



FOR  
LEASE

# 868,000 SF

**BUILDING UNDER CONSTRUCTION  
EXPANDABLE TO 1,116,000 SF**

COMMONWEALTH DRIVE  
CENTERPOINT SOUTH  
JENKINS TOWNSHIP, PA

.....

**INDUSTRIAL**

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

SITES UNDER CONSTRUCTION.  
READY FOR OCCUPANCY  
DECEMBER 2023.



CenterPoint  
commerce & trade park | south

**RAIL-AVAILABLE BUSINESS PARK LOCATED NEAR I-81 AND I-476**

mericle.com  570.823.1100



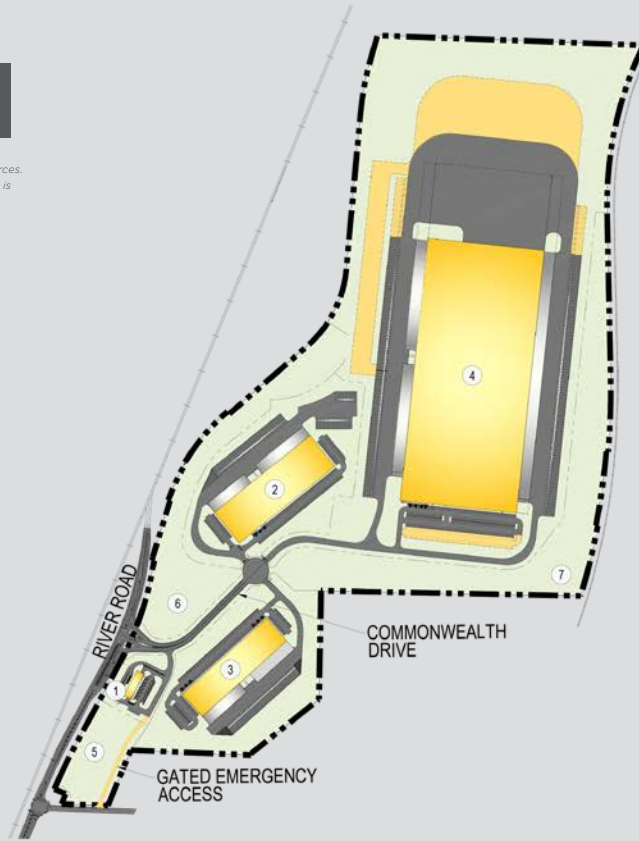


## SITE PLAN

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

**BUILDING LEGEND**

- CONSTRUCTION COMPLETE
- CURRENTLY UNDER CONSTRUCTION
- FUTURE CONSTRUCTION



### SITE ACREAGE

- ① 2.18
- ② 13.92
- ③ 13.72
- ④ 80.97

### BUILDING SIZE

150' x 40' = 6,000 S.F.  
 650' x 210' = 136,500 S.F.  
 600' x 160' = 96,000 S.F.  
 1,400' x 620' = 868,000 S.F.  
 ±248,000 S.F. EXPANSION



