



**FOR
LEASE**

44,800 SF

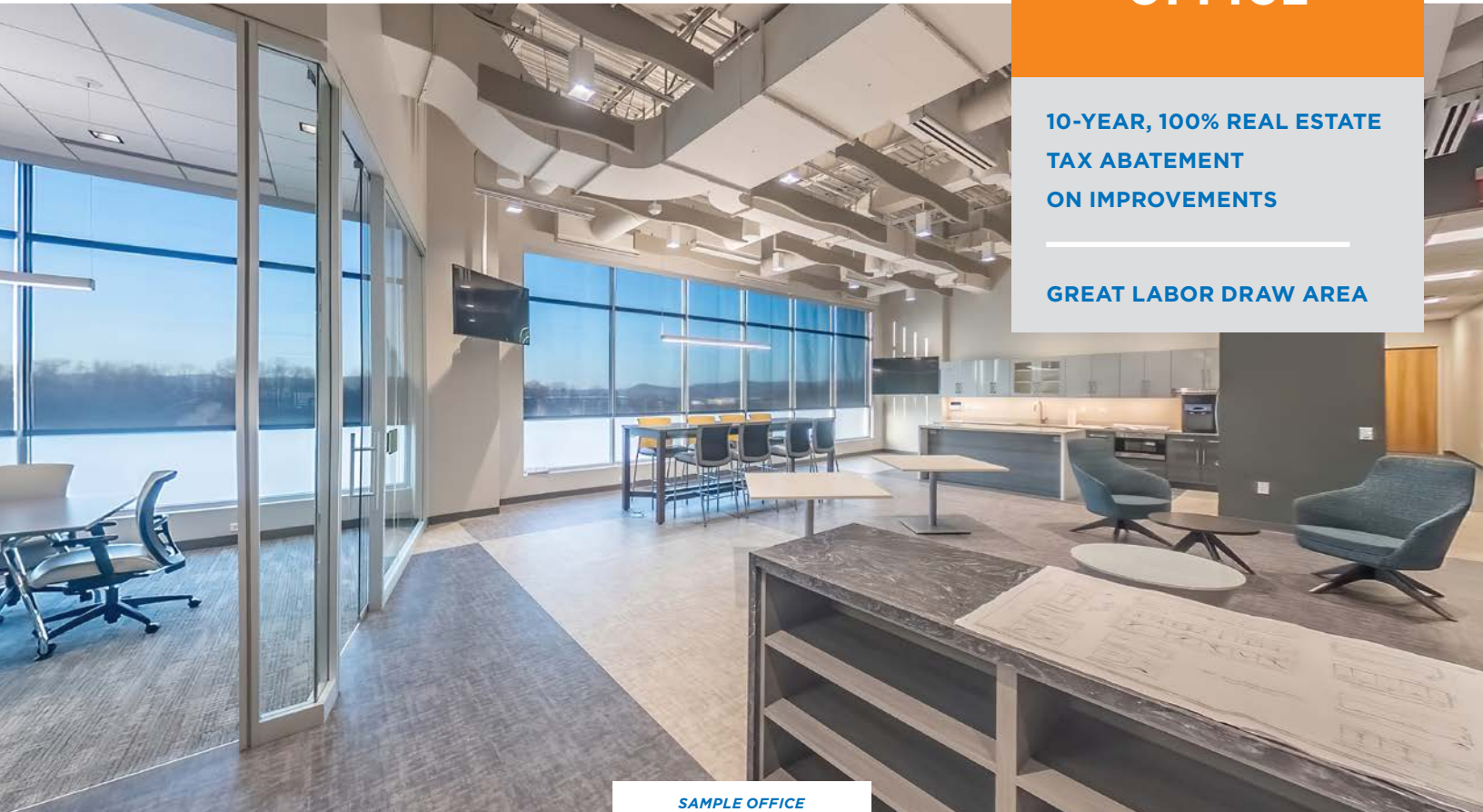
**151-191 ENTERPRISE WAY (PARCEL 5A)
CENTERPOINT COMMERCE & TRADE PARK WEST
PITTSTON TOWNSHIP, PA**

.....

