

77,647 SF

ON 67.91 ACRES AVAILABLE FOR LEASE

160-180 INDEPENDENCE DRIVE (P34)

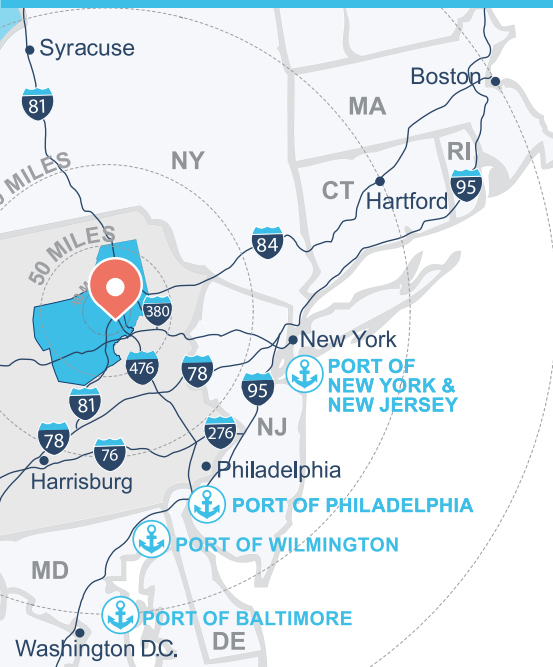
CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSTON TOWNSHIP, PA 18640



mericlereadytogo.com/160-180IndependenceDrive/

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.
- ✓ Multi-year, 100% real estate tax abatement on improvements (LERTA).
- ✓ Immediate proximity to FedEx Ground, FedEx Express, FedEx Smart Post, and UPS.
- ✓ Park is home to industrial facilities for Lowe's, The Home Depot, Neiman Marcus, Bimbo Bakeries, Isuzu, Corning, and others.
- ✓ 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.
- ✓ Centrally located within Scranton/Wilkes-Barre labor market.

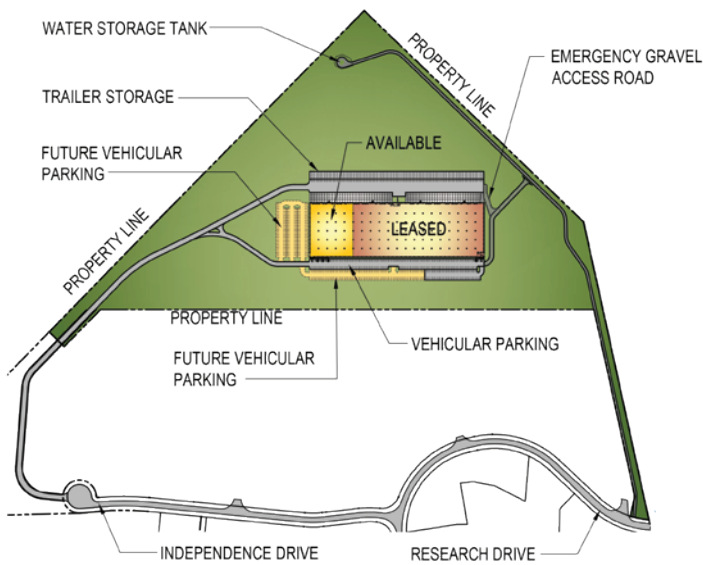
PROPERTY WEBSITE



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SITE PLAN



SIZE

- **Available Space:** 77,647 SF
- **Acreage:** 67.91 acres
- **Space Dimensions:** 310' (depth) x 250' (length)
- Tenant space availability ranges from 31,000 SF to 77,647 SF.

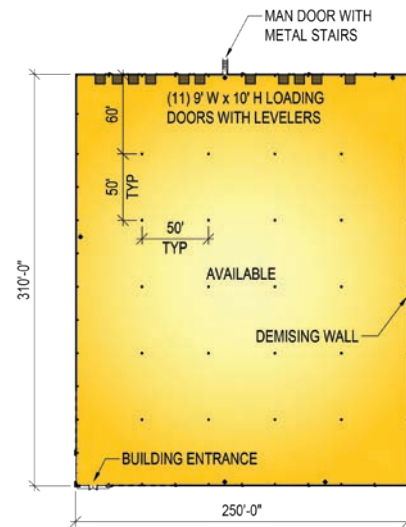
BUILDING CONSTRUCTION

- **Floor:** 7" thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *SpecHard* siliconate sealer / densifier and *E-Cure* curing compound.
- **Roof:** *Butler Manufacturing*, MR-24 metal roof system.
- **Exterior Walls:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- **Clear Ceiling Height:** 38'-2" approximate clear structural height along loading dock wall.
- **Bay Spacing:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- The building contains 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- **Loading:** Single-sided loading.
- **Dock Equipment:** The building contains eleven (11) 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.

