

198,400 SF

ON 14.61 ACRES AVAILABLE FOR LEASE

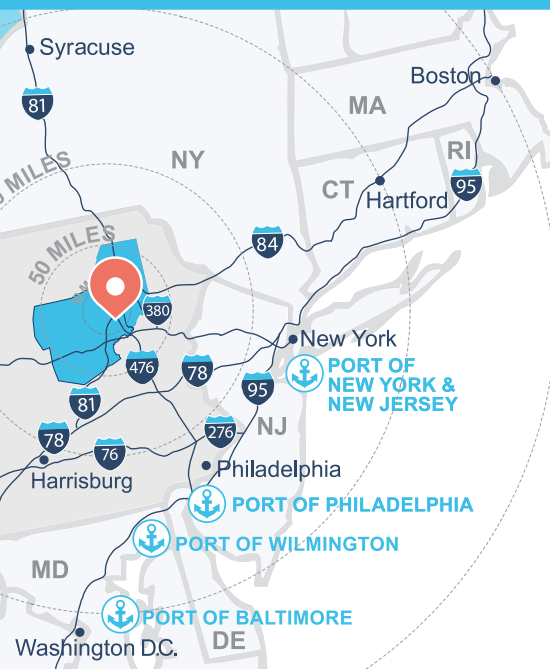
100-124 CAPITAL ROAD

CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA



FREE RACKING & CONVEYOR AVAILABLE!

— GREAT ACCESS TO I-81, I-476 —



CENTERPOINT FEATURES

- ✓ Park is less than one mile from I-81 and I-476.
- ✓ Multi-year, 100% real estate tax abatement on improvements (LERTA).
- ✓ Immediate proximity to FedEx Ground, FedEx Express, FedEx Smart Post, and UPS.
- ✓ Park is home to industrial facilities for Lowe's, The Home Depot, Neiman Marcus, Pepsi, Bimbo Bakeries, Isuzu, Corning, and others.
- ✓ 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.
- ✓ Centrally located within Scranton/Wilkes-Barre labor market.

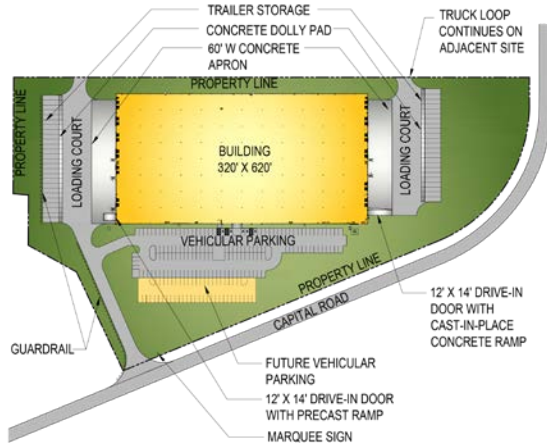
PROPERTY WEBSITE



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.

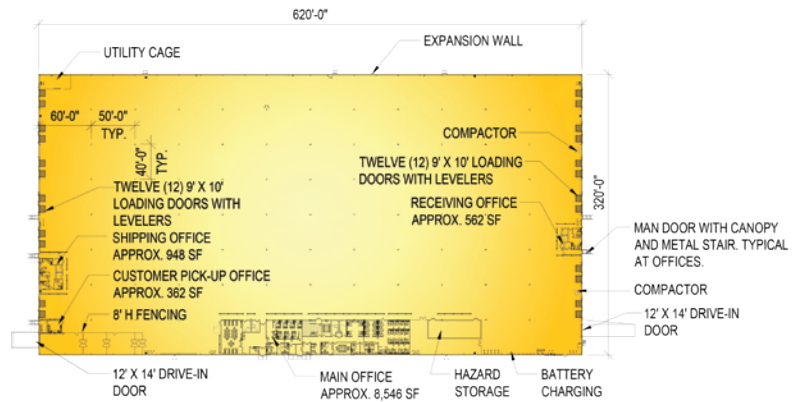
mericle.com | 570.823.1100

SITE PLAN



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.



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:** 8" 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.

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 gas-electric 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.

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



**MORE THAN 51 MILLION PEOPLE LIVE
WITHIN 200 MILES OF CENTERPOINT
COMMERCE & TRADE PARK**



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
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%



