



MERICLE ANNOUNCES | READY TO GO PROGRAM

Mericle Commercial Real Estate Services has announced the “Ready to Go” Program, a major investment in new speculative buildings and fully prepared sites that is expected to facilitate the creation and retention of thousands of local jobs.



According to Mericle Vice President of Marketing Jim Cummings, the company plans to fully prepare more than 90 Ready to Go Sites and build dozens of speculative commercial buildings on approximately

1,700 acres it owns in 10 business parks in Luzerne and Lackawanna Counties.

Cummings said Mericle has designed the Ready to Go Program for small and large businesses needing manufacturing, distribution, office, or medical space.

For its Ready to Go Sites, Mericle obtains all permits and full subdivision, land development, and utility approvals. In most cases, all grading, including the placement of compacted stone sub-base in the building and pavement areas is completed and the parcels are made ready for immediate construction.

Speculative buildings and speculative sites are those developed without commitments from tenants said Cummings.

Rosemary Dessoie, Executive Vice President of the Greater Pittston Chamber

of Commerce, said Mericle’s Ready to Go Program will make Northeastern Pennsylvania’s economic development groups the envy of others in the United States. “We compete against more than 2,000 economic developers for new jobs every day,” she said. “I’m not aware of any in the entire country that are able to offer the variety of fully prepared sites and buildings that we will now have in our inventory.”

“This is a game changer,” added Dessoie. “We now have an edge when we are trying to win projects. The Ready to Go Program will make it much easier for our local chambers to convert prospect leads into family sustaining jobs. This will have a positive impact on our economy for decades.”

Cummings said Mericle was inspired to create the Ready to Go Program because



“This is a game changer,” added Dessoie. “We now have an edge when we are trying to win projects. The Ready to Go Program will make it much easier for our local chambers to convert prospect leads into family sustaining jobs. This will have a positive impact on our economy for decades.”



of its success in the recently-completed Phase I section of CenterPoint Commerce & Trade Park East in Jenkins Township.

“Our model of developing buildings and sites on speculation proved to be the right one,” Cummings said. “The success of Phase I convinced us that accelerating our development schedule through our new Ready to Go Program will lead to more successful projects for our company and more jobs for Northeastern Pennsylvania.”

Cummings said Mericle had initially committed to developing just over 3,000,000 square feet of space in Phase I that would house approximately 2,400 jobs. With the recent completion of Phase I, Mericle has exceeded that initial commitment by developing 4.1 million square feet and recruiting 23 tenants that together employ more than 2,700 workers.

He said all of the buildings in CenterPoint East and West, including the new Neiman Marcus east coast distribution center that will soon house 151 jobs in CenterPoint East’s Phase IIA section, total 5.5 million square feet and are home to 32 companies employing more than 3,400 people.

Cummings said the major advantage a Ready to Go Site brings to a client is speed.

“Within just five months of the signing of a lease, we can construct a new facility

and have it ready for a tenant on any of our Ready to Go Sites,” said Cummings. “By comparison, it would typically take a competing developer 12 to 24 months to obtain all permits and approvals, prepare a site, and construct a new facility.”

“We don’t think there are very many, if any, communities throughout the entire country that will be able to match our five month timetable to occupancy,” he said.

Mericle has already completed more than 30 Ready to Go Sites of various sizes in CenterPoint Commerce and Trade Park East, CenterPoint Commerce & Trade Park West, the Corporate Center at East Mountain, and the Jessup Small Business Center. Mericle is constructing speculative industrial, office, and flex buildings on several of those parcels.

Mericle recently constructed a 108,839 square foot speculative flex building on a Ready to Go Site in CenterPoint West in Pittston Township and a 25,200 square foot speculative office building on a Ready to Go Site at the entrance to the Corporate Center at East Mountain in Plains Township. In early 2012, Mericle began constructing a 120,000 square foot speculative flex building on a Ready to Go Site in CenterPoint East, a 42,000 square foot speculative office building in the Corporate Center at East Mountain and a 96,000 square foot speculative flex

building in the Jessup Small Business Center.

Mericle is preparing additional Ready to Go Sites in the newest phases in CenterPoint East and is developing plans to work on two large sites in the Humboldt Industrial Park in Hazle Township. The pads Mericle develops in Humboldt will be able to accommodate more than 1.8 million square feet of new industrial facilities.

“Having product available has always been the key to successfully attracting new jobs to the Hazleton Area,” said CAN DO President Kevin O’Donnell. “In today’s fast paced business environment, companies need to know that they can have a facility constructed to fit their needs when they need it. Mericle’s Ready to Go Program does this by completing the time-consuming planning and permitting process in advance. In CAN DO’s Humboldt Industrial Park, Mericle proved time and time again that they can do it and do it right.”

