



The MERICLE Message

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MERICLE IS BUILDING REGION'S FIRST SPEC BUILDING IN 2011

The demand for space in CenterPoint Commerce & Trade Park has prompted Mericle Commercial Real Estate Services to construct a 108,939 square foot speculative flex building.



The new, state-of-the-art facility is being constructed on 18.48 acres in Pittston Township, Pennsylvania along Enterprise Way in CenterPoint West, near The Home Depot's regional distribution center.

The new building is the first constructed on speculation in Northeastern Pennsylvania in 2011.

Mericle Vice President of Marketing Jim Cummings said CenterPoint's success led to the company's decision to build the new facility.

"Vacancy rates in the park are very low," said Cummings. "Twenty five companies have moved into the park since 2006 and we are running low on available flex space. We want to make sure we have options available when companies show interest in the park."

Cummings said the new flex building has been designed so that it can accommodate office, distribution, and manufacturing businesses. "The building will have an attractive, architecturally designed front with lots of windows and can be subdivided in 6,427 square foot increments," he said.

Spec Building continued on next page...

Spec Building continued...

The building will feature ceiling clear heights ranging from 30' to 33', 16 loading doors, energy efficient T-bay lighting fixtures, energy efficient gas fired unit heaters and a high-density sprinkler system. Construction is expected to be completed this fall.

Cummings said Mericle plans to construct more spec buildings in CenterPoint to ensure that the area can compete effectively for new jobs. "Inquiries and client tours are on the rise and CenterPoint continues to be a sought after location," he said. "The

competition from other states is intense so we will make sure we have spaces available in all shapes and sizes."

He said a region's ability to provide quality space quickly is often what wins new jobs. "Companies often don't anticipate their growth and are therefore faced with extremely tight time frames to find and occupy space," he said. "Mericle's speculative development in CenterPoint gives Northeastern Pennsylvania a significant advantage when we compete against other states for jobs." 

MERICLE PREPARES RETAIL SITES AT ENTRANCES TO CENTERPOINT EAST, WEST



Mericle is offering 10 highly visible retail sites for sale or lease at the intersection of I-81, I-476 and S.R. 315 at the main entrances to CenterPoint East and West. The sites range from 1.15 acres to 10.09 acres and are served by all utilities.

Mericle is seeking developers of hotels, full-service restaurants, fast food restaurants,

banks, donut shops, cafes and a variety of other retail uses.

The sites offer excellent visibility from I-81 and I-476 and are in high traffic areas. There are four business parks with approximately 10.8 million square feet and 8,000 employees in close proximity to the sites. 

MERICLE LEASES CENTERPOINT FACILITY TO SPORTING GOODS LEADER

One of the nation's leading sporting goods companies has opened its largest U.S. distribution center in CenterPoint Commerce & Trade Park East, Jenkins Township.

Jerry's Sports Center is a wholesale distributor of firearms, shooting accessories, hunting supplies and fishing equipment.



United Sporting Companies (USC) of Chapin, South Carolina has leased a 198,400 square foot building at 100-124 Capital Road from Mericle Commercial Real Estate Services.

Mericle Vice President Jim Hilsher coordinated the real estate transaction along with Joseph McDermott of CB Richard Ellis, Wayne, Pennsylvania.

The Jenkins Township distribution center is employing industry leading technology and services customers formerly serviced by Jerry's Northeast, located in Newington, CT, Bonitz Brothers, located in Harrisburg, PA and Jerry's Sport Center, located in Forest City, PA.

USC will continue to operate its existing sales offices in Newington and Harrisburg while moving Jerry's Forest City sales force to the Pittston location. Additionally, the company will be establishing a new sales office in California to better serve the western region.

"We are pleased that Jerry's Sports Center has chosen CenterPoint Commerce & Trade Park East to expand its distribution capabilities," said Hilsher. "The company had considered several states as well as sites in southeastern Pennsylvania for this expansion project so we are glad that we are able to play a role in keeping Jerry's jobs in northeastern Pennsylvania as well as providing a platform for the company's future growth," he said.

USC CEO Hewitt Grant stated, "Over the past six months, we have evaluated all aspects of our operations in order to realign our distribution footprint to support our growth while providing our customers faster and better service across the country. The new facility in Pittston (Jenkins

Township) will also give us the ability to provide an improved range of fishing and marine products in the Northeast, Mid-Atlantic and Midwest. These distribution centers will be equipped with the latest technology allowing us to drive order accuracy, picking efficiency and speed of delivery."