**100-124
CAPITAL ROAD**
CENTERPOINT
COMMERCE &
TRADE PARK EAST
JENKINS TWP., PA

DEVELOPMENT DIVISION

BOB BESECKER, VP
bbesecker@mericle.com

JIM HILSHER, VP
jhilsher@mericle.com

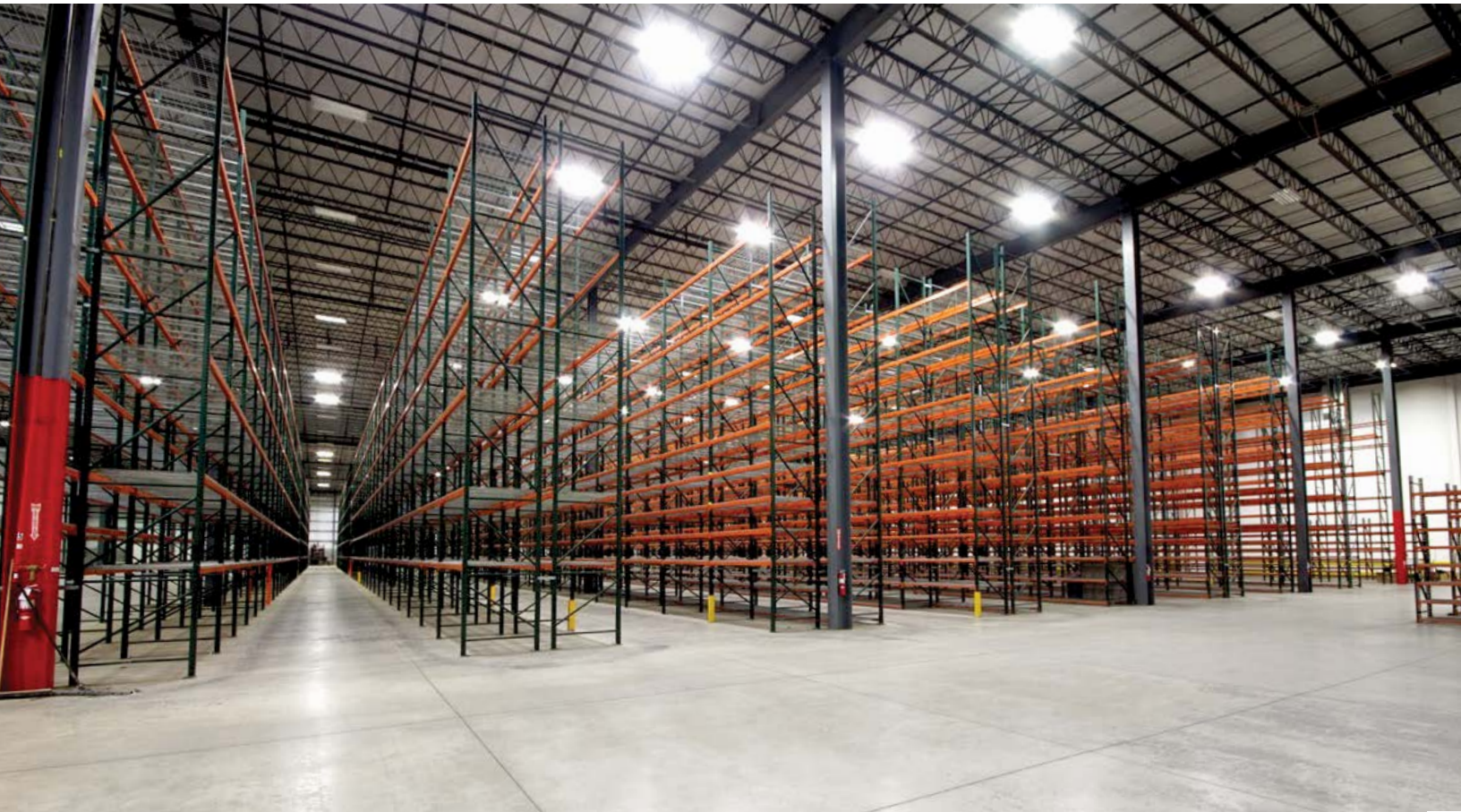