Mericle has also performed design and/or excavation work on sites in Grimes Industrial Park in Pittston Township, Valley View Business Park in Jessup Borough, CenterPoint Commerce & Trade Park South in Jenkins Township and Hanover Crossings and Hanover Industrial Estates in Hanover Township.

SUCCESS STORY | CENTERPOINT COMMERCE & TRADE PARK EAST, PHASE 1



Mericle will make those sites completely ready for new buildings via the Ready to Go Program.

“When we add to our region’s inventory of ready-to-go real estate options, we increase the chances that we will be able to meet a particular company’s real estate needs,” said Larry Newman, Vice President of Planning, Policy, & Development of the Greater Wilkes-Barre Chamber of Business & Industry. “Simply put, a greater variety of ready-to-go product makes us more competitive – and, in today’s marketplace, that’s critically important.”

Greater Pittston Chamber of Commerce immediate past President Charles Adonizio III said, “When site selectors tour the area, their main concerns are typically timelines and location. In this day and age it seems we are all in a hurry,

wanting everything done sooner rather than later, yesterday instead of tomorrow. We have always had the strategic location along the I-81 Corridor, now we have the ready to go sites that give us an additional edge.”

Greater Scranton Chamber of Commerce President Austin Burke stressed the importance of having a variety of buildings and fully improved sites available when communities strive to create and retain jobs. “Our history has shown us that having properties readily available is like having cars on the showroom floor,” he said. “They are critical if you want to make a quick sale.”

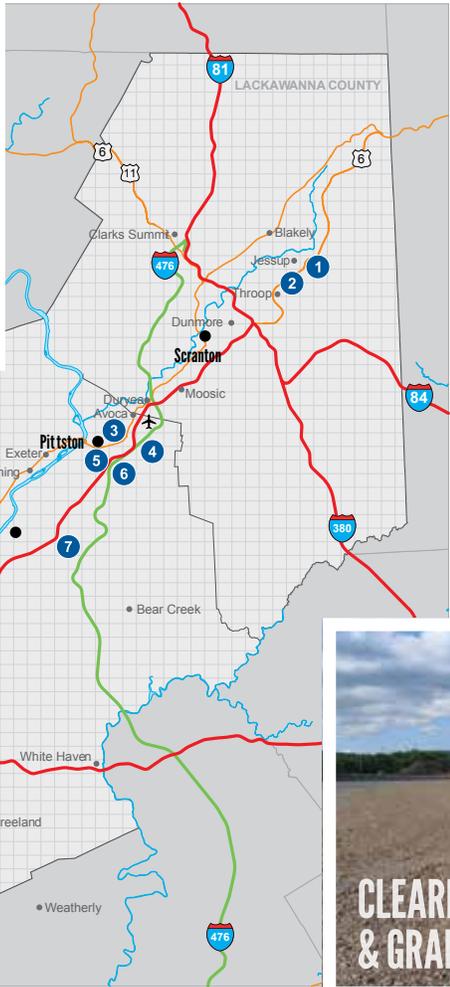
Burke added that Mericle’s track record “gives them the credibility for me to say their investment today means jobs for us tomorrow.”

Mericle uses its own resources to prepare the Ready to Go pads and construct the buildings. The company’s in-house design team, engineers, construction employees and heavy equipment operators all contribute to the effort. “We do all of the planning and construction ourselves,” said Cummings. “That helps moves things along very quickly and cost effectively.”

Cummings said Mericle plans to develop more than 15 million square feet of space on the more than 1,700 acres. At present, more than 12,000 people work in the more than 16 million square feet developed locally by Mericle since 1986. Cummings said he believes the Ready to Go Program will continue to maintain and accelerate the company’s speculative building program and will result in the creation and retention of approximately 12,000 more jobs. ■

BUSINESS PARKS | WITH MERICLE READY TO GO SITES





1. Valley View Business Park
2. Jessup Small Business Center
3. CenterPoint South
4. Grimes Industrial Park
5. CenterPoint West
6. CenterPoint East
7. Corporate Center at East Mountain
8. Hanover Crossings
9. Hanover Industrial Estates
10. Humboldt Industrial Park





50
new employees

E.S. Kluff & Co.

E. S. Kluff & Company, maker and distributor of Aireloom and Kluff brand mattresses, has signed a long-term lease for nearly 99,000 square feet of newly constructed state-of-the-art production space from Mericle Commercial Real Estate Services in Humboldt Industrial Park, 1104 North Park Dr. in Hazle Township, PA.

