

FALL 2021

2021

MERICLE *property* REPORT



A MESSAGE FROM OUR



LEASING TEAM

We have sent this selection of properties to you in case you or a business associate are in need of industrial, flex, office, or medical space on Pennsylvania's I-81 Corridor.

Mericle Commercial Real Estate Services owns a wide variety of available properties in Northeastern Pennsylvania. **Our properties can accommodate companies needing from 3,000 square feet to more than 1,000,000 square feet.** All offer easy highway access and plenty of parking. Some are even located in tax abatement zones.

Mericle has customized space for hundreds of companies, including 40 Fortune 1,000 firms. More than 20,000 people work in the buildings we have developed in the

Scranton/Wilkes-Barre/Hazleton area. We will be very proud to customize space for you.

Our in-house team of architects, engineers, and construction professionals will work with you every step of the way. We'll provide you with space quickly at a price you can afford.

We thank you for taking a few minutes to review some of our available properties. Please call us at **570.823.1100** to arrange a tour.

More information, including links to some property websites and videos, can be found at mericle.com and mericlereadytogo.com.

Robert J. Buerke

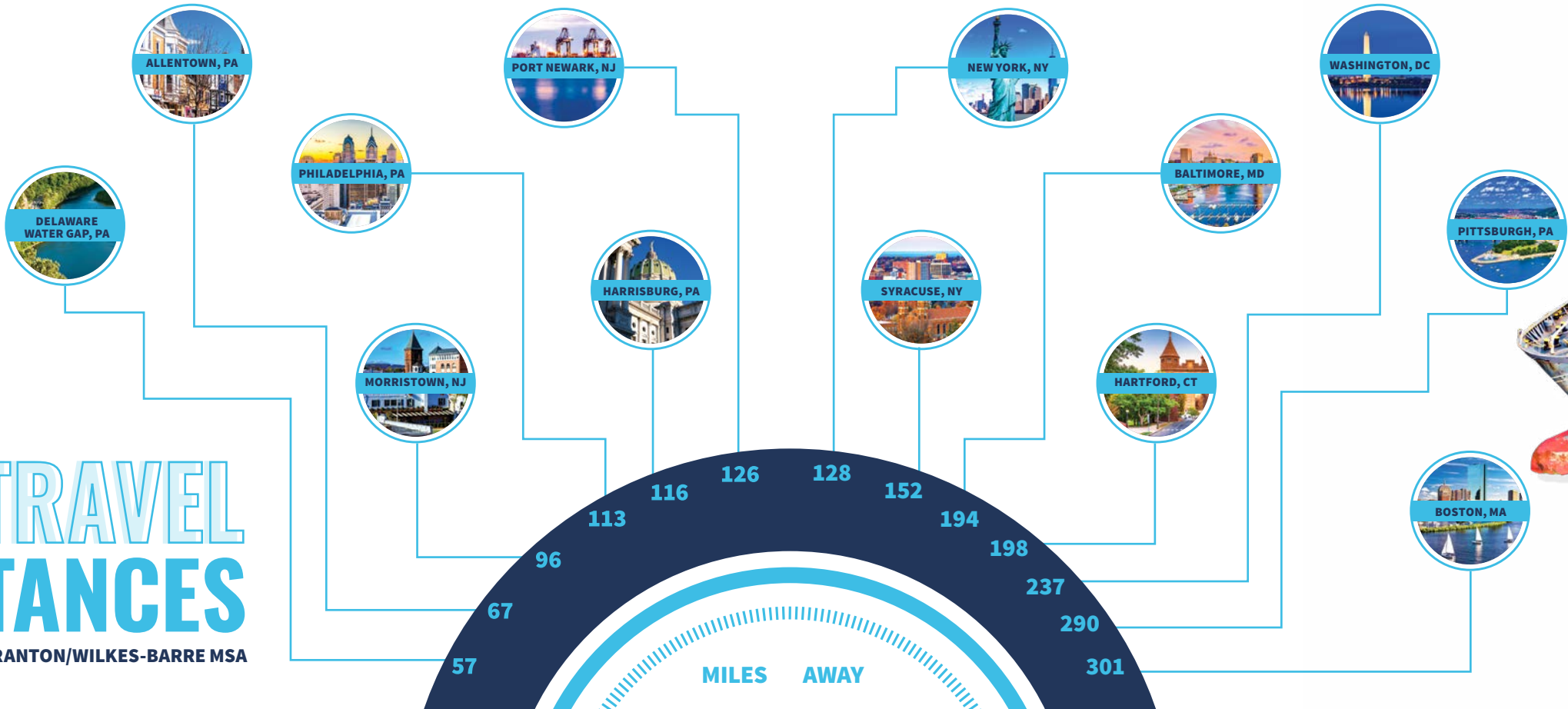
James Hulse

Bill Or



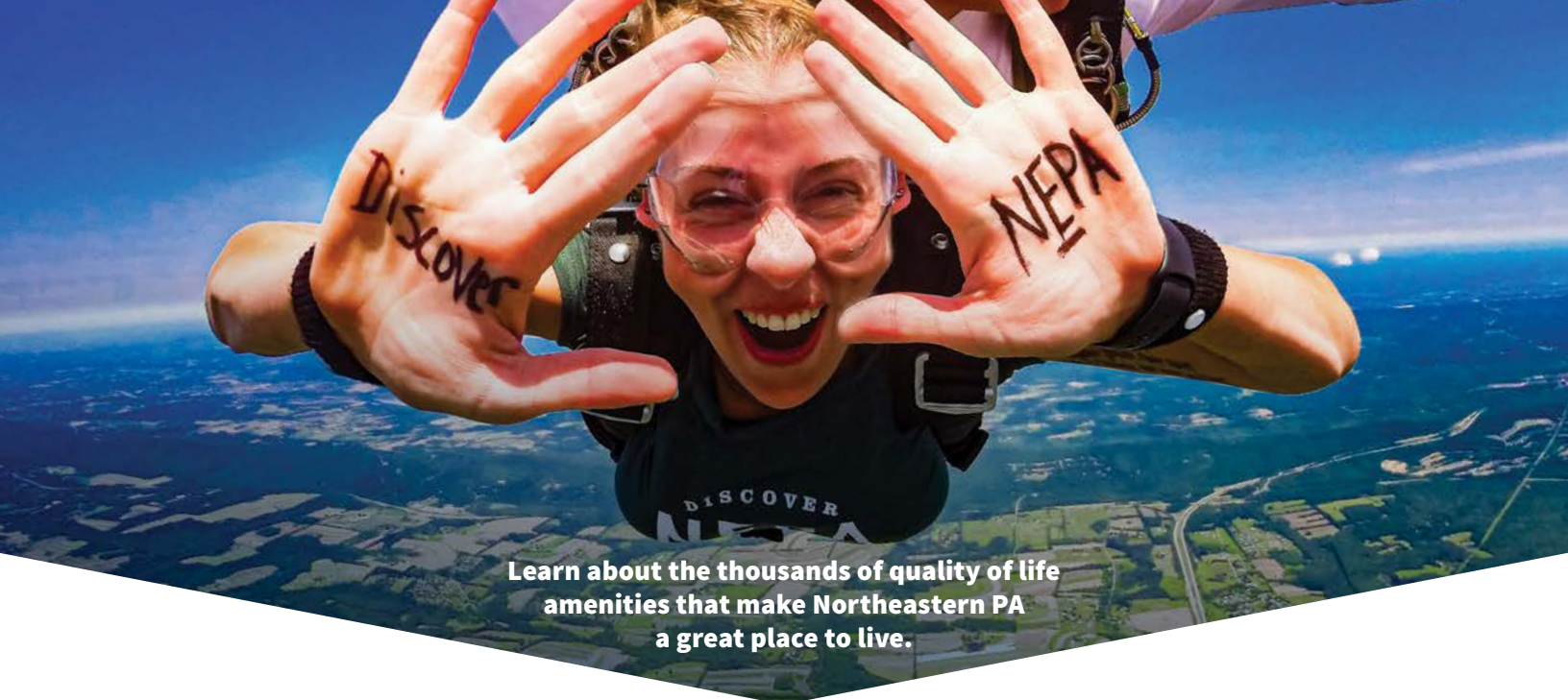
TRAVEL DISTANCES

FROM THE CENTER OF THE SCRANTON/WILKES-BARRE MSA



DEEPWATER PORTS

- 120 MI. PHILADELPHIA
- 121 MI. NEW YORK / NEW JERSEY
- 132 MI. WILMINGTON
- 191 MI. BALTIMORE



Learn about the thousands of quality of life amenities that make Northeastern PA a great place to live.

TEN COUNTIES

DISCOVER
NEPA

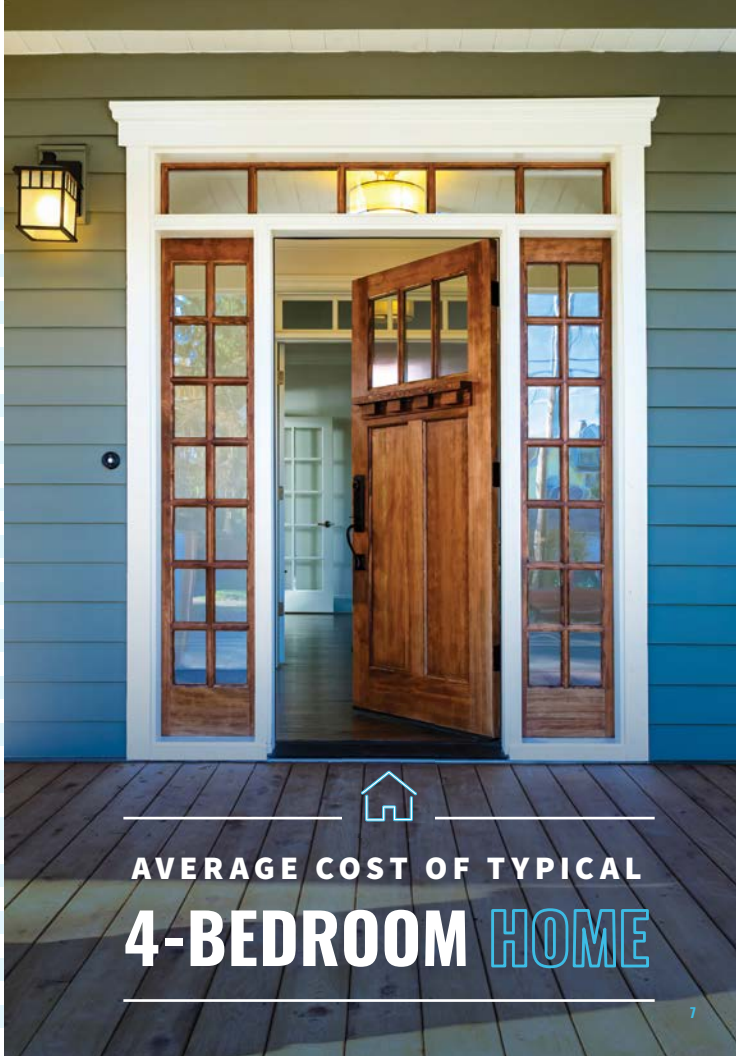
ONE REGION

Powered by MERICLE

DiscoverNEPA.com

Lackawanna and Luzerne counties include the cities of Scranton, Wilkes-Barre, Pittston, and Hazleton.

COUNTY	STATE	AVERAGE SALES PRICE	AVERAGE PRICE/SF	AVG. ANNUAL R.E. TAXES
Lackawanna	PA	\$241,265.00	\$91.00	\$4,530.00
Luzerne	PA	\$242,419.00	\$94.00	\$4,533.00
York	PA	\$288,581.00	\$105.00	\$6,215.00
Dauphin	PA	\$335,142.00	\$111.00	\$5,786.00