BILL JONES, VP
bjones@mericle.com

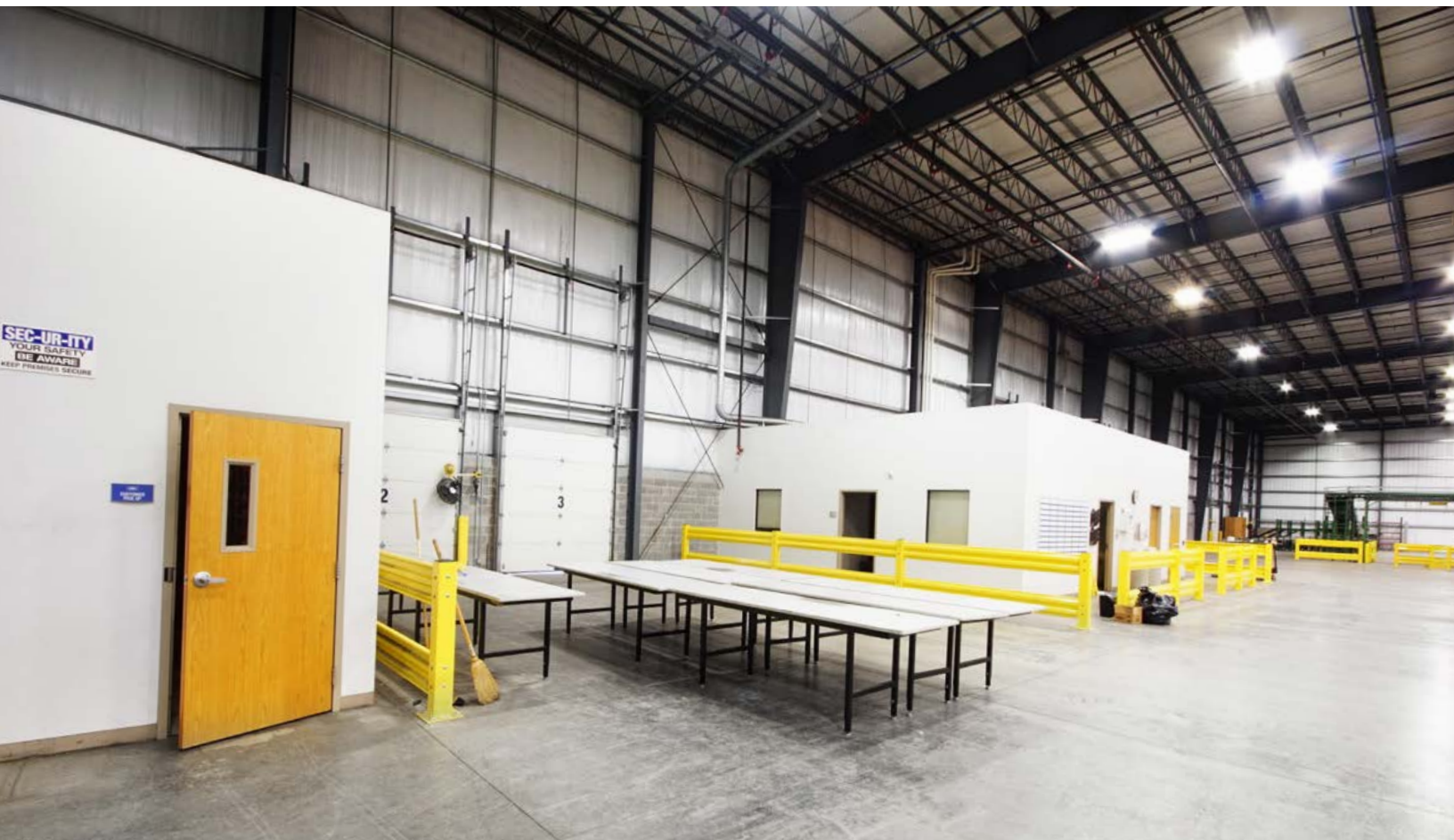
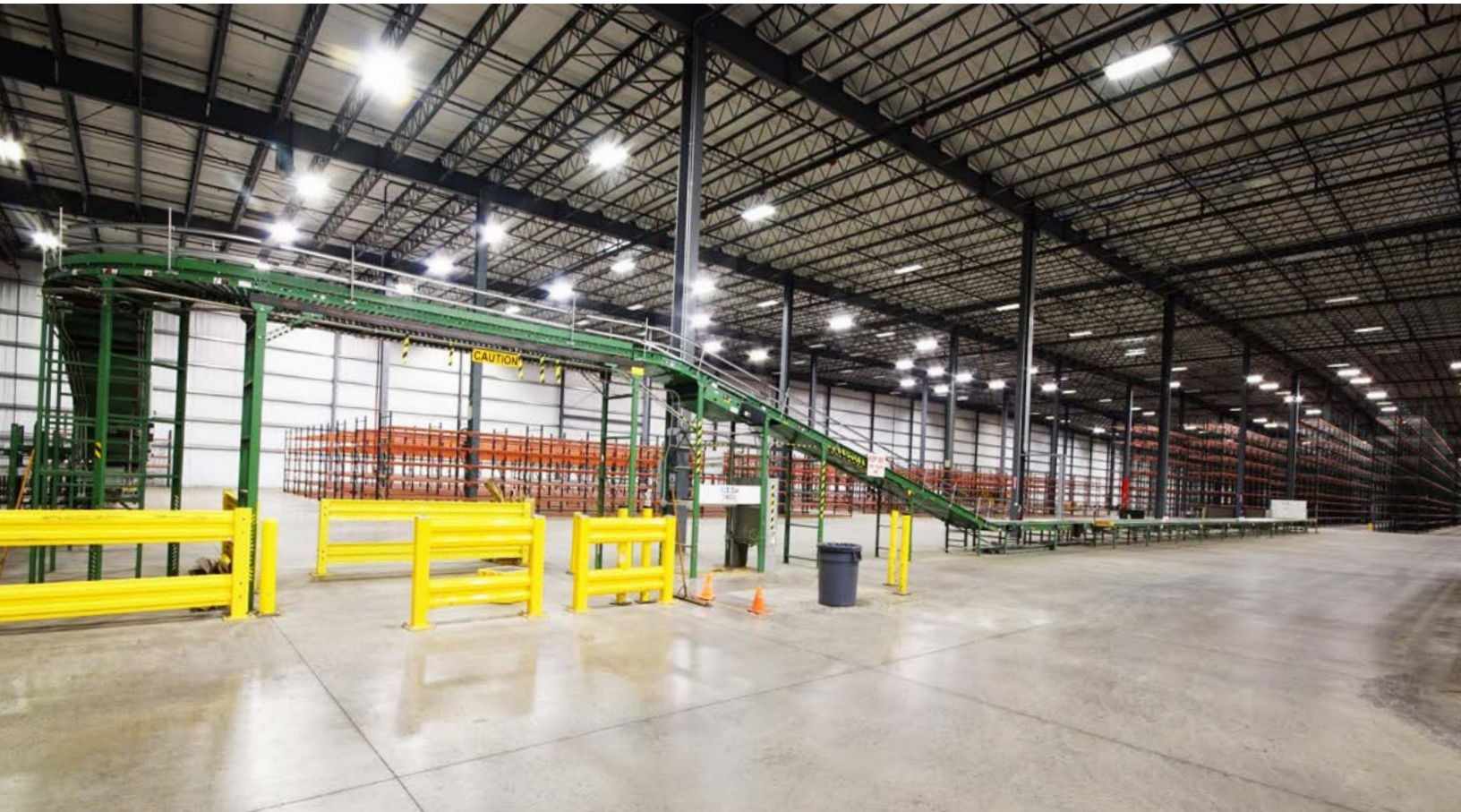
To learn more, please call one of us at **570.823.1100** to request a proposal and/or arrange a tour.