The company has begun to recruit 50 new employees and expects to start production in mid October. Kluff expects to double the number of jobs during the initial term of its lease.

“The Kluff and Aireloom brands are unique. High-quality retailers have asked us to grow our production capacity in the East Coast region. This new site will be a state-of-the-art production and distribution center that mirrors our West Coast facility, enabling us to produce our full line of products for the first time on the East Coast,” said E. S. Kluff & Company President and CEO Earl Kluff. “Hazle Township is a great community with a wonderful workforce. We are excited about this new opportunity.”

“We needed a place where East Coast buyers and sales associates could see our ultra-luxurious American-made beds at a visually appealing location. Our new facility sits majestically on a grassy rolling hill overlooking a highly travelled highway and also provides us room to grow as it is part of a 22 acre site,” said Kluff.

Mericle Vice President Jim Hilsher coordinated the lease transaction with tenant representation broker Vincent Ranalli, a Vice President of CBRE, Inc., who represented E.S. Kluff & Company. Hilsher said he expects the company to move into the front section of the building by early fall and start operations shortly thereafter.

“Our construction crews are moving quickly to build out office space, add lighting and increase electrical power to support Kluff’s manufacturing processes,” said Hilsher. “Kluff looked at numerous buildings in eastern Pennsylvania. We are pleased our building is the right fit for the company and its manufacturing jobs.”

The land on which Mericle constructed the 410,000 square foot facility had been developed by local economic development organization, CAN DO, Inc. “This is great news for our area,” said CAN DO President Kevin O’Donnell. “E.S. Kluff & Company has an exceptional reputation for turning out quality products. When a community is able to help recruit new manufacturing jobs, especially with a company as highly regarded as E.S. Kluff & Company, it’s a very big win.”

Hilsher said Mericle Construction developed the building to be occupied by E.S. Kluff and Company on speculation. Through its Ready to Go Program, Mericle is constructing industrial, office, and flex buildings on speculation and is fully preparing more than 90 sites in 10 area business parks.

“The goal of our Ready to Go Program is to make sure we have a wide variety of existing spaces and building-ready sites available at all times,” said Hilsher. “Too often, companies wait too long to begin their search for a new location. Our Ready to Go Program virtually guarantees we’ll have a property that meets the specifications and timetables of quality companies like E.S Kluff & Company.”

In 2004, third-generation mattress maker Earl Kluff founded E. S. Kluff & Company and created the next hallmark of luxury bedding. Kluff’s Aireloom® designs offer artisanal quality and legacy features such as hand-tied coils and side-stitching. Kluff lines feature the most advanced materials and technologies available in the world, including the highest quality Belgian jersey knits and damask fabrics, Ellison & Robbins nested coils, New Zealand Joma wool, natural Talalay latex, bio-based foams and natural, eco-friendly fibers. Kluff is available in more than 350 select United States retailers and internationally. ■



Local Expansion

Mericle reacted & ensured the retention of 400 jobs

Mission Foods, one of Luzerne County's largest manufacturing companies, is expanding its operation in Crestwood Industrial Park, Wright Township. The expansion will support the firm's approximately 400 local jobs.

Robert K. Mericle has announced that the company has leased 40,153 square feet from Mericle Commercial Real Estate Services in an 110,000 square foot building at 5-11 Elmwood Road. The expansion space is located immediately adjacent to Mission Foods' 136,244 square foot tortilla production facility at 15 Elmwood Road.

Mission Foods opened its main manufacturing plant at 15 Elmwood Road in 2005, in an 110,000 square foot industrial

building Mericle had constructed on speculation. Mission Foods purchased the building and later added 26,244 square feet to keep up with its local growth.

Mericle Vice President Bob Besecker, Jr. coordinated the lease transaction along with commercial real estate brokers Jay Rigelsky and Brian Kelly of Corporate Real Estate Advisors in Dallas, Texas.

"The company's tremendous growth completely maxed out their manufacturing facility," said Besecker. "Fortunately, we have exactly what they need right next door. Our space will take the pressure off the main plant and give them enough elbow room to sustain their growth."

MISSION HISTORY

Headquartered in Irving Texas, Mission Foods has grown to become one of the largest producers of tortilla products, producing almost a quarter of all tortillas sold in the world.

Mission Foods offers a full line of tortillas from flour and corn tortillas to their popular 96% fat free, whole wheat, multi-grain and low carbohydrate varieties. Mission Foods had its beginnings in 1949 when Don Roberto Gonzalez and his father formed the company GRUMA S.A. in Monterrey, Mexico, and revolutionized the corn flour and tortilla industries.