The Capital Road facility was one of eight buildings constructed on speculation by Mericle in CenterPoint East since 2008. Those buildings total more than 1.3 million square feet and have been occupied by firms such as Benco Dental, Corning Inc., Cintas, and Safelite Auto Glass.

"Inquiries from companies needing space are on the increase so we are glad we made the decision to continue our speculative development program over the past several years," said Hilsher.

USC is a distributor of hunting, outdoor, marine and tackle products. The company operates through two subsidiaries, Ellett Brothers and Jerry's Sport Center which were founded in 1933 and 1949, respectively.

USC distributes its products to all 50 states through facilities in Chapin, SC, Newberry, SC, Harrisburg, PA, Newington, CT, Dayton, OH and Spring Hill, KS. With the largest sales force in the industry, the company serves more than 30,000 independent retail customers and maintains the largest product selection in the industry with more than 85,000 SKUs.

USC is the 25th company to move into CenterPoint. There are now 18 buildings in the park totaling approximately 5.3 million square feet. About 2,500 people work in CenterPoint. 🏢

MERICLE RECRUITS MAJOR ELECTRIC UTILITIES DISTRIBUTOR TO CRESTWOOD



Mericle Commercial Real Estate Services has announced it has signed a lease for approximately 70,000 square feet with HD Supply Utilities. The company is distributing transmission and distribution utility products from its newest location in a Mericle building at 5 Elmwood Road in the Crestwood Industrial Park, Wright Township.

Mericle Vice President Jim Hilsher coordinated the lease transaction with Steve Bonge, Senior Vice President for the commercial real estate



brokerage firm Grubb & Ellis from King of Prussia, Pennsylvania.


Hilsher said the project will give a much needed boost to the local employment base. "HD Supply Utilities is a great company and we are pleased we were able to recruit such a good employer to the park," he said.

The building occupied by HD Supply Utilities had previously been constructed on speculation by Mericle. It features 30'2" to 33' ceiling clear height, energy efficient T-bay lighting, energy efficient gas-fired suspended heating units, a high-density sprinkler system, and modern loading facilities.

"Having a quality industrial property in Crestwood Industrial Park was a key in the


recruitment of HD Supply Utilities to Northeastern Pennsylvania, said Hilsher. The company looked at multiple locations throughout eastern Pennsylvania before selecting our building."

Approximately 40,000 square feet remains available for lease in the 110,000 square foot building.

Mericle has developed seven buildings in the Crestwood Industrial Park totaling just over one million square feet. Mericle's tenants and build-to-suit clients in Crestwood include Cardinal Glass, Mission Foods, Sealy and Quaker Sales & Distribution. 

THREE GENERATIONS ENJOY MERICLE FISHING POND

For the 10th straight year, Mericle Commercial Real Estate Services and Hanover Township American Legion Local Post #609 hosted dozens of local children and their families for a day of fishing on the first day of trout season. Mericle annually coordinates the use of a pond on its property in Hanover Industrial Estates, and Local Post #609 stocks the trout and organizes the event.

Among the anglers were Post #609 Commander Frank Camasse Sr. (rear), Frank Camasse Jr. (left), and Frank Camasse III. 



MERICLE MAKES A DIFFERENCE

Mericle and its employees recently donated money, goods and services to the non-profit organizations listed on this page. The donations were made as part of Mericle's "Casual Friday" and "Lend-A-Hand" programs.



LUZERNE COUNTY SPCA & REASON HORSE RESCUE

The Luzerne County SPCA and REASON Horse Rescue of Harvey's Lake provide safe havens for unwanted animals and place hundreds of dogs and equines into new, happy homes.



WILKES-BARRE VA HOSPITAL

The Wilkes-Barre VA Hospital provides health care services to veterans in northeastern and central Pennsylvania and southern New York State. Mericle collected personal hygiene products for the residents.



JESSUP YOUTH SPORTS COMPLEX

The Jessup youth sports complex in Lackawanna County received a major face-lift as part of Mericle's "Lend-A-Hand" program, which supplemented the Jessup Youth Sports Association (JYSA) and Carbino Club's fundraising efforts to restore the complex after it was struck by a tornado on November 17, 2010.