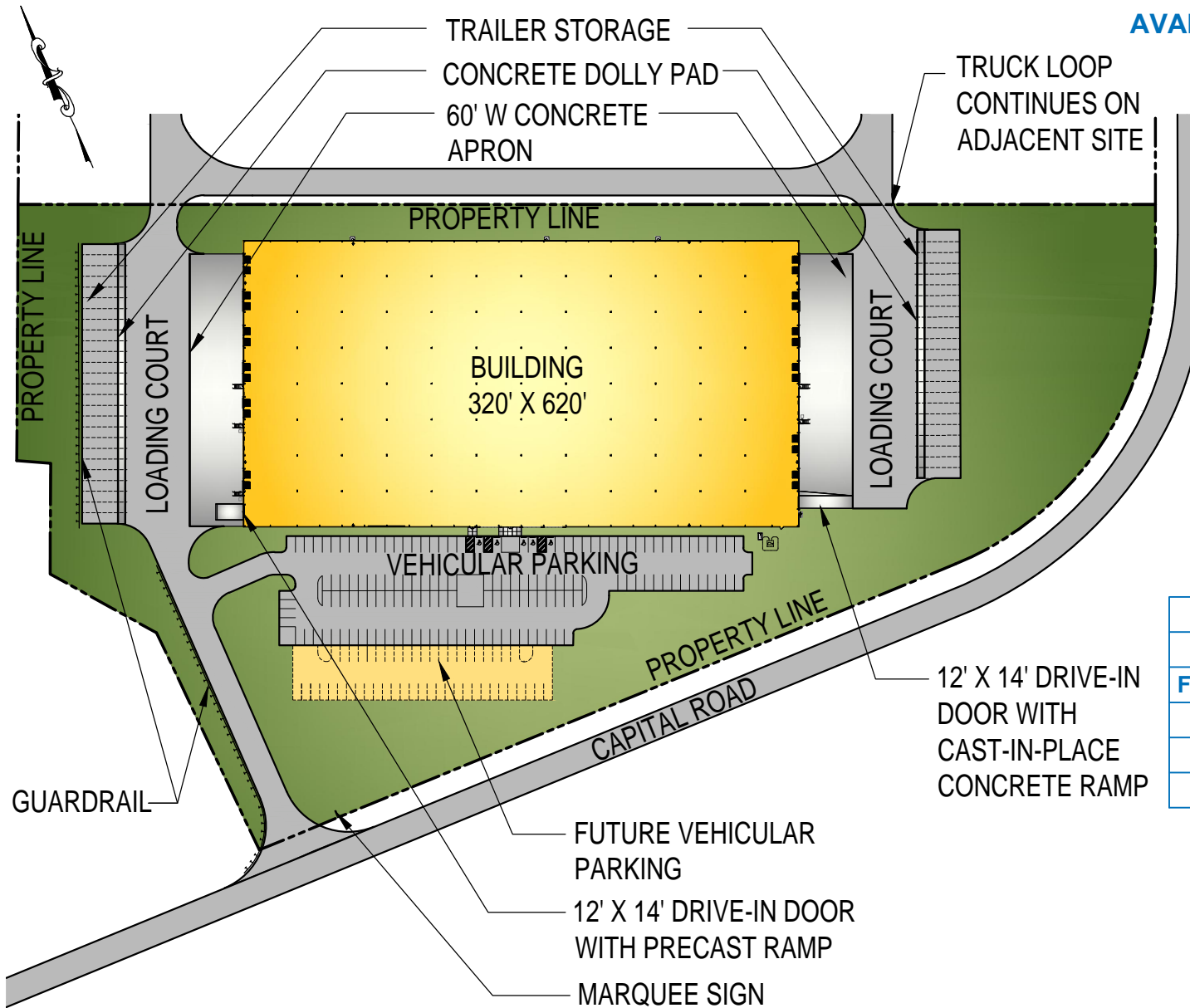




EXISTING SITE PLAN

AVAILABLE 198,400 S.F. BUILDING

PARCEL 10B
100-124 CAPITAL ROAD
CENTERPOINT COMMERCE
AND TRADE PARK- EAST
JENKINS TOWNSHIP
PITTSTON, PA 18640



TRAILER STORAGE	49
VEHICULAR PARKING	147
FUTURE VEHICULAR PARKING	50
DOCK DOORS	24
DRIVE-IN DOORS	2
