mile from I-81 and 1-476
- More than 470,000 live within 20 miles of the park

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.

SITE PLAN



FLOOR PLAN



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