CANDY'S PLACE RAINBOW WALK

Candy's Place is a cancer wellness and resource center, providing support to cancer patients and their loved ones in a loving, safe, and home-like environment. The Candy's Place Rainbow Walk is the largest annual fundraiser for the organization and hundreds of walkers and donors participate each year.



MERICLE'S NORTHEASTERN PENNSYLVANIA

AVAILABLE SPACE



1104 NORTH PARK DRIVE • 410,000 SF
Humboldt Ind. Park, Hazle Twp., PA.

Rail available. Building can be subdivided to 82,000 SF and expanded to 615,000 SF. Features 31'10" to 36'2" ceiling clear height, 46 loading doors and 1 drive-in door. 100+ on-site trailer spaces. State and local taxes abated through 2017!



61 GREEN MOUNTAIN RD. • 408,200 SF
Humboldt Ind. Park, East Union Twp., PA.

Building can be subdivided to 204,000 SF and expanded to 648,200 SF. Features 30'9" to 36'6" ceiling clear height, 32 cross-docked loading doors and 1 drive-in door. Parking for more than 500 trailers. State and local taxes abated through 2017!



1200 E. LACKAWANNA AVE • 364,114 SF
Mid Valley Ind. Park, Olyphant, PA.

Building can be expanded to 505,686 SF. Subdivision possible. Features 40'2" ceiling clear height, 20 cross-docked loading doors, 1 drive-in door, 8" reinforced concrete floor, strong power and ESFR fire protection.



400-450 CENTERPOINT BLVD. • 198,400 SF
CenterPoint Commerce & Trade Park East, Jenkins Twp., PA.

Can be subdivided as small as 99,200 SF. Features 33' to 36'7" ceiling clear height, 26 loading doors, 1 drive-in, T-bay lighting, 800 amp, 277/480 volt, 3-phase electrical service (expandable), ESFR fire protection system and a multi-year, 100% real estate tax abatement on improvements (LERTA).



350 N. PENNSYLVANIA AVE. • 179,908 SF
Downtown Wilkes-Barre, PA.

Brick and masonry multi-purpose commercial building. Can accommodate manufacturing, distribution, office and retail tenants. Spaces available as small as 21,092 SF. Building features dock doors, drive-in doors, wet and dry sprinkler systems and very low lease rates.



180 WELLES ST. • 41,544 SF to 121,446 SF
Forty Fort, PA.

Located immediately off Exit 4 of S.R. 309. Building can be subdivided as small as 41,544 SF. Features 25 loading doors, wet sprinkler system and 16' and 26' ceiling clear heights. Ample on-site trailer storage. Very affordable rents.



7A ENTERPRISE WAY • 108,939 SF
CenterPoint Commerce & Trade Park West, Pittston, PA.

Can be subdivided to 6,427 SF. Features 30' to 33' ceiling clear height, 120/208 volt, 225 amp, 3-phase power, gas-fired unit heaters, energy efficient T-bay lighting, 16 loading doors and 1 drive-in. Has a 10-year, 100% real estate tax abatement on improvements (LERTA).



320-330 STEWART ROAD • 108,000 SF
Hanover Industrial Estates, Hanover Twp., PA.

Building can be expanded to 162,000 SF. Features 8,000 SF office area, 30' to 32'11" ceiling clear height, 6" reinforced concrete floor, ESFR fire protection system, 20 loading doors and 1 drive-in door with ramp. On-site parking for approximately 45 vehicles (expandable to 70).



63 GREEN MOUNTAIN ROAD • 82,691 SF
Humboldt Ind. Park, East Union Twp., PA.

Features two 463 SF office fit-outs in warehouse, 30'8" to 36'5" ceiling clear height, 9 loading doors, and ESFR fire protection system. Ample on-site parking and trailer storage available.



240-258 ARMSTRONG RD. • 58,713 SF

CenterPoint Commerce & Trade Park East, Jenkins Twp., PA. Space can be subdivided as small as 12,361 SF. Features 29'10" to 34'2" ceiling clear height, 8 loading doors, ESFR fire protection and multi-year, 100% real estate tax abatement on improvements (LERTA).



