520,000 SF

ON 104.46 ACRES

460-480 RESEARCH DR. (PARCEL 43B)

CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSTON TOWNSHIP, PA 18640

FACILITY EXPANDABLE TO 702,000 SF

LERTA APPROVED! 10-YEAR, 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS!

CENTERPOINT FEATURES

- Park is less than one mile from I-81 and I-476
- Immediate proximity to FedEx Ground, FedEx Express, FedEx Smart Post, and UPS
- More than 700,000 people live within 30 miles
- Two hours from New York City and Philadelphia
- More than 51 million people live within 200 miles
- Public water, sewer, natural gas, fiber, and power
- 10-year, 100% real estate tax abatement on improvements (LERTA)
- Park is home to industrial facilities for Lowe's, The Home Depot, Neiman Marcus, Kimberly Clark, Bimbo Bakeries, Isuzu, Corning, and others.

BUTLER®

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.

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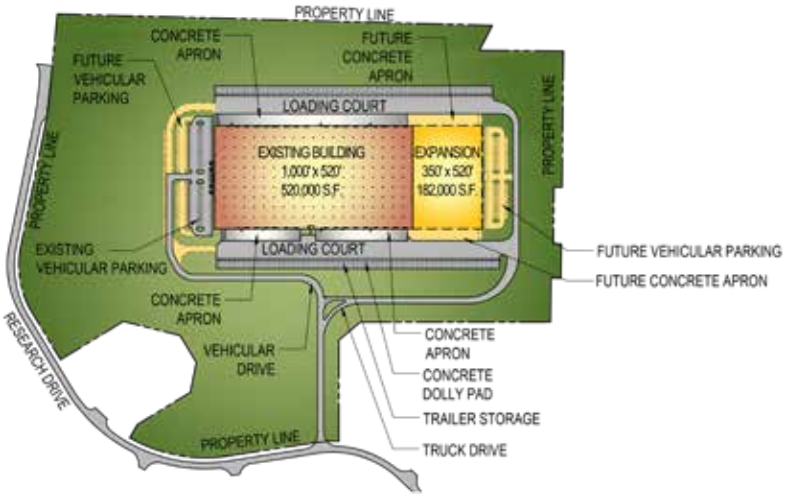
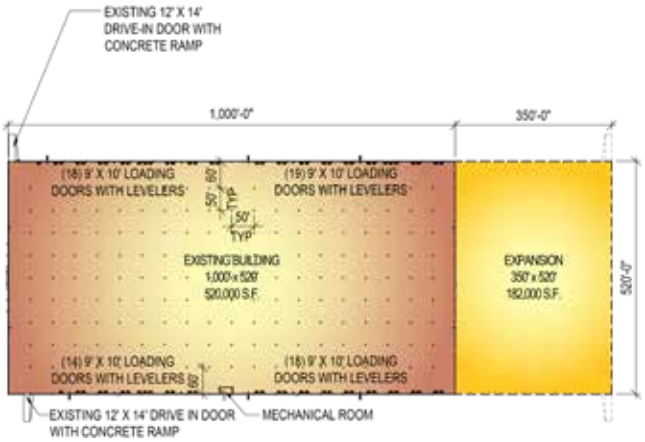
SITE PLAN



FLOOR PLAN



BUILDING SPECIFICATIONS

- **Available Space**: One story, 520,000 SF building
- **Acreage**: 104.46 acres
- **Building Dimensions**: 1000' (length) x 520' (depth)
- The site can accommodate a future building expansion of an additional 182,000 SF, providing for a total square footage of 702,000 SF. The overall dimensions of the expansion shall be 350' (length) x 520' (depth).

