

7,509 SF

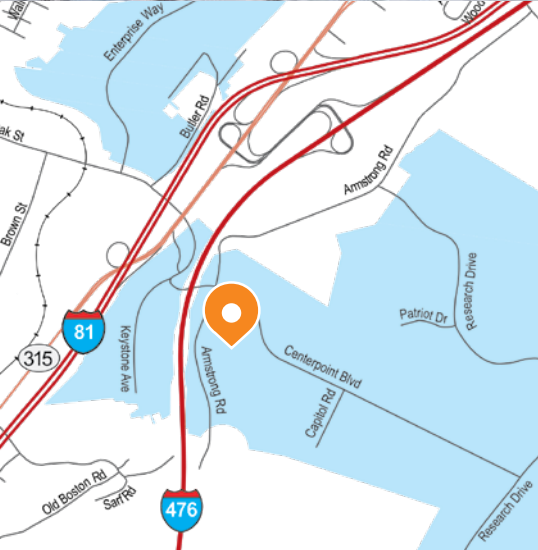
ON 8.55 ACRES IS AVAILABLE FOR LEASE

157-159 CENTERPOINT BLVD.

CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA



PLUG N' PLAY OFFICE SPACE



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



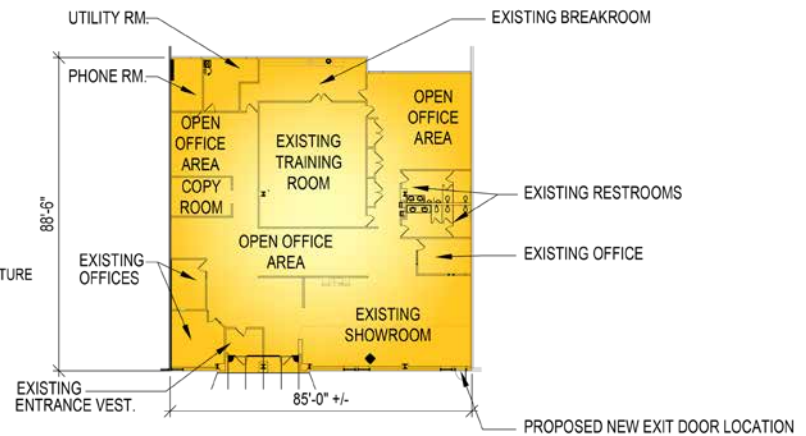
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SITE PLAN



FLOOR PLAN



SIZE

- **Available Space:** Fully furnished 7,509 SF of office space, divisible to 3,753 SF.
- **Acreage:** 8.55 acres
- **Building Size:** 84,121 SF
- **Building Dimensions:** 560' (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:** 10'-0" above finish floor.
- The interior office finishes are upgraded with carpet tile, wallpaper, and ceramic wall tile in restrooms.
- Break Room comes equipped with refrigerator, microwave, and dishwasher.

PARKING

- Asphalt paving including heavy duty pave in truck areas.
- On-site parking for approx. 23 vehicles.

UTILITIES

- **HVAC:** Packaged roof top units.
- **Electrical Service:** 200 Amp, 120/208 Volt, 3-phase service.
- **Lighting:** 2 x 4 fluorescent troffers with parabolic lenses.
- **Fire Protection:** Ordinary Hazard Class III wet sprinkler system.
- **Utilities:** All utilities shall be separately metered.
- Provisions for domestic water and natural gas shall be provided.

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



EXCEPTIONALLY TALENTED LOCAL WORKFORCE AND JOB TRAINING GRANTS AVAILABLE

EMPLOYMENT & UNEMPLOYMENT DATA

FOR LACKAWANNA & LUZERNE COUNTIES

YEAR	NEPA REGION CIVILIAN LABOR FORCE	EMPLOYED	UNEMPLOYED	NEPA	PA	US
2022	273,300	257,700	15,600	5.7%	4.2%	3.3%
2021	273,500	252,600	20,900	7.6%	6.3%	5.4%
2020	277,800	249,100	28,700	10.3%	9.1%	8.1%
2019	280,100	264,800	15,300	5.5%	4.5%	3.7%



