

TENANT SERVICES

SPACE IMPROVEMENTS GUIDE

VERTICAL INTEGRATION.
BETTER RESULTS.
FASTER DELIVERY.



SPACE IMPROVEMENTS MADE EASY

Thank you for being a Mericle tenant. We very much value your business.

Please consider us a valued resource should you wish to make improvements to your space.

Our in-house team of architects, engineers, designers, and skilled tradespersons are ready to optimize your space so it performs better for your business.

Because we are vertically integrated, with 40 years of construction experience, we have the capability to customize your space quickly and at an affordable price.

From installing LED lighting, to upgrading your restrooms, to adding epoxy to your floors, to modernizing your loading doors, Mericle will partner with you to make your space as efficient as possible.

Please review this guide to see if any of the improvements we propose are right for you, then reach out to us if we can be of assistance.

Sincerely,

Mericle Property Maintenance
570.823.1100
maintenanceservices@mericle.com



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OFFICE SPACE UPGRADES

BETTER WORKSPACES BUILD BETTER BUSINESS.



Office Space Upgrades



Upgrading your office space, restrooms, kitchens, and conference rooms isn't just cosmetic, it's strategic.

Modern, well-designed spaces improve morale, boost productivity, and help attract and retain top talent. Employees take pride in a workspace that feels professional, clean, and comfortable.

Mericle's in-house team of architects, designers, engineers, and trades professionals is ready to customize your space to your desired specifications. Making upgrades will benefit you in many ways.



CREATE A BETTER WORK ENVIRONMENT



Well-designed, modern workspace improvements such as updated offices, kitchenettes, restrooms, and conference rooms support employee comfort and productivity. Proper lighting, climate control, and functional layouts help teams stay focused and work efficiently.

A well-maintained facility demonstrates that your company values its people. Employees notice and so do prospective hires.



HEALTH, SAFETY, AND WELL-BEING

Upgrades also mean safer,
more hygienic conditions.



Improved
ventilation
and touch-free
fixtures reduce
germs and odors.



Slip-resistant
flooring and
better lighting
reduce injury
risks.



Temperature
and lighting
improvements
reduce fatigue
and strain.

Healthy, safe
employees are
more productive
and happier to
come to work.

PRIDE & CULTURE

A modern workspace builds pride. When employees walk into a clean, professional facility, it reinforces the quality of your company. That sense of pride translates into stronger teamwork, higher quality work, and a more positive company culture overall.



Enhancements for Efficiency & Cost Control

As businesses grow and processes change, space needs often evolve as well. Mericle offers a range of optional upgrades designed to help tenants improve operational efficiency and manage long-term facility costs.

- ▶ **Energy-efficient lighting and water-saving fixtures can help lower utility expenses.**
- ▶ **Durable, low-maintenance finishes support cleaner, more efficient work environments.**
- ▶ **Updated HVAC and plumbing components can support reliability and reduce unexpected downtime.**

Mericle's in-house team can tailor enhancements to your goals and budget, ranging from practical updates to premium improvements.

MERICLE ENERGY SOLUTIONS

POWER EFFICIENCY AND SIMPLIFY SAVINGS



Energy Solutions

Our mission is to provide free, tailored energy-efficiency advice to our tenants, helping them optimize energy use, reduce costs, and minimize environmental impact.

By implementing sustainable practices and innovative solutions, we aim to create greener, more efficient buildings that benefit both tenants and the broader community.

RATE ANALYSIS

Mericle will perform a **COMPLETELY FREE** utility rate analysis and energy audit for your company. We will advise you on utility rate structure and help you migrate to the most cost-effective rates.



► Savings Opportunities

We'll identify ways to cut utility costs through energy-efficient upgrades to production and office equipment.

► Billing Disputes

We'll help you resolve utility billing issues quickly and navigate the red tape with ease.

► Rebate Navigation

We'll find and file for utility and supplier rebates on qualifying energy-efficient equipment on your behalf.

► HVAC Optimization

We'll ensure your HVAC systems are calibrated for peak efficiency and consistent comfort year-round.

► Portal & Payment Assistance

We'll help set up utility portals, autopay, and online billing for seamless account management.



► EV Charging

We've installed four EV charging stations in CenterPoint Commerce & Trade Park for employee use. We've also installed chargers and charging infrastructure at several tenant locations.

► **Energy Education**

We'll provide free energy education and actionable recommendations to help your team save more and waste less.

► **Utility Contacts**

We'll provide you with a complete list of utility representatives and support contacts to keep your facility properly served.

► **Renewable Energy Consultation**

Transition smoothly to clean, sustainable power with expert support for integrating renewable energy sources.



