

# 24,000 SF

ON 3.30 ACRES AVAILABLE FOR LEASE

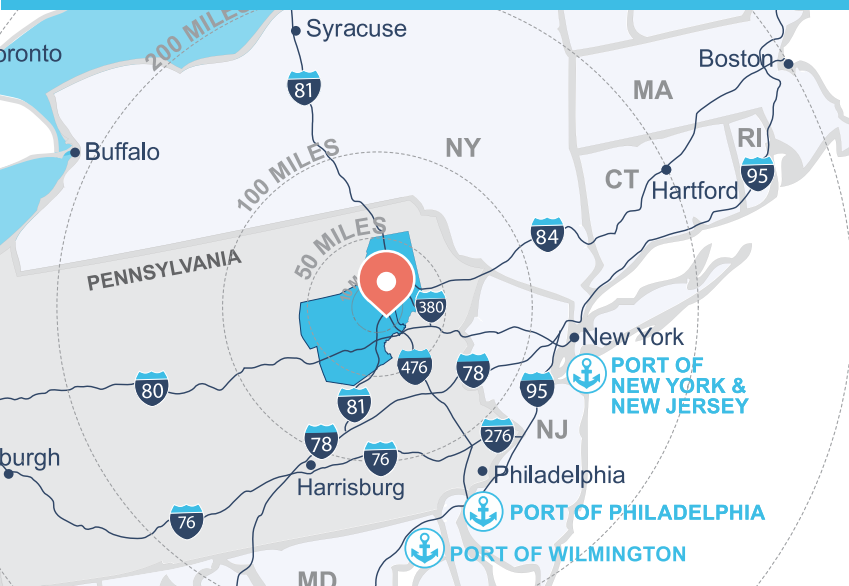
## 165-175 RESEARCH DRIVE (P-21)

CENTERPOINT COMMERCE & TRADE PARK EAST  
JENKINS TOWNSHIP, PA 18640



## TAX-ABATED SITE NEAR I-81, I-476

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



### CENTERPOINT FEATURES

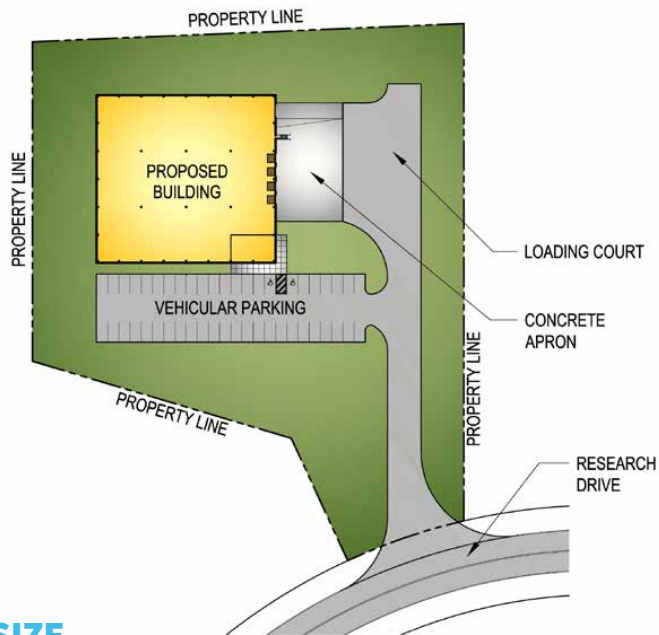
- ✓ Park is less than one mile from I-81 and I-476
- ✓ Immediate proximity to FedEx Ground, FedEx Express, FedEx Smart Post, and UPS
- ✓ More than 700,000 people live within 30 miles
- ✓ Two hours from New York City and Philadelphia
- ✓ More than 51 million people live within 200 miles
- ✓ Public water, 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.