157-159 CENTERPOINT BLVD.
 CENTERPOINT COMMERCE
 & TRADE PARK EAST
 JENKINS TOWNSHIP,
 PITTSBURGH
 PENNSYLVANIA 15110

EXIT 115

315

EXIT 175

EXIT 175A

81

476

DEVELOPMENT DIVISION

BOB BESECKER, VP
 bbesecker@mericle.com

JIM HILSHER, VP
 jhilsher@mericle.com

BILL JONES, VP
 bjones@mericle.com

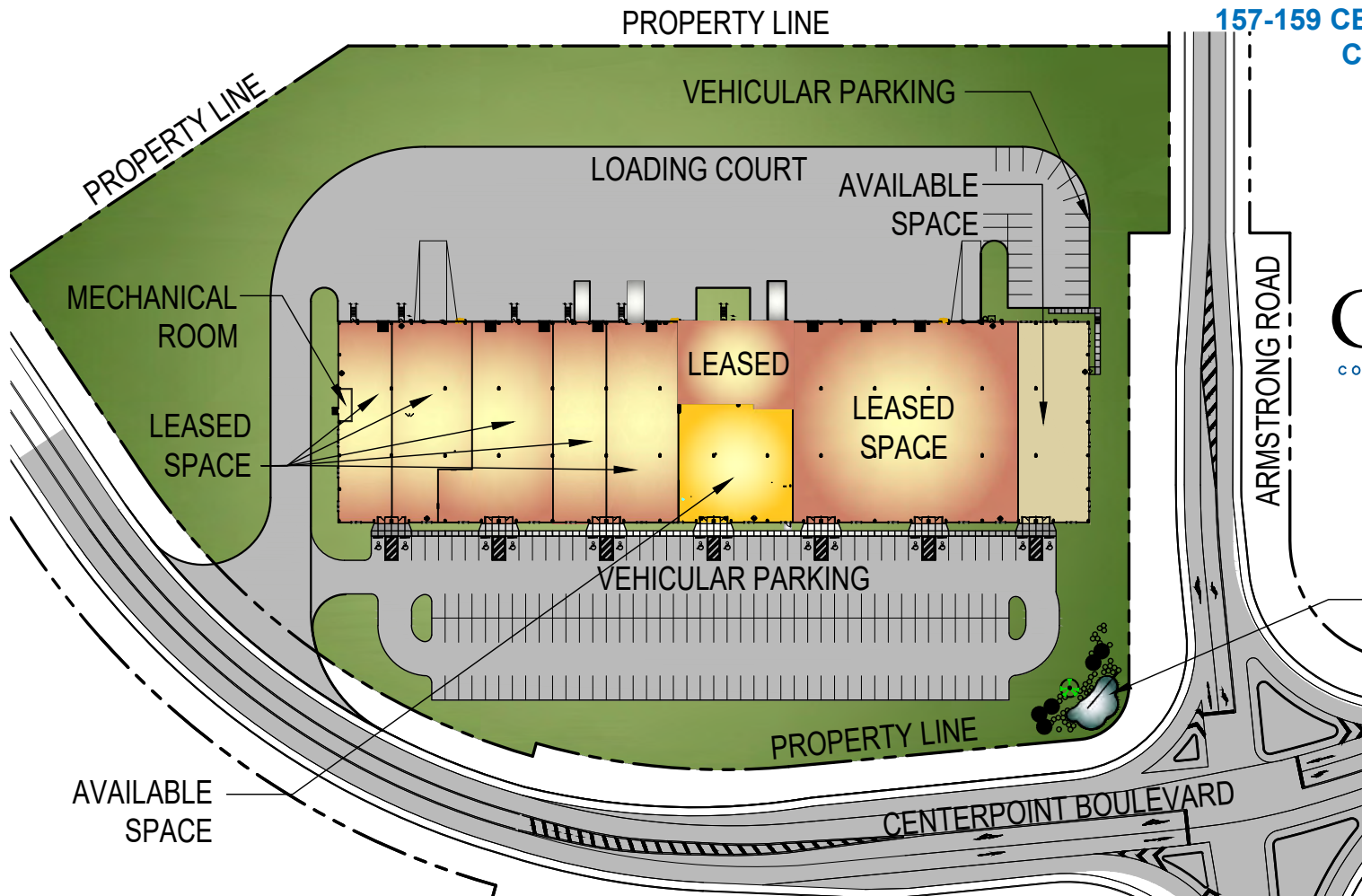
To learn more, please call one of us at **570.823.1100** to request a proposal and/or arrange a tour.