Today, GRUMA S.A. is one of the world's largest producers of corn flour and tortilla products, with production facilities across the Americas, the UK, Holland, Italy, Turkey, Russia, Ukraine, and Asia. Its operations and sales extend to the US, Canada, throughout Central America (through Gruma Centro America), and into England, Europe, Asia, Australia, and the Middle East. For more information, visit www.missionfoods.com.



Besecker said the fact that Mission now occupies two buildings that had originally been constructed by Mericle on speculation demonstrates the validity of the developer's recently announced Ready to Go Program. "We feel it is critically important that we have a variety of existing options available when companies need space in our area," he said. "Through our Ready to Go Program, we are accelerating our preparation of pad sites and construction of spec buildings, which we hope will lead to more projects that create and sustain jobs."

"If anyone doubted the logic behind the Ready to Go Program, this rapid response to Mission Food's need to grow should erase all doubts," said Bill Moore, President and CEO of the Greater Wilkes-Barre Chamber of Business and Industry. "Being able to react quickly has ensured the retention of the 400 manufacturing jobs already here, and paves the way for additional new hires. It truly is a win-win situation," Moore said.

Mission Foods joins existing tenant HD Supply Utilities in the 5-11 Elmwood Road facility. Mericle recently signed a lease for approximately 70,000 square feet with HD Supply Utilities. The company is distributing transmission and distribution utility products from the property. ■

GENCO ATC

Founded in 1898, GENCO ATC is a privately held company with more than 10,000 employees. GENCO ATC's diverse range of customers include many Fortune 500 companies in the technology, consumer goods, retail, and healthcare sectors, and the federal government. GENCO ATC offers a complete range of solutions, including inbound logistics; warehousing and distribution; fulfillment; packaging and kitting; transportation management; systems integration; returns processing & disposition; test, repair, refurbishment; product liquidation; and recycling. The company is headquartered in Pittsburgh. For more information visit www.gencoatc.com.



GENCO ATC, North America's second-largest and a Global top 25 third-party logistics (3PL) provider, has leased 203,821 square feet from Mericle Commercial Real Estate Services in Humboldt Industrial Park, near Hazleton.

The company is using the space to provide warehousing, distribution and supply chain services to a large consumer goods company.



LOGISTICS FIRM

Leases **203,821** Square feet in Humboldt Industrial Park

According to company President Robert K. Mericle, GENCO ATC has leased space from Mericle at 61 Green Mountain Road, East Union Township, Schuylkill County. The 408,200 square foot building is one of several in the park that Mericle has constructed on speculation.

Mericle Vice President Bill Jones coordinated the real estate transaction with Brian Zurawski of Cushman & Wakefield-Summit Realty Group, Indianapolis, and Steve Cooper of Cushman & Wakefield, Philadelphia.

Jones said GENCO ATC's growth in Northeastern Pennsylvania could be a "foreshadowing of good things to come." He said inquiries from companies seeking space in the region appear to be on the rise.

GENCO ATC manages more than 38 million square feet of warehouse space at 130 operations and more than \$1.5 billion in transportation annually throughout the United States, Canada, and Mexico .

Jones added, "having existing space in place was a critical element in getting the company to locate the operation in Humboldt Industrial Park."

"We constructed 61 Green Mountain Road on speculation several years ago," said Jones. "As we stated when we recently unveiled our Ready to Go Program, we are going to continue to develop different types and sizes of buildings on speculation and will prepare sites that are ready for immediate construction because companies have very short timetables. They need to be able to get into the right space quickly. Our Ready to Go Program will ensure that we always have a nice selection of properties when companies are seeking new locations."

Through its Ready to Go Program, Mericle is preparing more than 90 sites for immediate construction on 1,700 acres in 10 area business parks, including two large sites in Humboldt Industrial Park. Mericle will construct bulk industrial, flex, and office buildings on speculation on those sites. ■

C3i GRAND OPENING CEREMONIES

Grand opening ceremonies were held August 28, 2012 at C3i's new hardware services depot at 248 Armstrong Road, CenterPoint Commerce & Trade Park East, Jenkins Township.

C3i, a leading provider of technology enablement and Business Process Outsourcing (BPO) services for the life sciences industry, leased approximately 41,000 square feet of space in the building from Mericle.

The company is using the space to receive, repair, and distribute computers used by life sciences professionals.

State and local officials joined with leadership of the Greater Pittston Chamber of Commerce and Mericle officials including company President Robert K. Mericle to help C3i CEO Joel Morse cut the ribbon for the new operation.