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



## SIZE

- **Available Space:** 24,000 SF
- **Acreage:** 3.30 acres
- **Building Dimensions:** 160' (length) x 150' (depth)

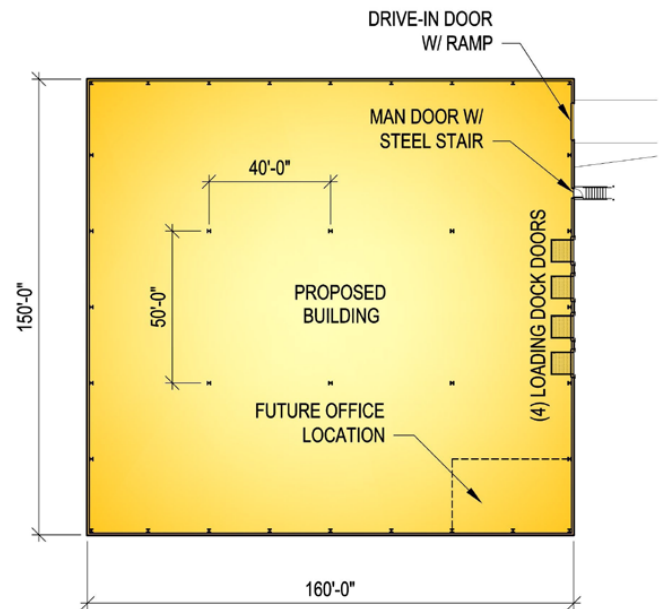
## BUILDING CONSTRUCTION

- **Floor:** 6" thick concrete floor slab, reinforced with welded steel mats.
- **Roof:** Butler Manufacturing, MR-24 metal roof system.
- **Exterior Walls:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- **Clear Ceiling Height:** 30' approximate clear structural height along loading walls and 34'4" approximate clear structural height at building ridge.
- **Bay Spacing:** 40'-0" x 50'-0" bay spacing

## LOADING

- **Loading:** Single-sided loading.
- **Dock Equipment:** Four (4) 9'-0" x 10'-0" vertical lift dock doors with 40,000 lb capacity mechanical levelers with bumpers.
- One (1) 12'-0" x 14'-0" vertical lift drive-in door and a reinforced concrete ramp.

## FLOOR PLAN



## UTILITIES

- **HVAC:** Energy-efficient, Cambridge direct-fire units.
- **Electrical Service:** 800 amp, 277/480 volt, 3-phase service (expandable to 4000 amps).
- **Lighting:** Energy-efficient LED fixtures.
- **Fire Protection:** Early Suppression Fast Response (ESFR) sprinkler system.
- **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 and light duty pave in vehicle parking areas.
- On-site parking for approx. 47 vehicles and 161 future spaces.
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock.

## LOCATION

- Park is less than one mile from I-81 and I-476.
- More than 470,000 live within 20 miles of the park.
- Foreign Trade Zone status possible.
- Located in close proximity to FedEx Ground, FedEx Express, FedEx SmartPost, and UPS.
- Centrally located within Scranton/Wilkes-Barre labor market.