OFFICE

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

GREAT LABOR DRAW AREA



SAMPLE OFFICE



ReadyToGo™ Site

CENTERPOINT WEST TAX-ABATED OFFICE SITE NEAR I-81 AND I-476

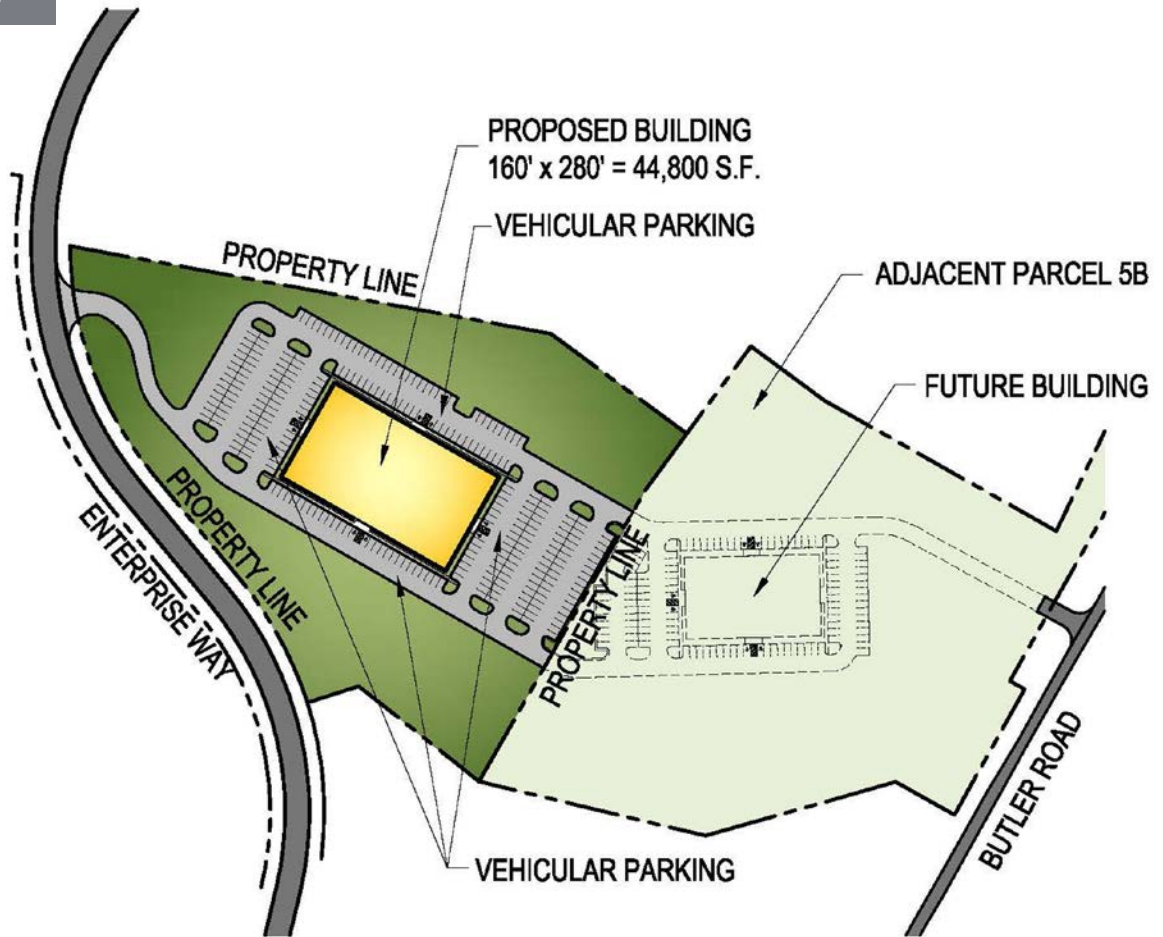
mericle.com  **570.823.1100**



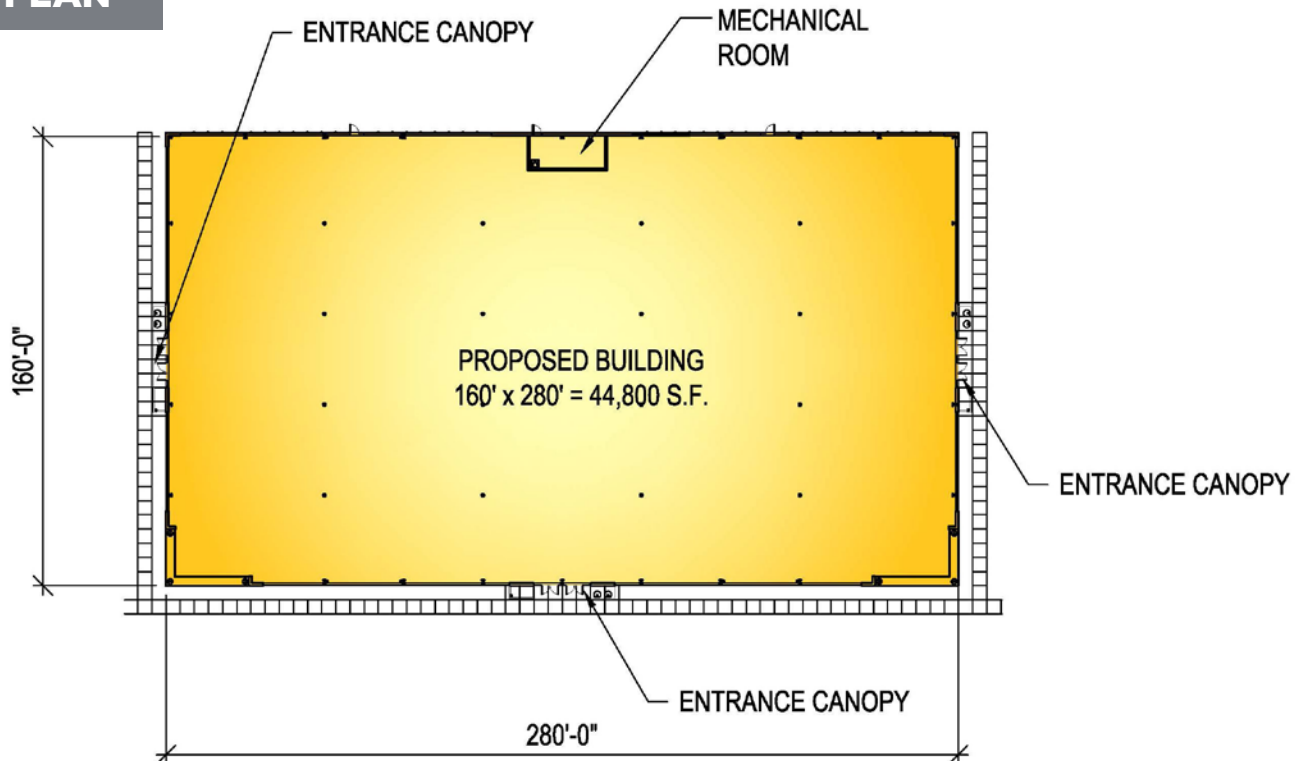
PLANS

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.

SITE PLAN



FLOOR PLAN



FOR LEASE

151-191 ENTERPRISE WAY, JENKINS TOWNSHIP, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** One story, 44,800 SF building.
- ▶ **ACREAGE:** 9.00 acres
- ▶ **BUILDING DIMENSIONS:** 280' (l) x 160' (d)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 4" thick concrete floor slab, reinforced with welded steel mats. Floor shall be treated with *SpecChem* silicate sealer/densifier and *E-Cure* curing compound.
- ▶ **ROOF:** Single-ply, .60 MIL thick, fully-adhered EPDM membrane.
- ▶ **EXTERIOR WALLS:** Brick veneer with E.I.F.S. accent at entrance.
- ▶ Mericle premium office finishes.

