

99,000 SF

ON 13.34 ACRES AVAILABLE FOR LEASE

380-400 RESEARCH DRIVE (P-35B)

CENTERPOINT COMMERCE & TRADE PARK EAST, PHASE IIB

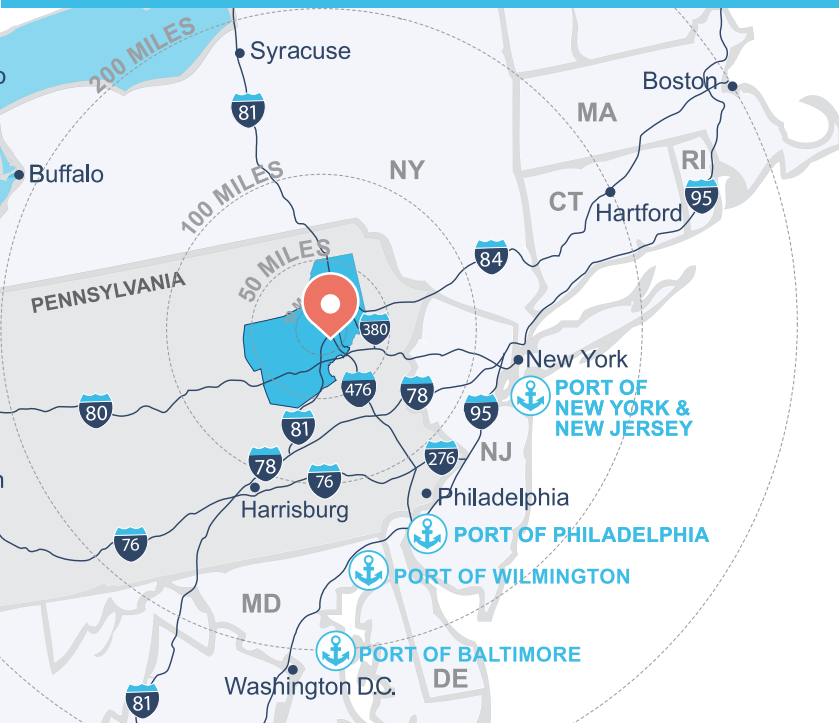
PITTSTON TOWNSHIP, PITTSTON, PA 18640



SAMPLE BUILDING

TAX-ABATED BUILDING NEAR I-81, I-476

LERTA APPROVED! 10-YEAR, 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS!



CENTERPOINT FEATURES

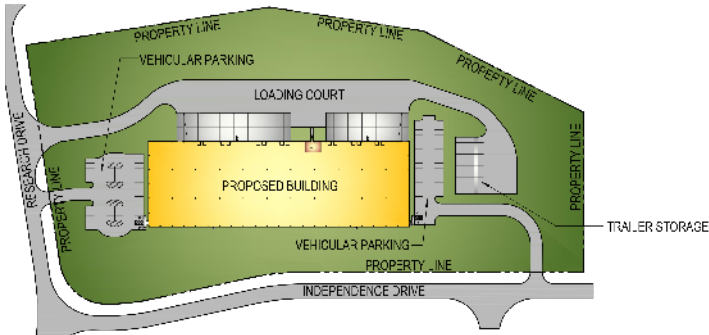
- ✓ Park is less than one mile from I-81 and I-476
- ✓ Immediate proximity to FedEx Ground, FedEx Express, FedEx Smart Post, and UPS
- ✓ More than 700,000 people live within 30 miles
- ✓ Two hours from New York City and Philadelphia
- ✓ More than 51 million people live within 200 miles
- ✓ Public water,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



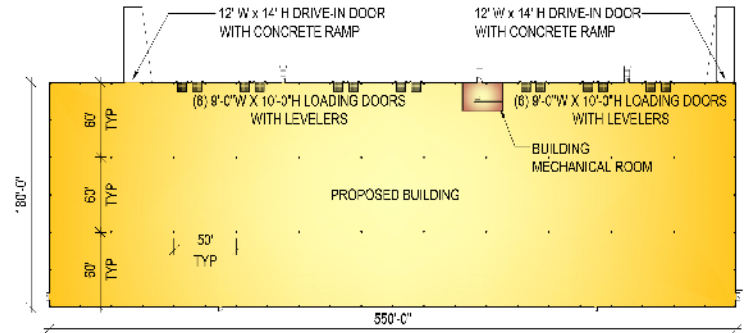
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SITE PLAN



FLOOR PLAN



SIZE

- **Available Space:** 99,000 SF
- **Acreage:** 13.34 acres
- **Building Dimensions:** 180' (length) x 550' (depth)
- Tenant space availability ranges from 18,000 SF to 99,000 SF.

BUILDING CONSTRUCTION

- **Floor:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *SpecHard* silicate sealer/densifier and *E-Cure* curing compound.
- **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:** 33' approximate clear structural height along loading dock wall.
- **Bay Spacing:** 50'-0" x 60'-0" bay spacing with a 60'-0" deep staging bay.
- The building will contain 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- **Loading:** Single-sided loading.
- **Dock Equipment:** Fourteen (14) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 lb capacity mechanical levelers with bumpers by *Rite-Hite* or equal.
- One (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal and a reinforced concrete ramp.

UTILITIES

- **HVAC:** Energy-efficient, roof-mounted *Cambridge* direct-fire units.
- **Electrical Service:** 800 amp, 480/277 volt, 3-phase service (expandable to 4000 amps).
- **Lighting:** Energy-efficient 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

- On-site parking for approx. 88 vehicles.
- On-site trailer storage for approx. 12 trailers with 8' wide concrete dolly pad.
- Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock.

LOCATION

- Foreign Trade Zone status possible.
- 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 |



10-YEAR, 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS

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% |



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.**

**380-400 RESEARCH
DRIVE (P-35B)**

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