Cumberland	PA	\$345,621.00	\$117.00	\$4,577.00
Gloucester	NJ	\$313,629.00	\$118.00	\$9,828.00
Lancaster	PA	\$310,855.00	\$126.00	\$5,020.00
Northampton	PA	\$337,460.00	\$133.00	\$7,413.00
Orange	NY	\$333,853.00	\$141.00	\$10,912.00
Lehigh	PA	\$349,688.00	\$142.00	\$6,277.00
Burlington	NJ	\$372,417.00	\$142.00	\$9,398.00
Dutchess	NY	\$363,320.00	\$146.00	\$10,169.00
Camden	NJ	\$411,461.00	\$152.00	\$11,851.00
Hartford	CT	\$404,088.00	\$155.00	\$9,707.00
Montgomery	PA	\$408,373.00	\$156.00	\$6,849.00
Chester	PA	\$495,201.00	\$160.00	\$7,403.00
New Castle	DE	\$380,077.00	\$167.00	\$3,294.00
Bucks	PA	\$476,822.00	\$181.00	\$7,283.00
Prince Georges	MD	\$418,025.00	\$194.00	\$5,312.00
Delaware	PA	\$492,627.00	\$195.00	\$8,953.00
Howard	MD	\$565,370.00	\$204.00	\$6,954.00
Morris	NJ	\$497,086.00	\$206.00	\$10,862.00
Passaic	NJ	\$464,147.00	\$211.00	\$14,298.00
Anne Arundel	MD	\$512,739.00	\$219.00	\$4,611.00
Fairfield	CT	\$611,283.00	\$220.00	\$12,171.00
Middlesex	NJ	\$555,844.00	\$225.00	\$11,689.00
Somerset	NJ	\$561,610.00	\$228.00	\$12,350.00
Suffolk	NY	\$538,539.00	\$233.00	\$11,372.00
Rockland	NY	\$525,006.00	\$234.00	\$13,450.00
Montgomery	MD	\$716,033.00	\$256.00	\$6,492.00
Bergen	NJ	\$633,385.00	\$281.00	\$13,086.00
Union	NJ	\$760,781.00	\$291.00	\$15,782.00
Westchester	NY	\$765,423.00	\$291.00	\$19,651.00
Essex	NJ	\$761,875.00	\$303.00	\$18,064.00
Fairfax	VA	\$682,865.00	\$307.00	\$7,061.00
Nassau	NY	\$648,945.00	\$331.00	\$12,442.00
Arlington	VA	\$1,000,943.00	\$531.00	\$9,040.00



AVERAGE COST OF TYPICAL
4-BEDROOM HOME

INDUSTRIAL AND FLEX SPACE





DESIGN • BUILD

Mericle's Design/Build Services department consists of in-house architects, project managers, and designers with experience in interior space planning and building systems and specifications.

Mericle assigns a project manager to every client and coordinates the entire project from the preliminary design phase through permitting, construction, and occupancy. The project manager ensures that the project is delivered on schedule as designed and provides the support needed to accommodate client-specific requirements and incorporate changes in the scope of work.



