

5,764 SF

ON 8.55 ACRES IS AVAILABLE FOR LEASE

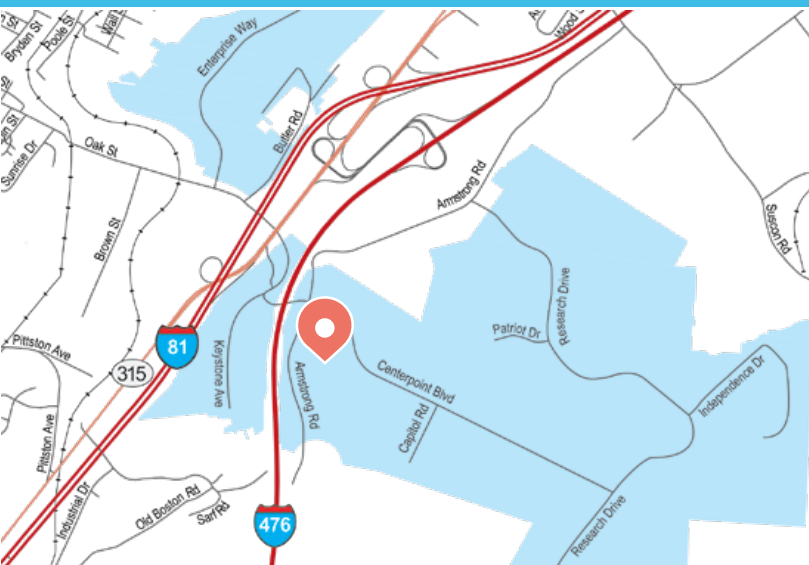
171 CENTERPOINT BLVD.

CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA



PREMIER FLEX SPACE

| mericlereadytogo.com/145-173CenterPointBlvd |



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 a variety of firms such as Geisinger, Benco Dental, Boden, Maximus, C3i, Home Depot, Lowes, and Isuzu.



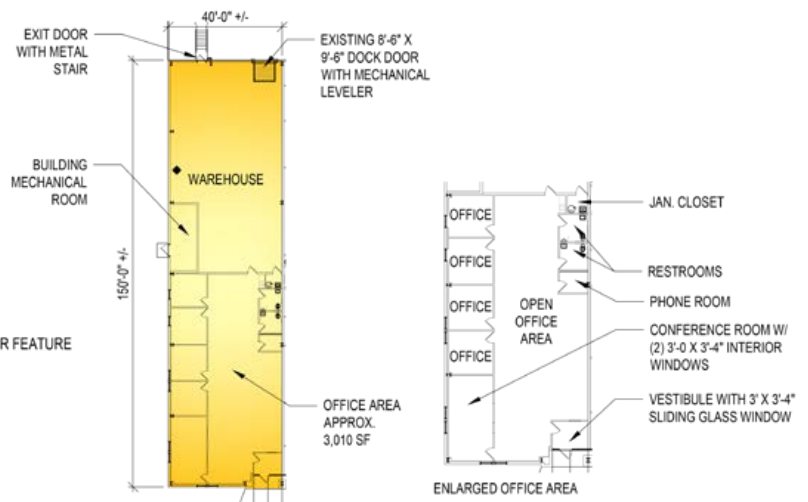
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SITE PLAN



FLOOR PLAN



SIZE

- **Available Space:** 5,764 SF, of which 3,010 SF is office area.
- **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.

LOADING

- One (1) 8'-6" x 9'-6" vertical-lift dock door with 30,000 lb mechanical levelers.

PARKING

- Asphalt paving including heavy duty pave in truck areas.
- On-site parking for approx. 20 vehicles.

UTILITIES

- **HVAC:** Energy efficient modine gas-fired unit heaters.
- **Electrical Service:** 225 amp, 120/208 volt, 3-phase service.
- **Lighting:** Energy efficient fluorescent T-bay fixtures with lighting levels of 18-22 FC average.
- **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.

SITE IMPROVEMENTS

- Marquee sign at site entrance.
- Water feature onsite.
- Professionally prepared landscape design.

LOCATION

- Foreign Trade Zone status.
- 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

