

403,000 SF

ON 58.45 ACRES AVAILABLE FOR LEASE

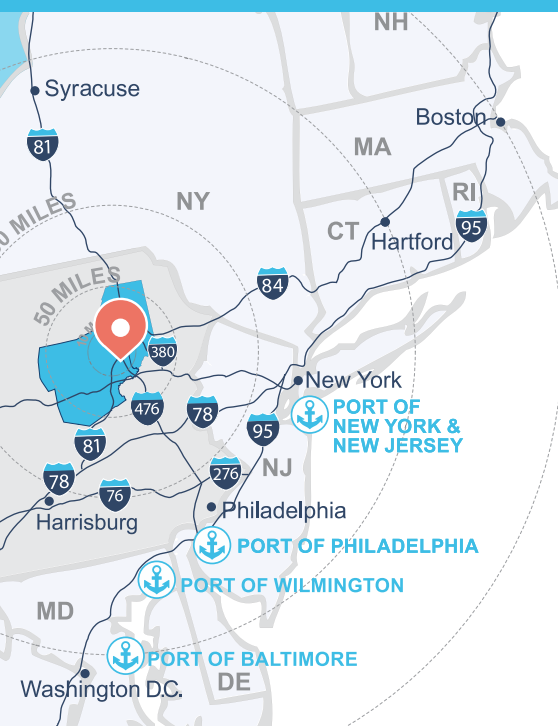
575-595 RESEARCH DRIVE (P-46)

CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSTON TOWNSHIP, PA 18640



TAX-ABATED BUILDING | EXPANDABLE TO 511,500 SF

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.
- ✓ 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, 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.

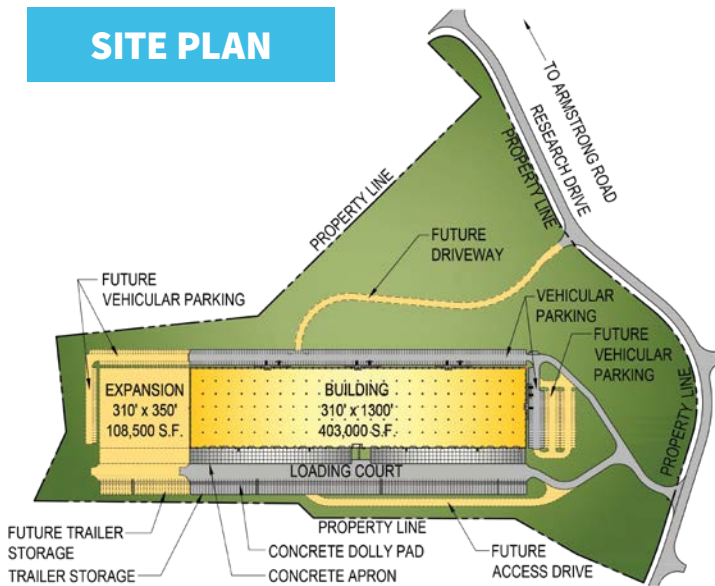
PROPERTY WEBSITE



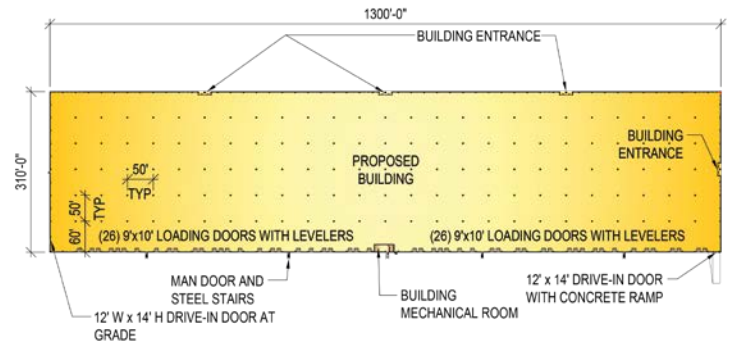
Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.

mericle.com  **570.823.1100**

SITE PLAN



FLOOR PLAN



SIZE

- **Available Space:** 403,000 SF, expandable to 511,500 SF.
- Spaces available from 46,568 SF.
- **Acreage:** 58.45 acres
- **Building Dimensions:** 1,300' (length) x 310' (depth)
- **Expansion Dimensions:** 350' (length) x 310' (depth)

BUILDING CONSTRUCTION

- **Floor:** 7" reinforced concrete floor with welded steel mats.
- **Roof:** Standing Seam MR24 by *Butler* w/ insulation.
- **Exterior Walls:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- **Ceiling Height:** 38'-2" approximate clear structural height along loading walls and 40'-0" approximate clear structural height at roof ridge.
- **Column Spacing:** 50' x 50' bay spacing with 60' deep staging bay.