ACREAGE	14.61

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

F:\Job\2568\mdc\DWG-SPEC\mktg\MKT2568-100 CAPITAL ROAD (120820).dwg LD

570.823.1100
mericle.com



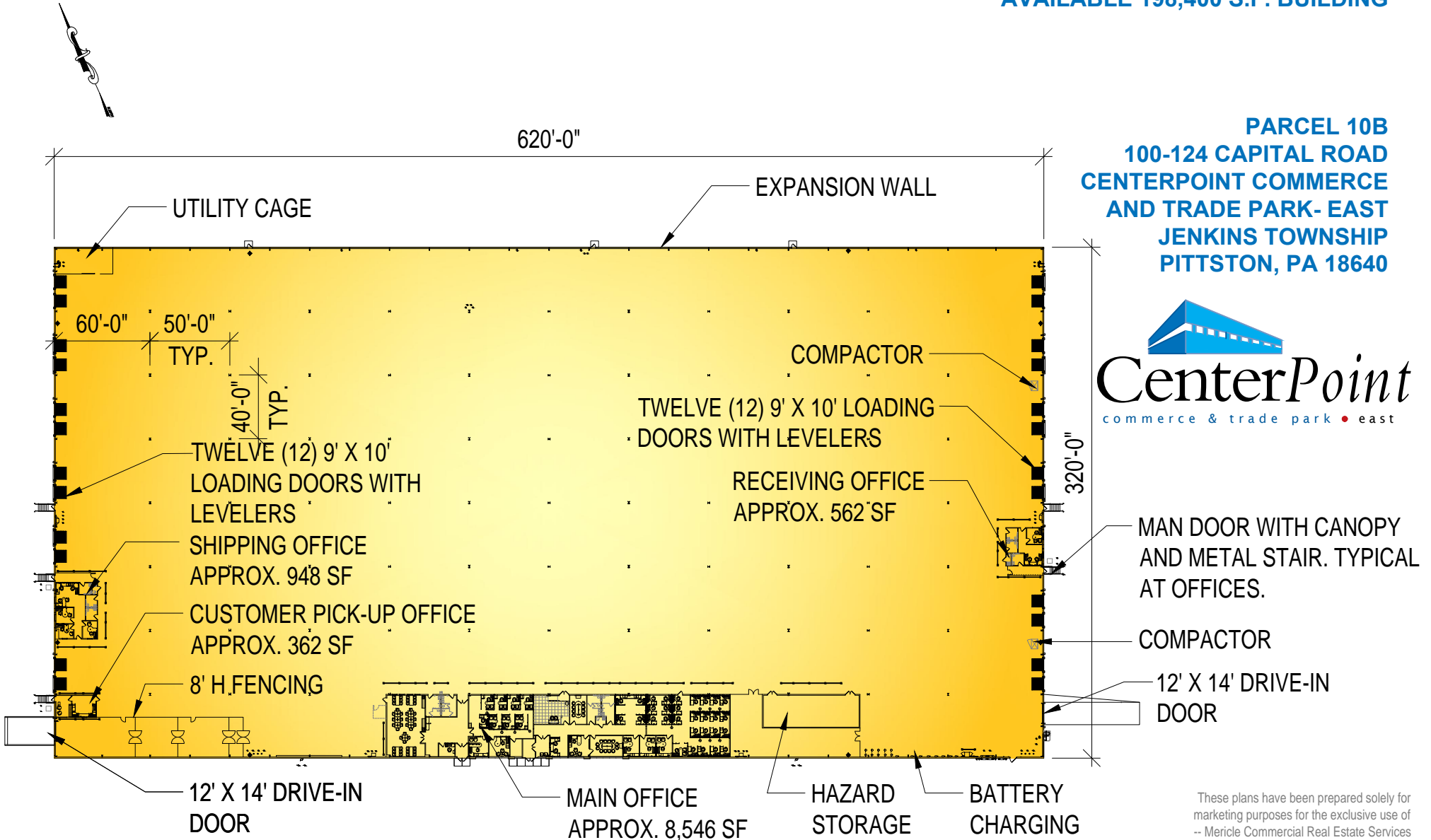
East Mountain Corporate Center
 100 Baltimore Drive
 Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