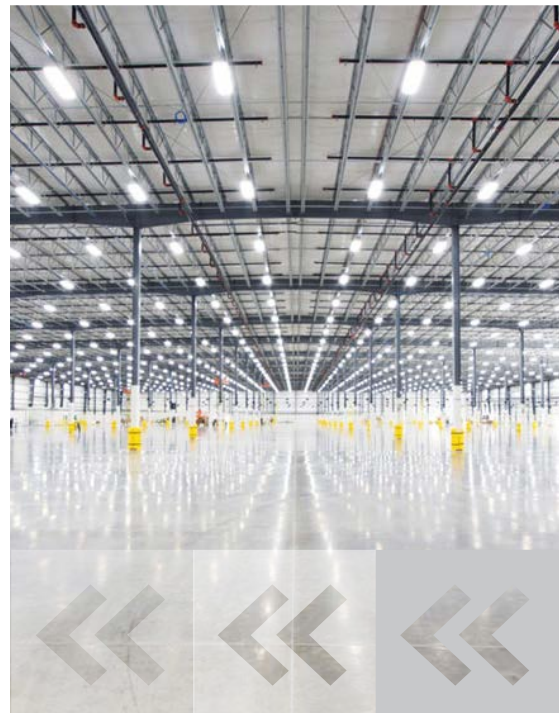
**MERICLE CAN
HELP IDENTIFY
SALES TAX
EXEMPTIONS
FOR ON-SITE
MANUFACTURERS**



**\$1.5
MILLION+**
IN TENANT ENERGY
COSTS SAVED TO DATE



\$440,000+
IN NATURAL GAS
EQUIPMENT REBATES
SECURED FOR TENANTS



\$225,000+
IN ELECTRIC & LIGHTING
REBATES EARNED



SUSTAINABILITY GRANT SUPPORT

Mericle has obtained state grant funding for sustainability projects and provides tenants with recycling guidance and support when applying for U.S. Department of Energy grants for energy-efficient and environmental improvements.

BRIGHTEN YOUR FUTURE

UPGRADE TO ENERGY-EFFICIENT LEDS



LED Lighting

Mericle installs energy-efficient LED lighting in all of our new industrial buildings. Many companies prefer LED lights because metal halide and fluorescent lighting is sometimes dimmer, slower to start, more expensive to maintain, and less efficient.

By upgrading to modern LED lighting, you'll enjoy brighter, more consistent illumination, instant-on performance, lower utility bills, and reduced maintenance expenses. LEDs not only improve the look and safety of your space but also support your sustainability goals by cutting your energy consumption and carbon footprint.

KEY BENEFITS

► Cut Energy Costs Dramatically

LED fixtures typically use 50-70% less energy than metal halide and 30-50% less than fluorescent, delivering substantial monthly savings. Many conversions also qualify for utility rebates, lowering upfront costs.

► Reduce Maintenance and Downtime

LEDs last up to five times longer than traditional lamps, minimizing bulb replacements, lift-time interruptions, and ongoing maintenance expenses.

► Improve Visibility, Safety and Productivity

Bright, even, instant-on illumination enhances accuracy, reduces eye strain, and improves safety by eliminating dim spots and slow warm-up times.

► Reliable Performance in Industrial Environments

Durable, high-quality LED fixtures are built for harsh warehouse conditions and offer consistent output, supporting smooth operations and better product handling.

► Strong Long-Term Return on Investment

Lower energy use, reduced maintenance, and available rebates combine to deliver a fast payback and sustained operational savings.



SLASH WAREHOUSE ENERGY COSTS

BOOST EFFICIENCY WITH MOTION SENSOR LIGHTING



Motion Sensor Lights

Are you Interested in making your space more energy-efficient?
Consider adding motion sensors to your warehouse and office lighting.

Invest in a brighter future for your warehouse. Mericle has installed motion sensors on lighting for dozens of tenants. Contact us today for a free consultation and quote to add motion sensors to your lighting systems.



COST/EFFICIENCY

- ▶ **Slash Energy Costs**
Lights only turn on when someone's there, saving you money on your electricity bill. Studies show reductions of up to 70% in energy consumption when using motion sensors.
- ▶ **Effortless Maintenance**
No more worrying about employees forgetting to turn off lights. Sensor lights automate the process, minimizing maintenance needs.



SAFETY/PRODUCTIVITY

- ▶ **Enhanced Safety**
Prevent accidents caused by employees working in unlit areas of your facility.
- ▶ **Improved Productivity**
Reduce trips across your facility spent turning lights on and off.



FLEXIBILITY/CONTROL

- ▶ **Easy Installation**
Retrofit your existing fixtures or opt for new fixtures with integrated motion sensors.
- ▶ **Adjustable Detection Zones**
Customize sensor range to perfectly fit your warehouse layout
- ▶ **Multiple Sensor Options**
Choose from motion, occupancy, or daylight sensors for optimal control.