LOADING

- **Dock Equipment:** Fifty-two (52) 9' x 10' vertical-lift dock doors with 40,000 lb capacity *Rite-Hite*, mechanical levelers with bumpers.
- One (1) 12'-0" x 14'-0" vertical-lift, drive-in door with poured concrete ramp.
- One (1) 12'-0" x 14'-0" vertical-lift drive-in door at grade.
- 8" thick x 60' deep, reinforced concrete apron at loading dock.
- 8' wide concrete dolly pad at 60' deep trailer storage area.

UTILITIES

- **HVAC:** Energy-efficient, *Cambridge* direct-fire units.
- **Electrical Service:** 800 Amp, 480/277 Volt, 3-phase electrical service (expandable).
- **Lighting:** The warehouse lighting shall 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

- **Vehicle Parking:** On-site parking for approx. 304 vehicles with future parking for up to 495 spaces.
- **Trailer Parking:** On-site trailer storage for approx. 106 trailers with future storage for up to 134 trailers.
- Asphalt paving, including heavy duty pave in truck areas .

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 |



EMPLOYMENT & UNEMPLOYMENT DATA

FOR LACKAWANNA & LUZERNE COUNTIES

| YEAR | NEPA REGION CIVILIAN LABOR FORCE | EMPLOYED | UNEMPLOYED | NEPA | PA | US |
|------|-------------------------------------|----------|------------|------|------|------|
| 2021 | 270,800 | 247,700 | 23,100 | 8.5% | 7.3% | 6.1% |
| 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% |

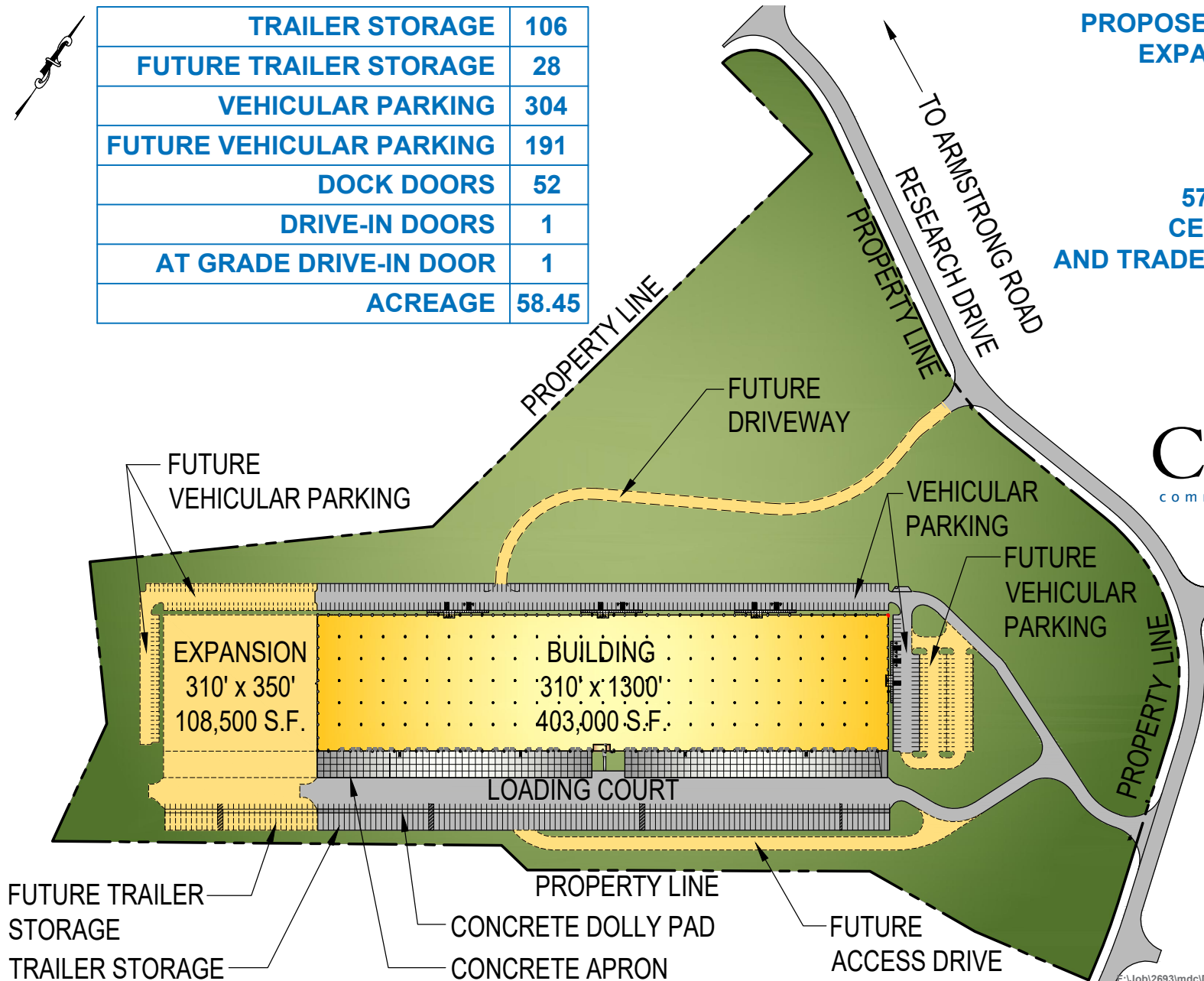
CONCEPTUAL SITE PLAN

PROPOSED 403,000 S.F. BUILDING
EXPANDABLE TO 511,500 S.F.

