100-124 CAPITAL ROAD



CENTERPOINT COMMERCE & TRADE PARK EAST JENKINS TOWNSHIP, PA

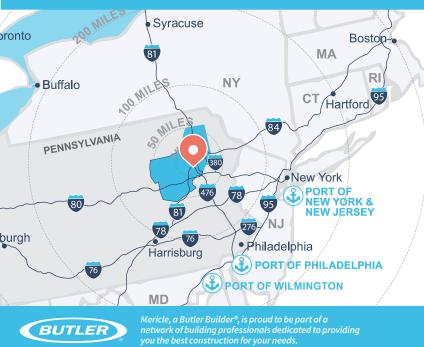
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INDUSTRIAL SPACE

N' PLAY

PI

FREE RACKING & CONVEYOR AVAILABLE! GREAT ACCESS TO I-81, I-476



BUTLER

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
- Park is home to industrial facilities for Lowe's, The Home Depot, Neiman Marcus, Pepsi, Bimbo Bakeries, Isuzu, Corning, and others.

SITE PLAN



SIZE

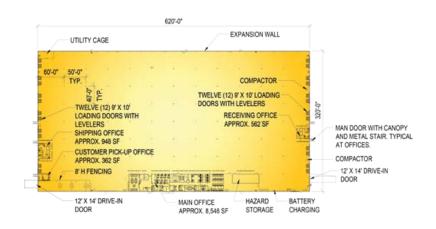
- Available Space: 198,400 SF
- Acreage: 14.61 acres
- **Building Dimensions**: 320' (length) x 620' (depth), containing 198,400 square feet.
- Office Build-Out: 8,546 SF Main Office Area, 948 SF Shipping Office, 562 SF Receiving Office, and 362 SF Customer Pick-up Office.

BUILDING CONSTRUCTION

- **Floor**: 6" concrete floor slab reinforced with welded steel mats.
- **Roof**: MR24 standing seam roof system by *Butler* with insulation.
- **Exterior Walls**: Architectural masonry, aluminum/ glazing entrance systems and metal wall panels with insulation.
- Clear Ceiling Height: 34'-3" approximate clear structural height along loading walls and 41'-3" approximate clear structural height at roof ridge.
- **Bay Spacing**: 40' x 50' typical bay spacing with 60' deep, double-sided staging bays.
- Racking and Conveyor:
 - Hytrol conveyor system used to convey picked orders to packing stations.
 - Approx. 7,200 pallet positions of racking built for narrow aisle reach truck use: 48"d x 30'h uprights configured for 7 high x 48" h pallet maximum, 2500 lbs maximum pallet weight, and 8' wide rack bays with wire decking throughout.
 - Static bulk rack for hand picking: 48"d x 11'h uprights, 8' wide bays with wire decking, 1200 lbs capacity per shelf, and approx. 3,200 shelf levels throughout.
- **Special Features/Upgrades**: Warehouse contains 1,248 SF, 1-hour rated, Aerosol Storage Room with integral exhaust and fire-protection system. Has 400 SF Data Room with raised access floor, (2) Liebert units, and FM200 fire-protection system.

FLOOR PLAN

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.



LOADING

- Loading: Cross-dock loading
- Twenty-four (24) 9' x 10' vertical-lift dock doors with 30,000 LB capacity *Rite-Hite*, mechanical levelers with bumpers, (10) of which have *Frommelt* dock seals, *Trilite* dock lights/ fans, and *Torbeck* jamb guards.
- One (1) 12' x 14' vertical-lift, drive-in door with a cast-in place ramp and manual controls.
- One (1) 12' x 14' vertical-lift, drive-in door with a 18' x 31' precast concrete ramp with guardrails on both sides and motor operator.
- 8" thick x 60' deep, reinforced concrete apron at loading docks.
- 8' wide, concrete dolly pad at 60' deep trailer storage areas.