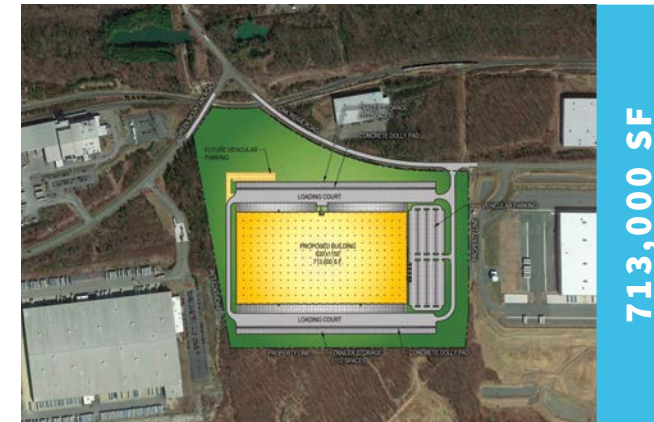
RIVER ROAD & WEST SAYLOR AVENUE

CenterPoint Commerce & Trade Park South
Jenkins Township, PA
66.28 acres
41.296823, -75.831964



Rail-available site located 2.5 miles from S.R. 309 with quick connections to I-81. All utilities. Will build-to-suit up to 1,023,000 SF. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Great labor draw location.

mericlereadytogo.com/centerpointsouth/



620 OAK RIDGE ROAD (PARCEL 57A)

Humboldt Industrial Park
Hazle Township, PA
54.08 acres
40.918773, -76.074518



Rail-available (Reading Blue Mountain and Northern Railroad) build-to-suit site that can accommodate up to 713,000 SF of cross-docked, bulk industrial space. Located five minutes from I-81 and 15 minutes from I-80. All utilities available. Room to park 224 trailers and more than 500 vehicles on-site (more if a smaller building is constructed). Quality corporate neighbors.

mericlereadytogo.com/610OakRidgeRoad/



416,000 SF

**BOYLAN DRIVE**

Duryea KOZ Industrial Park
Duryea, PA
33.99 acres
41.342011, -75.751719



Tax-abated (KOZ through 2025), rail-served industrial site for sale on the I-81 Corridor. Located 2.4 miles from Exit 178 of I-81. Located in close proximity to FedEx Ground, FedEx Express, and UPS and is 2.5 miles from the Wilkes-Barre/Scranton International Airport.

mericlereadytogo.com/DuryeaKOZ/



403,000 SF

**575-595 RESEARCH DRIVE**

CenterPoint Commerce
& Trade Park East
Pittston Township, PA
55.11 acres
41.304818, -75.746970



403,000 SF (1,300' x 310') building expandable to 511,500 SF. Features 38'2" to 40'0" ceilings, 7" floors, 52 loading doors, 40,000 lb. *Rite Hite* mechanical levelers, room to park 240 trailers, ESFR fire protection, 800 Amp (expandable), 480/277 Volt, 3-phase electrical service, and LED lighting. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements).

mericlereadytogo.com/575-595ResearchDrive/





352,500 SF



1201 CRESTWOOD DRIVE
Crestwood Industrial Park
Mountain Top, PA
57.37 acres
41.137690, -75.880971



Build-to-suit site for up to 352,500 SF (750' x 470'). All utilities. Room to park more than 325 trailers on-site. Located 6.6 miles from I-81 and 8.3 miles from I-80 via S.R. 309. Site is in established business park with quality tenants.



Build-to-suit site located in established business park just 0.75 miles from S.R. 6 and five minutes from I-81, I-84, and I-380. All utilities in place. Proposed building will have cross-dock loading and room on-site to park 181 cars and 133 trailers.



1220 EAST LACKAWANNA AVENUE
Mid Valley Industrial Park
Olyphant, PA
29.37 acres
41.459852, -75.585794



297,000 SF



315,000 SF



OLDFIELD BOULEVARD
Grimes Industrial Park
Pittston Township
48.89 acres
41.318950, -75.716353



Build-to-suit site located in established business park just three miles from the Wilkes-Barre/Scranton International Airport, 3.5 miles from I-81, and 4.5 miles from I-476. All utilities. Site is located adjacent to new FedEx Ground distribution center. Great location for e-commerce fulfillment operation. A 315,000 SF cross-dock industrial building is planned with 43 loading doors, two drive-in doors, 120 trailer spaces, and 196 vehicle spaces.



Build-to-suit site in long-established business park, which offers quick access to I-81 and I-80. The property is served by natural gas, public water and sewer, and reliable power. Roughly equidistant to Wilkes-Barre and Hazleton. Located in a Keystone Opportunity Zone with tax abatements available through 2029.



PARCEL 28 (#3) CRESTWOOD DRIVE
Crestwood Industrial Park
Mountain Top, PA
23.82 acres
41.141230, -75.894962



217,000 SF



100-124 CAPITAL ROAD

CenterPoint Commerce & Trade Park East
Jenkins Township, PA

LEASED!

198,400 SF



100-124 CAPITAL ROAD
CenterPoint Commerce &
Trade Park East
Jenkins Township, PA
14.61 acres
41.296007, -75.758791



Plug N' Play 320' x 620' industrial building. Features 34'3" to 41'3" ceilings, (22) 9' x 10' cross-dock loading doors, (2) drive-in doors, 8" concrete floors, an 8,400 SF main office, 940 SF shipping office, 560 SF receiving office, 360 SF customer service office, ESFR fire protection, and 800 Amps (expandable to 4,000 Amps) of electrical service. Will subdivide. Park entrance is less than one mile from I-81, I-476. **Free racking and conveyor system available!**



Affordable light industrial and commercial complex located less than one mile from Downtown Wilkes-Barre, but with quick access to I-81. The space is ideal for manufacturing, distribution, dead storage, office, healthcare, nonprofit, and commercial tenants. Off-street and on-street parking is available. Ceiling clear heights generally range from 12' to 26'. Will subdivide and customize to your exact needs. Sale possible.
mericlereadytogo.com/PennBusinessCenter/



350-390 NORTH PENNSYLVANIA AVENUE
Penn Business Center
Wilkes-Barre, PA 18702
4.48 acres
41.249833, -75.868583



Tax-abated (KOZ through 2025), rail-served industrial site for sale on the I-81 Corridor. Located 2.4 miles from Exit 178 of I-81. Located in close proximity to FedEx Ground, FedEx Express, and UPS and is 2.5 miles from the Wilkes-Barre/Scranton International Airport. Has rail service from two short lines with connections to Class I railroad Norfolk Southern Railway Company.
mericlereadytogo.com/DuryeaKOZ/



BOYLAN DRIVE
Duryea KOZ Industrial Park
Duryea, PA 18641
14.71 acres
41.342011, -75.751719

187,000 SF



172,012 SF



FOR SALE
OR LEASE

155,000 SF



CenterPoint Commerce
& Trade Park East
Pittston Township, PA
24.44 acres
41.298096, -75.734976



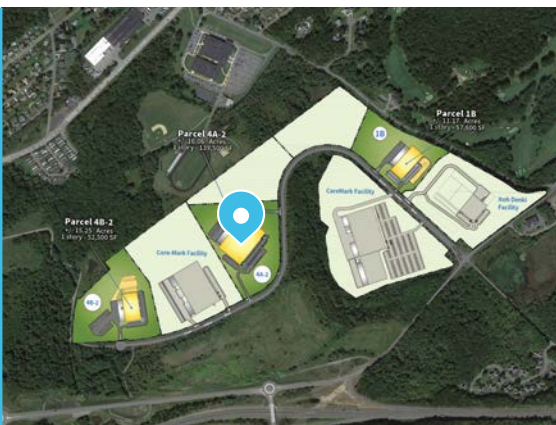
33'3

High-profile site at entrance to CenterPoint Commerce & Trade Park West. Visible from I-81 South. All utilities in place, including fiber. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Site has been cleared, graded, and compacted and is ready for the immediate construction of an approximately 130,000 SF flex building. Room on-site for abundant parking. Great labor draw area.