EXISTING BUILDING PLAN

AVAILABLE 198,400 S.F. BUILDING

PARCEL 10B
100-124 CAPITAL ROAD
CENTERPOINT COMMERCE
AND TRADE PARK- EAST
JENKINS TOWNSHIP
PITTSTON, PA 18640



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

F:\Job\2568\mcd\DWG-SPEC\mktg\MK2568-100 CAPITAL ROAD (120820).dwg MP

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

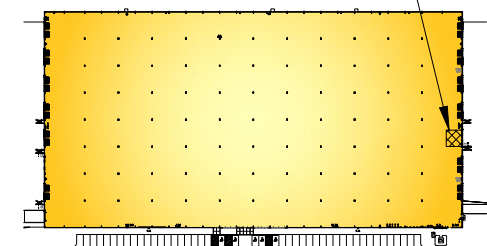
ENLARGED OFFICE PLANS

AVAILABLE 198,400 S.F. BUILDING

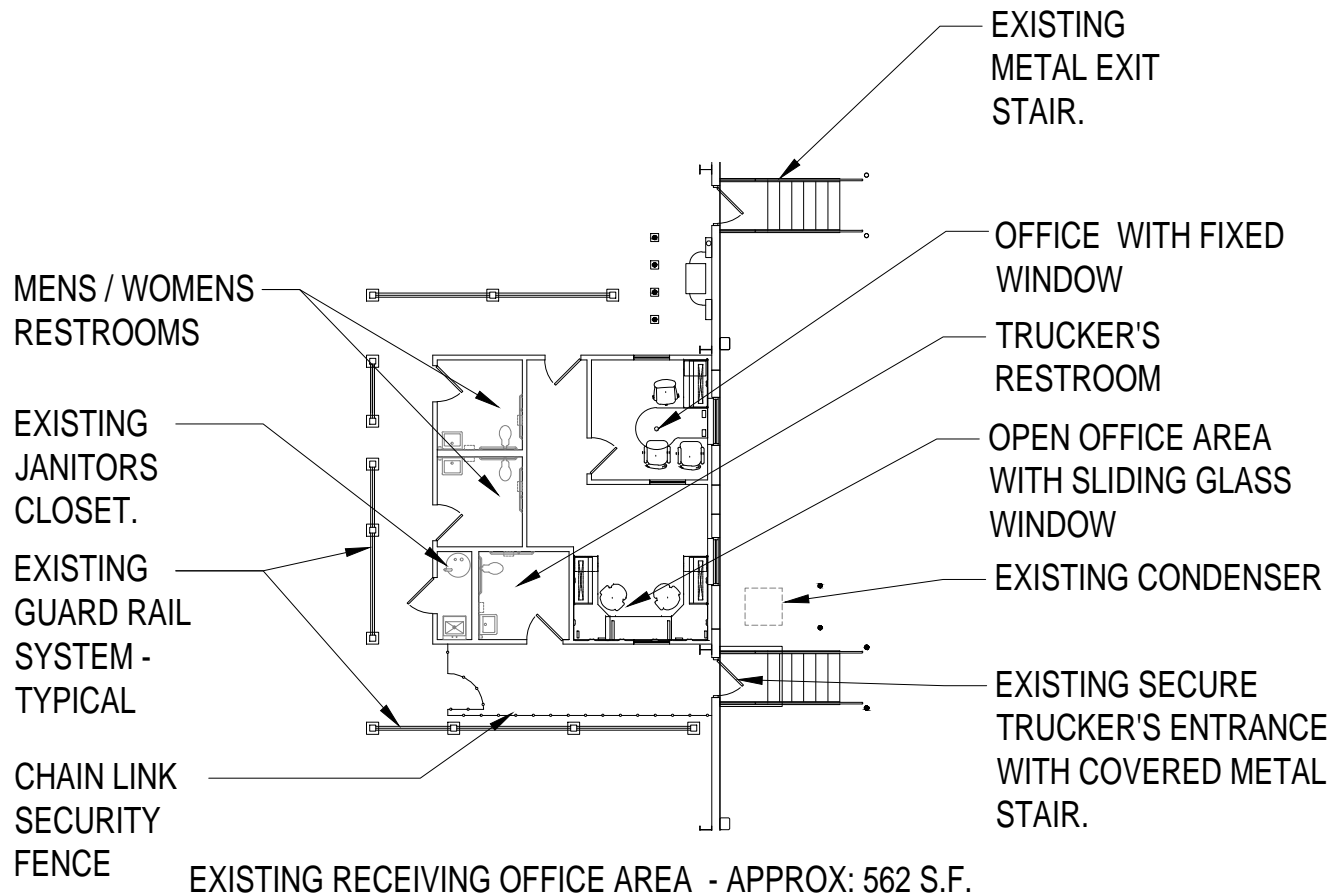
PARCEL 10B
100-124 CAPITAL ROAD
CENTERPOINT COMMERCE
AND TRADE PARK- EAST
JENKINS TOWNSHIP
PITTSTON, PA 18640



RECEIVING OFFICE AREA



BUILDING KEY PLAN



NOTE:
FURNITURE AND
FURNITURE SYSTEMS
ARE EXISTING AND
SHALL REMAIN.