CLERESTORY ADVANTAGE

NATURAL LIGHT THAT POWERS PERFORMANCE



Clerestory Windows

Clerestory windows are a strategic way to refresh and brighten industrial space. Positioned high on exterior walls, they bring abundant natural light deep into the building, improving visibility and creating a more inviting work environment. Mericle has successfully incorporated clerestory windows into many of our properties to enhance both function and aesthetics.

Mericle can assess your building's orientation, evaluate window size and placement options, and review energy-efficiency considerations to determine the best clerestory solution for your facility. Our team partners with you to maximize natural light, improve safety, and deliver long-term operational savings through smart, tailored design.



KEY BENEFITS

► Brighter, Safer Workspaces

Clerestory windows bring natural daylight deep into the building, improving visibility and reducing the risk of accidents.

► Lower Lighting Costs

By increasing natural light, tenants can rely less on artificial fixtures—cutting energy use and reducing utility expenses.

► Better Work Environment

Daylit spaces support employee well-being, reduce eye strain, and can elevate morale, focus, and overall productivity.

► Manufacturing Facilities

Better visibility for precision tasks.

► Warehouses

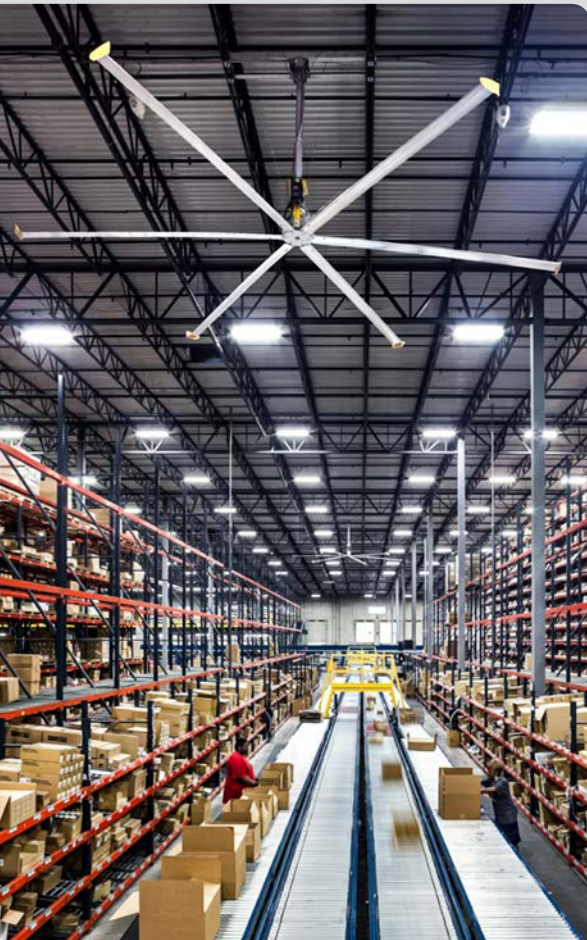
Create a brighter and more inviting space for inventory management and shipping operations.

MORE AIRFLOW, LESS ENERGY

FEEL THE DIFFERENCE WITH HLVS FANS



HLVS Fans



Does it sometimes feel too warm in your industrial space?

HLVS Fans (High-Volume, Low-Speed Fans) are engineered to deliver powerful airflow with maximum efficiency, redefining comfort and performance in large spaces.

With a diameter of up to 24 feet, a single HLVS fan can replace dozens of smaller units, reducing energy costs by up to 30% or more while improving air quality, comfort, and productivity.

KEY BENEFITS

- ▶ **Energy Efficiency**
Save on heating and cooling bills year-round.
- ▶ **Whisper-Quiet Operation**
Powerful air movement without the noise.
- ▶ **All-Season Comfort**
Circulate cool air in the summer and warm air in winter.
- ▶ **Durability and Design**
Built from industrial-grade materials for long-lasting performance.
- ▶ **Smart Controls**
Adjust speed, direction, and scheduling with intuitive automation options.

Comfort You Can Feel. Efficiency You Can Measure.

Mericle has installed these fans in many of our buildings.

WAREHOUSE JOINT FILL

PROTECT FLOORS, EQUIPMENT, AND PRODUCTIVITY



Warehouse Joint Fill

Keep your operation moving. Select the ideal joint filler solution to minimize product impacts, prevent lift wear, and stop floor damage before it starts.

Extend floor life and keep your warehouse running smoothly with the right joint filler. The right choice boosts performance for your floor, equipment, and employees. With proper installation and maintenance, your concrete floor becomes a long-lasting, dependable foundation. Contact Mericle today for a free consultation.