400 STEWART ROAD • 53,040 SF

Hanover Industrial Estates, Hanover Twp., PA. Can be subdivided. Includes a 11,250 SF mezzanine, 44,680 SF office space, 8,360 SF warehouse space featuring 24' ceiling clear height and 2 drive-in doors. On-site parking for 238 vehicles with room for expansion.



1110 HANOVER ST. • 10,046 SF to 48,561 SF

Six (6) spaces available in this 133,000 SF flex building in Hanover Industrial Estates. Can be subdivided. Building features 30' to 33'6" ceiling clear height, office fit-outs, loading doors, 100% wet sprinkler system and energy-efficient gas-fired unit heaters.



5-11 ELMWOOD ROAD • 40,153 SF

Crestwood Industrial Park, Mountain Top, PA. Space features 3,190 SF main office, 908 SF shipping/receiving office, 30'2" to 33' ceiling clear height in warehouse area, 14 loading doors, 1 drive-in door, ESFR fire protection system and energy efficient T-bay lighting.



275 CENTERPOINT BLVD. • 37,329 SF

CenterPoint Commerce & Trade Park East, Jenkins Twp., PA. Building features 33'4" to 36'8" ceiling clear height, 6" reinforced concrete floor, 6 loading doors, ESFR fire protection system and a multi-year, 100% real estate tax abatement on improvements (LERTA).



100-144 CENTERPOINT BLVD. • 28,305 SF

CenterPoint Commerce & Trade Park East, Jenkins Twp., PA. Features 4,120 SF office area, 30'1" to 34'3" ceiling clear height, gas-fired unit heaters, 4 loading doors, and 2 drive-in doors. Has a multi-year, 100% real estate tax abatement on improvements (LERTA).



155 NESTLE WAY • 28,078 SF & 11,532 SF

Lehigh Valley West Industrial Park, Breinigsville, PA. 105,000 SF multi-tenant/flex building on 7.76 acres with 30' to 33'9" ceiling clear height and wet sprinkler. 28,078 SF features 4 loading doors and 1 drive-in. 11,532 SF features 7 loading doors and 1 drive-in. Each space has 120/208 volt, 225 amp, 3-phase power.



195 RESEARCH DRIVE • 21,085 SF

CenterPoint Commerce & Trade Park East, Jenkins Twp., PA. Features 3,239 SF of existing office fit-out, 29'11" to 33'6" ceiling clear height, 3 loading doors, 1 drive-in door with ramp, energy efficient T-bay lighting and a multi-year, 100% real estate tax abatement on improvements (LERTA).



19 BERT COLLINS DRIVE • 20,000 SF

Keystone Industrial Park West, Throop, PA.

Mostly wide-open office space with conference rooms, training room, break room, kitchenette, and storage areas. Has 139 parking spots. 200 amp, 480/270 volt, 3-phase power. Excellent call center space.



145-173 CENTERPOINT BLVD. • 8,023 SF

CenterPoint Commerce & Trade Park East, Jenkins Twp., PA. Features 1,632 SF office area, 30'6" to 33'6" ceiling, T-bay lighting, and one loading door. Has a multi-year, 100% real estate tax abatement on improvements (LERTA).



190 WELLES ST. • 1,393 SF to 7,494 SF

Forty Fort, PA. Prime location immediately off Exit 4 of S.R. 309 (Cross Valley Expressway) and just 5 minutes from I-81. Primarily occupied by medical tenants. Excellent visibility, affordable rents and plenty of parking.



155 STEWART ROAD • 15,063 SF

Hanover Industrial Estates, Hanover Twp., PA. Features 1,840 SF of office area, 2 loading doors, 1 drive-in, 20'6 1/2" to 23'1" ceiling clear height, Ordinary Hazard Class III wet sprinkler system, and ample on-site parking.



150 CENTERPOINT BLVD. • 14,112 SF

CenterPoint Commerce & Trade Park East, Jenkins Twp., PA. Can be subdivided as small as 6,000 SF. Features 30'6" to 33'6" ceiling clear height, 2 loading doors, and a multi-year, 100% real estate tax abatement on improvements (LERTA).



195 RESEARCH DRIVE • 13,659 SF

CenterPoint Commerce & TradePark East, Jenkins Twp., PA. Can be subdivided as small as 6,631 SF. Features 29'11" to 33'6" ceiling clear height, 2 loading doors, energy efficient lighting and a multi-year, 100% real estate tax abatement on improvements (LERTA).