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

F:\Job\2568\mdc\DWG-SPEC\mktg\MKT2568-100 CAPITAL ROAD (120820).dwg MP

570.823.1100
mericle.com



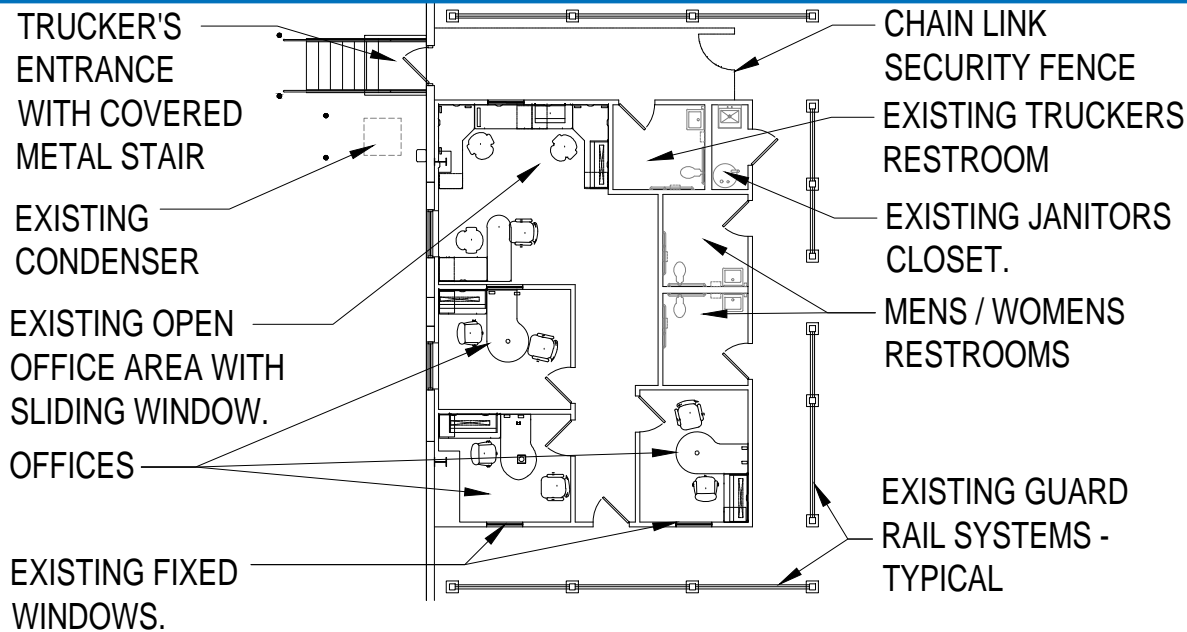
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

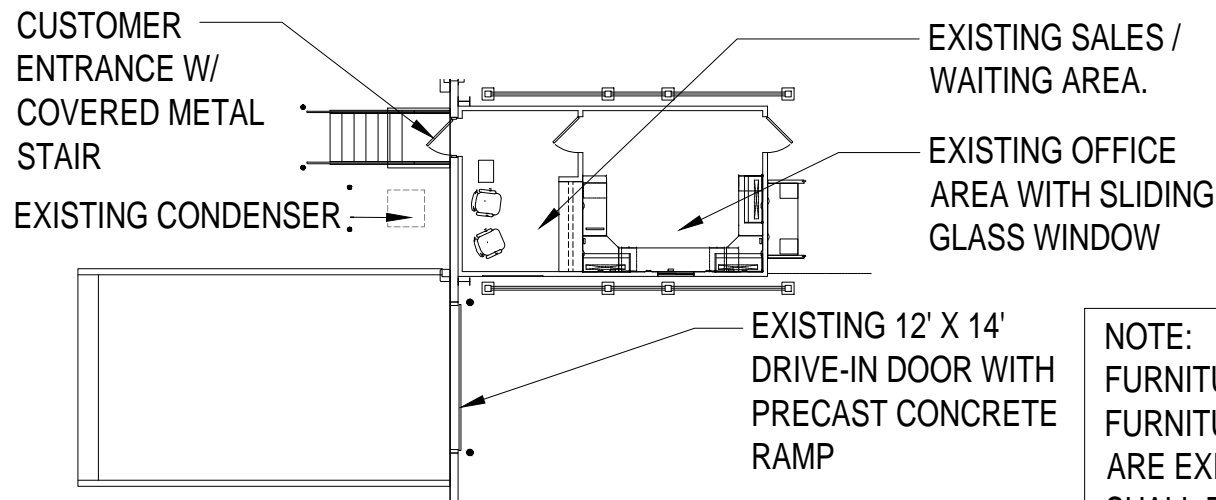
ENLARGED OFFICE PLANS

AVAILABLE 198,400 S.F. BUILDING

PARCEL 10B
100-124 CAPITAL ROAD
CENTERPOINT COMMERCE
AND TRADE PARK- EAST
JENKINS TOWNSHIP
PITTSTON, PA 18640



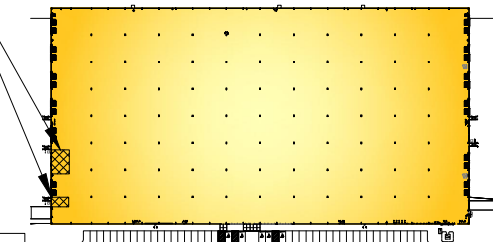
EXISTING SHIPPING OFFICE AREA - APPROX: 948 S.F.



EXISTING CUSTOMER PICK-UP AREA - APPROX: 362 S.F.

NOTE:
 FURNITURE AND
 FURNITURE SYSTEMS
 ARE EXISTING AND
 SHALL REMAIN.