## RAIL

AVAILABLE INDUSTRIAL SITE



## QUICK INTERSTATE ACCESS

TO I-81, I-476 & ONLY 2.5 MILES TO SR 309



## TAX SAVINGS

10-YEAR, 100% LERTA



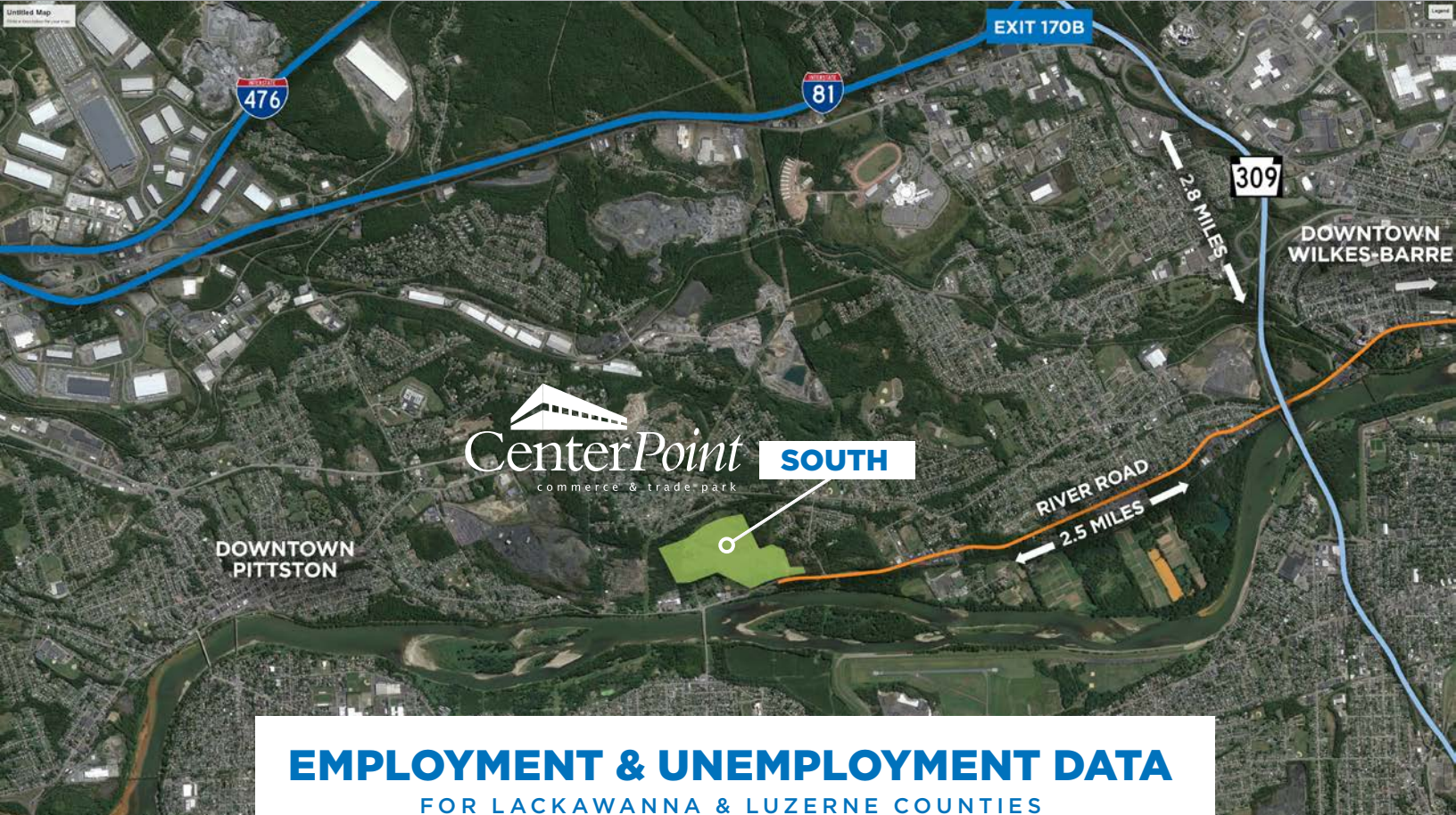
An 868,000 square foot bulk industrial building will be ready for tenants by the end of 2023. The building will be expandable to 1,116,000 square feet. Real estate taxes on improvements will be 100% abated for 10 years (LERTA).

# FOR LEASE

COMMONWEALTH DRIVE, JENKINS TOWNSHIP, PA

[mericleradytogo.com/centerpointsouth](http://mericleradytogo.com/centerpointsouth)

