

8,042 SF

ON 8.55 ACRES AVAILABLE FOR LEASE

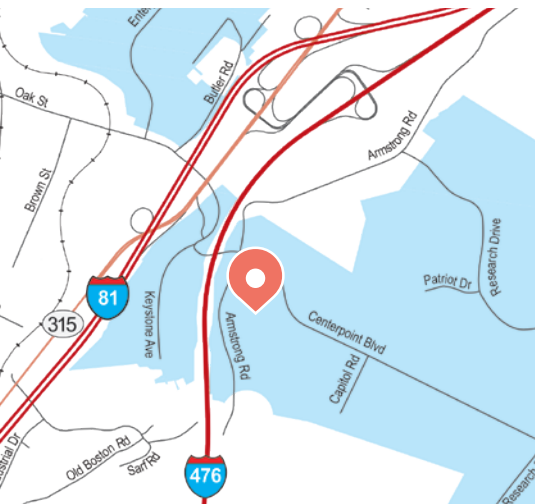
145-173 CENTERPOINT BLVD.

CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA



PREMIER OFFICE/TRAINING SPACE

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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.
- ✓ The park is home to office and healthcare functions for firms such as Geisinger, Benco Dental, Boden, Maximus, and C3i.

PROPERTY WEBSITE



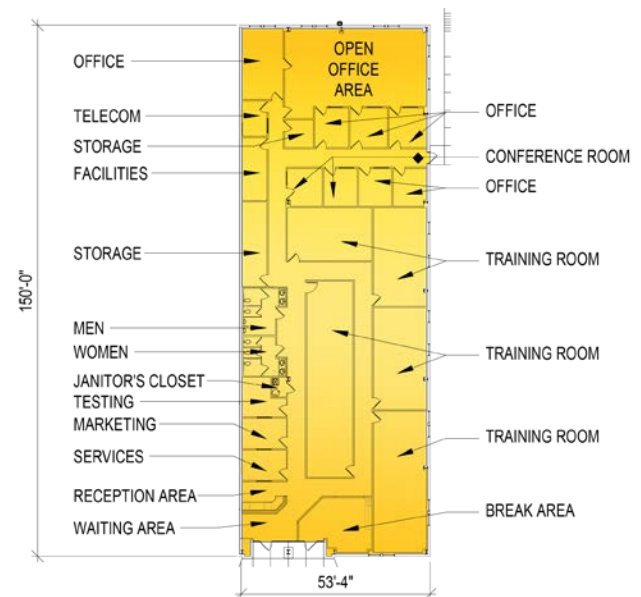
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SITE PLAN



FLOOR PLAN



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 standing 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:** 400 Amp, 120/208 Volt, 3-Phase service.
- **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.

PARKING

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

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 |



**EXCEPTIONALLY TALENTED LOCAL WORKFORCE
AND JOB TRAINING GRANTS AVAILABLE**

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% |



**145-173
CENTERPOINT
BOULEVARD**

CENTERPOINT EAST
JENKINS TOWNSHIP,
PENNSYLVANIA

DEVELOPMENT DIVISION

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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 8,042 S.F. SPACE WITHIN
AN EXISTING 84,121 S.F. BUILDING

PARCEL #2

145-147 CENTERPOINT BOULEVARD
CENTERPOINT COMMERCE
AND TRADE PARK-EAST
JENKINS TOWNSHIP
PITTSBURGH, PA 15110



| | |
|----------------|---------------------|
| AVAILABLE S.F. | 8,042 S.F. |
| PARKING SPACES | 30 FRONT 20 REAR |
| ACREAGE | 8.55 |



