

99,545 SF

ON 25.05 ACRES

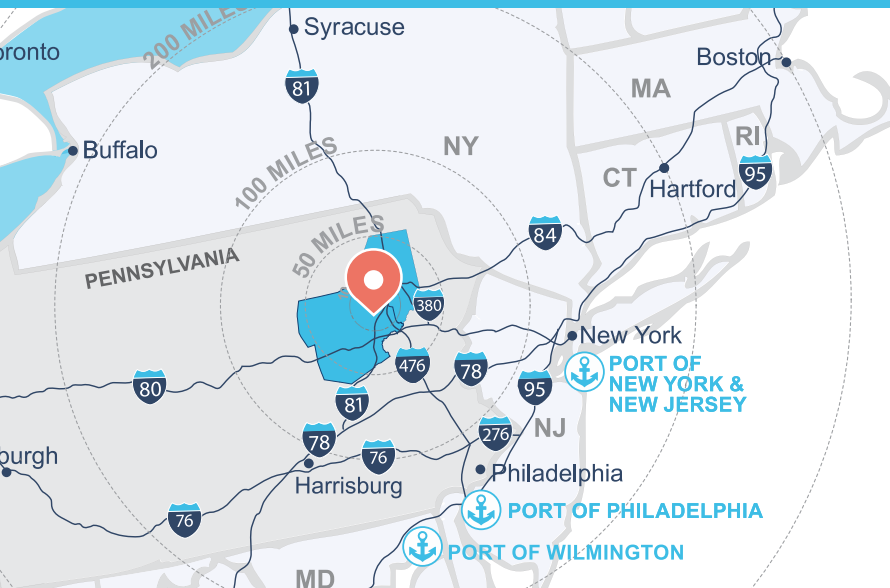
287 CENTERPOINT BOULEVARD

CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA



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INDUSTRIAL SPACE NEAR I-81, I-476



CENTERPOINT FEATURES

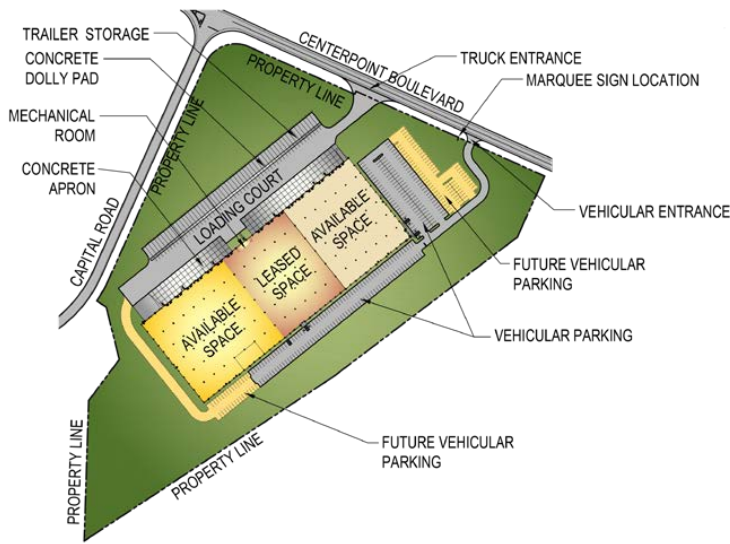
- ✓ Park is less than one mile from I-81 and I-476.
- ✓ Immediate proximity to FedEx Ground, FedEx Express, FedEx Smart Post, and UPS.
- ✓ More than 700,000 people live within 30 miles.
- ✓ Two hours from New York City and Philadelphia.
- ✓ More than 51 million people live within 200 miles.
- ✓ Public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