Morse said, "After 10 months of hard work by C3i and Mericle, I'm excited and pleased to announce that C3i has fully completed the migration of our global hardware services depot from New Jersey to this facility in Jenkins Township, PA"

There are now about 100 employees at the facility. C3i also has 125 employees at its call center, which is housed in a Mericle building in Plains Township, Luzerne County. The firm also has 55 employees based at a client campus in Swiftwater, Pennsylvania.

Morse said the excellent operational results of the Plains Township call center was an important factor in C3i's decision to bring the global hardware services depot to CenterPoint. "Luzerne County has an outstanding labor force," he said.

Morse said some of the services C3i's global hardware services depot offers to the life sciences industry include software engineering, break/fix for PCs, laptops, iPhones and iPads, storage and asset management services, and deployment of new technology. C3i is also certified by major original equipment manufacturers to perform warranty repairs.



From Left to Right: Pat Rogan, Constituent Representative for Congressman Lou Barletta; William Goldsworthy, Deputy Director, Governor's Northeast Regional Office; Joseph Burke, Esq., President, Greater Pittston Chamber of Commerce; Rosemary Dessoye, Executive Director, Greater Pittston Chamber of Commerce; Steve Yokimishyn, Director, Northeast Regional Office, Governor's Action Team; Rob Mericle, President, Mericle Commercial Real Estate Services; Joel Morse, CEO, C3i; PA Representative Michael Carroll; Mericle Chief Operating Officer Lew Sebia; Mericle Vice President Bob Besecker

According to Mericle Chief Operating Officer Lew Sebia, the 92,400 square foot flex building partially occupied by C3i was constructed on speculation by Mericle as part of its Ready to Go Program.

"The goal of this program is to make sure we have a wide variety of existing space and building-ready sites available when companies like C3i contact us," said Sebia. "Through the Ready to Go program, we are fully preparing more than 90 building pads on 1700 acres in 10 local business parks, including CenterPoint East and West. Mericle plans to develop 15 million square feet of industrial, flex, and office space on those sites," he said.

C3i is headquartered in Morristown, New Jersey and also has operations in Hyderabad, India; Sofia, Bulgaria; and Dalian, China.

The company provides multilingual service desk, hardware services and end user training for more than 300,000 pharmaceutical sales and clinical professionals in 140 countries. ■

AVAILABLE | INDUSTRIAL SPACE



Mericle has a wide range of industrial spaces available all located on the northeastern I-81 Corridor. Visit mericle.com for more information.



1104 North Park Drive
Humboldt Industrial Park
Hazle Township, PA

- 311,482 SF (expandable)
- 32' to 37' ceilings
- 37 loading doors
- Ample trailer storage



61 Green Mountain Road
Humboldt Industrial Park
East Union Township, PA

- 204,379 SF (expandable)
- 30'9" to 36'6" ceilings
- 16 loading doors
- Room for 500+ trailers



1200 E. Lackawanna Avenue
Mid Valley Industrial Park
Olyphant, PA

- 365,114 SF (expandable)
- 40'2" ceilings
- 20 loading doors
- ESFR fire protection



350 North Pennsylvania Avenue
Pennsylvania Business Center
Wilkes-Barre, PA

- Up to 179,908 SF
- 12' to 26' ceilings
- Dock doors, drive-ins
- Very affordable rents



320-330 Stewart Road
Hanover Industrial Estates
Hanover Township, PA

- 108,000 SF (expandable)
- 30' to 32'11" ceilings
- 29 loading doors
- 5 minutes from I-81



63 Green Mountain Road
Humboldt Industrial Park
East Union Township, PA

- 82,691 SF
- 30'8" to 36'5" ceilings
- 9 loading doors
- (2) 463 SF offices



350 North Pennsylvania Avenue
Pennsylvania Business Center
Wilkes-Barre, PA

- 64,848 SF
- 12' ceilings
- Loading doors
- Very affordable rents



350 North Pennsylvania Avenue
Pennsylvania Business Center
Wilkes-Barre, PA

- 21,092 SF
- Short/long term storage
- 1 mile from S.R. 309
- Very affordable rents

AVAILABLE | OFFICE SPACE



Mericle's office spaces are fit for any business. Many are already fully fitted, and all are ready for you today. Visit mericle.com for more information.