BUILDING CONSTRUCTION

- **Floor**: 7" concrete floor slab reinforced with welded steel mats
- **Roof**: *Butler* MR24 standing seam roof system with insulation
- **Column Spacing**: 50' x 50' bay spacing with 60'-0" deep staging bays at both loading sides.
- **Clear Ceiling Height**: 35'-8" approximate clear structural height along loading walls and 41'-6" approximate clear structural height at building ridge
- The building includes 6' wide x 3' high clerestory windows

LOADING

- **Dock Equipment**: Sixty-nine (69) 9'-0" x 10'-0" vertical lift dock doors with 35,000 lb capacity Rite-Hite mechanical levelers with bumpers
- Two (2) 12'-0" x 14'-0" vertical lift drive-in door with concrete ramps
- **Trailer Court**: 8" thick x 60' deep, reinforced concrete apron at loading dock both sides
- 8' wide concrete dolly pad at 60' deep trailer storage areas
- The expansion shall contain twenty-four (24) 9'-0" x 10'-0" vertical lift dock doors with 35,000 lb capacity Rite-Hite, mechanical levelers with bumpers and two (2) 12'-0" x 14'-0" vertical lift drive-in doors with concrete ramps.

UTILITIES & SYSTEMS

- **HVAC**: Energy efficient, *Cambridge*, direct-fire units
- **Electrical Service**: 4000 amp, 480/277 volt, 3-phase electrical service
- **Lighting**: The warehouse lighting shall be energy efficient LED fixtures
- **Fire Protection**: Early Suppression Fast Response (ESFR) high density wet-pipe sprinkler system
- **Utilities**: Separately Metered, Public Water, Sewer, Gas, and Electric

PARKING

- On-site parking for approx. 186 vehicles, with 300 future vehicular spaces
- On-site trailer storage for approx. 236 trailers