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%



**171 CENTERPOINT
BOULEVARD**

CENTERPOINT EAST
JENKINS TOWNSHIP,
PENNSYLVANIA

DEVELOPMENT DIVISION

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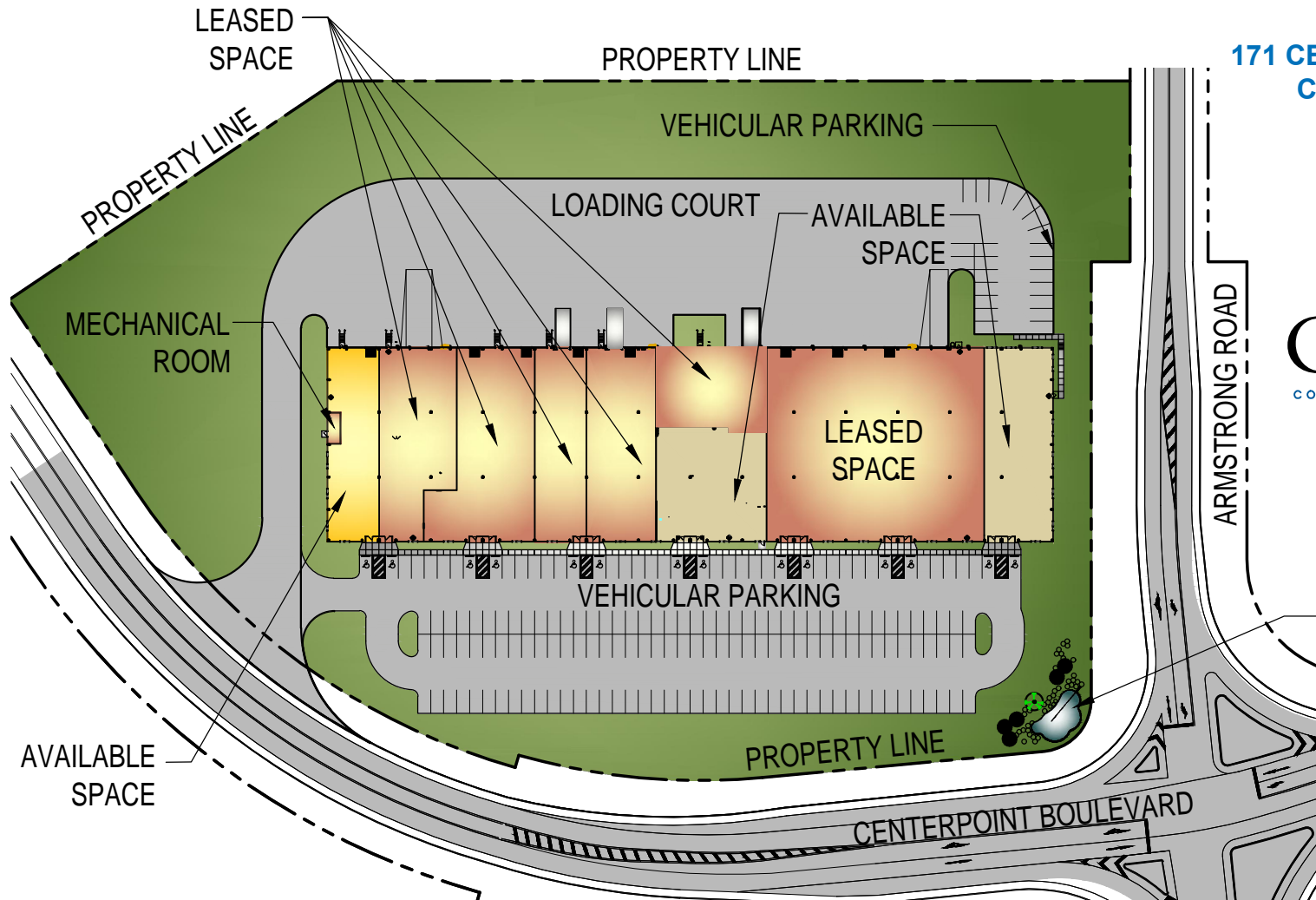
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To learn more, please call one of us at **570.823.1100** to request a proposal and/or arrange a tour.

