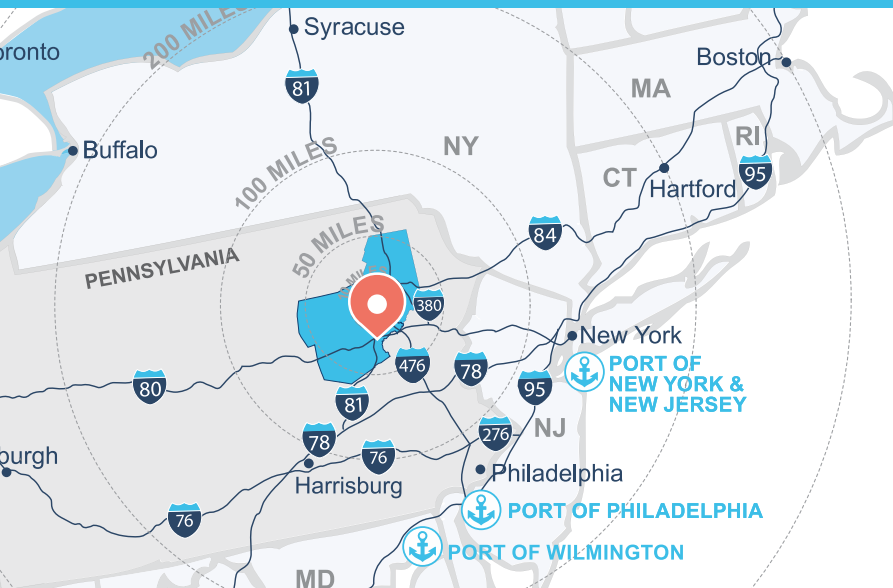


# NORTHEASTERN PENNSYLVANIA'S NEWEST PREMIER BUSINESS PARK



## LOCATED AT THE “CROSSROADS OF THE NORTHEAST”



### CROSSROADS EAST FEATURES

- ✓ Park is less than one mile from I-81 and less than 10 miles from I-80/I-81 interchange
- ✓ More than 650,000 people live within 30 miles
- ✓ Two hours from New York City and Philadelphia
- ✓ One-day consumer reach: 85+ million
- ✓ Rail available