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



## 10-YEAR, 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS

## 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%





## 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.**

**165-175 RESEARCH  
DRIVE (PARCEL 21)**  
CENTERPOINT COMMERCE  
& TRADE PARK EAST  
JENKINS TWP., PA



## DEVELOPMENT DIVISION

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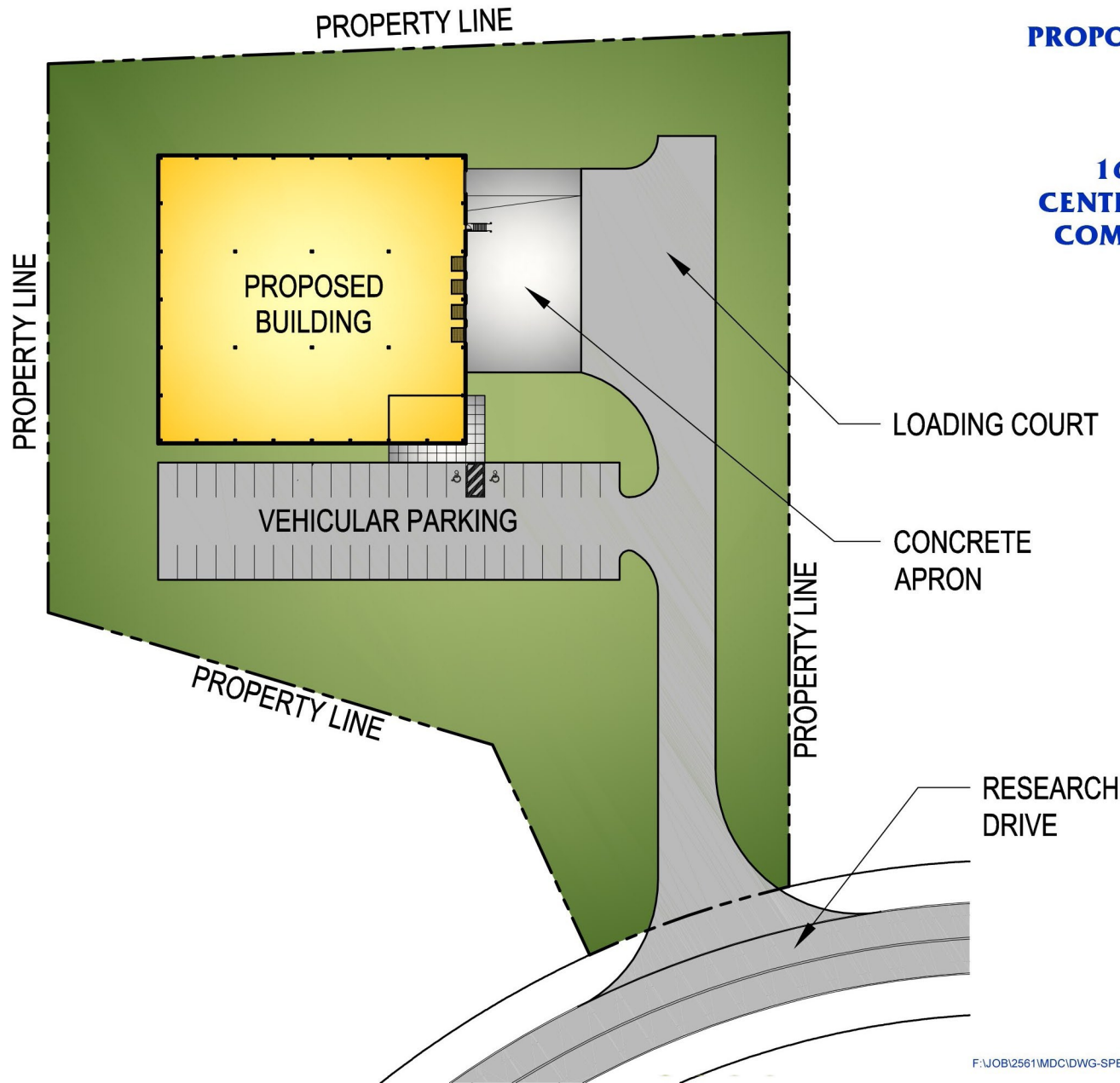
**JIM HILSHER, VP**  
jhilsher@mericle.com

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

**PROPOSED 24,000 S.F. BUILDING**

**PARCEL #21  
165 - 175 RESEARCH DRIVE  
CENTERPOINT EAST - PHASE IIA  
COMMERCE AND TRADE PARK  
JENKINS TOWNSHIP  
PITTSBURGH, PA 15240**