Hanover Crossings
Hanover Township, PA
16.06 acres
41.207240,- 75.948298



139,500 SF



148,800 SF



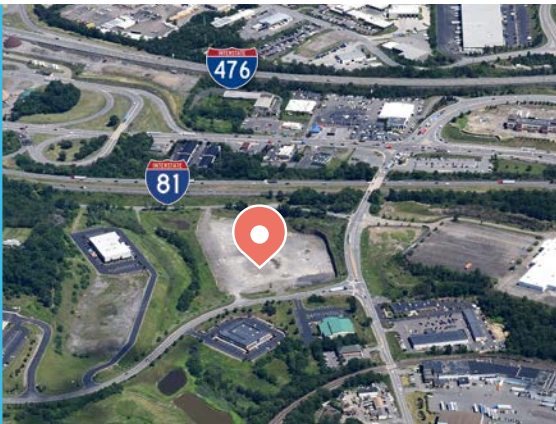
Humboldt Industrial Park
Hazle Township, PA
25.43 acres
40.921318, -76.044204

33'3

CenterPoint Commerce
& Trade Park West
Pittston Township, PA
4.37 acres
41.307425, -75.766902



130,000 SF



LEASED!**126,439 SF**

585 OAK RIDGE ROAD
Humboldt Industrial Park
Hazle Township, PA
22.78 acres
40.922314, -76.060503



Up to 126,439 SF available in this 360,360 SF building. Located within five minutes of I-81 and 15 minutes of I-80. Can be subdivided. Has a 4,481 SF main office and a 3,198 SF shipping office, 32' to 36' ceilings, (9) single-sided loading doors, (1) drive-in door, 800 Amps (expandable) of power, ESFR fire protection, LED lighting in warehouse, and gas-fired unit heaters.



110,000 SF industrial building with a 6,940 SF main office. Space features 30'2" to 33'0" ceilings, 31 loading doors, (3) drive-in doors, 1,200 Amps of power, energy-efficient lighting, and energy-efficient, gas-fired unit heaters. An adjacent 3.2-acre gravel parcel is available for outdoor storage and/or excess trailer parking. The building is approximately 10 minutes from I-81 and I-80.



5-11 ELMWOOD ROAD
Crestwood Industrial Park
Wright Township, PA
10.09 acres
41.134904, -75.900225

LEASED!**110,000 SF**

**PARCEL 28 (#2)
CRESTWOOD DRIVE**
Crestwood Industrial Park
Mountain Top, PA
26.22 acres
41.140082, -75.890672



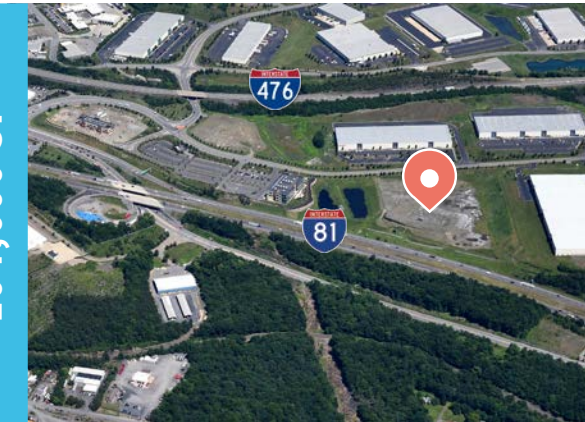
Build-to-suit site in long-established business park, which offers quick access to I-81 and I-80. The property is served by natural gas, public water and sewer, and reliable power. Roughly equidistant to Wilkes-Barre and Hazleton.



Mericle plans to construct an approximately 104,000 SF flex building here. This is one of the most visible sites along the I-81 Corridor. Can be seen from I-81 and I-476. Site has been cleared, graded, and compacted and is located in a LERTA zone (10-year, 100% real estate tax abatement on improvements). Has all utilities including fiber. Park is located immediately off Exit 175 of I-81 and Exit 115 of I-476 in Jenkins Township, PA, and is just 10 minutes from Scranton and Wilkes-Barre. Excellent labor draw area. More than 470,000 live within 20 miles.



400-498 KEYSTONE AVENUE (PARCEL 5)
CenterPoint Commerce & Trade Park East
Jenkins Township, PA
10.09 acres
41.298673, -75.770074

104,000 SF



SAMPLE BUILDING PHOTO

99,000 SF



380-400 RESEARCH DRIVE (PARCEL 35B)

CenterPoint Commerce & Trade Park East
Pittston Township, PA
13.34 acres
41.298251, -75.735138



Build-to-suit site for 99,000 SF (180' x 550') industrial building. RE taxes on improvements will be 100% abated for 10 years (LERTA). Will feature approx. 33' ceilings, 50' x 60' bay spacing with a 60' deep staging bay, (14) 9' x 10' vertical lift dock doors with 40,000 lb. capacity mechanical levelers with bumpers, and one (1) 12' x 14' vertical lift drive-in door with a reinforced concrete ramp. The park entrance is less than one mile from I-81 and I-476.



This 79,725 SF (320' x 275') space is in a 140,000 SF industrial building in very good condition that was constructed in 1998/1999. The building is located five minutes from I-81 via S.R. 29 and is in a good labor draw area. Includes a 4,796 SF main office, a 220 SF shipping office, 30' ceilings, (10) vertical lift dock doors with edge of dock levelers, (1) vertical lift dock door with mechanical leveler and bumpers, and (1) vertical lift drive-in door at grade. The building sits on 15.06 acres in a long-established business park with quality tenants.



165 NEW COMMERCE BOULEVARD

Hanover Industrial Estates
Hanover Township, PA
15.06 acres
41.212140, -75.928640



79,725 SF



550-598 SATHERS DRIVE

Grimes Industrial Park
Pittston Township, PA
15.14 acres
41.315243, -75.729733



Build-to-suit site in established business park located in close proximity to I-81, I-476, and the Wilkes-Barre/Scranton International Airport. Served by all utilities. Site has been cleared and graded. Good labor draw area. Very close to FedEx Ground, FedEx Ship Center, and UPS.