UTILITIES

- **Warehouse HVAC**: Energy-efficient, *Cambridge* direct-fire units.
- Office HVAC: The Main Office heating and cooling is gaselectric roof top packaged HVAC units and the Shipping, Receiving, and Customer Pick-up Offices have an above ceiling, split system with exterior condensing units.
- **Electrical Service**: 800 amp, 480/277 volt, 3-phase, expandable to 4,000 amps.
- Available space contains a 35 kilowatt gas generator for emergency lights.
- **Warehouse Lighting**: Energy-efficient, fluorescent T-bay fixtures.
- **Office Lighting**: 2' x 4' fluorescent troffers with prismatic lenses.
- **Fire Protection**: Early Suppression Fast Response (ESFR) sprinkler system with Light Hazard at the office areas.
- **Utilities**: All utilities shall be separately metered.
- Provisions for domestic water and natural gas shall be provided.

PARKING

- Asphalt paving, including heavy duty pave at truck areas.
- On-site parking for approx. (147) vehicles with future parking for up to (50) additional spaces.
- On-site trailer storage for approx. 49 trailers.

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.

Syracuse

NY

78

276,

PORT OF BALTIMORE

DE

380

476

.81

50 MIL

81,

Harrisburg

Washington D.C.

76

78

MD

95

VA

400 MIL

VT

84

95

• Philadelphia

PORT OF WILMINGTON

NH

MA

New York
PORT OF

PORT OF PHILADELPHIA

CT Hartford 95

NEW YØRK & NEW JERSEY

Boston

RI

300 MILES

Buffalo

PENNSYLVANIA

80

Toronto

Erie

Pittsburgh

WV

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR

DEEP WATER PORTS

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

TRAVEL DISTANCES

CITY	мі	КМ	
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	ΡΑ	US
2020	265,000	242,800	22,100	8.4%	7.3%	6.9%
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%



81

DEVELOPMENT DIVISION

BOB BESECKER, VP bbesecker@mericle.com

TTU

1151515

476

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.



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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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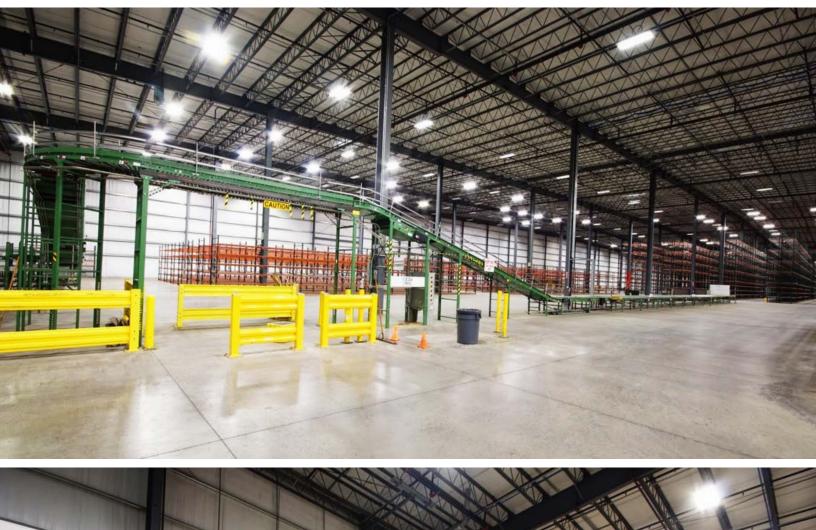
BUTLER