UTILITIES

- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ Provisions for domestic water and natural gas shall be provided.
- ▶ **LIGHTING:** 2' x 4' LED lighting.
- ▶ **FIRE PROTECTION:** Light hazard wet sprinkler system throughout the facility.
- ▶ Individually controlled, packaged gas/electric HVAC units.

PARKING

- ▶ On-site parking for a total of approx. 284 vehicles.

SITE FEATURES

- ▶ Professionally prepared & maintained landscaping.
- ▶ Foreign Trade Zone status possible.
- ▶ Centrally located within Scranton/Wilkes-Barre labor market.



LABOR DRAW

More than 700,000 people live within 30 miles, and more than 51 million people live within 200 miles of CenterPoint Commerce & Trade Park.

This 44,800 square foot office and retail site is centrally located within the Scranton/Wilkes-Barre labor market. Geisinger, Benco Dental, Boden, Maximus, C3i, and more have office and major medical facilities in CenterPoint Commerce & Trade Park.



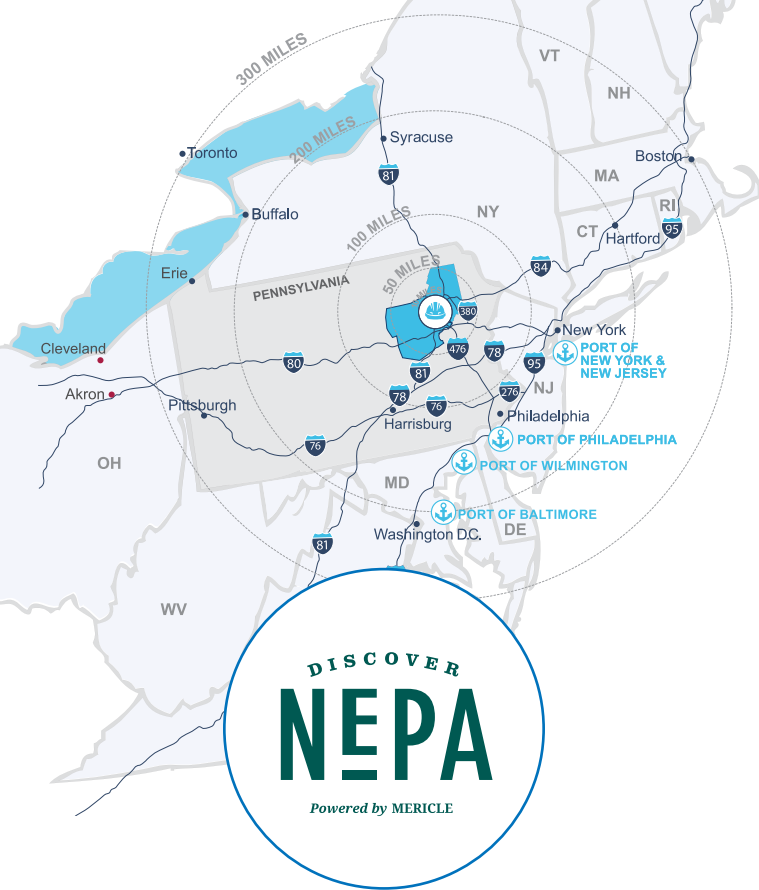
JOB TRAINING

Job training grants will help reduce your costs in CenterPoint. Mericle will arrange meetings between your leadership and the officials who coordinate these programs.

FOR LEASE

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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** (search "Pittston") for events, shopping, dining, and many, many things to do!

Mericle is Northeastern Pennsylvania proud.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



TRAVEL DISTANCES

CITY

MI AWAY

Downtown Wilkes-Barre, PA	8
Scranton, PA	11
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



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.