This 77,647 SF space is in a brand new 310,000 SF industrial building. Features 38'2" ceilings, (11) 9' x 10' loading doors with 40,000 lb. capacity mechanical levelers, 7" concrete floors, room to park 20 trailers and 46 vehicles on-site (with future parking for up to 300 additional spaces), 800 Amps of power, ESFR fire protection, and LED lighting. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements).

mericlereadytogo.com/160-180independencedrive/



160-180 INDEPENDENCE DRIVE (PARCEL 34)

CenterPoint Commerce & Trade Park East
Pittston Township, PA
67.91 acres
41.296129, -75.732295



83,200 SF



77,647 SF



68,259 SF

**180 WELLES STREET**

Cross Valley West
Professional Building
Forty Fort, PA
41.275770, -75.876670



68,259 SF of industrial space available in 381,881 SF multi-tenant industrial and office complex. Located just ¼ mile from Exit 4 of S.R. 309 – the Cross Valley Expressway – and just (5) minutes from I-81. This affordable space has 16' ceilings, and (11) vertical lift insulated steel dock doors, including (7) with mechanical levelers. Utility service includes gas-fired unit heaters, energy-efficient fluorescent warehouse lights, a Light Hazard sprinkler system, and 225 Amp, 208/120 Volt, 3-phase power. Great labor draw location.

mericlereadytogo.com/wellesstreet/



This 53,040 SF flex/office building on 23.91 acres will be restored by Mericle to its original flex/industrial condition. The building can be expanded and features (2) 400 Amp, 480/277 Volt, 3-phase services and (1) 600 Amp, 480/277 Volt, 3-phase service. Has room on-site for abundant vehicle parking, trailer parking, and/or outdoor storage. Has (2) 10' x 12' at-grade drive-in doors. Loading docks will be added. Ceiling height is 24'. Has Ordinary Hazard Class III sprinkler system, 50' x 50' column spacing (typical), and a 350KW Cummins/Onan diesel powered generator.

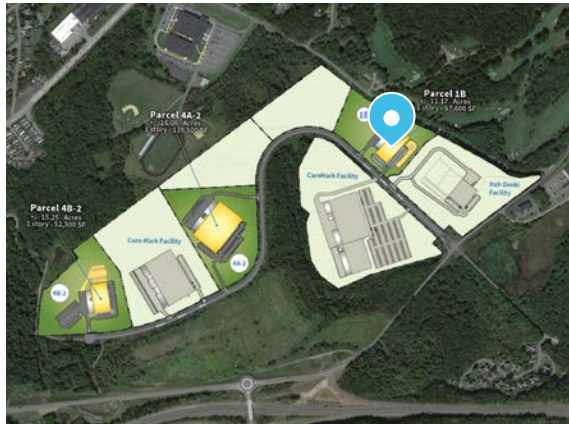
mericlereadytogo.com/400StewartRoad/

**400 STEWART ROAD**

Hanover Industrial Estates
Hanover Township, PA
23.91 acres
41.212770, -75.916060



53,040 SF



57,600 SF

**PARCEL 1B GREAT VALLEY BOULEVARD**

Hanover Crossings
Hanover Township, PA
11.17 acres
41.210647, -75.941842



Build-to-suit site in attractive business park located just five minutes from I-81 via S.R. 29. Twenty minutes from I-80. All utilities available. Nice corporate neighbors. Good labor draw area.



Build-to-suit site in attractive business park located just five minutes from I-81 via S.R. 29. Twenty minutes from I-80. All utilities available. Nice corporate neighbors. Good labor draw area.

**PARCEL 4B-2 GREAT VALLEY BOULEVARD**

Hanover Crossings
Hanover Township, PA
15.25 acres
41.205949, -75.950722



52,500 SF



47,557 SF



1200 CORPORATE WAY
Mid Valley Industrial Park
Olyphant, PA
38.12 acres
41.462392, -75.583521



Class A 180' x 261' warehouse space in 365,114 SF building. Quick drive to I-81, I-84, and I-380. Space contains 999 SF office, (2) 9' x 10' dock doors (room for more) with 45,000 lb. capacity *Rite-Hite* mechanical levelers with bumpers, 40'2" ceilings, 45' x 50' column spacing with 61' at the loading docks, 8" floor, and ESFR fire protection system. Heating in warehouse is an indirect gas-fired, interior, vertical air rotation unit. The electrical service is 800 Amp, 480/277 Volt, 3-phase.

mericlereadytogo.com/1200CorporateWay/



410-420 RESEARCH DRIVE
CenterPoint Commerce & Trade Park East
Pittston Township, PA



46,321 SF



130-150 INDEPENDENCE DRIVE (PARCEL 30)
CenterPoint Commerce & Trade Park East
Pittston Township, PA
32.92 acres
41.300637, -75.729021



This 46,321 SF space is located in a newly constructed 217,000 SF building and features 38'2" ceilings, (8) 9' x 10' loading doors with 40,000 lb. capacity mechanical levelers, (1) drive-in door, 7" concrete floors, room to park up to 51 trailers and up to 113 vehicles on-site, 800 Amps of power, and LED lighting. Located in a LERTA Zone. Park entrance is less than one mile from I-81, I-476.

mericlereadytogo.com/130-150IndependenceDr/



This 42,000 SF (210' x 200') flex building was recently constructed by Mericle. Features 32'2" ceilings, (8) 9' x 10' loading doors with 40,000 lb. capacity mechanical levelers, (1) 12' x 14' drive-in door, on-site parking for up to 40 vehicles and 22 trailers, ESFR fire protection, LED lighting, and 800 Amps of power (expandable to 4,000). Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements).

mericlereadytogo.com/410-420researchdrive/



410-420 RESEARCH DRIVE (PARCEL 35A)
CenterPoint Commerce & Trade Park East
Pittston Township, PA
7.82 acres
41.300060, -75.737479



42,000 SF



28,130 SF



1128 HANOVER STREET
Hanover Industrial Estates
Sugar Notch Borough, PA
15.64 acres
41.198809, -75.927038



28,130 SF in 133,000 SF multi-tenant flex building. Available as climate-controlled industrial space or as wide-open office space. Space was formerly a disaster recovery center with expanded on-site data and telecom equipment. Includes large open area, six training rooms, and one data room. Has (3) vertical lift, insulated steel dock doors with 30,000 lb. capacity mechanical levelers with bumpers, and 30'4" ceilings. Served by a CATERPILLAR 500 KW diesel generator.

mericlereadytogo.com/1110HanoverStreet/



Build-to-suit site in established business park located in close proximity to I-81, I-476, and the Wilkes-Barre/Scranton International Airport. Served by all utilities. Site has been cleared and graded. Good labor draw area. Very close to FedEx Ground, FedEx Ship Center, and UPS.



500-548 SATHERS DRIVE
Grimes Industrial Park
Pittston Township, PA
15.14 acres
41.314405, -75.732210



24,000 SF



24,000 SF



260-280 ARMSTRONG ROAD
CenterPoint Commerce
& Trade Park East
Jenkins Township, PA
4.01 acres
41.295023, -75.763139



Build-to-suit site for up to 24,000 SF. Highly visible site. Park entrance is less than one mile from I-81 and I-476. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). All utilities in place. Located in close proximity to FedEx Ground, FedEx Ship Center, FedEx Smart Post, UPS, and the Wilkes-Barre/Scranton International Airport.



Build-to-suit site for up to 24,000 SF. Park entrance is less than one mile from I-81 and I-476. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). All utilities in place. Located in close proximity to FedEx Ground, FedEx Ship Center, FedEx Smart Post, UPS, and the Wilkes-Barre/Scranton International Airport.



165-175 RESEARCH DRIVE
CenterPoint Commerce
& Trade Park East
Jenkins Township, PA
3.3 acres
41.288781, -75.746412



24,000 SF



16,239 SF



560-570 RESEARCH DRIVE

CenterPoint Commerce
& Trade Park East
Pittston Township, PA
5.6 acres
41.301220, -75.745110



16,239 SF in a 40,000 SF industrial building. Features 33'2" ceilings and (4) 9' x 10' vertical lift dock doors. Has up to 13 trailer spaces and room for up to 39 vehicles. Utility service includes a 2,500 gallon, 65 PSI fire pump; energy-efficient LED lighting; energy-efficient, roof-mounted *Cambridge* direct-fire heating units; and a 400 Amp, 120/208 Volt, 3-phase electrical service. Offers multi-year, 100% real estate tax abatement on improvements.

mericlereadytogo.com
[/560-570researchdrive/](http://560-570researchdrive/)



Build-to-suit site for an 11,200 SF industrial building. Park entrance is less than one mile from I-81 and I-476. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). All utilities in place. Located in close proximity to FedEx Ground, FedEx Ship Center, FedEx Smart Post, UPS, and the Wilkes-Barre/Scranton International Airport. Room for outdoor storage.