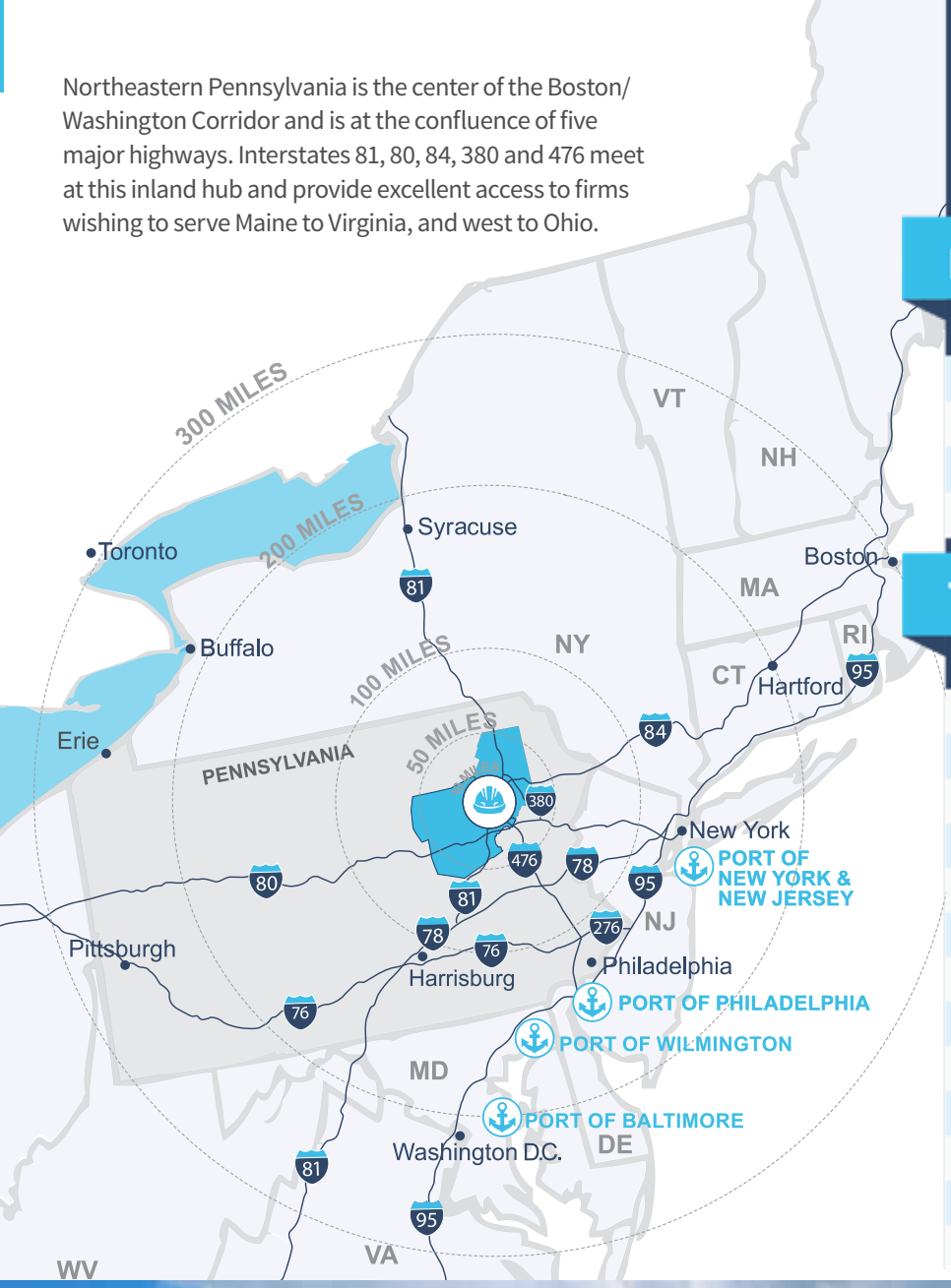
LOCATION

- Less than one mile from I-81 and 1-476
- More than 470,000 people 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.

CENTRALLY LOCATED
ON NORTHEASTERN PENNSYLVANIA'S
I-81 CORRIDOR

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.



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 & UNEMPLOYMENT DATA

FOR LACKAWANNA & LUZERNE COUNTIES **MORE THAN 470,000 PEOPLE LIVE WITHIN 20 MILES OF CENTERPOINT**

YEAR	NEPA REGION CIVILIAN LABOR FORCE	EMPLOYED	UNEMPLOYED	NEPA	PA	US
2019	263,600	251,500	12,100	4.6%	3.9%	3.8%
2018	264,800	250,300	14,600	5.4%	4.8%	4.1%
2017	263,600	248,700	14,900	5.6%	4.9%	4.4%

Source: www.workstats.dli.pa.gov

LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE PROGRAM (LERTA)

Companies that move into CenterPoint have the opportunity to dramatically lower their operating costs due to a long established tax abatement program. Every building constructed in Mericle's CenterPoint Commerce & Trade Park receives a 10-year, 100% real estate tax abatement on improvements via the Local Economic Revitalization Tax Assistance (LERTA) program. This abatement program was approved by Luzerne County, the Pittston Area School district, Jenkins Township, and Pittston Township.

The annual real estate taxes you will save when you move into a LERTA-approved building in CenterPoint may vary depending upon the cost of construction required to meet your exact specifications. **Contact Bob Besecker, Jim Hilsher, or Bill Jones of Mericle's Leasing Team for a detailed savings estimate.**