PARCEL #46
575-595 RESEARCH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - EAST PHASE IIB
PITTSTON TOWNSHIP
PITTSTON, PA 18640



| | |
|--------------------------|-------|
| TRAILER STORAGE | 106 |
| FUTURE TRAILER STORAGE | 28 |
| VEHICULAR PARKING | 304 |
| FUTURE VEHICULAR PARKING | 191 |
| DOCK DOORS | 52 |
| DRIVE-IN DOORS | 1 |
| AT GRADE DRIVE-IN DOOR | 1 |
| ACREAGE | 58.45 |



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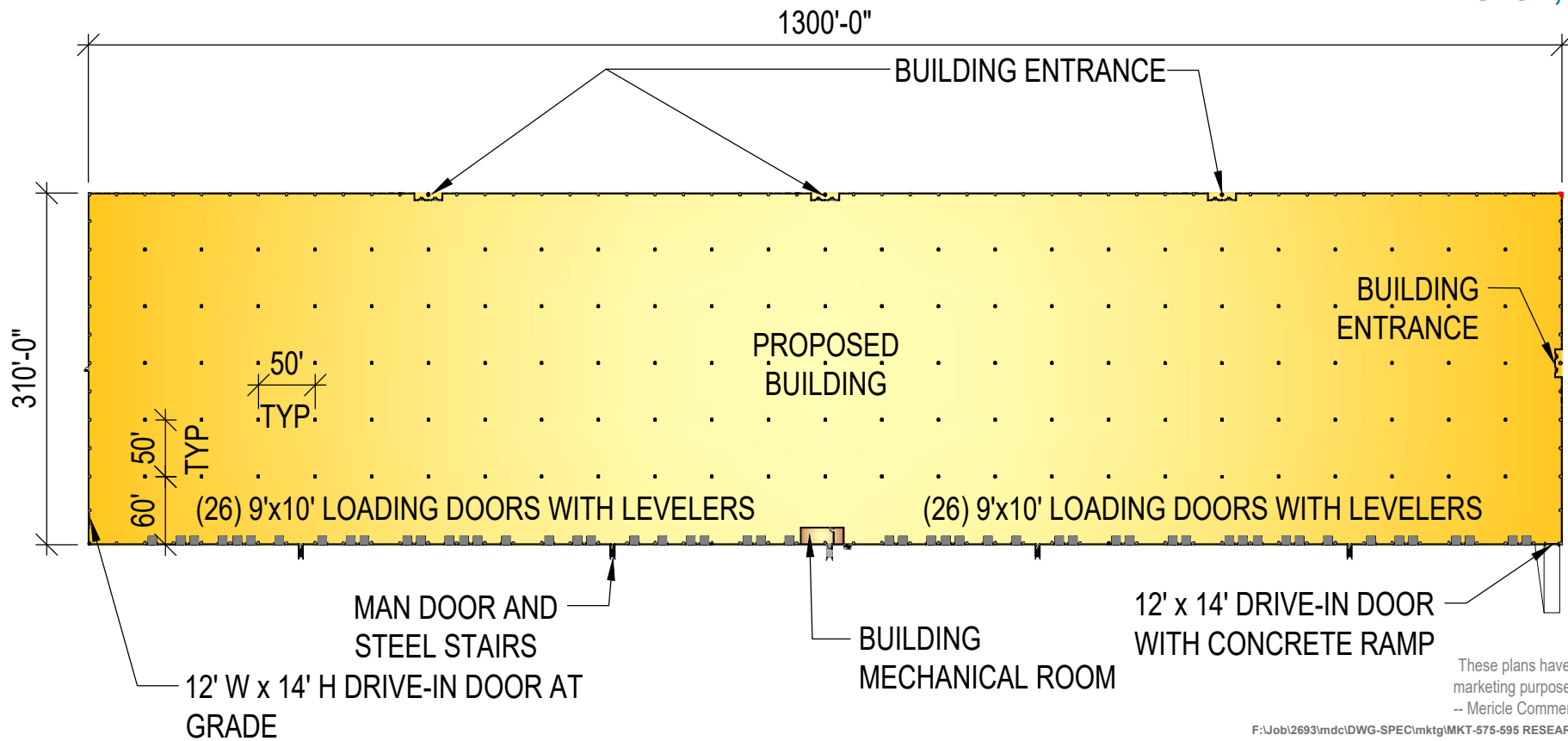
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

CONCEPTUAL BUILDING PLAN

PROPOSED 403,000 S.F. BUILDING
EXPANDABLE TO 511,500 S.F.

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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.



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PITTSBURGH TOWNSHIP,
PENNSYLVANIA
18640**

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.