157-163 RESEARCH DRIVE

CenterPoint Commerce
& Trade Park East
Jenkins Township, PA
4.49 acres
41.287768, -75.745940

11,200 SF



16,000 SF



1050 HANOVER STREET

Hanover Industrial Estates
Hanover Township, PA
4.34 acres
41.196795, -75.940817



Build-to-suit site in established business park located just five minutes from I-81 via S.R. 29. Twenty minutes from I-80. All utilities available. Nice corporate neighbors. Good labor draw area.



9,575 SF space with 3,456 SF office in 108,000 SF multi-tenant flex building in established business park. Located just five minutes from I-81 via S.R. 29. Space features 27'5" to 29'3" ceilings, (1) 8'6" x 9'6" loading door, (1) 12' x 14' drive-in door with asphalt ramp, 40' x 50' column spacing, and a 200 Amp, 120/208 Volt, 3-phase electrical service. Space is in excellent condition.

mericlereadytogo.com
[/1065HanoverStreet/](http://1065HanoverStreet/)



1069 HANOVER STREET

Hanover Industrial Estates
Hanover Township, PA
11.21 acres
41.201731, -75.934309

9,575 SF



**1 ALBERIGI DRIVE, SUITE 112**

Jessup Small Business Center
Jessup Borough, PA

**9,029 SF****1 ALBERIGI DRIVE, SUITE 112**

Jessup Small Business Center
Jessup Borough, PA
10.02 acres
41.459790, -75.554313



9,029 SF (60' x 150') flex space in excellent condition in multi-tenant building. Offers quick access to I-81, I-84, and I-380 via Rt. 6. Includes 2,603 SF of office space. Features include 30'6" to 33'6" ceilings, (1) 8'6" x 9'6" vertical lift, insulated steel loading door, one (1) 10' x 12' drive-in door with pre-cast ramp, energy-efficient heating and lighting, and 225 Amps of power.

mericlereadytogo.com/1alberigidrive/

7,552 SF space available in well-maintained 83,026 SF multi-tenant flex building. Property is located less than five minutes from I-81 via S.R. 29. Includes 2,800 SF of modern office space. Features include 20'6.5" to 23'1" ceilings, (1) 8' x 9' vertical lift dock door with mechanical levelers with bumpers, and (1) 12' x 14' insulated steel drive-in door with ramp. Has high-efficiency gas-fired unit heaters, 200 Amps of power, and an Ordinary Hazard Class III wet sprinkler system.

mericlereadytogo.com/155StewartRoad/

**145 STEWART ROAD**

Hanover Industrial Estates
Hanover Township, PA
11.63 acres
41.213291, -75.922157

7,552 SF**1065 HANOVER STREET, SUITE 102**

Hanover Industrial Estates
Hanover Township, PA
11.21 acres
41.201731, -75.934309

6,015 SF

6,015 SF space with 3,710 SF office in 108,000 SF multi-tenant flex building in established business park. Located just five minutes from I-81 via S.R. 29. Space features 27'5" to 29'3" ceilings, (1) 8'6" x 9'6" loading door, (1) 10' x 14' drive-in door with precast ramp, 40' x 50' column spacing, and a 200 Amp, 120/208 Volt, 3-phase electrical service. Space is in excellent condition.

mericlereadytogo.com/1065HanoverStreet/





LABOR AVAILABILITY

Despite its strong industrial growth since 2000, NEPA’s unemployment rate continues to run higher than state and national averages.

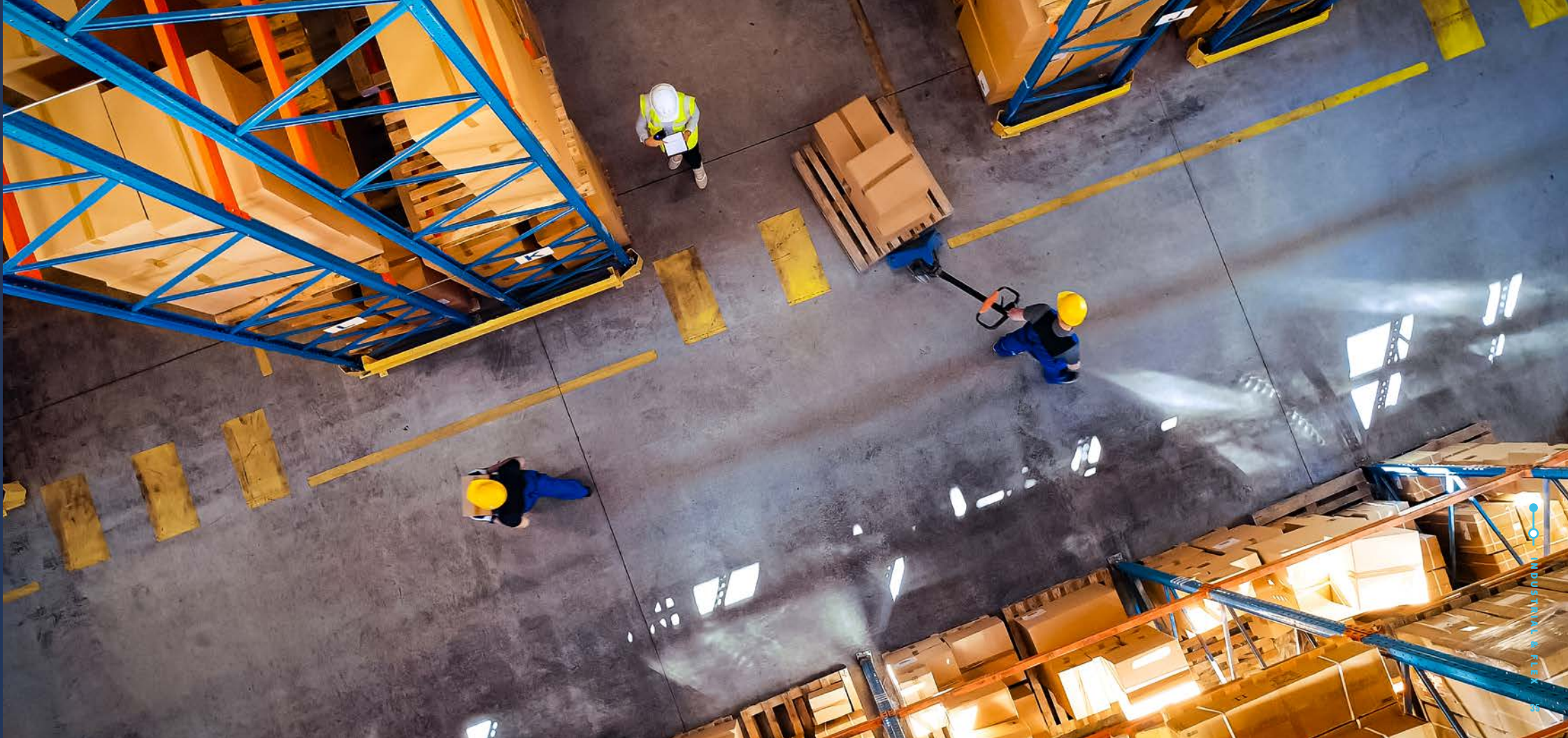
The statistics in the table below detail how the region has compared to the state and nation in recent years.