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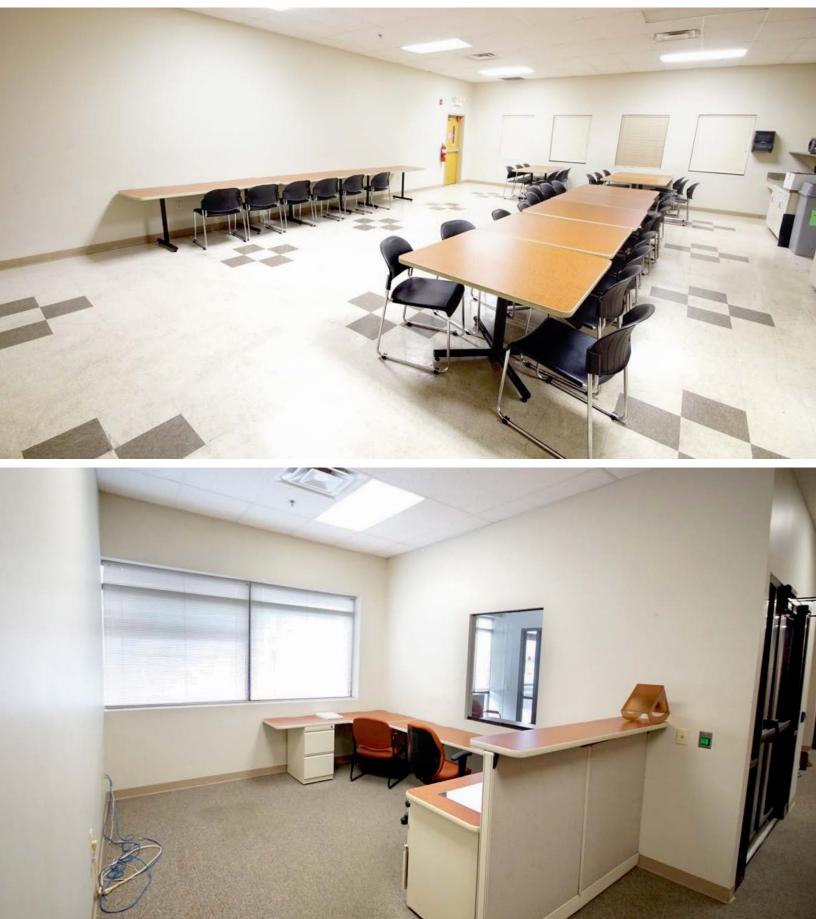
YOUR SAFETY

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