400 Stewart Road
Hanover Industrial Estates
Hanover Township, PA

- 53,040 SF
- 41,790 SF on 1st floor
- 11,250 SF mezzanine
- Great call center space



1155 East Mountain Blvd.
Corporate Center at East Mountain
Plains Township, PA

- 42,000 SF office facility
- High profile site on 6.6 acres
- Can be subdivided to 2,500 SF
- Less than one mile from I-81



1110 Hanover Street
Hanover Industrial Estates
Hanover Township, PA

- 28,130 SF Available
- Disaster Recovery Center
- Plug n' Play
- Abundant parking



225 Stewart Road
Hanover Industrial Estates
Hanover Township, PA

- 9,315 SF
- Excellent condition
- Reliable power and telecom
- Abundant parking



19 Bert Collins Drive
Keystone Industrial Park
Throop Borough, PA

- 20,000 SF
- Mostly wide open
- Conference rooms
- Great labor draw area



190 Welles Street
Cross Valley W. Professional Building
Forty For, PA

- Up to 7,494 SF
- Modern office space
- Great for medical companies
- Close to S.R. 309



600 Baltimore Drive
Corporate Center at East Mountain
Plains Township, PA

- 2,773 SF of office space
- Second floor, Class-A space
- Premium office finishes
- Space can be reconfigured to suit



660 Baltimore Drive
Corporate Center at East Mountain
Plains Township, PA

- 3,048 SF to 8,918 SF
- Class A office space
- Strong power and telecom
- Near Geisinger Wyoming Valley

AVAILABLE | FLEX SPACE



Mericle has a wide range of flex spaces available all located on the northeastern I-81 Corridor. Visit mericle.com for more information.



501-575 Keystone Avenue

*CenterPoint East
Jenkins Township, PA*

- 16,000 SF to 120,000 SF
- Tremendous highway visibility
- Energy efficient T-bay lighting
- Abundant parking



1110 Hanover Street

*Hanover Industrial Estates
Sugar Notch Borough, PA*

- 104,870 SF
- 30' to 33'6" ceilings
- 17 loading doors
- Abundant parking



Parcel 8 Alberigi Drive

*Jessup Small Business Center
Jessup Borough, PA*

- 6,000 SF to 96,000 SF
- 30'6" to 33'6" clear ceilings
- 14 loading doors
- KOEZ Approved through 2020



345 Enterprise Way

*CenterPoint West
Pittston Township, PA*

- 6,427 SF to 81,037 SF
- 30' to 33' ceilings
- Energy efficient T-bay lighting
- Large parking areas



155 Nestle Way

*Lehigh Valley West Industrial Park
Breinigsville, PA*

- 28,078 SF
- 1,585 SF main office
- 30' to 33'9" ceilings
- 4 loading doors, 1 drive-in



195 Research Drive

*CenterPoint East
Jenkins Township, PA*

- 21,085 SF
- Includes 3,239 SF of office space
- 29'11" to 33'6" ceilings
- 3 loading doors, 1 drive-in



240-258 Armstrong Road

*CenterPoint East
Jenkins Township, PA*

- 16,844 SF
- 29'10" to 34'2" ceilings
- 3 loading doors
- Energy efficient T-bay lighting



161-163 CenterPoint Boulevard

*CenterPoint East
Jenkins Township, PA*

- 14,112 SF available
- Can be subdivided to 6,000 SF
- 30'6" to 33'6" ceilings
- 2 loading doors



195 Research Drive

*CenterPoint East
Jenkins Township, PA*

- 13,659 SF available
- Can be subdivided to 6,631 SF
- 29'11" to 33'6" ceilings
- 2 loading doors



345 Enterprise Way

*CenterPoint West
Pittston Township, PA*

- 12,854 SF
- 30' to 33' ceilings
- Energy efficient T-bay lighting
- Large parking areas



1110 Hanover Street

*Hanover Industrial Estates
Sugar Notch Borough, PA*

- 11,051 SF available (expandable)
- Includes 2,340 SF office
- 30' to 33'6" ceilings
- 1 loading door



155 Nestle Way

*Lehigh Valley West Industrial Park
Breinigsville, PA*

- 10,529 SF available
- Includes 3,195 SF office
- 30' to 33'9" ceilings
- 7 loading doors, 1 drive-in



1110 Hanover Street

*Hanover Industrial Estates
Sugar Notch Borough, PA*

- 10,046 SF available (expandable)
- Includes 6,703 SF office
- 30' to 33'6" ceilings
- 2 loading doors