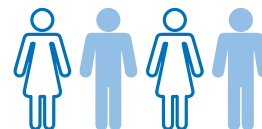
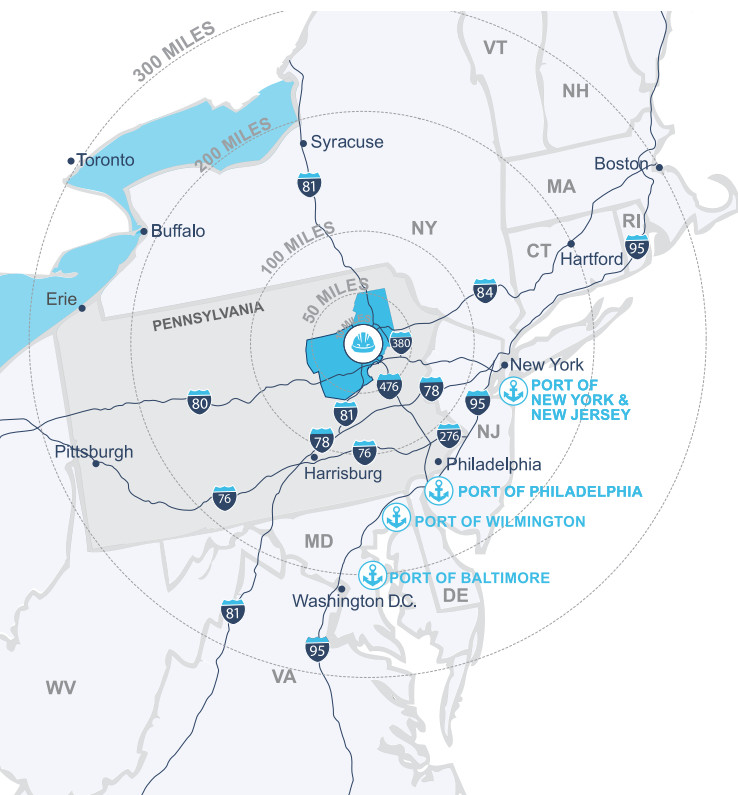




## EMPLOYMENT & UNEMPLOYMENT DATA FOR LACKAWANNA & LUZERNE COUNTIES

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%

Source: workstats.dli.pa.gov



# 54 MILLION

PEOPLE LIVE WITHIN 200 MILES OF THE PARK



Northeastern Pennsylvania is known throughout the United States for its dedicated and highly productive workforce. In fact, prominent national site selection consultant John Rhodes of Moran, Stahl and Boyer said, *"It's almost like Northeast PA defines what work ethic is. People come to work with an eagerness and a willingness to get the job done."*

FOR LEASE

COMMONWEALTH DRIVE, JENKINS TOWNSHIP, PA

[mericlereadytogo.com/centerpointsouth](http://mericlereadytogo.com/centerpointsouth)

# UTILITIES

## NATURAL GAS

CenterPoint South natural gas service will be provided by UGI Penn Natural Gas (UGI PNG) via a proposed main operating at intermediate pressure along the park's access road.

## WATER

CenterPoint South water service will be provided by Pennsylvania American Water Company (PAWC).

## ELECTRIC

CenterPoint South electrical service shall be supplied by PPL Electric Utilities (PPL).

## SANITARY SEWER

CenterPoint South sanitary sewage treatment will be provided by the Wyoming Valley Sanitary Authority (WVSA), which currently has an approved treatment capacity of 32 MGD and receives an average flow of 24 MGD at its treatment plant located in Hanover Township.

## TELECOMMUNICATIONS

CenterPoint South telecommunications services will be provided by Verizon and additional local providers.

# CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



### DEEP WATER PORTS

#### PORT

#### MI AWAY

Philadelphia, PA	120
New York/New Jersey	121
Wilmington, DE	132
Baltimore, MD	191



### TRAVEL DISTANCES

#### CITY

Delaware Water Gap, PA	57
Allentown, PA	67
Morristown, NJ	96
Philadelphia, PA	113
Harrisburg, PA	116
Port of Newark, NJ	126
New York, NY	128
Syracuse, NY	152
Baltimore, MD	194
Hartford, CT	198
Washington DC	237
Pittsburgh, PA	290
Boston, MA	301



DISCOVER  
**NEPA**

Powered by MERICLE

Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

Check out [DiscoverNEPA.com](https://www.discovernepa.com) (search "Greater Pittston") for events, shopping, dining, and many, many things to do!