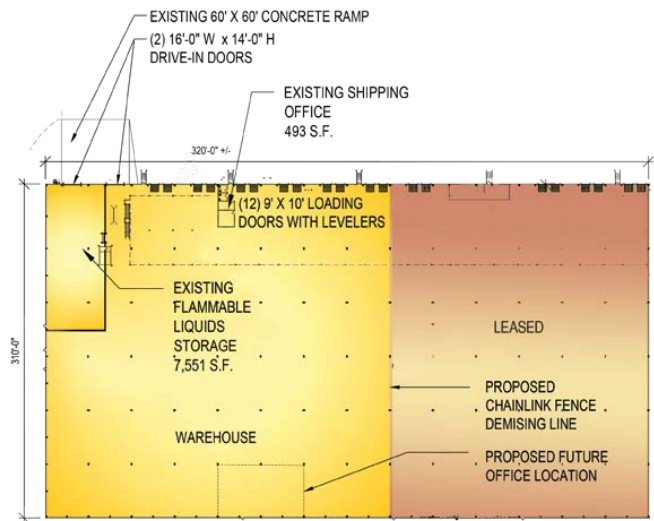
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SITE PLAN



FLOOR PLAN



SIZE

- **Available Space:** 99,545 SF within an existing 254,200 SF building.
- Tenant space availability ranges from 12,400 SF to 99,545 SF.
- Space contains a 493 SF shipping office and a 7,551 SF flammable liquids storage room which can be removed if required by the tenant.
- **Acreage:** 25.05 acres
- **Available Space Dimensions:** 320' (length) x 310' (depth).
- **Building Dimensions:** 820' (length) x 310' (depth).

BUILDING CONSTRUCTION

- **Floor:** 6" thick concrete floor slab reinforced with welded steel mats.
- **Roof:** MR-24 standing seam metal roof system.
- **Exterior Walls:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- **Ceiling Height:** 33'-4" clear structural height at low eave, and 36'-8" clear structural height at ridge.
- **Column Spacing:** 40' x 50' bay spacing with a 60' deep staging bay at the loading dock.

LOADING

- **Dock Equipment:** Twelve (12) 9' x 10' vertical-lift dock doors with 30,000 lb capacity Rite-Hite mechanical levelers with bumpers, Frommelt dock seals, and dock lights.
- Two (2) 16' w x 14' h vertical-lift insulated steel drive-in doors with 60' x 60' concrete ramp.
- 8" thick reinforced concrete dock apron.

UTILITIES

- **HVAC Warehouse:** High-efficiency, suspended, gas-fired unit heaters. Ventilation system provided in flammable liquids room.
- **HVAC Office:** Packaged rooftop unit by Trane, and HVAC of the shipping/receiving offices by split-system units by Trane.
- **Lighting Warehouse:** Energy-efficient fluorescent t-bay fixtures with lighting levels of 18 -22 fc average.
- **Lighting Office:** 2 x 4 drop-in, fluorescent troffers with prismatic lenses.
- **Electrical Service:** 800 amp, 277/480 volt, 3-phase, 4 wire, 60 hz electrical service.
- **Fire Protection:** Early Suppression Fast Response (ESFR) sprinkler system.
- **Utilities:** Domestic water, natural gas, power separately metered.

PARKING

- **Vehicle Parking:** On-site parking for approximately (160) vehicles.
- **Trailer Parking:** Trailer storage area with 8' wide concrete dolly pad for (56) trailers.
- Separate truck entrance with asphalt paving including heavy duty pave in truck areas.

LOCATION

- Less than one mile from I-81 and I-476.
- More than 470,000 live within 20 miles of the park.

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

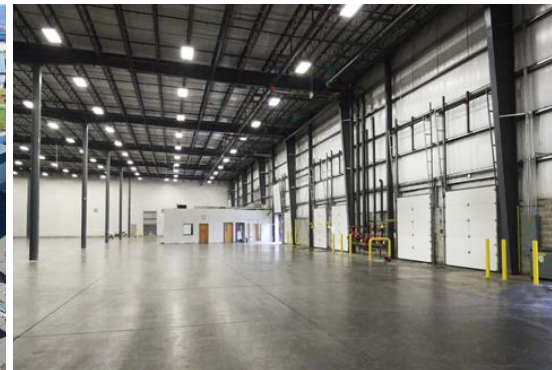


EMPLOYMENT & UNEMPLOYMENT DATA

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
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%