PARKING SPACES	47
DRIVE-IN DOORS	1
DOCK DOORS	4
ACREAGE	3.30

**CONCEPTUAL  
SITE PLAN**

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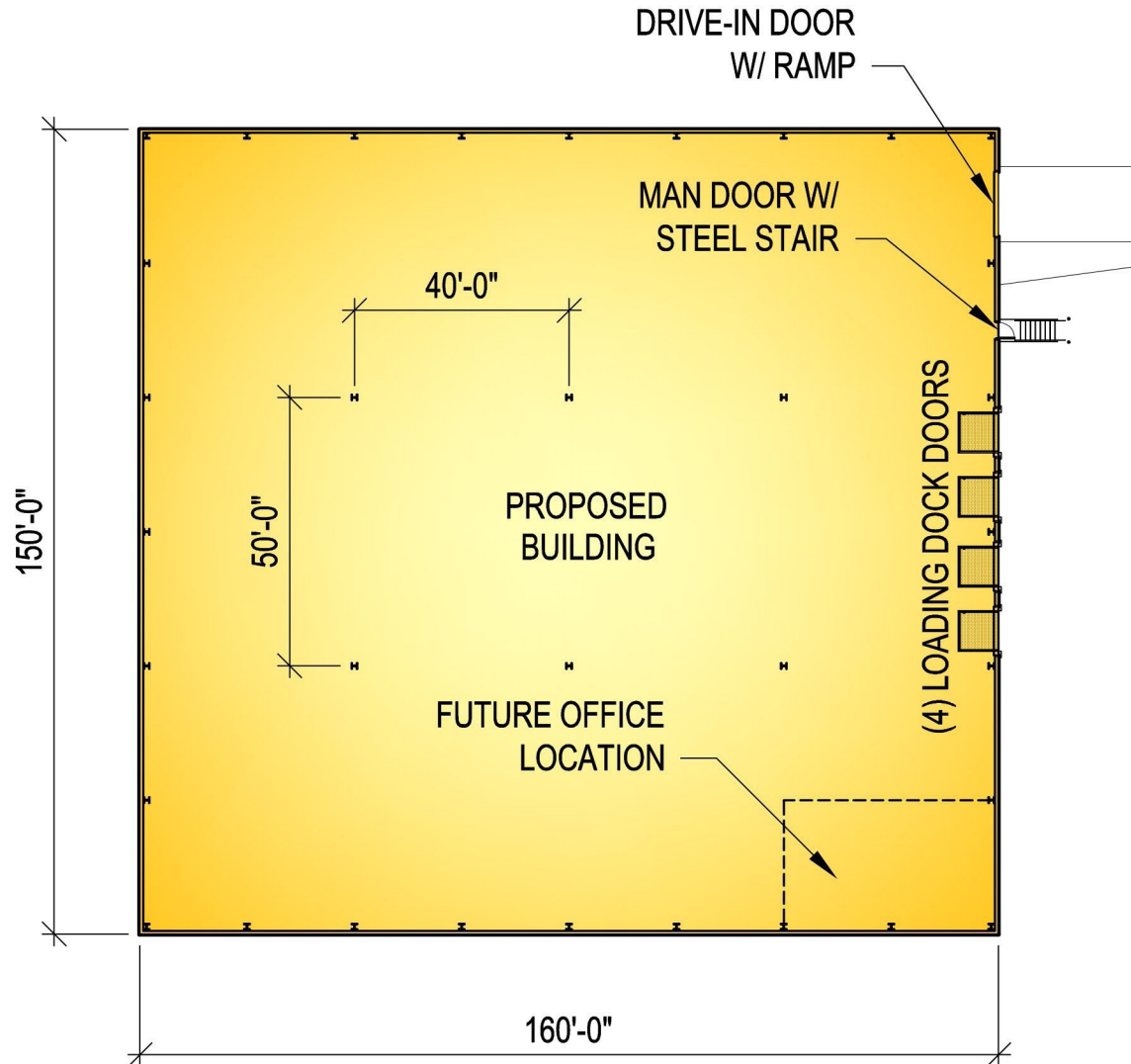
East Mountain Corporate Center  
100 Baltimore Drive  
Wilkes-Barre, PA 18702

*Developing Northeastern Pennsylvania's I-81 Corridor Since 1985*



## PROPOSED 24,000 S.F. BUILDING

**PARCEL #21**  
**165 - 175 RESEARCH DRIVE**  
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**COMMERCE AND TRADE PARK**  
**JENKINS TOWNSHIP**  
**PITTSTON, PA 18640**



**CONCEPTUAL  
BUILDING PLAN**

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