SHIPPING OFFICE AND
 CUSTOMER PICK-UP AREAS



BUILDING KEY PLAN

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

F:\Job\2568\mdc\DWG-SPEC\mktg\MK2568-100 CAPITAL ROAD (120820).dwg MP

570.823.1100
mericle.com



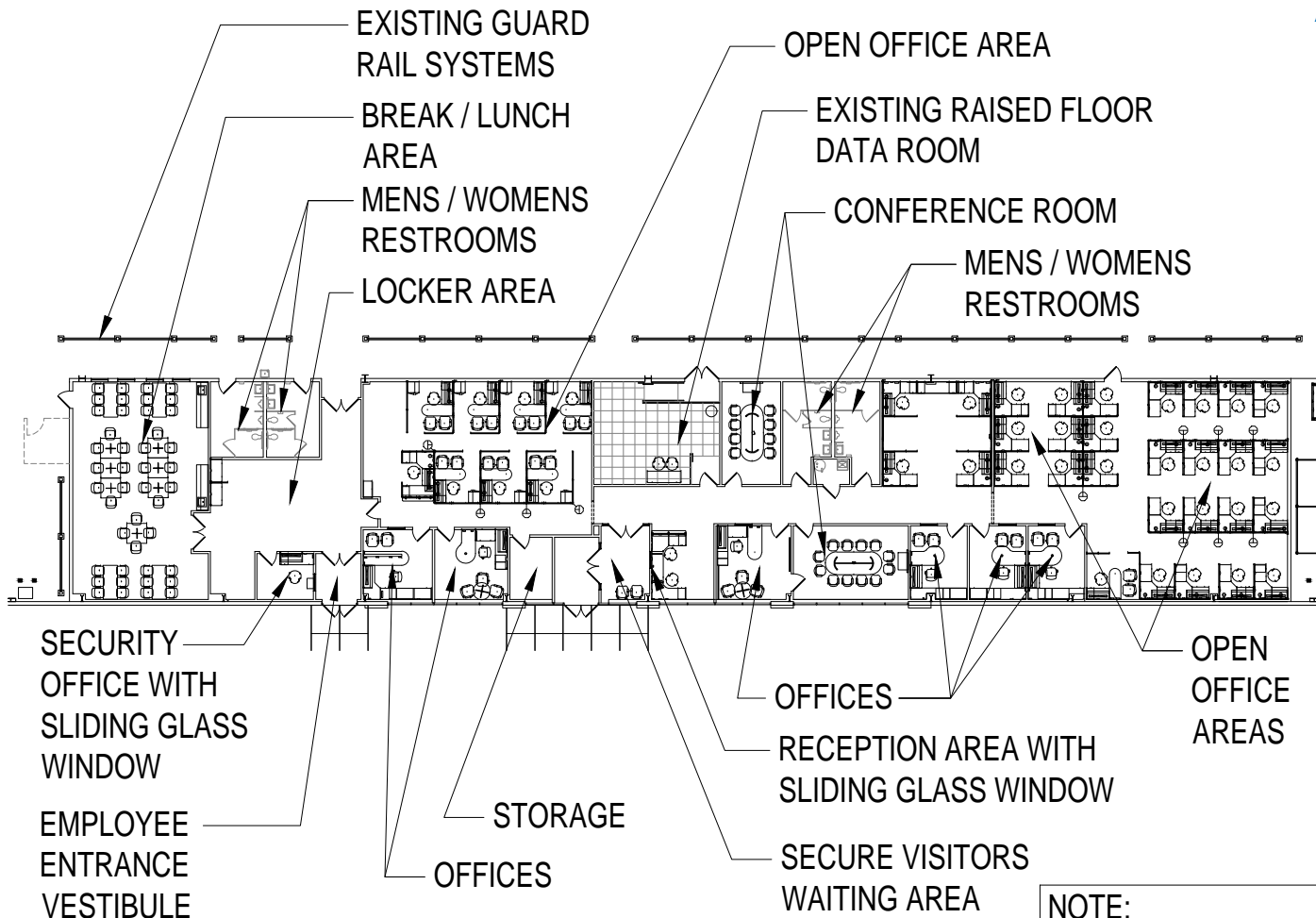
East Mountain Corporate Center
 100 Baltimore Drive
 Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

ENLARGED OFFICE PLANS

AVAILABLE 198,400 S.F. BUILDING

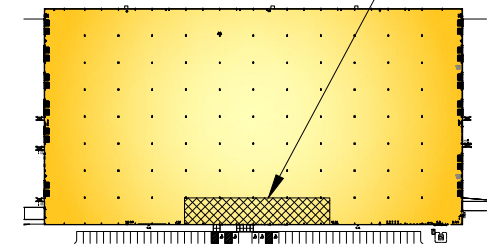
PARCEL 10B
100-124 CAPITAL ROAD
CENTERPOINT COMMERCE
AND TRADE PARK- EAST
JENKINS TOWNSHIP
PITTSTON, PA 18640



EXISTING MAIN OFFICE FLOOR PLAN - APPROX: 8,546 S.F.

NOTE:
 FURNITURE AND
 FURNITURE SYSTEMS
 ARE EXISTING AND
 SHALL REMAIN.

MAIN OFFICE AREA



BUILDING KEY PLAN

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

F:\Job\2568\mdc\DWG-SPEC\mktg\MKT2568-100 CAPITAL ROAD (120820).dwg MP

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