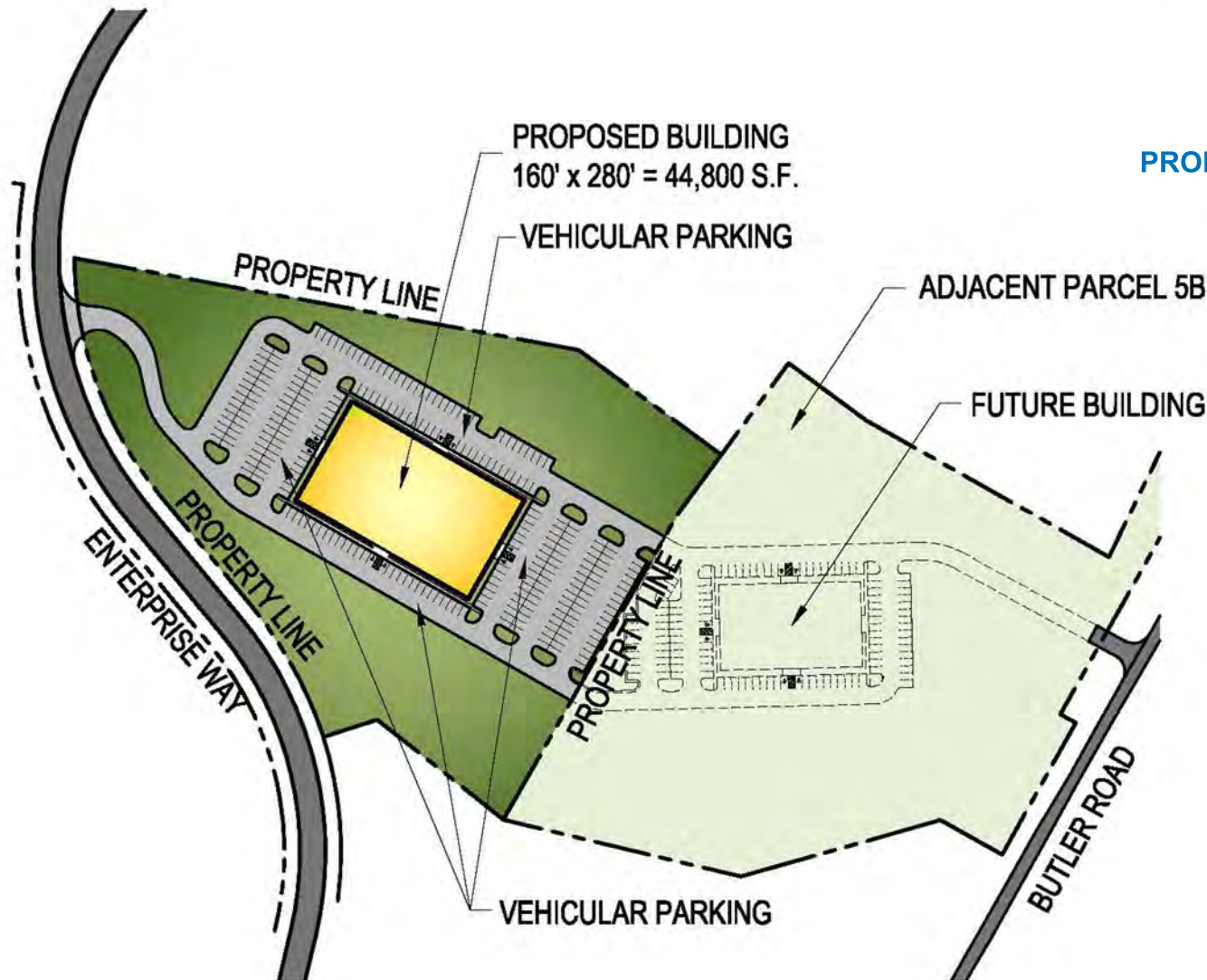
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PROPOSED 44,800 SF OFFICE BUILDING