DEVELOPMENT DIVISION

BOB BESECKER, VP
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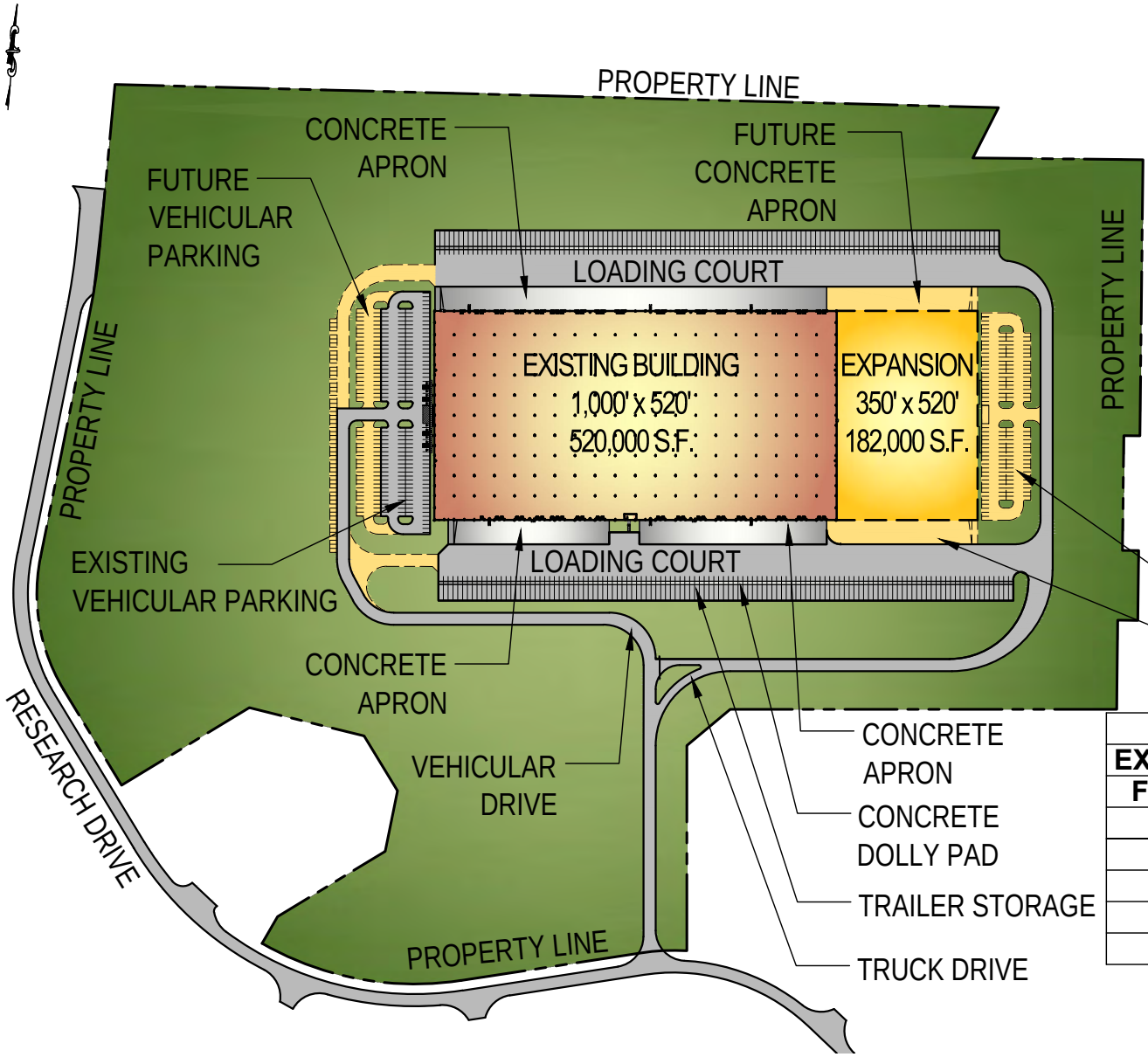
JIM HILSHER, VP
jhilsher@mericle.com

BILL JONES, VP
bjones@mericle.com

To learn more, please call one of us at **570.823.1100** to request a proposal and/or arrange a tour.

CONCEPTUAL SITE PLAN

AVAILABLE 520,000 S.F. BUILDING
EXPANDABLE TO 702,000 S.F.