KEY BENEFITS

► **Protect Equipment and Products**

Smooth, filled joints reduce vibration, extend lift and wheel life, and prevent pallet shift that leads to product damage.

► **Improve Safety and Efficiency**

Even floors allow faster, more stable travel—cutting delays, reducing operator fatigue, and lowering the risk of accidents.

► **Lower Long-Term Costs**

Joint filler prevents spalling and shoulder damage, avoiding expensive floor repairs and keeping your operation running without disruption.

► **Maintain a Cleaner Facility**

Filled joints eliminate dirt-catching gaps, making cleaning easier and helping keep your warehouse safer and more sanitary.

EPOXY FLOORING

TOUGH, CLEAN, AND CHEMICAL-RESISTANT



Epoxy Flooring



Epoxy flooring is a high-performance flooring system that has become a popular choice for industrial facilities due to its exceptional durability, chemical resistance, and ease of maintenance. Several of Mericle's buildings have epoxy flooring.

KEY BENEFITS OF EPOXY FLOORING FOR INDUSTRIAL BUILDINGS

► Durability

Epoxy floors are highly resistant to abrasion, impact, and heavy loads, making them ideal for industrial environments that require a tough and long-lasting flooring solution.

► Chemical Resistance

Epoxy coatings are engineered to withstand exposure to a wide range of chemicals, including acids, alkalis, and solvents, making them suitable for industries such as manufacturing, chemical processing, and pharmaceutical production.

► Slip Resistance

Epoxy flooring can be formulated with additives to enhance its slip resistance, reducing the risk of accidents and injuries in areas with high foot traffic or the presence of water or oils.

► Ease of Maintenance

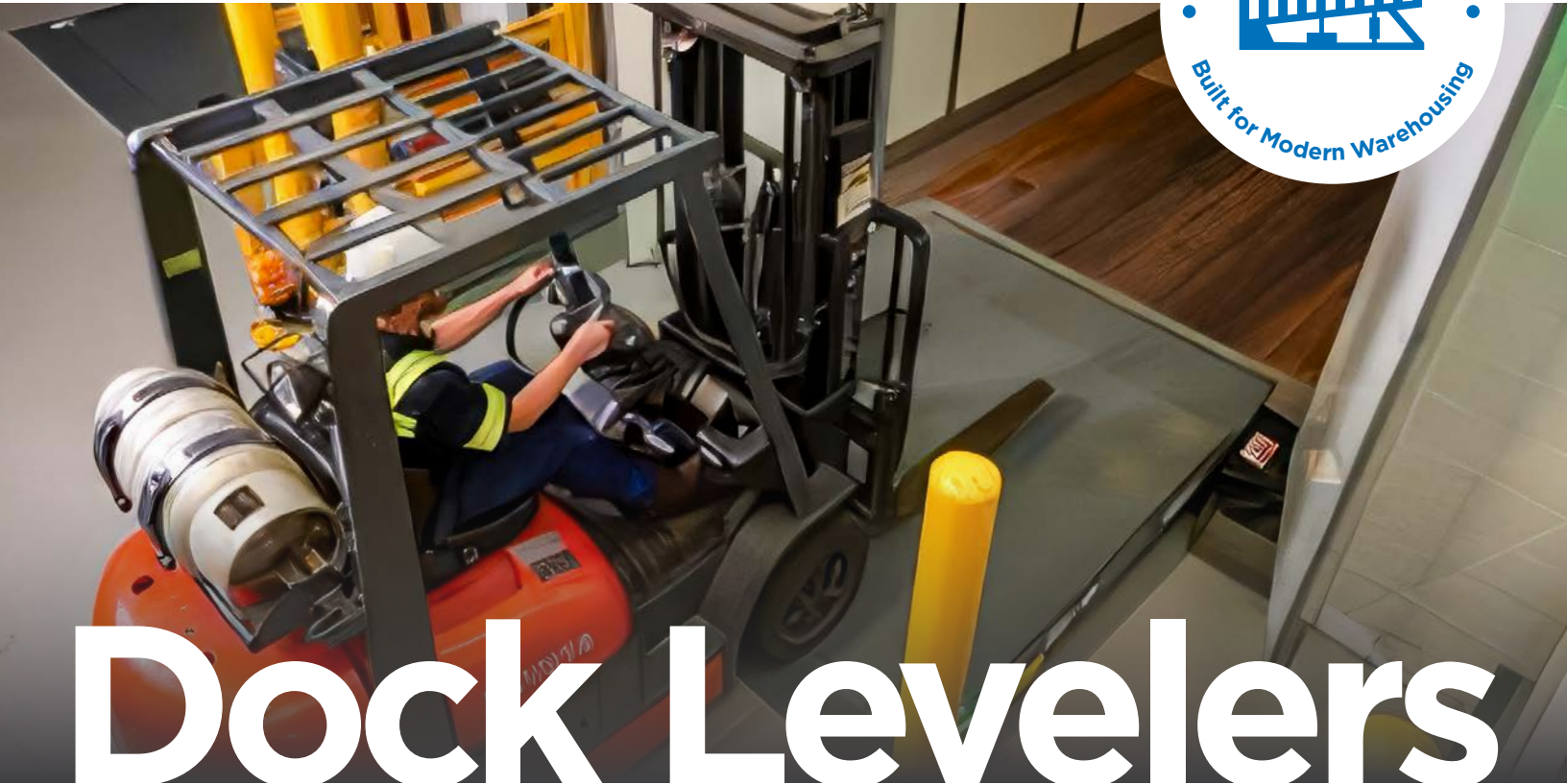
Epoxy floors are low-maintenance and easy to clean, helping to reduce downtime and improve overall facility efficiency.