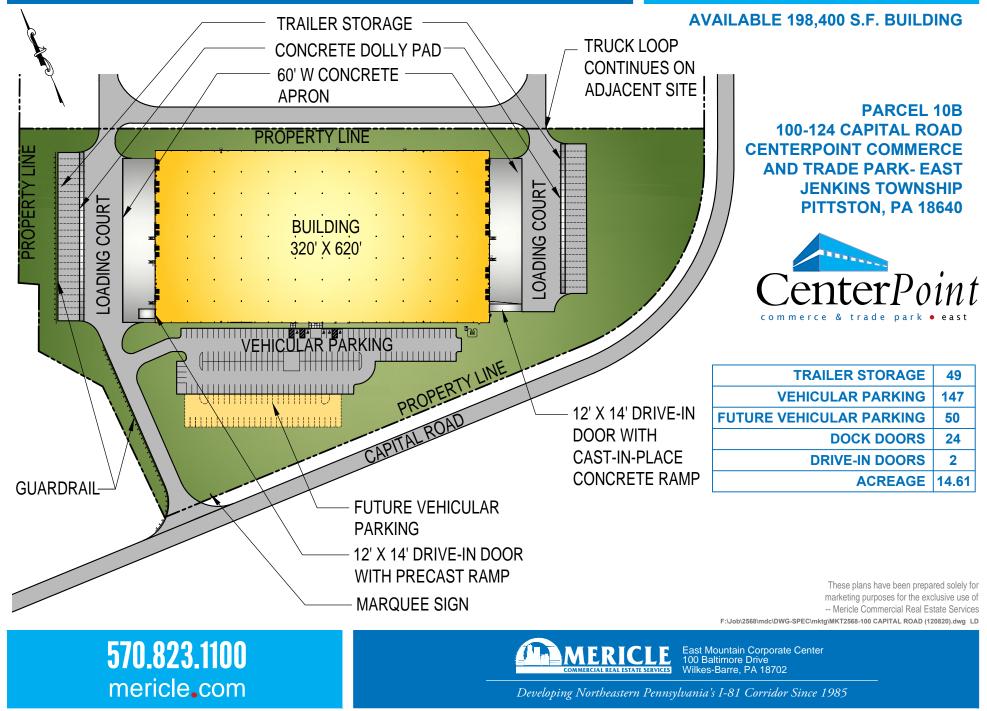
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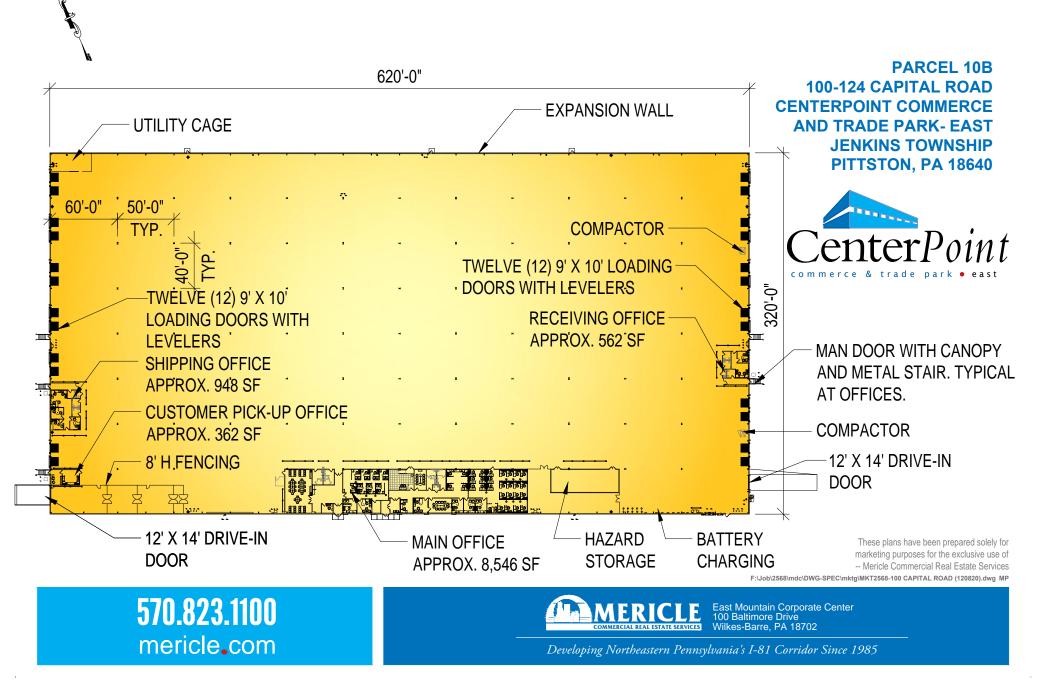