FLOOR PLAN



UTILITIES

- **HVAC:** Warehouse heating system consists of one (1) energy-efficient, roof mounted *Cambridge* direct-fire unit.
- **Electrical Service:** The electrical service is a minimum 800 Amp, 480/277 Volt, 3-phase service, expandable to 4,000 Amps.
- **Lighting:** Energy-efficient LED fixtures.
- **Fire Protection:** Early Suppression Fast Response (ESFR) wet sprinkler system.
- **Utilities:** Provisions for domestic water and natural gas are provided.
- All utilities are separately metered.

PARKING

- On-site parking for approximately forty-six (46) vehicles with future parking for up to three hundred (300) additional spaces.
- On-site trailer storage for approximately twenty (20) trailers with 8' wide concrete dolly pad.
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock.
- Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

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



EMPLOYMENT & UNEMPLOYMENT DATA

FOR LACKAWANNA & LUZERNE COUNTIES

YEAR	NEPA REGION CIVILIAN LABOR FORCE	EMPLOYED	UNEMPLOYED	NEPA	PA	US
2021	270,800	247,700	23,100	8.5%	7.3%	6.1%
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%



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.



DEVELOPMENT DIVISION

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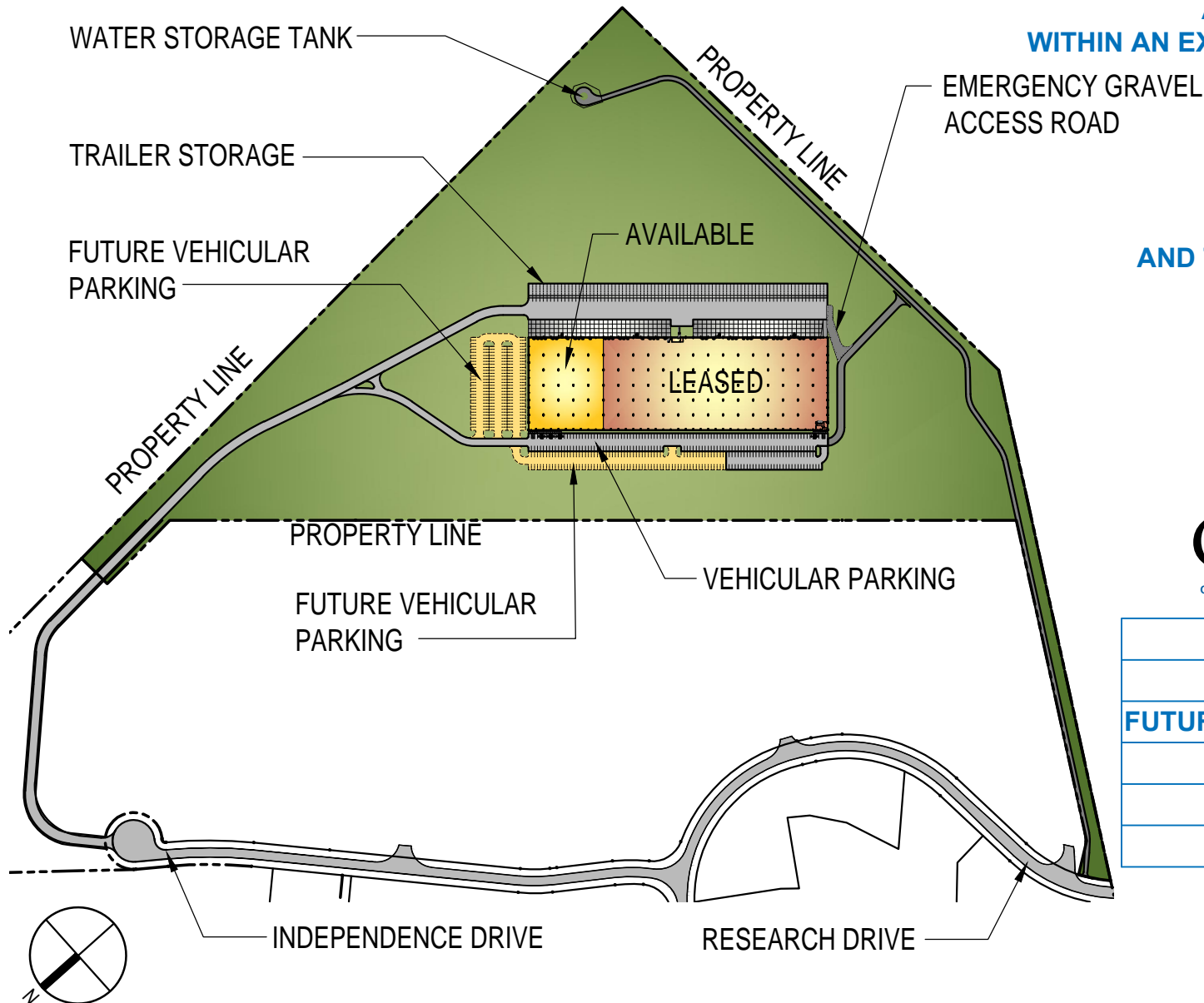
BILL JONES, VP
bjones@mericle.com

