

We Build Buildings.
We Build Careers.
We Build Communities.

PREMIER BUSINESS PARK



CenterPoint

commerce & trade park

ON PENNSYLVANIA'S I-81/I-78 CORRIDOR



**FEDEX GROUND AND UPS
ARE LOCATED IN ADJACENT
BUSINESS PARKS**

ROAD ACCESS

CenterPoint Commerce & Trade Park is located in Jenkins Township and Pittston Township, Pennsylvania near Interstates 81 and 476. The park is just a two hour drive from New York City, Philadelphia, and Harrisburg. Interstates 84 and 380 can be reached in 15 minutes, and Interstate 80 can be reached in 25 minutes.

Located in the center of the I-81/I-78 Corridor, CenterPoint is within a 500-mile radius of 34.2% of the population of the United States. More than 51 million people live within 200 miles. Close to 48 million people live within a four hour drive. CenterPoint is easily accessible to most major Northeast US and Canadian cities.

CenterPoint Commerce & Trade Park is really three distinct business parks. CenterPoint East and CenterPoint West are located $\frac{1}{4}$ mile from each other. East and West are both just $\frac{1}{2}$ mile from Exit 175 of Interstate 81 and Exit 115 of I-476. CenterPoint South is located along River Road in Jenkins Township, just 2.7 miles from S.R. 309, which connects directly to I-81.

AIR ACCESS

The Wilkes-Barre/Scranton International Airport (airport code AVP) is just 3.1 miles from CenterPoint and offers service to several major hubs with one-stop service to hundreds of destinations worldwide.

AVP provides direct flights to Charlotte, Chicago, Newark, Philadelphia, Washington D.C., and Orlando. Carriers include United, American Airlines, and Breeze Airways. AVP is also served by Hawthorne Global Aviation Services, one of the finest fixed base operators in the Northeastern United States.



PARK UTILITY PROVIDERS

- ELECTRIC**
PPL Electric Utilities
- GAS**
UGI Utilities, Inc.
- WATER**
Pennsylvania American Water Company
- SEWER**
Wyoming Valley Sanitary Authority, Lower Lackawanna Valley Sanitary Authority
- TELECOM**
Comcast, Verizon, Frontier, CenturyLink



DISTANCES FROM CENTERPOINT TO KEY CITIES

CITY	MI AWAY
Wilkes-Barre, PA	6
Scranton, PA	7
Hazleton, PA	37
Delaware Water Gap, PA	57
Allentown, PA	67
Binghamton, NY	73
Morristown, NJ	96
Philadelphia, PA	113
Harrisburg, PA	116
Port 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
Cleveland, OH	368
Toronto, ON	383
Montreal, QC	411

51 MILLION PEOPLE *live within*

200 MILES *of the park*




TAX SAVINGS

All buildings constructed in CenterPoint benefit from a 10-year, 100% real estate tax abatement on improvements via the Local Economic Revitalization Tax Assistance program (LERTA).

The abatement has been approved by business friendly Luzerne County, the Pittston Area School District, Jenkins Township and Pittston Township.

NEPA LABOR AVAILABILITY

EMPLOYMENT & UNEMPLOYMENT DATA FOR LACKAWANNA & LUZERNE COUNTIES

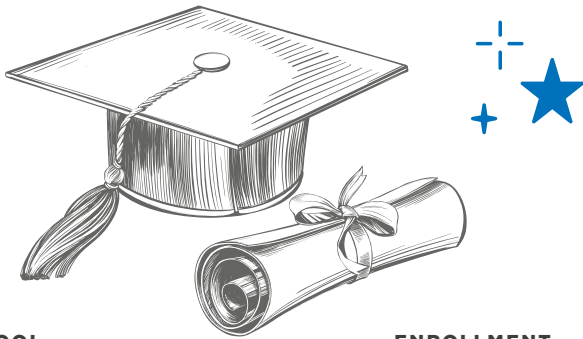
YEAR	U.S. UNEMP. RATE	PA UNEMP. RATE	SCRANTON/WILKES-BARRE AREA UNEMP. RATE
2024	3.8%	3.4%	3.8%
2023	3.5%	2.9%	3.7%
2022	3.6%	4.6%	5.7%
2021	4.6%	6.0%	7.1%
2020	6.9%	7.0%	8.1%
2019	3.6%	4.6%	5.6%
2018	4.1%	4.8%	5.3%

Source: workstats.dli.pa.gov



TOTAL ENROLLMENT within 30 miles

26,779 STUDENTS



SCHOOL	ENROLLMENT	MI AWAY
King's College	1,932	9
Wilkes University	5,198	9
Lackawanna College	1,952	11
University of Scranton	4,825	11
Geisinger College of Health Sciences	464	12
Marywood University	2,756	14
Penn State - Scranton	835	14
Johnson College	732	15
Misericordia University	2,208	17
Luzerne County Community College	3,869	17
Penn State - Wilkes-Barre	334	21
Keystone College	935	26
Penn State - Hazleton	559	30

LARGEST INDUSTRIAL & OFFICE EMPLOYERS WITHIN 20 MILES OF CENTERPOINT

COMPANY	FUNCTION
Adidas	Sporting Goods
Amazon.com	Consumer Products
American Flooring	Flooring Manufacturer
Arlington Industries	Electrical Fittings Manuf.
Baker Tilly	Financial Services
Barry Callebaut USA	Candy Manufacturing
Benco Dental	Dental Supplies
C3i Solutions /HCL Tech.	Customer Engagement Services
Chewy.com	Pet Supplies
CornellCookson	Rolling Door Manufacturer
CVS Caremark	Pharmaceutical Distribution
Fastenal	Fastener Distributor
FedEx Ground	Delivery Services
Geisinger Health Plan	Healthcare
Golden Technologies	Lift Chair Manufacturer
Home Depot	Home Products Distribution
Keystone Automotive Oper.	Auto Parts Distribution
Lockheed Martin Corp.	Defense Contractor
Lowe's	Home Products Distribution
Maid-Rite Specialty Foods	Portion Controlled Meats
Maximus	Govt. Programs/Health Ins.
McLane Company	Consumer Products
General Dynamics	Construction Equipment
MetLife	Financial Services
Mission Foods (GRUMA)	Food Manufacturing
Pepsico	Beverages
Pride Mobility Products	Personal Mobility Products
Prime, Inc.	Refrigerated Trucking
Tailored Brands	Menswear Laundry
UPS	Delivery Services
Wren Kitchens	Kitchen Manufacturer