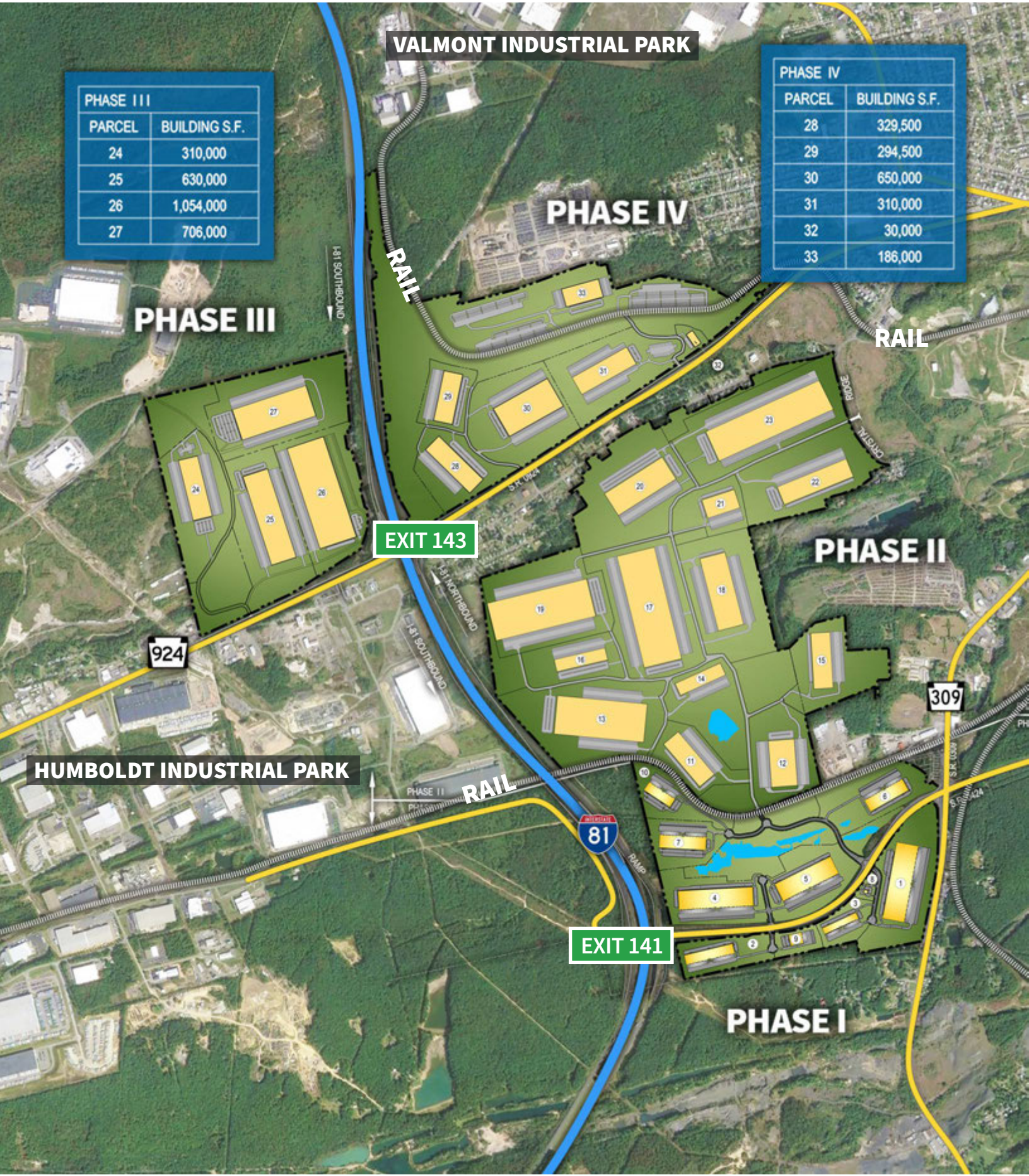


Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.

[mericle.com](http://mericle.com) | 570.823.1100



CROSSROADS EAST BUSINESS PARK • HAZLE TOWNSHIP, PA





# TRANSPORTATION NETWORK

## DOWNTOWN HAZLETON

PHASE II	
PARCEL	BUILDING S.F.
11	279,000
12	315,000
13	900,000
14	168,000
15	279,000
16	178,500
17	1,154,000
18	504,000
19	1,023,000
20	462,000
21	170,500
22	372,000
23	1,040,000

## HAZLETON COMMERCE CENTER

PHASE I	
PARCEL	BUILDING S.F.
1	450,000
2	128,000
3	66,000
4	372,000
5	310,000
6	147,000
7	157,500
8	3,000
9	36,750
10	80,000