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

CONCEPTUAL SITE PLAN

**AVAILABLE 77,647 S.F. SPACE
WITHIN AN EXISTING 310,000 S.F. BUILDING**

**PARCEL #34
160 INDEPENDENCE DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK-EAST PHASE IIB
PITTSBURGH TOWNSHIP
PITTSBURGH, PA 15110**



TRAILER STORAGE	20
VEHICULAR PARKING	46
FUTURE VEHICULAR PARKING	300
DOCK DOORS	11
DRIVE-IN DOORS	0
ACREAGE	67.91

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

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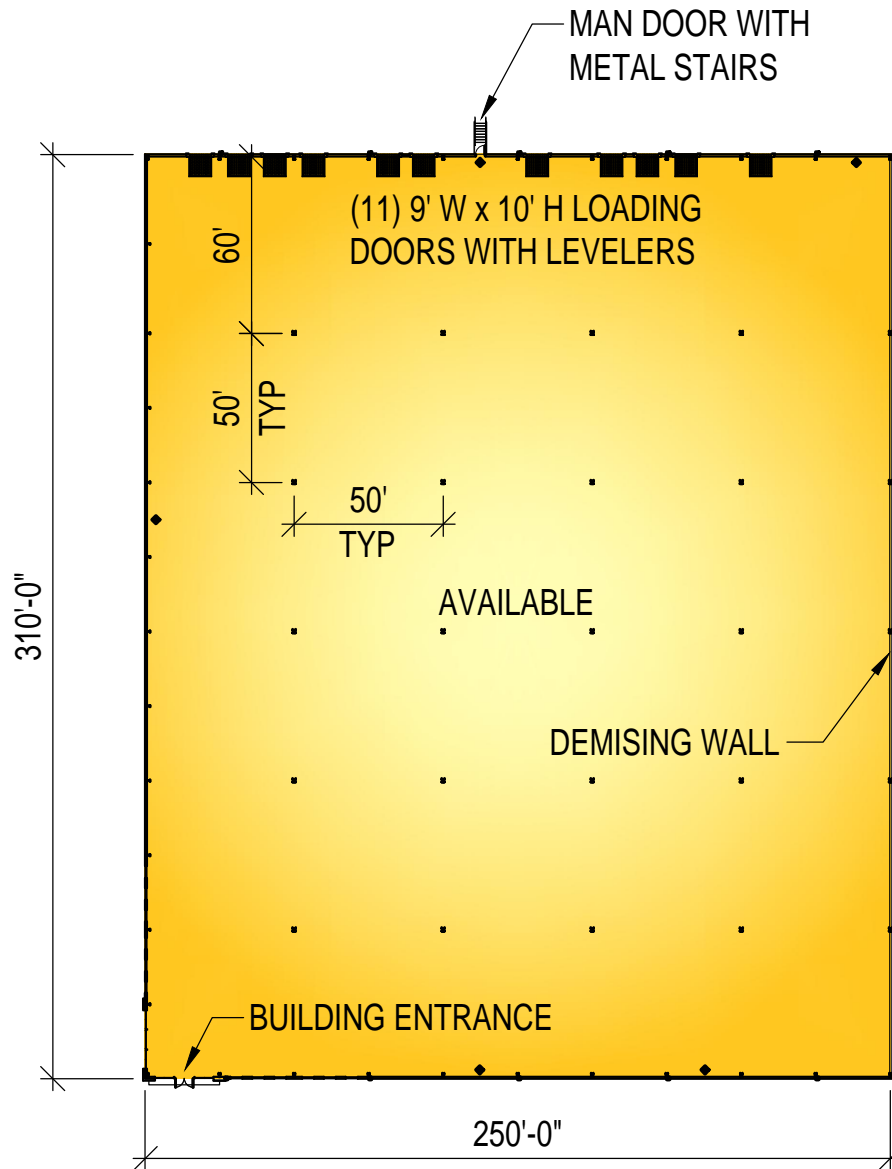
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