► Aesthetics

Epoxy flooring can be customized with a variety of colors, textures, and finishes to create a visually appealing and professional workspace.

CHOOSE THE RIGHT DOCK LEVELER

SAFER, SMOOTHER, MORE EFFICIENT LOADING



Dock Levelers

The right dock levelers boost productivity, protect your equipment, and keep your employees safe. There are three main types of dock levelers.



HYDRAULIC DOCK LEVELERS

Engineered for high-volume facilities, these levelers deliver smooth, push-button operation that cuts cycle times and reduces labor. With fewer mechanical parts and a fully enclosed hydraulic system, you get exceptional durability and minimal maintenance.

If you're seeking performance, safety, and long-term value, a hydraulic leveler is a smart investment.



MECHANICAL DOCK LEVELERS

If you want cost-effective performance without compromising safety, this type of leveler is an option. Built with rugged components and a proven spring-counterbalance system, these levelers offer dependable operation in facilities with moderate daily traffic.

Mechanical levelers give you strength and stability at a budget-friendly price, making them ideal for growing warehouses, light-industrial settings, and businesses optimizing their dock operations.



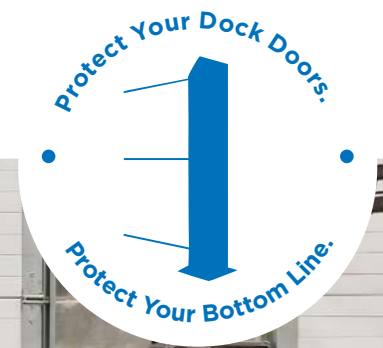
AIR-POWERED DOCK LEVELERS

Using an industrial-grade airbag lifting system, these levelers provide smooth, reliable operation comparable to hydraulic models, but with fewer moving parts and lower service costs.

This leveler is a good option for companies that need performance and safety while keeping operational expenses low. Eco-friendly, easy to maintain, and engineered for steady workloads, air-powered levelers are a smart mid-range solution.

HEAVY-DUTY TRACK GUARDS

BUILT FOR SAFETY, STRENGTH, AND SAVINGS



Dock Door Track Guards



Do your dock doors have the protection they need? Dock Door Track Guards provide a simple, cost-effective way to protect your most-used dock door equipment.

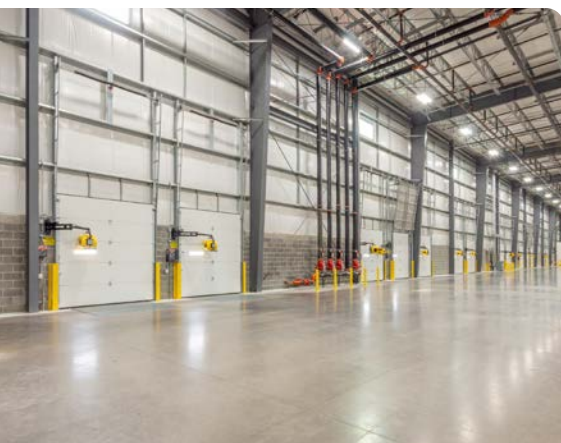
Constructed from heavy-duty steel with a durable, safety yellow powder-coated finish, these guards help prevent costly damage, reduce downtime, and enhance workplace safety with quick, hassle-free installation. Invest in the safety and efficiency of your operation by adding Dock Door Track Guards today.

KEY BENEFITS

- ▶ **Enhanced Safety**
Prevents injuries by protecting workers and equipment from contact with moving tracks.
- ▶ **Increased Efficiency**
Minimizes downtime and costly repairs caused by track damage.
- ▶ **Reduced Maintenance**
Protects tracks from wear and tear, extending their lifespan and reducing maintenance.
- ▶ **Easy Installation**
Designed for quick and easy installation, with minimal disruption to your operations.