EXISTING SITE PLAN

AVAILABLE 7,509 S.F. OFFICE SPACE WITHIN
AN EXISTING 84,121 S.F. BUILDING

PARCEL #2

157-159 CENTERPOINT BOULEVARD
CENTERPOINT COMMERCE
AND TRADE PARK-EAST
JENKINS TOWNSHIP
PITTSBURGH, PA 15110




CenterPoint
commerce & trade park • east

AVAILABLE S.F.	7,509 S.F.
PARKING SPACES	23
ACREAGE	8.55

WATER FEATURE

These plans have been prepared solely for
marketing purposes for the exclusive use of
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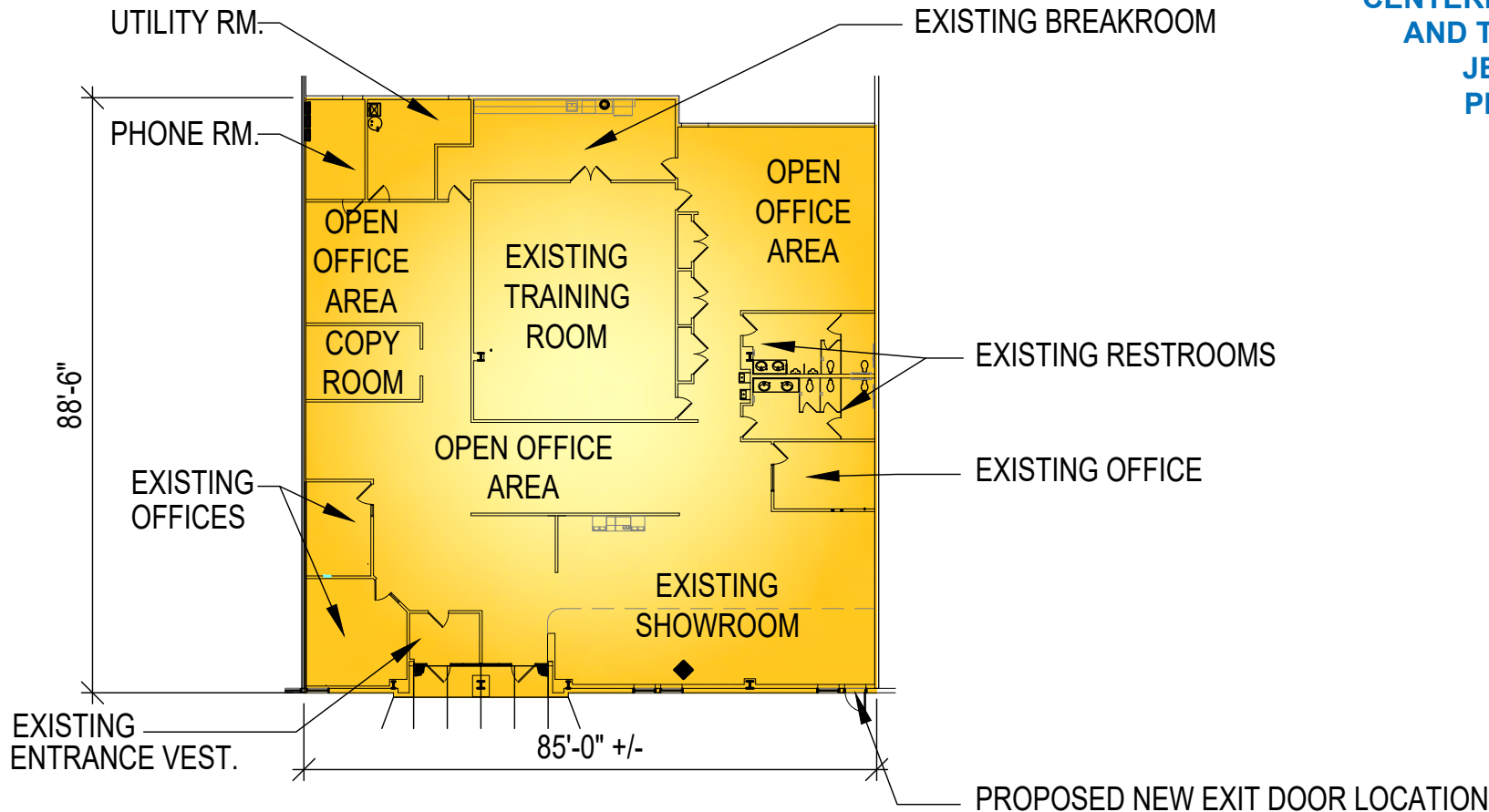
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

EXISTING FLOOR PLAN

AVAILABLE 7,509 S.F. OFFICE SPACE WITHIN
AN EXISTING 84,121 S.F. BUILDING

PARCEL #2
157-159 CENTERPOINT BOULEVARD
CENTERPOINT COMMERCE
AND TRADE PARK-EAST
JENKINS TOWNSHIP
PITTSTON, PA 18640



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