169 CenterPoint Boulevard

*CenterPoint East
Jenkins Township, PA*

- 8,023 SF
- 30'6" to 33'6" ceilings
- 1 loading door
- Great highway visibility



1065 Hanover Street

*Hanover Industrial Estates
Hanover Township, PA*

- 6,015 SF
- 26'5" to 29'6" ceilings
- 1 loading door
- 2,204 SF office space



141 Stewart Road

*Hanover Industrial Estates
Hanover Township, PA*

- 4,900 SF office
- Private offices, kitchen
- Large, open area
- Abundant parking

For a complete listing of all industrial, office and flex availabilities, please contact our **Development Division at 570-823-1100** or visit us online. »

Bob Besecker
bbesecker@mericle.com

Bill Jones
bjones@mericle.com

Jim Hilsher
jhilsher@mericle.com

Dan Walsh
dwalsh@mericle.com



For more detailed information about the Ready To Go Program, please read our article on the cover of this magazine. Learn how Mericle is working with the local chambers to be Ready To Go when new businesses are prospecting our area and when businesses are ready to expand.



600 Oak Ridge Road

*Humboldt Industrial Park
Hazle Township, PA*

- 127.72 acres
- Planned Building: 1,016,800 SF
- Near Intersection of I-80/I-81



100 Research Drive

*CenterPoint East
Jenkins Township, PA*

- 56.1 acres
- Planned Building: 775,000 SF
- Less than one mile from I-81 & I-476



250 Enterprise Way

*CenterPoint West
Pittston Township, PA*

- 51.15 acres
- Planned Building: 507,600 SF
- Less than one mile from I-81 & I-476



250-300 Research Drive

*CenterPoint East
Jenkins Township, PA*

- 46.47 acres
- Planned Building: 372,000 SF
- Less than one mile from I-81 & I-476



225 Enterprise Way

*CenterPoint West
Pittston Township, PA*

- 24.3 acres
- Planned Building: 310,000 SF
- Less than one mile from I-81 & I-476



Parcel 44B Research Drive

*CenterPoint East
Pittston Township, PA*

- 21.68 acres
- Planned Building: 260,400 SF
- Less than one mile from I-81 & I-476



360 Enterprise Way

*CenterPoint West
Pittston Township, PA*

- 21.78 acres
- Planned Building: 158,000 SF
- Less than one mile from I-81 & I-476



105-155 Research Drive

*CenterPoint East
Jenkins Township, PA*

- 12.85 acres
- Planned Building: 109,200 SF
- Less than one mile from I-81 & I-476



Parcel 3B Keystone Avenue

*CenterPoint East
Jenkins Township, PA*

- 4.02 acres
- Planned Building: 86,044 SF
- Less than one mile from I-81 & I-476



Parcel 1 Keystone Avenue

*CenterPoint East
Jenkins Township, PA*

- 7.98 acres
- Planned Building: 58,800 SF
- Less than one mile from I-81 & I-476



175 Enterprise Way

*CenterPoint West
Pittston Township, PA*

- 9 acres
- Planned Building: 44,800 SF
- Less than one mile from I-81 & I-476



395 Enterprise Way

*CenterPoint West
Pittston Township, PA*

- 4.06 acres
- Planned Building: 32,500 SF
- Less than one mile from I-81 & I-476



195 Enterprise Way

*CenterPoint West
Pittston Township, PA*

- 9.39 acres
- Planned Building: 24,000 SF
- Less than one mile from I-81 & I-476



150 Enterprise Way

*CenterPoint West
Pittston Township, PA*

- 4.058 acres
- Planned Building: 22,601 SF
- Less than one mile from I-81 & I-476



Parcel 15B Armstrong Road

*CenterPoint East
Jenkins Township, PA*

- 3.24 acres
- Planned Building: 20,000 SF
- Less than one mile from I-81 & I-476



Parcel 3A Keystone Avenue

*CenterPoint East
Jenkins Township, PA*

- 2.25 acres
- Planned Building: 5,053 SF
- Less than one mile from I-81 & I-476

AVAILABLE | BROKERAGE PROPERTIES



Our team offers a variety of services to meet the needs of today's ever-changing real estate environment. Find out more at mericle.com.