287
CENTERPOINT BLVD.
CENTERPOINT COMMERCE
& TRADE PARK EAST
JENKINS TOWNSHIP, PA

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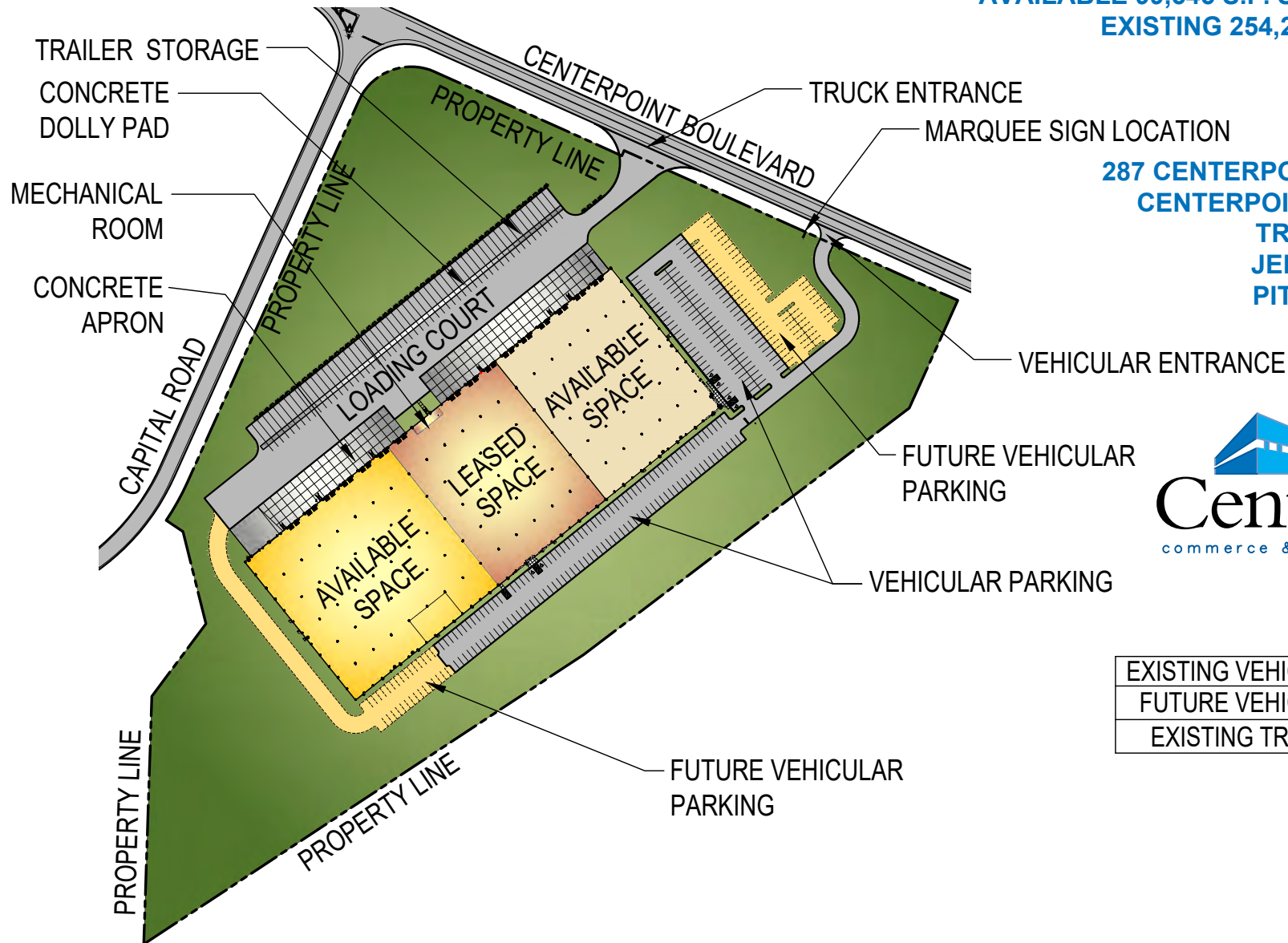
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To learn more, please call one of us at **570.823.1100** to request a proposal and/or arrange a tour.