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

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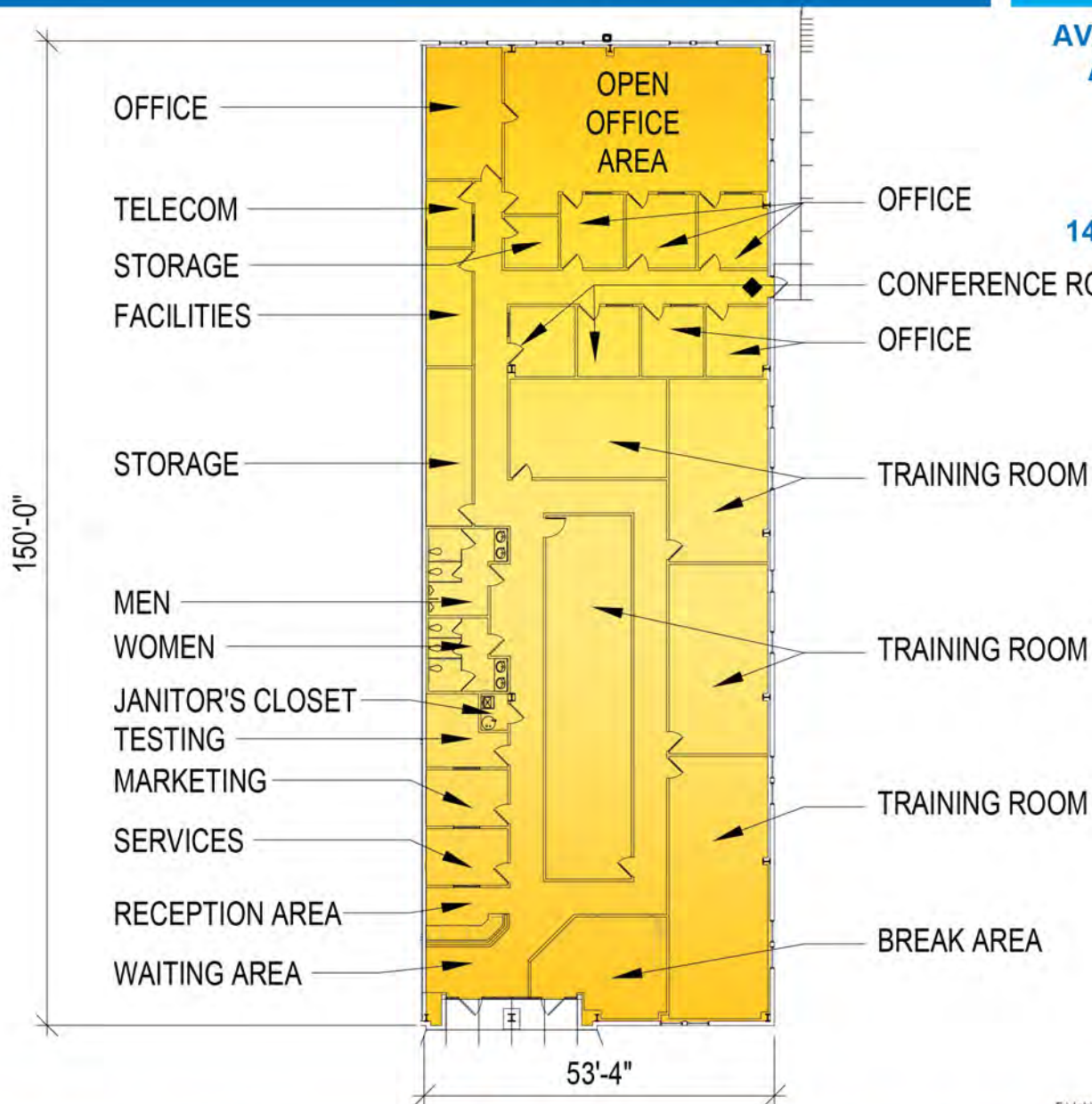
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

EXISTING FLOOR PLAN

AVAILABLE 8,042 S.F. SPACE WITHIN
AN EXISTING 84,121 S.F. BUILDING

PARCEL #2
145-147 CENTERPOINT BOULEVARD
CENTERPOINT COMMERCE
AND TRADE PARK-EAST
JENKINS TOWNSHIP
PITTSTON, PA 18640



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