CONCEPTUAL FLOOR PLAN

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WITHIN AN EXISTING 310,000 S.F. BUILDING

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East Mountain Corporate Center
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Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PHOTO COLLAGE

160-180 INDEPENDENCE DRIVE | 310,000 SF

CENTERPOINT COMMERCE AND TRADE PARK EAST | PITTSTON TOWNSHIP, PA



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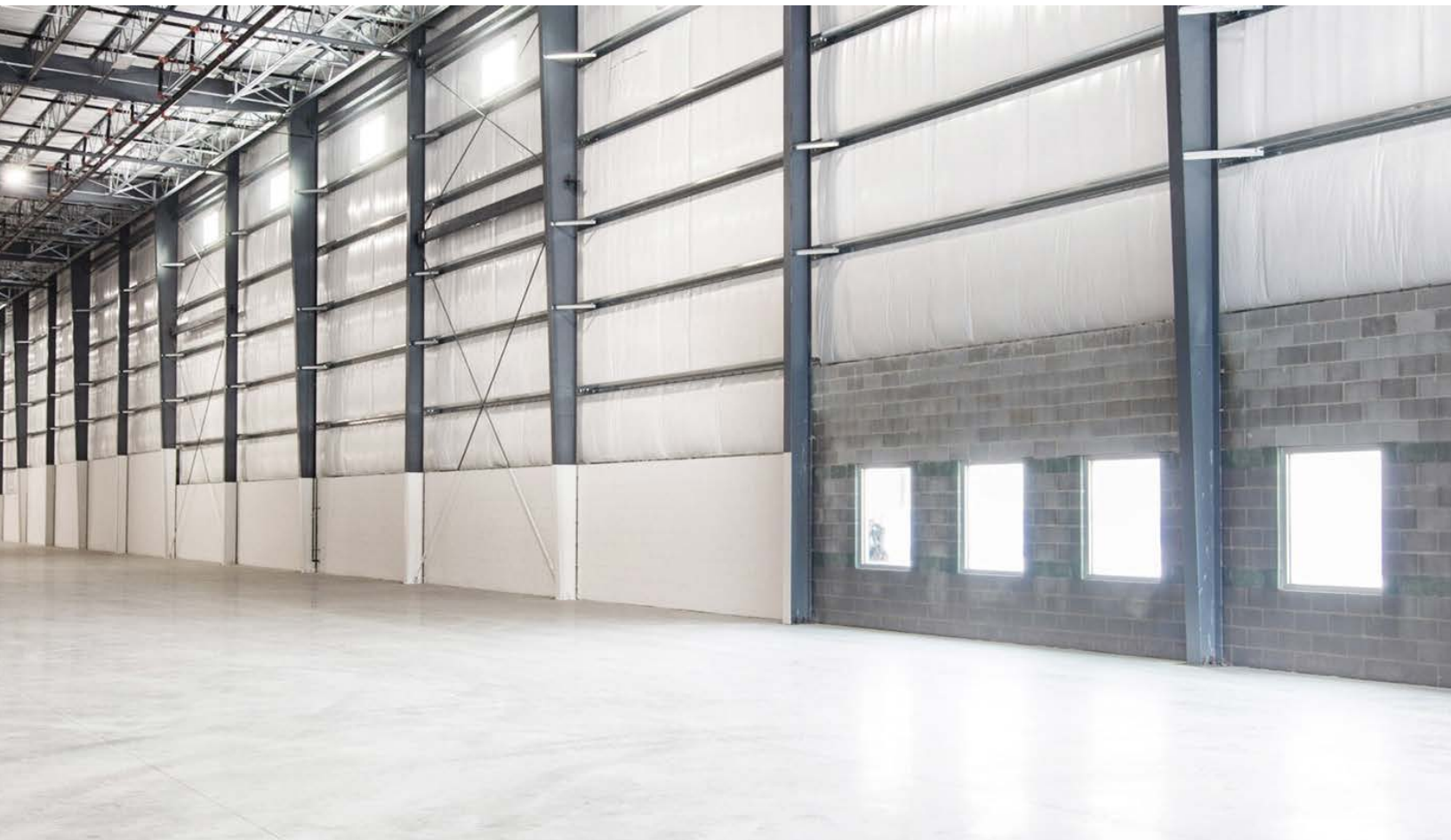


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To learn more about 160-180 Independence Drive and to schedule a tour, please call
Bob Besecker, Jim Hilsher, or Bill Jones of Mericle's Leasing Team at **570.823.1100**.



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