PRODUCT SPECS

- ▶ Solid steel overhead door track guards feature a safety yellow baked-in powder-coated finish for long term wear.
- ▶ 48" standard height.
- ▶ Heavy duty welded steel with enhanced powder coating.
- ▶ Fastens to the floor and to the wall and wraps around the overhead door track on two sides.



COMFORT AT THE LOADING DOCK

RELIEF FROM SUMMER HEAT AND WINTER CHILL



Dock Fans

Loading and unloading trailers can become uncomfortable in the summer heat, even in Northeast PA, and just as challenging in the depths of winter.

Mericle's in-house team can install high-performance dock fans that deliver comfort in both conditions. In the summer, these fans circulate air, reduce heat buildup inside trailers, and keep dock areas from feeling hot and stagnant.

In the winter, they help push warm interior air into cold trailers, improving working conditions and reducing temperature shock for employees handling freight.

Whether you need better ventilation, improved temperature control, or a more productive dock environment year-round, dock fans are a simple upgrade with a significant impact. Here are a few examples of the products Mericle can install in your facility.

DOCK LIGHT WITH FAN



Screw-In Flood Lamp, 60"

- ▶ Lights and cools simultaneously.
- ▶ Adjustable 18" high-velocity fan.
- ▶ Double-arm construction for easy maneuvering.
- ▶ Outer arm swings horizontally 300 degrees.
- ▶ Lamp head pivots up and down.
- ▶ Uses up to 300W incandescent or LED bulb.

HIGH VELOCITY PATTERSON



Combo Dock Door Fan and Light

- ▶ 14" Truck cooler fan, 2600 CFM, 60' Air throw distance.
- ▶ Horizontal and vertical fan positioning.
- ▶ 25" length swing out arm.
- ▶ 15-Watt LED light, 750 Lumen output.



Trailer Fan

- ▶ Designed for manual parcel loading and unloading.
- ▶ Easy vertical or horizontal adjustment using T-style handle for full access to fork truck traffic or obstructions.
- ▶ Pivots for directional flow.
- ▶ Three speeds.
- ▶ Optional 18-Watt LED dock light for trailer lighting available.

SCREENED DOCK DOORS

FRESH AIR IN, UNWANTED ELEMENTS OUT



Screened Dock Doors

Bring the fresh air in and keep the bugs out with easy to install screen doors, designed to add security, ventilation, and pest control to your loading dock doors.

KEY BENEFITS OF SCREENED DOCK DOORS FOR INDUSTRIAL BUILDINGS

- ▶ **Air Flow and Light**
Allow light and fresh air into your space when doors are not being used for loading.
- ▶ **Effective Pest Control**
Fine-mesh screens keep out insects, rodents, and other pests, safeguarding your products.
- ▶ **Enhanced Security**
Robust construction and customizable security features protect your facility from unauthorized entry.
- ▶ **Optimal Weather Protection**
Screened doors shield your warehouse from rain, snow, and wind, minimizing damage to your inventory and equipment.

WHAT TENANTS ARE SAYING

"Since installing the screened dock door, we've noticed a dramatic decrease in bugs entering our warehouse, allowing us to keep our loading area open and well-ventilated without compromising on cleanliness."

The heavy-duty mesh is incredibly durable, even with frequent use by our forklifts, and the smooth operation makes it a breeze to open and close throughout the day."

TIGHTER DOCK = SAFER OPERATION

KEEP THE ELEMENTS OUT AND THE SAVINGS IN

Dock Seals & Shelters



Built for Protection

Dock Seals/Shelters



Installing dock seals and shelters can help make your loading dock safer and more energy efficient.

Quality seals and shelters are engineered with heavy-duty materials, advanced weather protection, and long-lasting performance, helping you reduce energy costs, protect sensitive goods, and maintain safe working conditions year-round.

DOCK SEALS

- ▶ Designed to create a tight, secure seal between your building and trailers, dock seals keep conditioned air inside and dust, pests, and moisture outside. Built from high-density foam and reinforced vinyl, they are durable even under constant pressure and daily impacts.

If energy savings, environmental control, and a clean, secure dock area are your priorities, then dock seals should receive your consideration.

DOCK SHELTERS

- ▶ Dock shelters can accommodate high-traffic docks and a wide range of trailer sizes. Their flexible fabric design allows easy access to the full trailer opening while shielding your dock from rain, wind, heat, and cold. They are durable and reduce equipment wear.

If you need maximum productivity and all-weather protection without restricting access, dock shelters are a smart, scalable solution.