## CROSSROADS EAST BUSINESS PARK

## QUICK FACTS

**LOCATION:** Hazle Township, Luzerne County, PA

**BUILDINGS PLANNED:** ±37

**SIZE RANGE:** ±3,000 SF to ±1,154,000 SF

**TOTAL SF PLANNED:** ±14.7 million

**DISTANCE FROM I-81:** 0.5 miles

**DISTANCE FROM I-80:** 9.75 miles

**RAIL PROVIDER:** Norfolk Southern

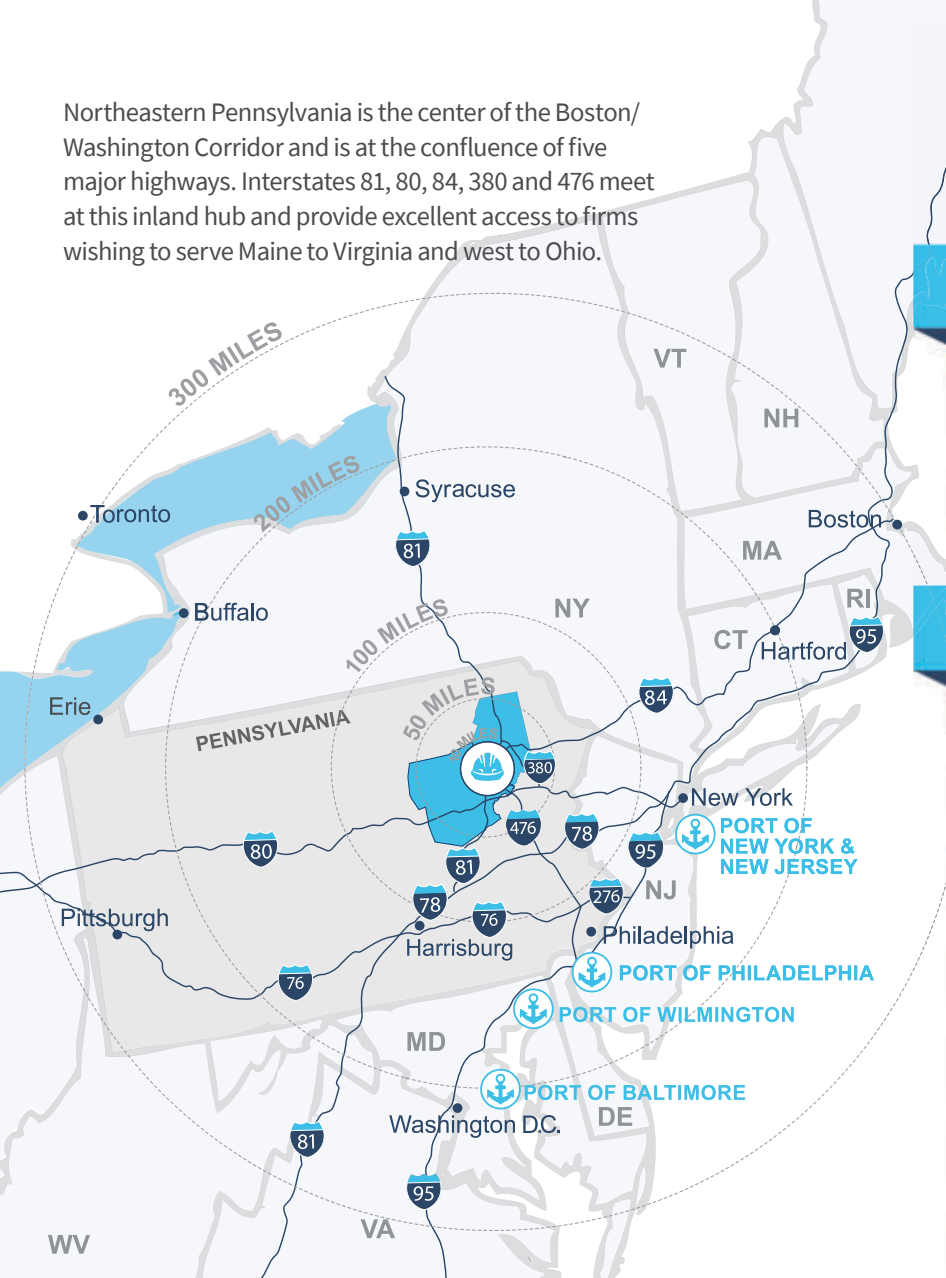
**DEVELOPER:** Mericle Commercial Real Estate Services

## PHASE V

PHASE V	
PARCEL	BUILDING S.F.
1	403,000
2	403,000



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 IN NORTHEASTERN PENNSYLVANIA NEAR THE INTERSECTION OF **I-81 AND I-80**

### DEEP WATER PORTS

PORT	MI	KM
PHILADELPHIA	102	164
WILMINGTON, DE	116	187
PORT NEWARK-ELIZABETH	131	211
BALTIMORE, MD	160	257

### TRAVEL DISTANCES

CITY	MI	KM
WILKES-BARRE, PA	28	45
SCRANTON, PA	46	74
ALLENTOWN, PA	55	89
DELAWARE WATER GAP, PA	62	100
HARRISBURG, PA	86	138
PHILADELPHIA, PA	101	163
NEW YORK, NY	135	217
BALTIMORE, MD	153	246
SYRACUSE, NY	176	283
WASHINGTON DC	201	323
HARTFORD, CT	234	377
PITTSBURGH, PA	256	412
BOSTON, MA	338	544

## EMPLOYMENT & UNEMPLOYMENT DATA

FOR CARBON, COLUMBIA, LUZERNE, AND SCHUYLKILL COUNTIES

YEAR	GREATER HAZLETON LABOR FORCE	EMPLOYED	UNEMPLOYED	GREATER HAZLETON	PA	US
2022	286,500	272,500	14,000	4.9%	4.8%	3.7%
2021	287,700	266,100	21,400	7.4%	6.3%	3.9%
2020	292,200	262,600	29,500	10.1%	9.1%	6.7%

## DEVELOPMENT DIVISION

**BOB BESECKER, VP**  
bbesecker@mericle.com

**JIM HILSHER, VP**  
jhilsher@mericle.com

**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.