PARCEL #5A
ENTERPRISE WAY
CENTERPOINT WEST
COMMERCE AND TRADE PARK
PITTSBURGH TOWNSHIP
LUZERNE COUNTY, PA 18640



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

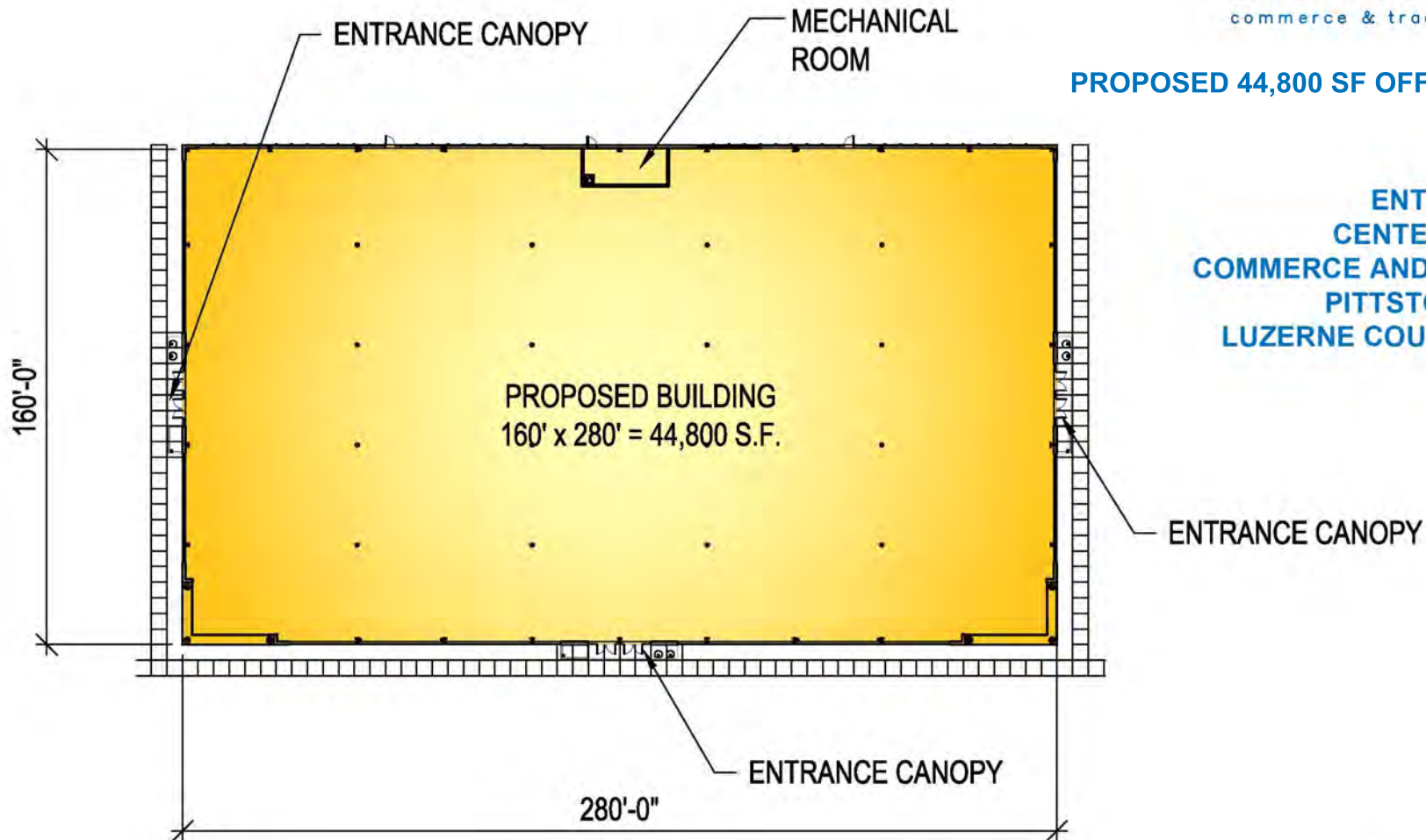
Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

CONCEPTUAL FLOOR PLAN



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LUZERNE COUNTY, PA 18640**



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