660 BALTIMORE DRIVE • 5,870 SF

Corporate Center at East Mountain, Plains Twp., PA. Class A office facility. Can be subdivided. Building features strong power and telecom services, and a multi-year, 100% real estate tax abatement on improvements (LERTA).



1072 HANOVER STREET • 8,775 SF

Hanover Industrial Estates, Hanover Twp., PA. Light industrial space available within a 70,000 SF multi-tenant/flex building on 11.6 acres. Features 26'2" to 28'8" ceiling clear height, 2 loading doors and 1 drive-in door. Adjacent 5,014 SF available.



225 STEWART ROAD • 8,523 SF

Hanover Industrial Estates, Hanover Twp., PA. Office space available within a 40,000 SF flex building on 5.57 acres. Includes lunchroom, classrooms, conference rooms and numerous private offices with 100% full HVAC. Excellent access to I-81 via S.R. 29.



1200 SATHERS DRIVE • 8,521 SF

Grimes Industrial Park, Pittston Twp., PA. Office and warehouse space available in a 70,000 SF multi-tenant/flex building. Existing office area is 6,785 SF. Warehouse features 1 loading door, 26'2" to 28'9" ceiling clear height and energy efficient gas-fired unit heaters.



350 N. PENNSYLVANIA AVE. • 6,990 SF

Downtown Wilkes-Barre, PA location. Office space available within a 179,908 SF light industrial facility. Features 100% full HVAC, fluorescent lighting, 100% coverage dry sprinkler system and off-street parking. Ideal for small call center. Located just 2.9 miles from I-81. Rent-free months are possible!



1065 HANOVER STREET • 6,015 SF

Hanover Industrial Estates, Hanover Twp., PA. 108,000 SF multi-tenant/flex facility on 11.21 acres. Existing office area is 2,204 SF. Warehouse features 26'5" to 29'6" ceiling clear height and 1 loading door. State and local taxes abated.



1155 MID VALLEY DRIVE • 5,016 SF

Mid-Valley Ind. Park, Olyphant, PA. Includes 1,340 SF existing office area. Features 2 loading doors, 26'5" to 29' ceiling clear height, 6" reinforced concrete floor and energy efficient T-bay lighting. Offers excellent access to I-81, I-84, I-380 and I-476.



1072 HANOVER STREET • 5,014 SF

Hanover Industrial Estates, Hanover Twp., PA. Can be expanded to 13,789 SF. Features 3,400 SF office area, 26'2" to 28'8" ceiling clear height, energy efficient gas-fired unit heaters and one 1 loading door.



155 STEWART ROAD • 4,900 SF

Hanover Industrial Estates, Hanover Twp., PA. Existing office space in a multi-tenant flex building. Features 9' nominal ceiling height, Ordinary Hazard Class III wet sprinkler system, 1 loading door, and is less than 5 minutes from I-81.



600 BALTIMORE DRIVE • 1,664 SF

Corporate Center at East Mountain, Plains Twp., PA. Class A office space with premium office finishes. Fiber and copper telecommunications services in the park are provided by 3 different vendors. Parking for 8 vehicles.



MERICLE REHABS TORNADO-DAMAGED SPORTS FIELDS

A youth sports complex in Lackawanna County received a major facelift thanks to the employees of Mericle Commercial Real Estate Services.

The company's 3rd Annual "Mericle Makes a Difference Day" was held on Saturday May 7th at the Jessup Youth Sports Complex, Jessup.

The project was part of Mericle's "Lend-A-Hand" program, which supplemented the Jessup Youth Sports Association's (JYSA) and Carbino Club's fundraising efforts to restore the complex after it was struck by a tornado on November 17, 2010.

Mericle Senior Vice President Bryan McManus, who served as project coordinator, said the company donated labor, materials and equipment needed to complete a variety of improvements. Mericle employees installed new signage at the entrance to the field as well as remulched and landscaped picnic

areas and tree beds. Significant safety improvements were made in the following areas: the infield on the softball field was completely redone to ensure a level playing surface, a new driveway entrance was added into the complex to provide better access to the concession stand, and the parking area was re-graded and improved with wheel stops to create more spaces and ensure safety.