PROTECT YOUR BOTTOM LINE

SEAL IN COMFORT. SEAL OUT THE ELEMENTS



Dock Weather Seals

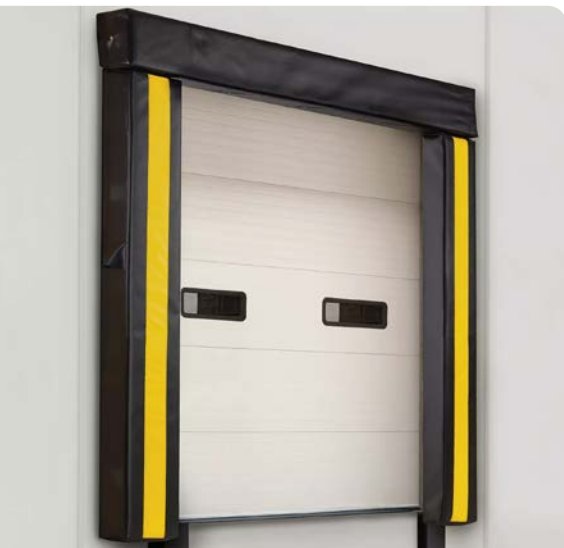


Dock weather seals are engineered to prevent the loss of conditioned air by creating tight, reliable barriers between your facility and the trailers that back into your docks.

Installing dock weather seals will boost energy savings, improve worker comfort, and protect product integrity. The seals provide enclosures around the trailers, eliminating costly air exchange and blocking out the elements, contaminants, and pests that threaten your operation. Whether you're dealing with extreme cold, intense heat, frequent rain, or dusty conditions, seals will help keep your dock environment stable, clean, and productive.

REASONS TO INSTALL DOCK WEATHER SEALS

- ▶ **Maximize Energy Efficiency**
Reduce heating and cooling loss by up to 90%, cutting utility costs and creating a more controlled environment inside your facility.
- ▶ **Boost Worker Comfort and Productivity**
A sealed dock means fewer drafts, fewer temperature swings, and a more comfortable workspace, leading to better morale and faster workflow.
- ▶ **Protect Your Products**
Keep out moisture, dust, pests, and outdoor contaminants that can compromise product quality and food safety.
- ▶ **Durable, High-Performance Materials**
Built with heavy-duty, tear-resistant fabrics and compression-grade foam, dock seals withstand constant trailer impact and long-term wear.
- ▶ **Fits Any Dock, Any Trailer**
Available in a wide range of sizes and styles—from compression seals and header seals to brush and foam systems—ensuring a perfect seal for any fleet mix.
- ▶ **Low Maintenance, Long Lifespan**
Designed for high-traffic docks, seals typically maintain their shape, strength, and sealing power for years of reliable performance.



DOCK RESTRAINT SYSTEMS

STABILITY WHERE IT MATTERS MOST



Dock restraint systems are designed to eliminate one of the most dangerous points in logistics: the gap between your facility and the trailer.

No matter your dock configuration or trailer mix, there are dock restraint solutions engineered to secure every load and protect your employees.



HOOK RESTRAINTS

Hook restraints are the industry's gold standard for controlling trailer movement. By securely engaging the trailer's Rear Impact Guard (RIG), they eliminate the risks of trailer creep, early departure, and unexpected separation, which are problems that wheel chocks simply can't solve.

Advantages

- ▶ Low energy usage
- ▶ Quick, automated engagement
- ▶ Integration with dock doors, lights, and building management systems
- ▶ Excellent for facilities seeking modern safety automation



VERTICAL/BARRIER RESTRAINTS

Barrier-style restraints provide a physical stop at the dock edge, preventing trailers from separating during loading. Quick to deploy and simple to maintain, they're a smart safety enhancement for small facilities or budget-conscious operations.

Advantages

- ▶ Strong, mechanical locking force
- ▶ Minimal maintenance
- ▶ Ideal for older docks or tight spaces
- ▶ Reliable performance in any environment



WHEEL-BASED RESTRAINTS

A viable option for businesses receiving everything from standard trailers to lift-gate and overseas containers, these ground-mounted systems capture the trailer wheel to provide a secure, tamper-resistant hold when RIG-based systems can't.

Advantages

- ▶ Best option for trailers with damaged or missing RIGs
- ▶ Works with reefers, air-ride suspensions, and yard tractors
- ▶ High visibility for drivers/dock staff
- ▶ Maximum versatility with unwavering stability

STOP COLLISIONS, KEEP MOVING

INVEST IN PROTECTIVE COLUMN WRAPS



Column Wraps

Protect your warehouse with impact absorbing column wraps to stop damage, downtime, and costly repairs before they start.



IDEAL
WAREHOUSE

Forklifts, pallet jacks, and heavy equipment can easily damage support columns, leading to costly repairs or even replacements over \$15,000. Column wraps act as shields—absorbing impact, preventing accidents, and keeping your facility safe and productive.

