

# 8,042 SF

ON 8.55 ACRES AVAILABLE FOR LEASE

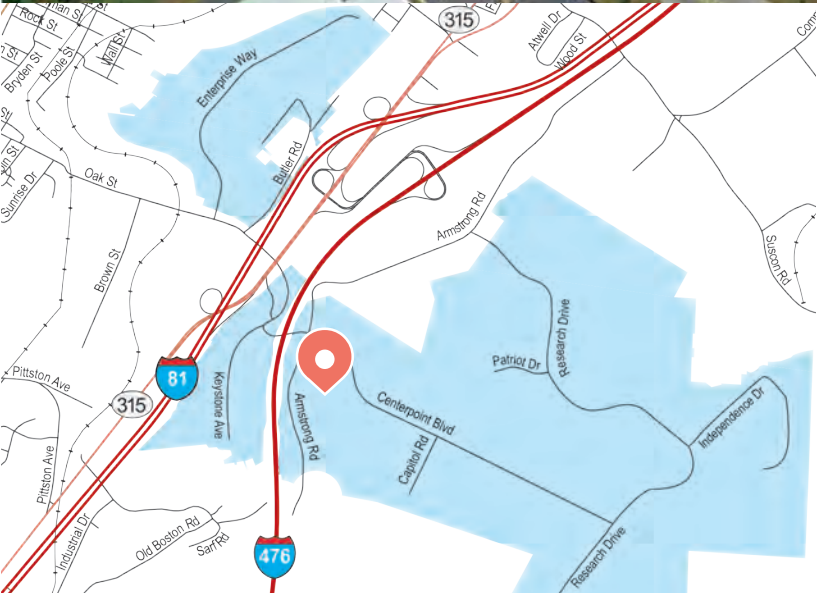
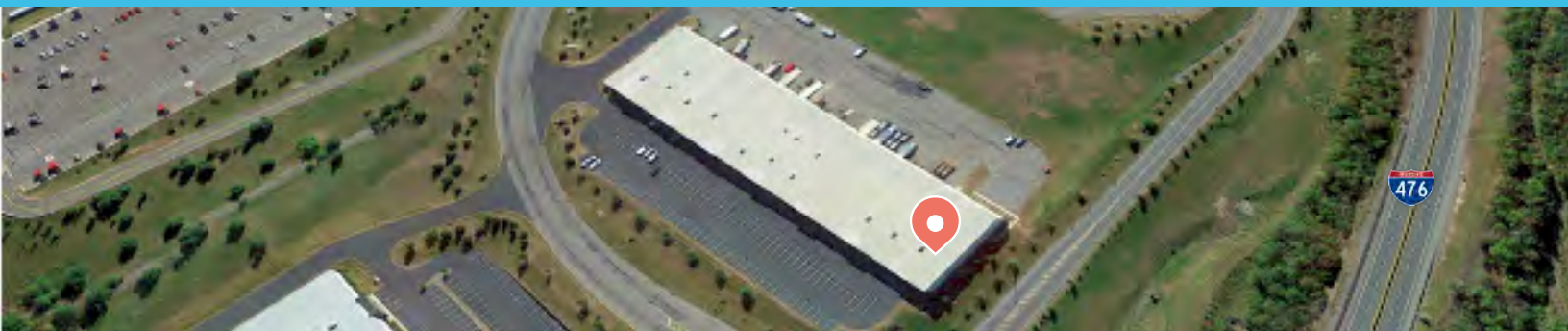
## 145-173 CENTERPOINT BLVD.

CENTERPOINT COMMERCE & TRADE PARK EAST  
JENKINS TOWNSHIP, PA



## PREMIER OFFICE/TRAINING SPACE

HIGHLY VISIBLE FROM I-476



### 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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## DESCRIPTION

- Computer training/office center with Class A finishes. Includes four large classrooms, two conference rooms, manager offices, reception and break areas, and more. Can easily be converted into wide-open space. Highly visible location. Multi-tenant flex building in fastest growing business park in Pennsylvania. Has many windows and more can be added.

## SIZE

- **Available Space:** 8,042 SF within an existing 84,121 SF building.
- **Acreage:** 8.55 acres
- **Building Dimensions:** 560' (length) x 150' (depth)

## BUILDING CONSTRUCTION

- **Floor:** 6" reinforced concrete floor with welded steel mats. Offices are finished with carpet tile.
- **Roof:** MR-24 standings seam metal roof system.
- **Exterior Walls:** Architectural masonry, aluminum/glazing entrance systems and insulated metal wall panels.
- **Ceiling Clear Height:** 30'6" to 33'6"
- **Column Spacing:** 40' x 50' bay spacing.

## UTILITIES

- **HVAC Office Area:** Packaged roof top units.
- **Electrical Service:** 400A, 120/208V, 3-Phase
- **Lighting Office Area:** 2' x 4' fluorescent troffers with parabolic lenses.
- **Fire Protection:** Ordinary Hazard Class III wet sprinkler system serves building with a Light Duty Hazard system in all office areas.
- **Telecom:** Multiple vendors serve park. Fiber recently installed in park by Comcast.

## LOCATION

- Less than one mile from I-81 and I-476
- More than 470,000 live within 20 miles.
- 5,400 people work in the park.

## PARKING

- **Vehicle Parking:** Abundant parking available in the front and rear of the space.



## SITE PLAN



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 & 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
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%
2016	267,200	251,400	15,800	5.9%	4.7%	5.0%





## DEVELOPMENT DIVISION

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