EXISTING SITE PLAN

**AVAILABLE 99,545 S.F. SPACE WITHIN AN
EXISTING 254,200 S.F. BUILDING**



**PARCEL #11A
287 CENTERPOINT BOULEVARD
CENTERPOINT COMMERCE &
TRADE PARK- EAST
JENKINS TOWNSHIP
PITTSBURGH, PA 15110**



EXISTING VEHICULAR PARKING	160
FUTURE VEHICULAR PARKING	103
EXISTING TRAILER STORAGE	56

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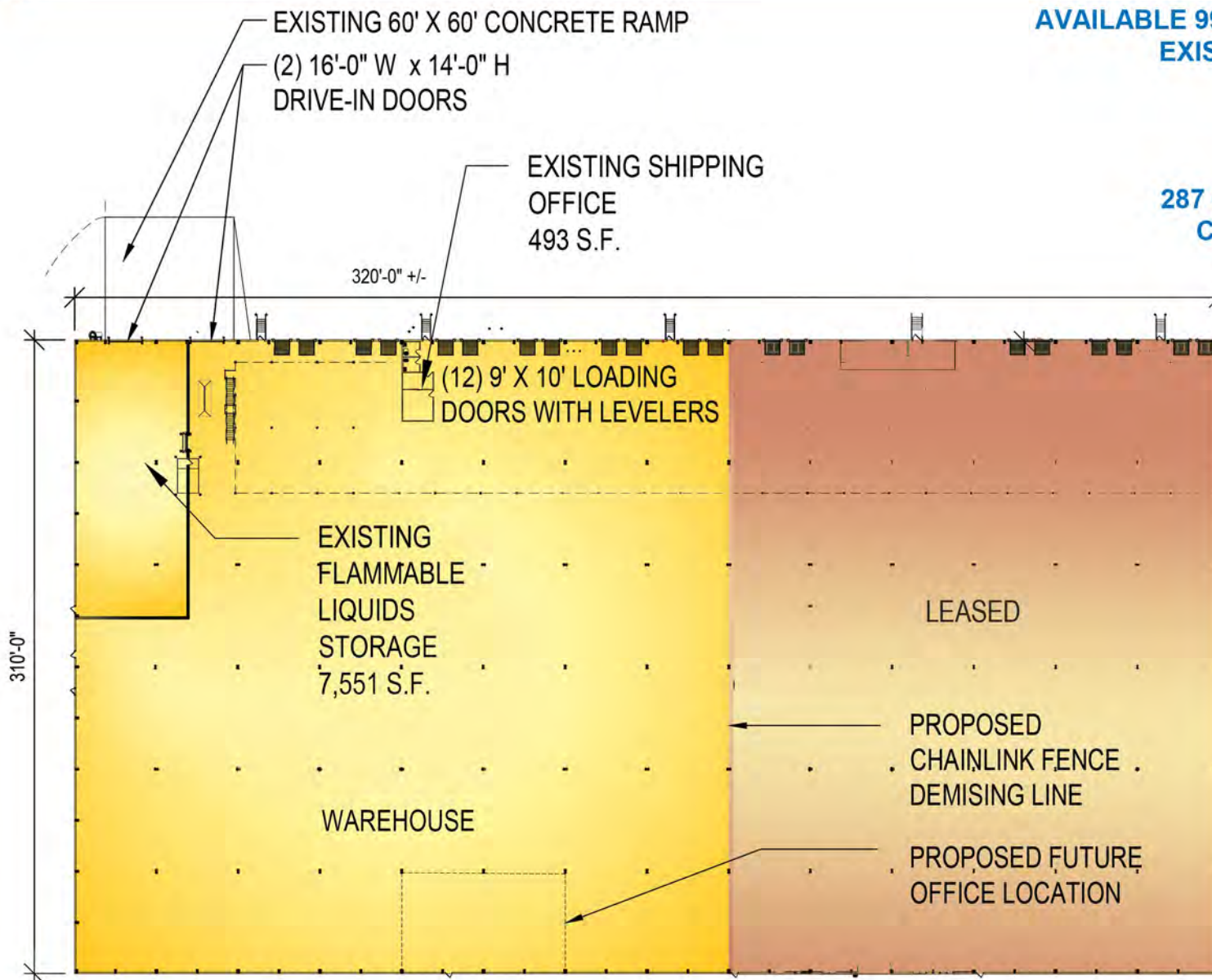
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Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