**Mericle is Northeastern  
Pennsylvania proud.**



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.

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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.**

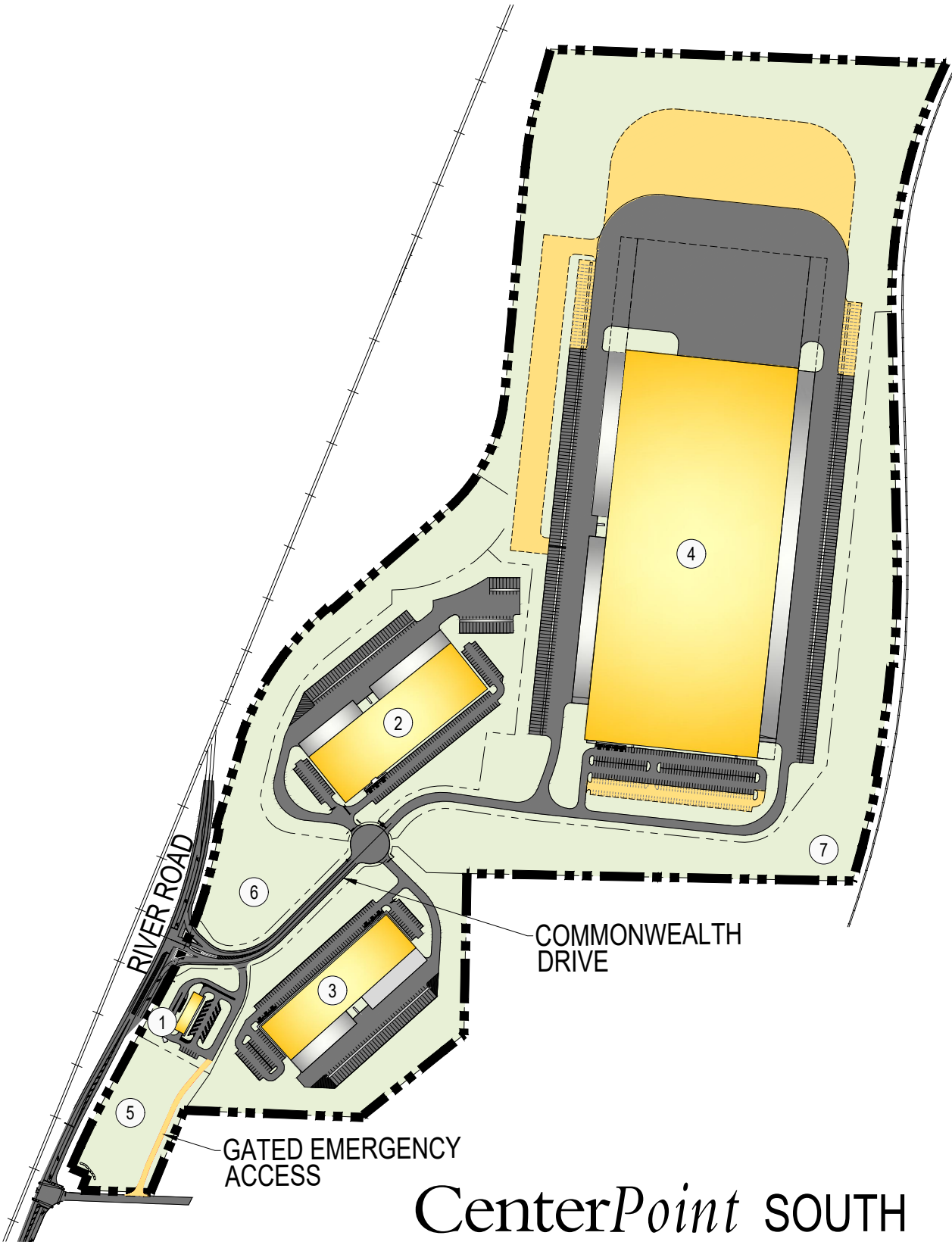
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GREATER PITSTON AREA  
LUZERNE COUNTY, PENNSYLVANIA



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CenterPoint SOUTH