



**FOR  
LEASE**

# 19,680 SF

**225-275 KEYSTONE AVENUE, PARCEL 10  
CENTERPOINT COMMERCE & TRADE PARK EAST  
JENKINS TOWNSHIP, PITTSBURGH, PA**

.....

**RETAIL**



**HIGHLY VISIBLE RETAIL SITE NEAR I-81 AND I-476, CENTRALLY LOCATED  
IN ONE OF PA'S FASTEST-GROWING BUSINESS PARKS.**

**mericle.com**  **570.823.1100**



# PLANS

## 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.



**40 of Mericle's Tenants and Clients are Fortune 1000 Companies.**

*Here is a selection of some of them.*



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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 19,680 SF retail building.
- ▶ **ACREAGE:** 4.50 acres
- ▶ Cleared, graded, and fully-approved retail site at the Intersection of I-81 and I-476.
- ▶ Will subdivide.

## BUILDING CONSTRUCTION

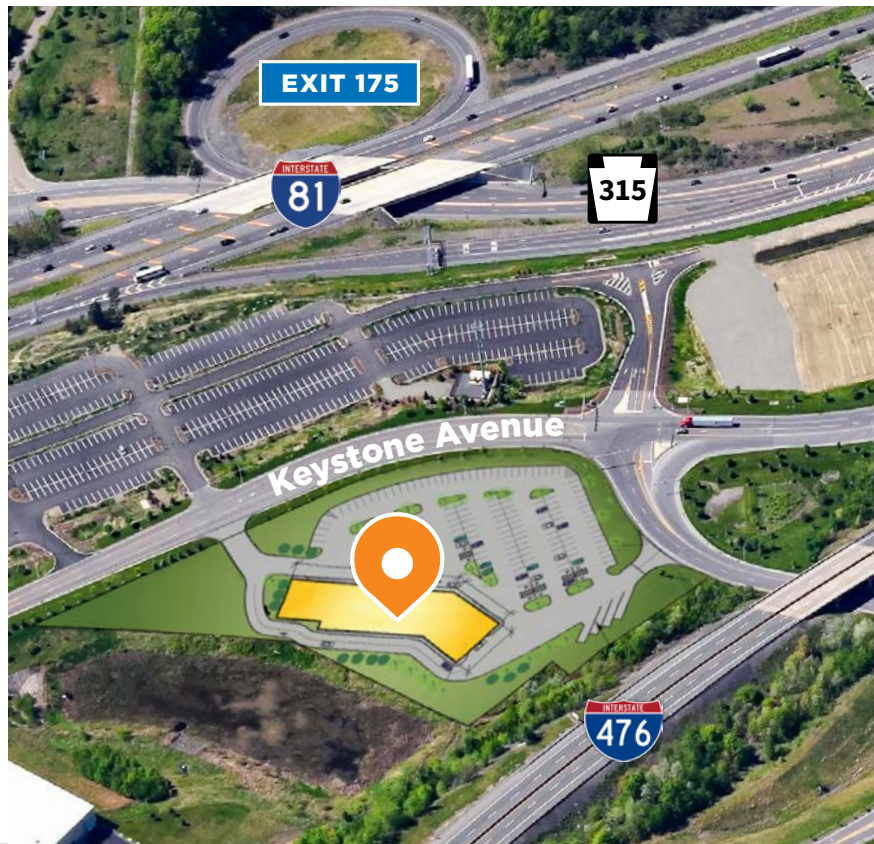
- ▶ More than 470,000 live within 20 miles of the park.
- ▶ FedEx SmartPost is located inside CenterPoint East.
- ▶ FedEx Ground operates a 310,000 SF distribution center less than five minutes from the park.
- ▶ A FedEx Ship Center, DHL, and UPS are located in adjacent business parks.
- ▶ The U.S. Postal Service has three facilities within a 10 minute drive.
- ▶ Centrally located within Scranton/Wilkes-Barre labor market.

## UTILITIES

- ▶ All utilities shall be separately metered.
- ▶ Provisions for domestic water and natural gas shall be provided.
- ▶ Fiber and copper telecommunications service in the park are provided by Comcast, Verizon, Frontier, CenturyLink.

## EXCEPTIONAL SITE FOR:

- |                                   |                               |
|-----------------------------------|-------------------------------|
| ☑ <b>CAFÉS</b>                    | ☑ <b>FITNESS CENTERS</b>      |
| ☑ <b>COFFEE SHOPS</b>             | ☑ <b>COMPUTER CENTERS</b>     |
| ☑ <b>HOTELS</b>                   | ☑ <b>DRY CLEANERS</b>         |
| ☑ <b>FULL-SERVICE RESTAURANTS</b> | ☑ <b>COPY CENTERS</b>         |
| ☑ <b>FAST FOOD RESTAURANTS</b>    | ☑ <b>EXPRESS MAIL CENTERS</b> |
| ☑ <b>BANKS</b>                    | ☑ <b>PHONE STORES</b>         |
|                                   | ☑ <b>OFFICE SUPPLY STORES</b> |



## 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 19,680 square foot retail site is centrally located within the Scranton/Wilkes-Barre labor market. Chewy.com, Isuzu, Lowe's, Neiman Marcus, The Home Depot, and more have major fulfillment centers in CenterPoint Commerce & Trade Park.



## TAX SAVINGS

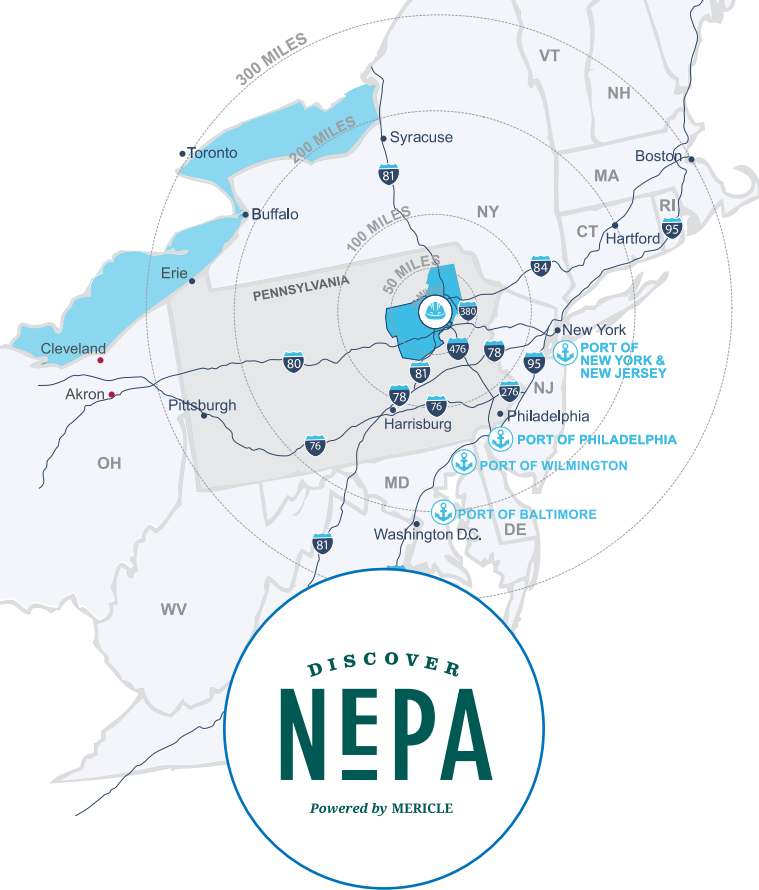
Every building constructed in CenterPoint receives a 10-year, 100% real estate tax abatement on improvements via the LERTA program.

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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



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