According to the Pennsylvania Department of Labor & Industry, there are 956 employers in the Transportation & Warehousing sector in the 10 counties that make up Northeastern Pennsylvania. Together, these companies employ 37,341 people.

Labor availability for companies needing seasonal help is enhanced by the fact that there are more than 51,000 college students in the immediate NEPA area, many of whom often seek part-time employment.

YEAR	NEPA CIV. LABOR FORCE	EMPLOY.	UNEMPLOY.	NEPA	PA	US
2021	270,800	247,700	23,100	8.5%	7.3%	6.1%
2020	263,276	239,980	23,296	8.8%	7.7%	6.9%
2019	276,500	261,700	14,800	5.4%	4.4%	3.7%

Source: PA Dept. of Labor & Industry



FLEX ^{AND} OFFICE SPACE



44,800 SF

**161-191 ENTERPRISE WAY**

CenterPoint Commerce
& Trade Park West
Pittston Township, PA
9.00 acres
41.310083, -75.767778



High-profile site visible from I-81 North. All utilities in place, including fiber. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Site has been cleared, graded, and compacted and is ready for the immediate construction of up to 44,800 SF of office space. Room on-site for abundant parking. Great labor draw area.



CENTERPOINT COMMONS
Jenkins Township, PA



34,254 SF

**225 STEWART ROAD**

Hanover Industrial Estates
Hanover Township, PA
6.7 acres
41.214846, -75.919614



This 34,254 SF space is located in a 40,000 SF flex building and includes 31,299 SF of office space and 2,955 SF of warehouse space. The office space is fit-out with broadloom carpeting, resilient flooring, and an acoustical suspended ceiling system at approx. 9' above finish floor. The space includes a 866 SF raised-floor, separately cooled, computer room. There is room for abundant on-site parking.

mericlereadytogo.com/225StewartRoad/



CenterPoint Commons is a two-story retail and office building under construction at the main entrance to CenterPoint Commerce & Trade Park. High-profile site – visible from I-81, I-476, and S.R. 315. The site is 1/2 mile from Exit 175 of I-81 and Exit 115 of I-476. High A.A.D.T. counts. Has 14,292 SF of retail space on the 1st floor and 16,713 SF of office space on the 2nd floor. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements).
centerpointcommons.com

**100 KEYSTONE AVENUE**

CenterPoint Commerce
& Trade Park East
Jenkins Township, PA
7.98 acres
41.304128, -75.764944



31,005 SF



28,130 SF



1128 HANOVER STREET
Hanover Industrial Estates
Sugar Notch Borough, PA
15.74 acres
41.198809, -75.927038



28,130 SF in 133,000 SF multi-tenant flex building. Located five minutes from I-81 via S.R. 29. Available as climate controlled industrial space or as wide-open office space. Space was formerly a disaster recovery center with expanded on-site data and telecom equipment. Has (3) dock doors with 30,000 lb. capacity mechanical levelers with bumpers and 30'4" ceilings. Served by a CATERPILLAR 500 KW diesel generator. Abundant on-site parking.
[mericleadytogo.com/1110HanoverStreet/](https://www.mericleadytogo.com/1110HanoverStreet/)



225 STEWART ROAD
Hanover Industrial Estates
Hanover Township, PA



21,918 SF



225 STEWART ROAD
Hanover Industrial Estates
Hanover Township, PA
6.7 acres
41.214846, -75.919614



Three contiguous spaces - 10,379 SF, 8,480 SF, and 3,059 SF - that can be combined to create a 21,918 SF office. The 10,379 SF space and 8,480 SF space are fit-out entirely as office space while the 3,059 SF space is used as light industrial space. Just five minutes to I-81 via S.R. 29. Good labor draw area. Strong utilities. Plenty of on-site parking. See individual descriptions for the 10,379 SF and 8,480 SF spaces later in this brochure.
[mericleadytogo.com/225StewartRoad/](https://www.mericleadytogo.com/225StewartRoad/)



Approx. 10,379 SF of mostly wide-open office space within a 40,000 SF multi-tenant, flex building. Adjacent 23,875 SF also available. Space is fit-out with broadloom carpeting, resilient flooring, and an acoustical suspended ceiling system at approximately 9' above finish floor. The available space has (1) 3' x 4' sliding glass window into reception and (4) 4' x 4' fixed interior windows. Has several private offices. Offers excellent access to I-81 and via S.R. 29.
[mericleadytogo.com/225StewartRoad/](https://www.mericleadytogo.com/225StewartRoad/)



225 STEWART ROAD
Hanover Industrial Estates
Hanover Township, PA
6.7 acres
41.214846, -75.919614



10,379 SF



10,134 SF


**190 WELLES STREET,
SUITE 106**

Cross Valley West
Professional Building
Forty Fort, PA 18704
41.274961, -75.874574



Up to 10,134 SF of former medical office space located immediately off of Cross Valley Expressway. Space has an acoustical suspended ceiling at 9' above finish floor. Waiting and reception areas have custom cabinetry, full glass entry doors, and upgraded ceiling tiles. Has a private restroom with shower and radiation protection in the former radiation therapy areas. Has 2' x 4' fluorescent troffer fixtures with prismatic lenses and 800 Amp, 480/277 Volt, 3-phase electrical service with disconnects at former radiology rooms for equipment.

mericlereadytogo.com/crossvalleywest/



Available space is approx. 8,480 SF in excellent condition within a 40,000 SF multi-tenant flex space. Adjacent 25,774 SF also available. Includes an existing office fit-out with carpet tiles, resilient flooring, and an acoustical suspended ceiling system at approx. 9' above finish floor. Excellent access to I-81 and Route 29. Reliable power and telecom service. Systems furniture available.

mericlereadytogo.com/225StewartRoad/


225 STEWART ROAD

Hanover Industrial Estates
Hanover Township, PA
5.57 acres
41.214846, -75.919614



8,480 SF



8,648 SF


**190 WELLES STREET,
SUITE 180**

Cross Valley West
Professional Building
Forty Fort, PA 18704
41.274961, -75.874574



Former fitness center that would be an excellent creative office space. Has a combination of open ceilings and specialty acoustical suspended ceiling systems. Flooring is a mixture of exposed concrete, luxury vinyl tile, porcelain tile, and carpeting. Has existing general lighting with a combination of specialty hanging fluorescent fixtures and 2 x 4 fluorescent troffer fixtures, as well as accent lighting wall sconces. Abundant parking available.

mericlereadytogo.com/crossvalleywest/



This 8,042 SF computer training/office center features Class A finishes. Space 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 PA. Has many windows and more can be added. Park entrance is less than one mile from I-81 and I-476.

mericlereadytogo.com/145-173CenterPointBlvd/


**145-173 CENTERPOINT
BOULEVARD**

CenterPoint Commerce
& Trade Park East
Jenkins Township, PA
8.55 acres
41.301250, -75.761899



8,042 SF



7,509 SF



157-159 CENTERPOINT BOULEVARD

CenterPoint Commerce
& Trade Park East
Jenkins Township, PA
8.55 acres
41.301250, -75.761899