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EXISTING SITE PLAN

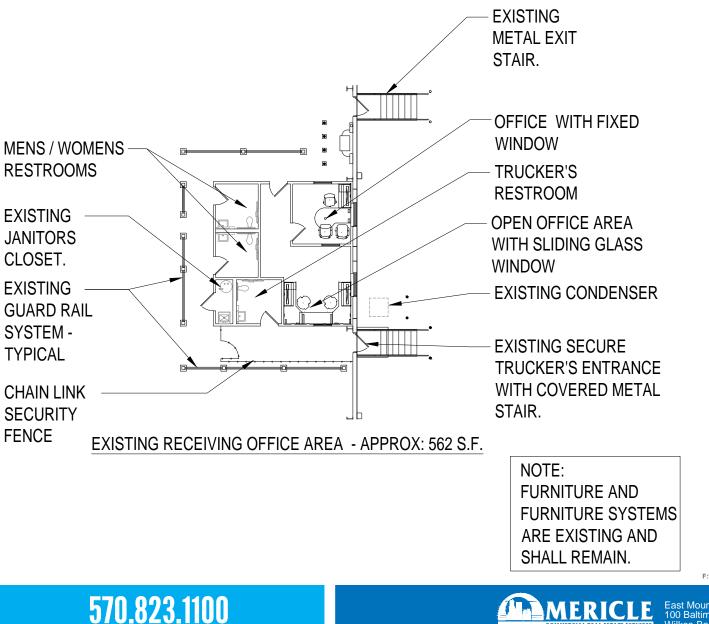


EXISTING BUILDING PLAN AVAILABLE 198,400 S.F. BUILDING



ENLARGED OFFICE PLANS

AVAILABLE 198,400 S.F. BUILDING



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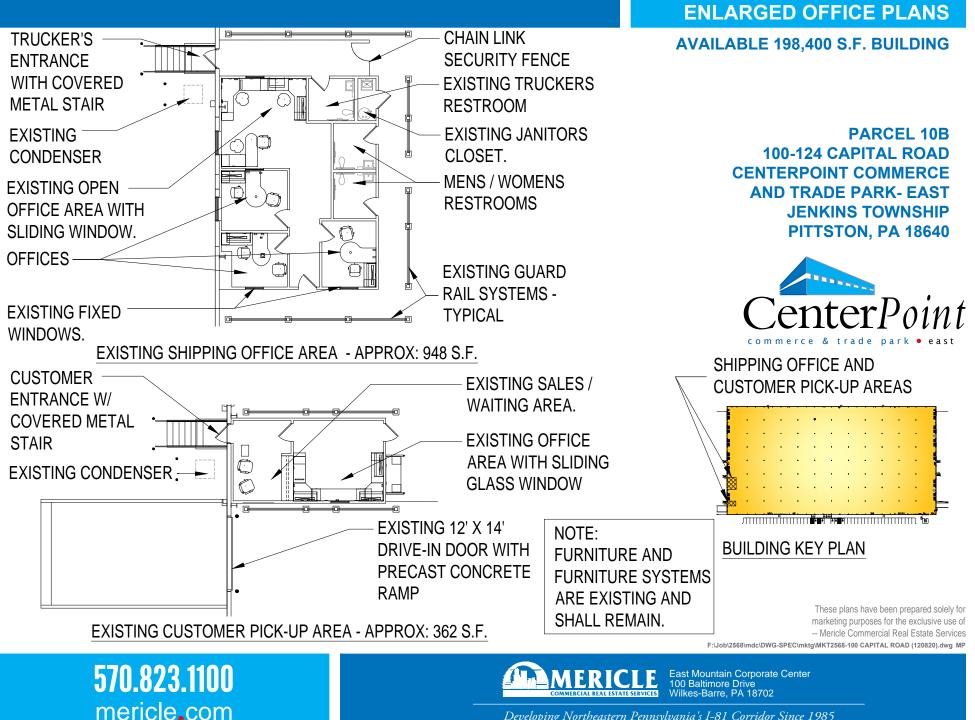
RECEIVING OFFICE AREA

BUILDING KEY PLAN

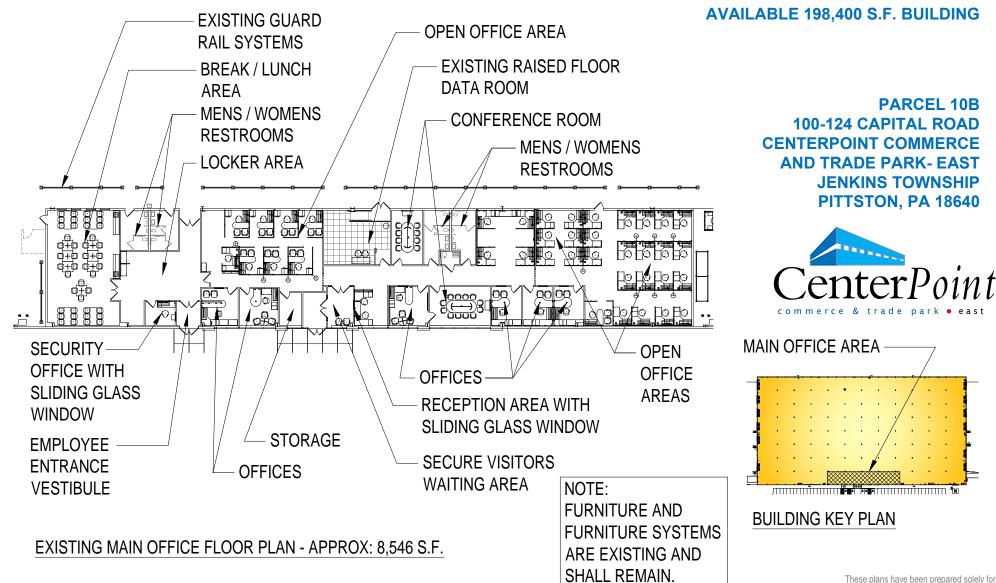
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Developing Northeastern Pennsylvania's I-81 Corridor Since 1985



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