



FOR
LEASE

HIGH PROFILE 4.5-ACRE COMMERCIAL SITE

225-275 KEYSTONE AVENUE, PARCEL 10
CENTERPOINT EAST
JENKINS TOWNSHIP (PITTSTON), PA

.....

COMMERCIAL
SITE



ReadyToGo!™ Site



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

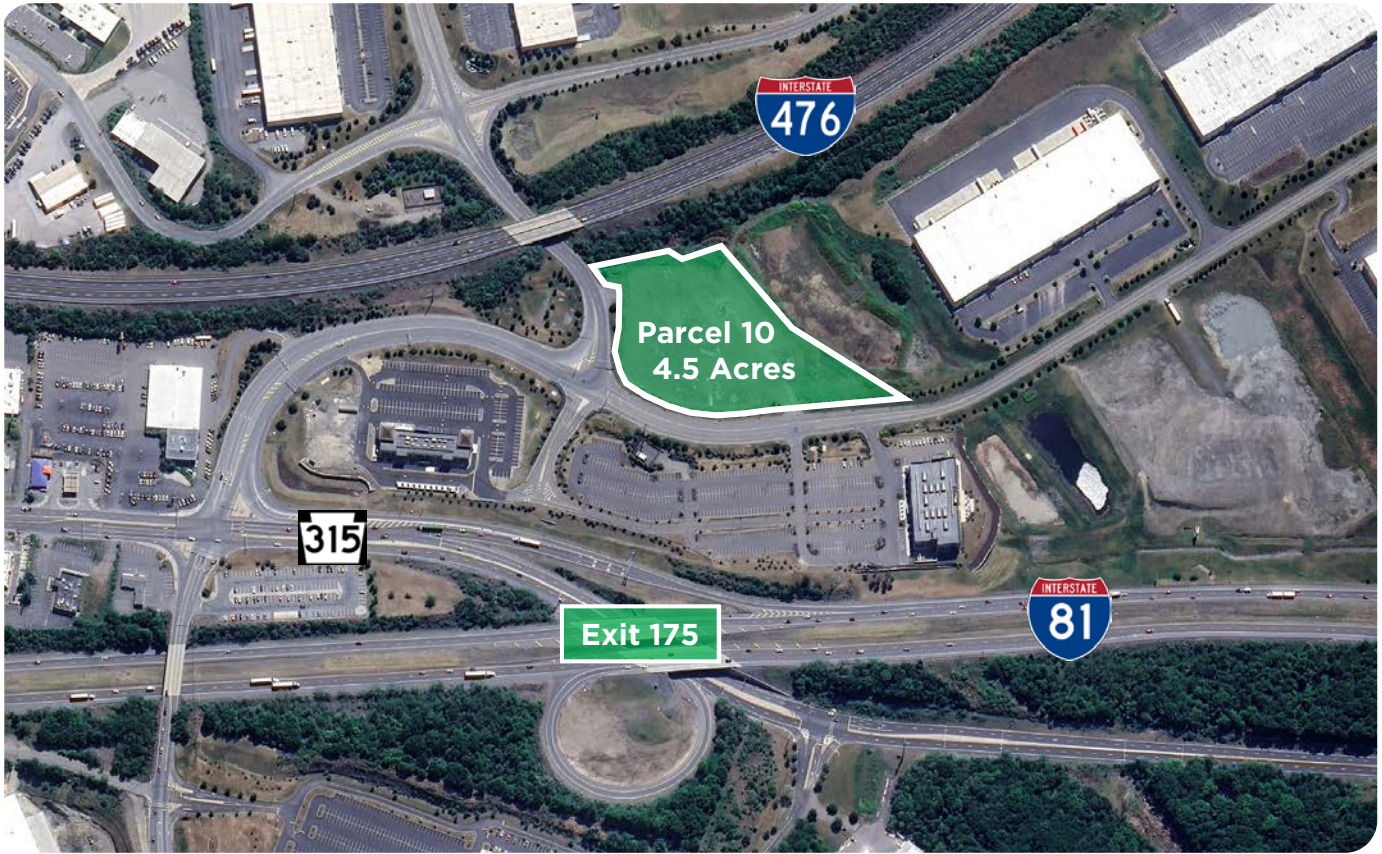
mericle.com  570.823.1100



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.



SOME OF THE TENANTS IN CENTERPOINT COMMERCE & TRADE PARK

	AMERICAN FLOORING				

FOR LEASE

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SPECS

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SIZE

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

LOCATION

- ▶ More than 470,000 live within 20 miles of the park.
- ▶ Less than one (1) mile from I-81 and I-476.
- ▶ At entrance to business park with 7,500 employees.
- ▶ Very high AADT's on adjacent roadways.
- ▶ More than 150 companies with 10,000+ employees located at exit.
- ▶ Deceleration ramp from I-81 North provides easy access.
- ▶ Short drive from major sports and recreation amenities.
- ▶ 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

- ✓ CAFÉS
- ✓ COFFEE SHOPS
- ✓ HOTELS
- ✓ FULL-SERVICE RESTAURANTS
- ✓ FAST FOOD RESTAURANTS
- ✓ BANKS
- ✓ FITNESS CENTERS
- ✓ COMPUTER CENTERS
- ✓ DRY CLEANERS
- ✓ COPY CENTERS
- ✓ EXPRESS MAIL CENTERS
- ✓ PHONE STORES
- ✓ OFFICE SUPPLY STORES

NEARBY RETAILERS



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 4.5 acre commercial 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.



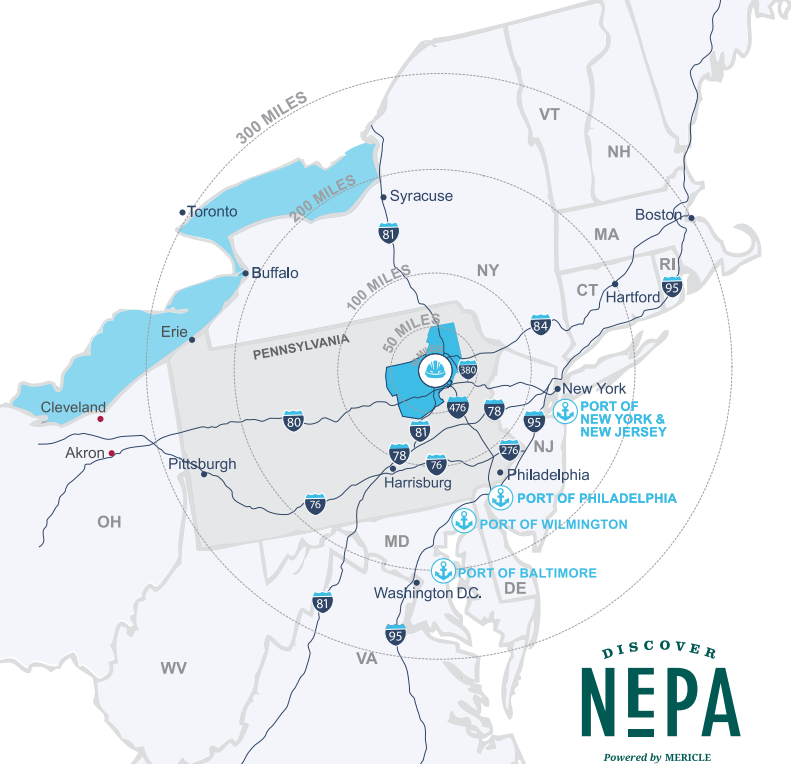
TAX SAVINGS

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

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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



DEEP WATER PORTS

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



TRAVEL DISTANCES

CITY	MI AWAY
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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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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