EXISTING SITE PLAN

AVAILABLE 5,764 S.F. OFFICE SPACE WITHIN
AN EXISTING 84,121 S.F. BUILDING



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



AVAILABLE S.F.	5,764 S.F.
PARKING SPACES	20
ACREAGE	8.55

WATER FEATURE

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

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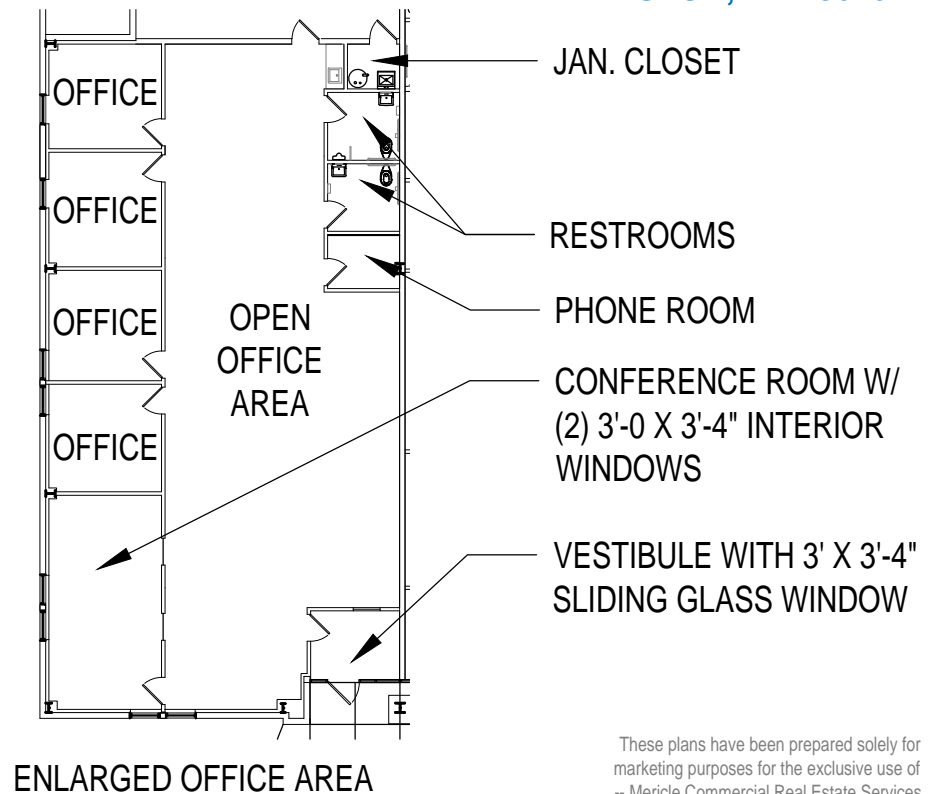
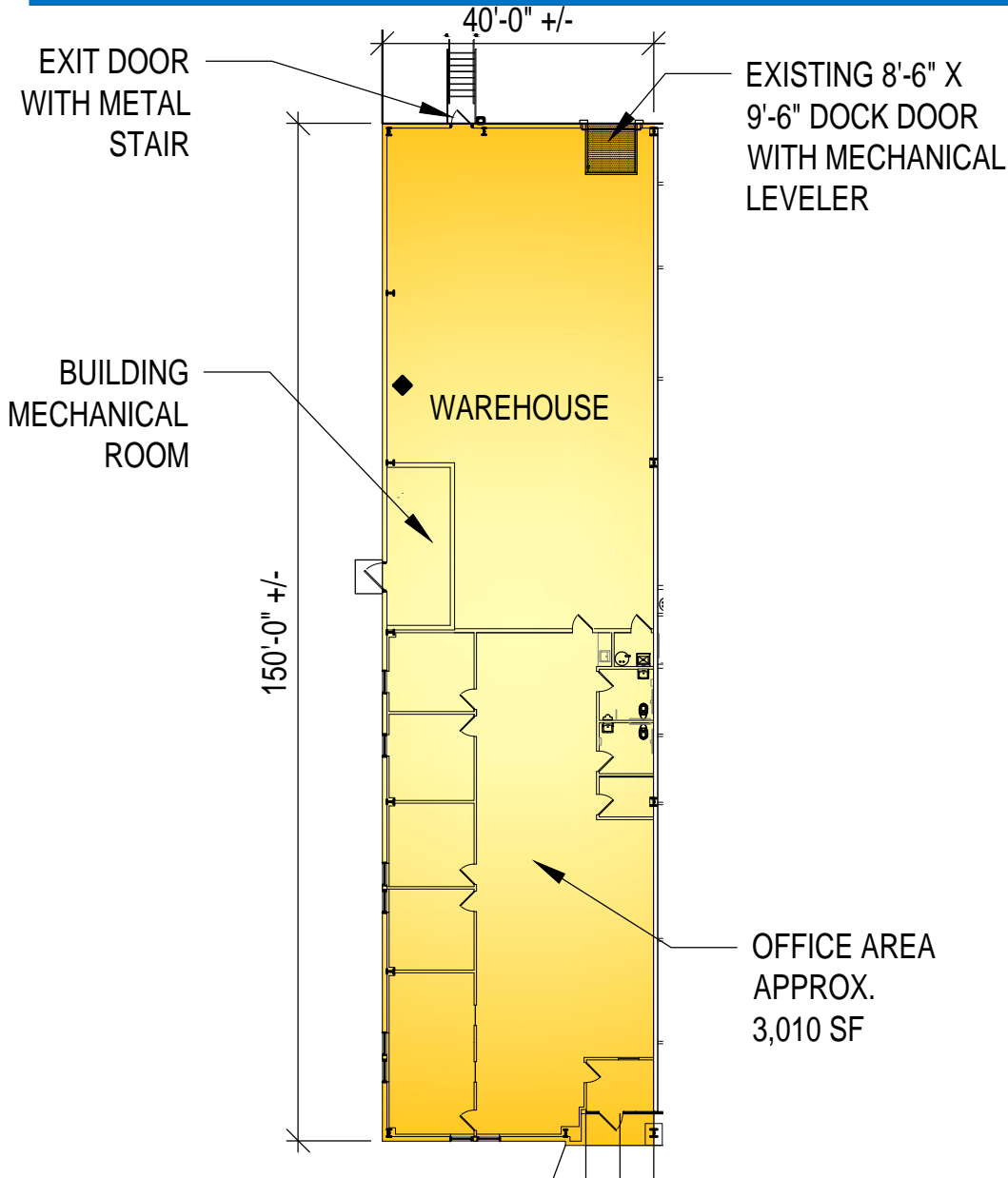
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

EXISTING FLOOR PLAN

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AN EXISTING 84,121 S.F. BUILDING**

**PARCEL #2
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CENTERPOINT COMMERCE
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PITTSBURGH, PA 15240**



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