This 7,509 SF **Plug N' Play** office space formerly served as offices and a showroom for one of the nation's top distributors of dental supplies. The space is in exceptional condition and includes a fully outfitted training room, large kitchen, and systems furniture. Park entrance is less than one mile from I-81 and I-476.

mericlereadytogo.com/145-173CenterPointBlvd/



Former 6,427 SF blood lab in 108,939 SF multi-tenant flex building w/ amenities such as sheet vinyl flooring w/ integral cove base, areas of waterproof wall surfaces, 'Clean Room VL' ceiling tiles, redundant HVAC control, walk-in cooler, and secured storage areas, including a bio-waste storage room. Data/IT room has a dedicated 18,000 BTU ductless wall unit. Has a dedicated 75 cfm exhaust for existing bio-medical storage room. Has a 1,500 KW packaged diesel generator w/ transfer switch, fuel tank, block heater, and battery charger. Located in a LERTA tax abatement zone.

mericlereadytogo.com/345EnterpriseWay/



317 ENTERPRISE WAY

CenterPoint Commerce
& Trade Park West
Pittston Township, PA
18.48 acres
41.314439, -75.764144

6,427 SF



7,488 SF



150 ENTERPRISE WAY

CenterPoint Commerce
& Trade Park West
Pittston Township, PA
4.058 acres
41.308927, -75.769077



Up to 7,488 SF available within a modern 22,600 SF office building near the entrance of CenterPoint Commerce & Trade Park West. Power is 800 Amp, 208/120 Volt, 3-phase. Fiber and copper telecom service in the park is provided by Verizon, Frontier Communications, and Comcast. Has multi-year, 100% real estate tax abatement on improvements (LERTA). Excellent access to I-81, I-476, and S.R. 315. More than 470,000 people live within 20 miles.

mericlereadytogo.com/150EnterpriseWay/



5,161 SF former headquarters for non-profit healthcare organization. Contains a reception area, (5) private offices, men's/women's rooms, break room, storage room, and large multipurpose room (formerly used for group exercise programs). Located immediately off of Exit 4 of S.R. 309 (Cross Valley Expressway). Nice interior finishes. Ample on-site parking. Fully air conditioned.

mericlereadytogo.com/crossvalleywest/



190 WELLES STREET, SUITE 120

Cross Valley West
Professional Building
Forty Fort, PA
20.5 acres
41.274961, -75.874574

5,161 SF





5,014 SF



1090 HANOVER STREET
Hanover Industrial Estates
Hanover Township, PA
11.6 acres
41.200389, -75.930965



Located in a well-maintained, 70,000 SF multi-tenant flex building, this space most recently housed digital switches for a telecommunications company. Built in 1997, the building is located just five minutes from I-81 via S.R. 29. Ample on-site parking. Served by a 600 Amp, 277/480 Volt, 3-phase electrical service and a 300 KW, 277/480 Volt, 3-phase diesel emergency generator. Office HVAC is via Trane packaged rooftop units.



3,923 SF former medical space containing a 256 SF reception area w/ custom-built cabinetry, multiple exam rooms, and two waiting areas. Includes stainless steel sinks and built-in benches. Has 2' x 4' fluorescent troffers with parabolic lenses in the reception area, waiting rooms, corridors, and doctor's office. Ample parking available.
mericlereadytogo.com/crossvalleywest/



**190 WELLES STREET,
SUITE 168-170**
Cross Valley West
Professional Building
Forty Fort, PA
41.274961, -75.874574



3,923 SF



4,726 SF



1192 SATHERS DRIVE
Grimes Industrial Park
Pittston Township, PA
11.4 acres
41.315958, -75.713776



Very affordable 4,726 SF office space in good condition in 70,000 SF multi-tenant flex building. Offers quick access to I-81, I-476, and Wilkes-Barre/Scranton International Airport. Good labor draw area. Great space for a non-profit. This is a mostly wide-open space, but has a conference room, a kitchenette, and several private offices. Has plenty of on-site parking.
mericlereadytogo.com/1200SathersDrive/1192Sathers_VirtualTour/



Wide-open finished shell space formerly used as a call center. Mericle will customize the interior to a tenant's exact needs. Building is located immediately off of S.R. 309 (Cross Valley Expressway). All utilities available. Large parking lot on-site. Many medical tenants located in complex.
mericlereadytogo.com/crossvalleywest/



**190 WELLES STREET,
SUITE 112**
Cross Valley West
Professional Building
Forty Fort, PA 18704
41.274961, -75.874574



3,862 SF



3,857 SF



124 CENTERPOINT BOULEVARD

CenterPoint Commerce
& Trade Park East
Jenkins Township, PA
12.61 acres
41.303087, -75.761534



This 3,857 SF modern office space is located in a 128,992 SF multi-tenant flex building. The space features a reception area, (7) individual offices, a large orientation/conference room, a break room, and restrooms. The fit-out includes carpeting, resilient flooring, and an acoustical suspended ceiling system at approx. 9' above finished floor. The building is located less than one mile from I-81 and I-476 and has highway visibility. mericlereadytogo.com/100-144centerpointblvd/



124 CENTERPOINT BLVD.
CenterPoint East
Jenkins Township, PA



- ✓ PROPERTY FLYERS
- ✓ SITE PLANS/FLOOR PLANS
- ✓ PHOTO COLLAGES
- ✓ PROPERTY WEBSITES
- ✓ DRONE VIDEOS
- ✓ 360° VIRTUAL TOURS
- ✓ MARKET REPORTS

SCHEDULE YOUR TOUR TODAY!

570.823.1100





ABOUT MERICLE

FIND YOUR SPACE IN NORTHEASTERN PENNSYLVANIA

Mericle Commercial Real Estate Services is the largest privately-owned developer of investment grade industrial, office, and flex buildings and sites along Pennsylvania's I-81 Corridor.

Since its founding in Wilkes-Barre, Pennsylvania in 1985, Mericle has developed buildings in 15 Northeastern Pennsylvania business parks. Close to 20,000 people work in the 26 million square feet Mericle has developed in the region.

Mericle is a vertically-integrated builder with approximately 350 in-house professionals with expertise in all aspects of commercial real estate development and construction.

The Mericle team includes LEED-certified architects, land planners, heavy equipment operators, engineers, surveyors, licensed electricians, plumbers, carpenters, certified public accountants, in-house legal counsel, leasing and marketing professionals, property managers, landscapers, and more.

Mericle's full-time, in-house Property Management Department provides 24/7 maintenance services to its tenants in NEPA.

In addition to regularly constructing buildings on speculation, Mericle also prepares sites in advance for new construction. Through its ReadyToGo!™ Program, Mericle is fully developing pad sites in business parks throughout NEPA. Mericle's Design Department obtains all necessary permits and approvals, and its in-house Excavation Division, considered to be one of the largest of its kind in the US, clears, grades, and compacts the ReadyToGo!™ Sites and makes them ready for the immediate construction of building foundations.

Mericle makes these sites available for trailer parking until such time that it is ready to develop buildings on the parcels.

Among the well-known companies that occupy space developed by Mericle are Alexandria Moulding, Amazon.com, Benco Dental, Bimbo Bakeries, Chewy.com, Core-Mark, Corning, CVS Caremark, FedEx Supply Chain, Geisinger, The Home Depot, J.P. Boden, Merrill Lynch, Michaels Stores, Neiman Marcus, Pepsico, Reynolds Consumer Products, and XPO Logistics.

LEARN MORE & SCHEDULE A TOUR



CONTACT US



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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.