Mericle partners with Damo Shield, Ideal Warehouse, and Uline to offer competitive pricing and reliable protection.



DAMO SHIELD

- ▶ **Prevent Damage**
Forklifts and pallet jacks can bend and pierce support columns. Wraps absorb impact and stop costly repairs.
- ▶ **Increase Safety**
Damaged columns can compromise the structural integrity of the building.
- ▶ **Boost Efficiency**
Avoid shutdowns from repairs—keep operations running smoothly.



ULINE

- ▶ **High Visibility**
Bright wraps alert drivers and reduce accidental collisions.
- ▶ **Easy Installation**
Most wraps install in minutes—no tools required. Their lightweight design makes setup simple and avoids disrupting your operations.
- ▶ **Cut Costs**
Replacing a single column can exceed \$15,000. Wraps are a smart investment.

WAREHOUSE SAFETY NETTING

PREVENTION YOU CAN COUNT ON



Warehouse Safety Netting



Act before accidents happen.

Invest in safety netting today and create a safer, more productive warehouse environment for your employees and your bottom line.

IMAGINE A WAREHOUSE WHERE...

- ▶ **Accidents Are Minimized**
Safety netting acts as a second line of defense, catching falling objects before they injure workers or damage products.
- ▶ **Productivity Soars**
Reduced accidents mean less downtime and lower worker compensation costs.
- ▶ **Inventory is Safeguarded**
Protect your valuable products from accidental drops and breakage.

SAFETY NETTING SOLUTIONS ARE...

- ▶ **Customizable**
Nets are designed to fit the specific needs of your warehouse layout and racking systems.
- ▶ **Easy to Install**
Minimal disruption to your operations.
- ▶ **Cost-Effective**
Your modest investment yields big returns in safety and productivity.

ENERGIZE YOUR WORKFORCE

INVEST IN AN EMPLOYEE RECREATION AREA



Employee Recreation

Imagine a happier, healthier, and more productive team.

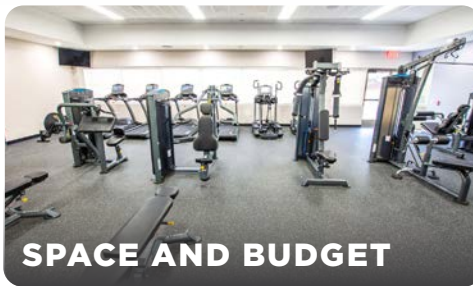
It's possible with an on-site employee recreation area designed and built by Mericle.

Investing in your employees' well-being delivers measurable returns. Contact Mericle today for a free consultation and discover how an employee recreation area can improve morale, productivity, and retention.



TEAM-READY SPACES

- ▶ **Boost Morale**
Provide a space for employees to unwind, socialize, and recharge.
- ▶ **Enhance Wellbeing**
Encourage healthy habits with fitness equipment, relaxation zones, or outdoor spaces to offer employees a place to reset and refocus.
- ▶ **Foster Collaboration**
Create spaces for informal interactions and team-building activities.



SPACE AND BUDGET

- ▶ **Fitness Centers**
Treadmills, bikes, weights, or yoga/stretching areas support physical activity.
- ▶ **Game Rooms**
Pool tables, foosball, arcade games, or board games encourage friendly competition and stress relief.
- ▶ **Outdoor Spaces**
Patios, gazebos, picnic tables or walking trails create opportunities for fresh air and active breaks.



BUSINESS IMPACT

- ▶ **Reduced Absenteeism**
Healthier employees take fewer sick days.
- ▶ **Increased Productivity**
Engaged employees accomplish more.
- ▶ **Improved Team Relations**
A positive work environment builds loyalty and teamwork.
- ▶ **Enhanced Employer Brand**
A strong commitment to well-being attracts and retains top talent.

STAY POWERED WITH CONFIDENCE

RELIABLE COMMERCIAL BACK-UP GENERATORS



Back-Up Generators

**Power Outages Cost You
More Than You Think —
Stay Powered, Stay Profitable.**

Our industrial parks benefit from highly reliable utility infrastructure designed to keep your operations running smoothly. Even so, some businesses choose to add an extra layer of protection to ensure continuous productivity.



KEY BENEFITS

- ▶ Automatic activation for uninterrupted operations.
- ▶ Fuel-efficient and low-maintenance designs.
- ▶ Natural gas and diesel options available.
- ▶ Customized sizing for your specific power demands.

A commercial-grade backup generator can help maintain seamless operations during unexpected interruptions and provide additional peace of mind.

Interested in these tenant improvement options?

Call 570.823.1100 or email maintenanceservices@mericle.com for more information.



EAST MOUNTAIN CORPORATE CENTER
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*We Build Buildings.
We Build Careers.
We Build Communities.*