INDUSTRIAL



213 Mill Lane
Lairdsville, PA

- 12,000 SF on 7 acres
- Divisible to 5,000 SF
- 7 overhead doors
- 1 three-ton crane

\$400,000 or \$6.00/SF - Don Cortese



509 W. Third Street
Mifflinville, PA

- 8,116 SF total with 3,616 SF office
- 4,800 SF warehouse
- 5.5 acres
- Located just off I-80 at exit 242

\$1,800,000 - Jeff Bower/Don Cortese



35 Sherman Street
Muncy, PA

- 87,200 SF
- 12'2" - 39'10" ceiling heights
- Overhead door, cranes
- Outside storage

Contact Dave Daris for details



800 Oak St.
Old Forge, PA

- 7,042 SF on 4.2 acres
- Former print shop
- Equipment for sale separately
- 2 overhead doors

\$525,000 - Dave Daris



21 Industrial Park Road
Selingsgrove, PA

- 27,000 SF
- 1,312 office space
- 3.97 acres
- Keystone Innovation Zone

\$1,500,000 - Don Cortese



165 Troxelville Road
Penns Creek, PA

- 10,700 SF
- 2 buildings/3 Units
- Unit 1 & 2: retail/office
- Unit 2: warehouse

\$199,000 - Michael Adams



127A Import Road
Pittston, PA

- 3,000 SF pole barn
- 13'-16' ceilings, 3 overhead doors
- 23 acres in Grimes Ind. Park
- Easy interstate & highway access

\$349,000 ... Ron Koslosky



901 Old Route 15
New Columbia, PA

- 3,000 SF on 6 acres
- 16' ceilings, heated
- 5 overhead doors
- Commercial Manufacturing Zone

\$450,000 - Jeff Bower/Don Cortese

OFFICE



24 W. Market Street
Wilkes-Barre, PA

- 34,000 SF
- Downtown business district
- 3 floors, central air
- Owner financing available

\$795,000 or \$15.00/SF - Steve Barrouk



789 Airport Road
Hazleton, PA

- 18,200 SF +/- office complex with 2 buildings on 2 acres +/-
- Anchor tenant-freestanding bank
- Low vacancy history

\$2,100,000 - Dave Daris



15-17 New Frederick Street
Wilkes-Barre, PA

- Unit 1 - 600 SF office space
- Unit 2 - 1,600 SF flex space
- Easy access, convenient location
- Available for immediate occupancy

\$9.00-\$15.00/SF - Dave Daris



32 East Union Street
Wilkes-Barre, PA

- 9,000 SF
- Divisible to 3,000 SF
- Off-street parking
- Convenient downtown location

\$15.00/SF - Steve Barrouk

RETAIL



700 Rear Rutter Ave.
Kingston, PA

- 35,040 SF operating racquet club
- 5 indoor courts
- Centrally located on 1.8 acres
- Business growth opportunity

Contact Al Guari for sale details



Bentley's on Rt. 309
Ashley, PA

- 30,000 +/- SF, 14.58 acres
- Turnkey restaurant/banquet/bar
- Fully renovated
- Current financials support investment

\$2,400,000 - Dan Naylor/Al Guari



Raqueteers on Rt. 6
Mayfield, PA

- 46,136 SF, 48 acres
- Turnkey fitness & entertainment complex w/ lounge & pizza rest.
- Includes PA liquor license

\$1,000,000 - Dave Daris



Maplewood Plaza on Rt. 924
Hazleton, PA

- Entrance to Humboldt Industrial Park
- 9,180 SF strip center on 5.67 acres
- Pad site available
- 2,268 SF - 4,536 SF available

Call Al Guari/Dan Naylor for details

For a complete listing of Brokerage properties, please contact our **Brokerage Division at 570-823-1100** or visit us online. Conduct your own property search at mericle.com/Search-All-Properties. »





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

PRSRT STD
 U.S. POSTAGE PAID
 WILKES-BARRE, PA
 18701-9703
 PERMIT NO. 23

AVAILABLE | FEATURED PROPERTIES

For more details on our featured properties, please contact our development division directly at 570.823.1100.



1200 EAST LACKAWANNA AVENUE

365,114 SF facility on 38.12 acres, expandable to 505,686 SF. Building features 40'-2" ceiling clear height, 20 loading doors (cross-docked), one drive-in door, 8" thick reinforced concrete flooring, ample electrical service and ESFR fire protection.

Located in **Mid Valley Industrial Park**, Olyphant, near Scranton. Only 3/4 miles from Exit 2 of State Route 6 and 4.5 miles from the confluence of Interstates 81, 380 and 84. For more information, call **570.823.1100**. ■



1155 EAST MOUNTAIN BLVD.

42,000 SF office facility on 6.6 acres. Tenant spaces range from 2,500 SF to 42,000 SF. Building features 1600 amp, 120/208 volt, 3-phase electrical service, light hazard wet sprinkler system, 2' x 4' fluorescent lighting with parabolic lenses, and individually controlled packaged gas/electric HVAC. 10 year tax abatement.

Located in **Corporate Center at East Mountain**, this is a high profile site less than one (1) mile from I-81. For more information, call **570.823.1100**. ■