Al Guari, a Mericle employee and former JYSA Board Member, said the JYSA and Carbino Club assisted with raking, weeding, painting, planting, and general clean up. "Mericle was ready to lend a hand to ensure the park was not only completely restored, but made even better," said Guari. "We think the experience was truly rewarding for all involved."

Mr. McManus thanked Jessup Borough officials for their help with the project as well as the JYSA and Carbino Club volunteers.

MERICLE'S BROKERAGE DIVISION

www.mericle.com/brokerage



109 INDUSTRIAL PARK RD., BEECH CREEK • 90,000 SF
Steel warehouse on 21 acres. Features 21' to 30' ceiling heights, 5 overhead doors and public utilities. **\$4.50/SF Net. Contact Jeff Bower or Don Cortese, CCIM • 570.323.1100**



30 WOOD STREET • WILKES-BARRE • 35,250 SF
Light industrial building on +/- 1 acre. Features 2,930 SF office space, 21' ceilings, 1 loading dock, and 1 drive-in door. **\$475,000.**
Contact Steve Barrouk • 570.823.1100



1019 N. WASHINGTON ST. • WILKES-BARRE • 22,000 SF
Single-story building on 1.51 acres with showroom, warehouse, outside storage, 4 drive-in doors and loading dock. Ample parking. **Sub-Lease.**
Contact John Rokosz • 570.823.1100



70 MEYA DRIVE • JESSUP • 15,000 SF
Warehouse/distribution facility on 2.49 acres in KOEZ zone. Features 18' - 21' ceilings and two 16' DH/truck level doors. **\$3.85/SF + Utilities or \$950,000.**
Contact Al Guari • 570.823.1100



124 S. REYNOLDS ST. • S. WILLIAMSPORT • 6,000 SF
100% occupied manufacturing facility with fully furnished 2 bedroom apartment. Public utilities, 3 phase electric. Owner will consider Sale/Lease Back. **\$325,000. Contact Jeff Bower • 570.323.1100**



400 PARK AVENUE, WILLIAMSPORT • 88,000 SF
Three-story structure with partial basement on 1.04 acre parcel with 2,400# freight elevator, plus 7,500 SF office space. **\$685,000 or \$0.99/SF NNN.**
Contact Dan Naylor • 570.823.1100

Reduced!!



21 N. CHURCH ST. • HAZLETON • 24,150 SF
Two-story office building, handicap accessible. Includes garage for 3 vehicles. High-traffic and high-visibility location. **\$299,000.**
Contact Al Guari or Dave Daris • 570.823.1100

Reduced!!



789 AIRPORT ROAD • HAZLETON • 18,000 SF
For Sale or Lease. Modern multi-tenant professional office building on 2 acres, plus separate 1-level bank building. **\$2,100,000 or \$10.00/SF NNN.**
Contact Dave Daris • 570.823.1100

Reduced!!



9 BANKS AVENUE • MCADOO • 7,500 SF
Insulated steel warehouse with office on 2.25 acres in McAdoo Industrial Park. Includes fire alarm system and 3 dock-high doors. **\$265,000 or \$2,500/mo. NNN. Contact John Rokosz • 570.823.1100**

Reduced!!



RT. 940, FREELAND • BUSINESS OPPORTUNITY
4.6 Acres. 30 rented self-storage units, a 5,000 SF auto repair facility and fenced storage area. **\$325,000 or Lease Garage \$6.00/SF NNN.**
Contact Dave Daris • 570.823.1100



East Mountain Corporate Center
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Wilkes-Barre, PA 18702
570.823.1100 • www.mericle.com

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FEATURED PROPERTY

EAST MOUNTAIN BLVD., CORPORATE CENTER AT EAST MOUNTAIN



Mericle will construct two office buildings at the entrance of the Corporate Center at East Mountain in Plains Township, Luzerne County. A 42,000 square foot building will be constructed on 6.6 acres and a 25,200 square foot building will be constructed on 6.15 acres. Mericle has designed both buildings to be single-story with brick exteriors, large windows, large parking areas, Class A interior finishes, and professional landscaping. Suites as small as 2,500 square feet will be available. Taxes on improvements will be abated 100% for 10 years. The Corporate Center at East Mountain has very reliable power and telecommunications service.

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