PARCEL #43B
460-480 RESEARCH DRIVE
CENTERPOINT COMMERCE AND TRADE PARK - EAST PHASE IIB
PITTSTON TOWNSHIP
PITTSTON, PA 18640

CenterPoint
commerce & trade park • east

ACREAGE	104.46
EXISTING VEHICULAR PARKING	186
FUTURE VEHICULAR PARKING	300
EXISTING TRAILER STORAGE	236
EXISTING DRIVE-IN DOORS	2
EXPANSION DRIVE-IN DOORS	2
EXISTING DOCK DOORS	69
EXPANSION DOCK DOORS	24

These plans have been prepared solely for marketing purposes for the exclusive use of -- Mericle Commercial Real Estate Services

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MERICLE COMMERCIAL REAL ESTATE SERVICES
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

BUILDING PLAN

AVAILABLE 520,000 S.F. BUILDING
EXPANDABLE TO 702,000 S.F.

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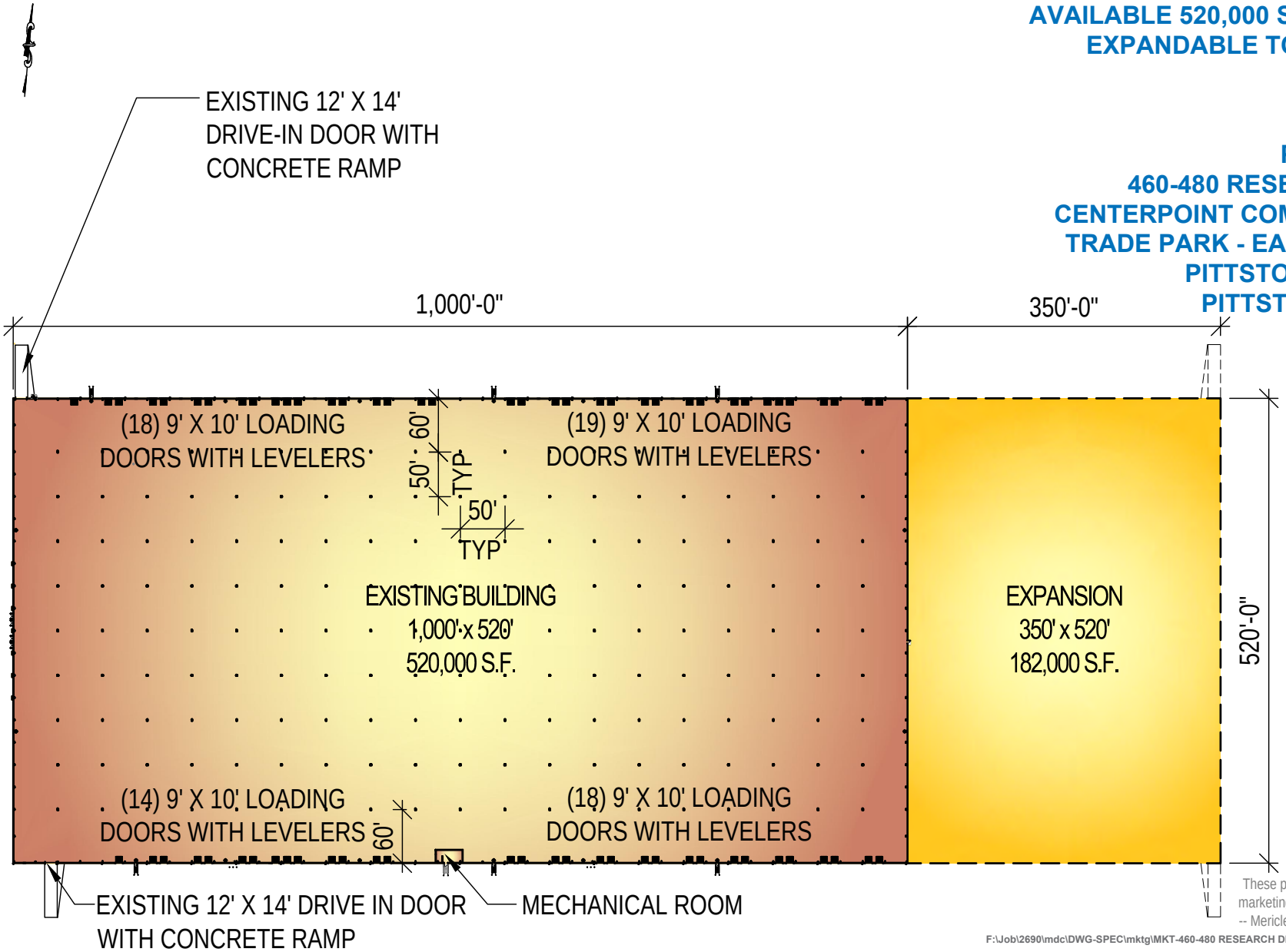