EXISTING FLOOR PLAN

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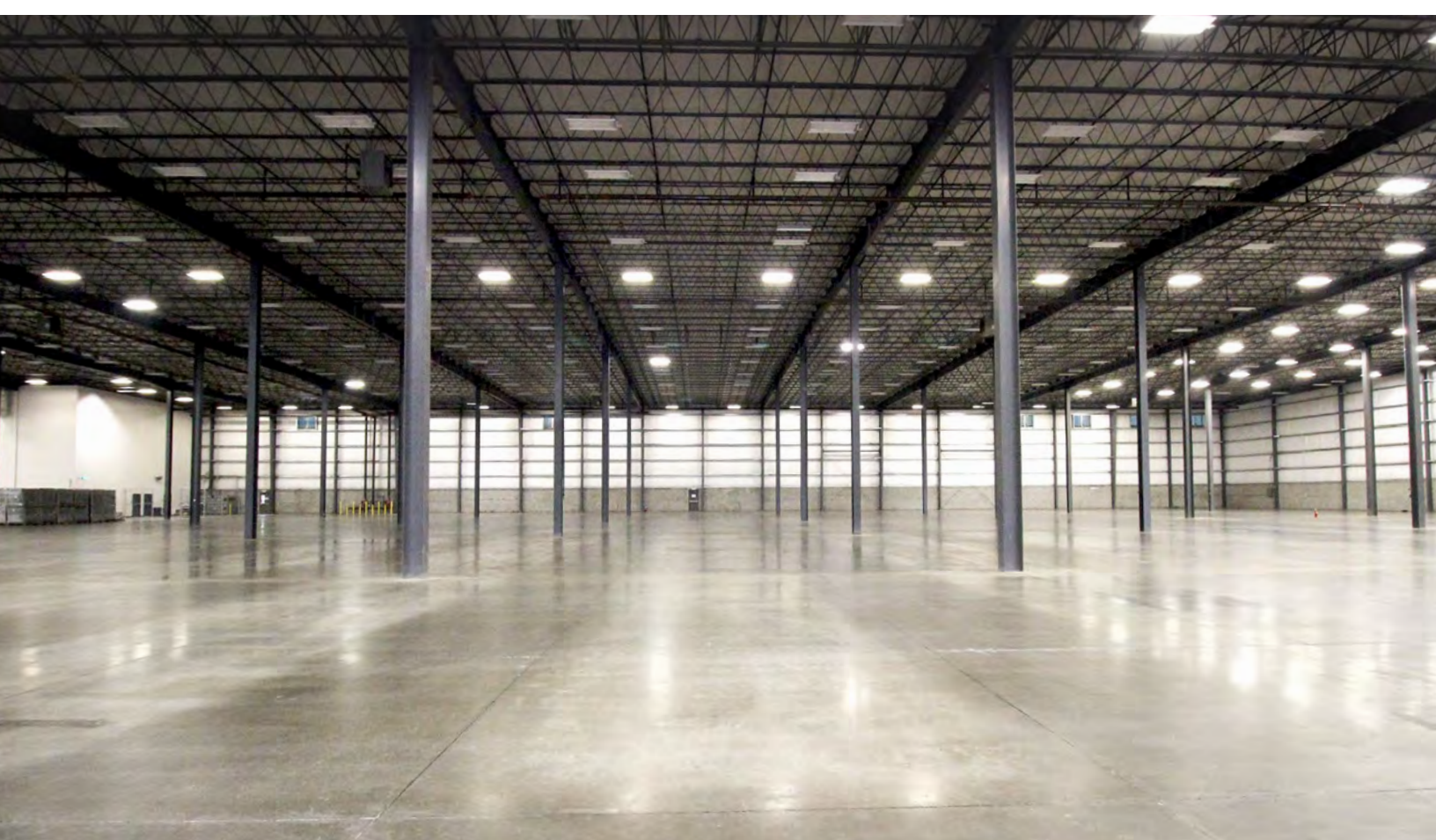