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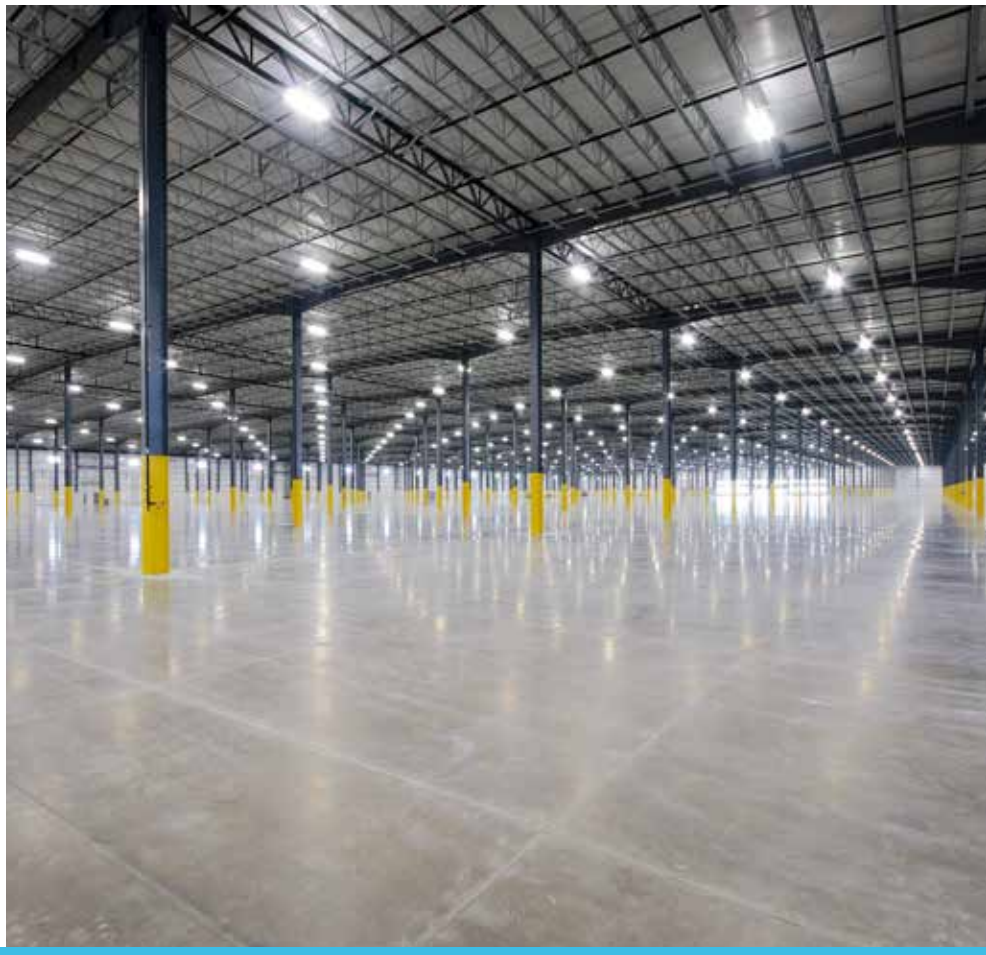

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