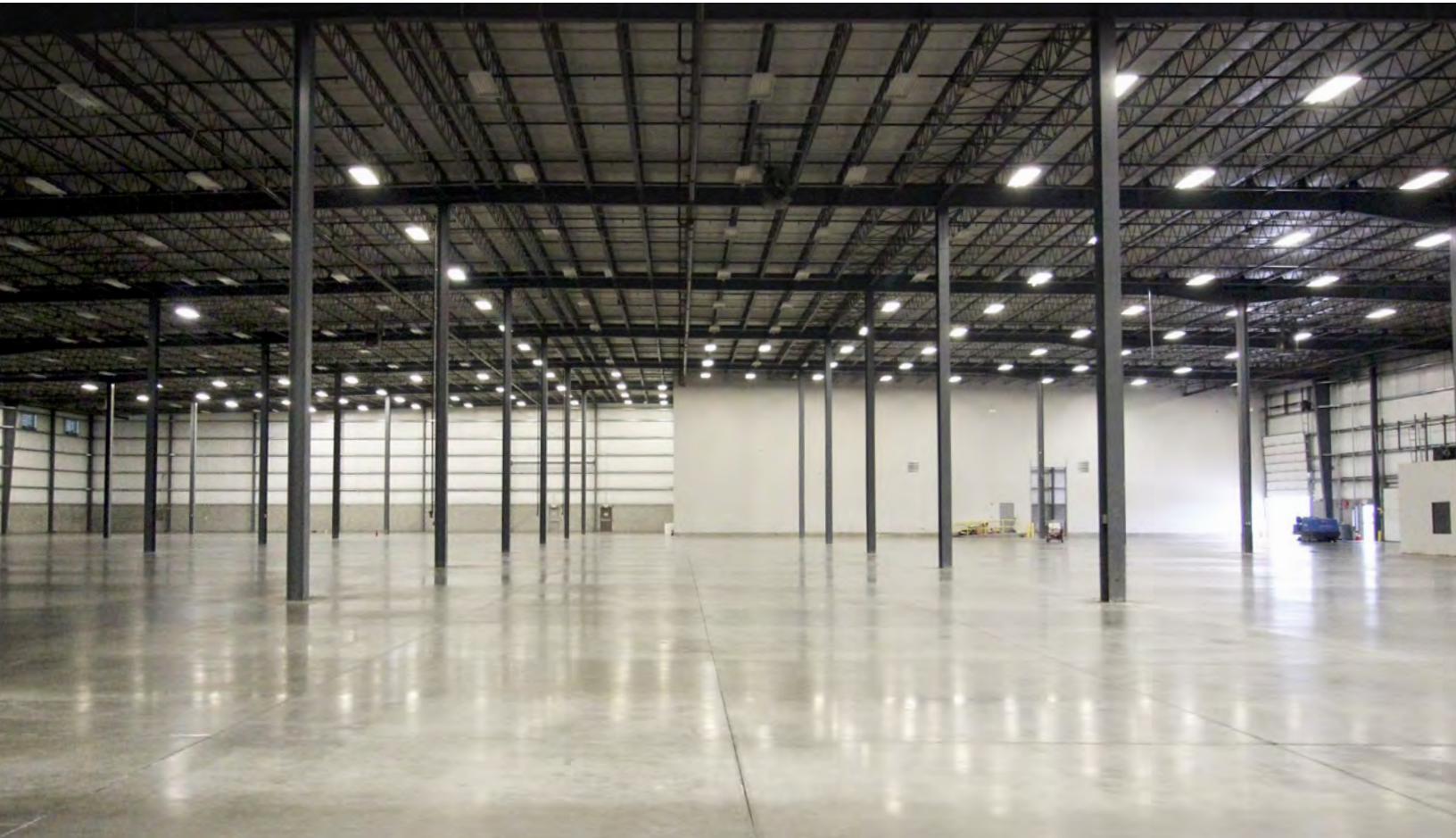
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