

Mericle INDUSTRIAL PROJECT IS FIRST IN REGION TO ACHIEVE LEED® CERTIFICATION

Mericle Commercial Real Estate Services is proud to announce that its Green Building Program has led to a prestigious environmental certification from the United States Green Building Council (USGBC).

Mericle has received LEED® Silver Certification for Commercial Interiors for work completed at the industrial facility it leases to Amazon.com in Humboldt Industrial Park near Hazleton. LEED® stands for "Leadership in Energy and Environmental Design," and is a national industry measurement tool created by the USGBC to define the industry's most environmentally conscious projects.

Mericle's Amazon.com project is the first industrial building in Northeastern Pennsylvania to receive LEED® certification.

In order to achieve LEED® Silver Certification for the Amazon.com project, Mericle reduced power consumption through energy-efficient light fixtures, highly efficient mechanical systems, and the tenant's use of Energy Star rated equipment. Interior finish materials were specified based on recycled content and proximity of the manufacturer of materials to the site. Water use was reduced by 40% with the installation of low-flow plumbing fixtures. Quality of life issues were addressed with increased building ventilation and the use of construction materials with low levels of volatile organic compounds. Mericle made additional green improvements that included reserving parking for carpool and energy-efficient cars, adding bike rack storage, and eliminating irrigation requirements by planting native or adaptive landscaping.

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Originally constructed as a 501,600 square foot spec building in 2006 as part of Mericle's Green Building Program, Mericle added 114,000 square feet in 2008 to accommodate Amazon.com's need for a regional fulfillment center. The building is now 1080' long by 570' wide and includes more than 600,000 square feet of storage area, approximately 15,000 square feet of office and support space, a sophisticated product-handling system, and 50 dock positions.

Amazon employs approximately 800 permanent and temporary workers and expects total employment to rise as high as 1,600 during the holiday season.

According to Mericle Vice President Bill Jones, who assisted Amazon.com during the site selection process, several factors influenced the company's decision to locate at 550 Oak Ridge Road. "Our spec building met the company's initial needs, plus it was expandable and is located in a Keystone Opportunity Expansion Zone," said Jones. "The building is perfectly located with respect to the company's supply chain network and we

were able to prove to them that through our responsive, full-service delivery platform, we could meet their timetable and green building requirements."

Mericle's Green Building Program began several years ago with a commitment to provide lower operating costs to tenants through the implementation of eco-friendly, energy-saving measures. By constructing tight building envelopes, installing energy-efficient T-bay lighting and HVAC systems, improving ventilation and indoor air quality, and by using native and adaptive landscaping and recycled/regional materials, Mericle is making a concerted effort to "go green."

Recently, two of Mericle's design professionals, Scott Frask and Christine Kreamer, RA, received USGBC LEED® professional accreditation. Frask and Kreamer are leading an effort to obtain LEED® certification for several additional Mericle properties.



Mericle EMPLOYEES RECEIVE LEED® CERTIFICATION

Mericle Commercial Real Estate Services proudly announces that Scott Frask, project management director, and Christine Kreamer, registered architect, have been certified by the US Green Building Council (USGBC) as Leadership in Energy and Environmental Design Accredited Professionals (LEED® AP).

Frask has nearly 20 years experience in architecture, commercial real estate development and commercial construction. Prior to joining Mericle in March 1997, Scott was employed by various regional architectural/engineering firms. For the last 3 years, Scott has been responsible for heading Mericle's Design/Project Management Group, which provides design and construction-related services.

Kreamer is a graduate of The Pennsylvania State University with a Bachelor of Architecture and a Minor in Architectural

History. She is a registered architect with 13 years of work experience and joined the Mericle Team in June 2007. She currently spearheads Mericle's Green Building Design Team and oversees the submittal process for all LEED® certification projects for Mericle Commercial Real Estate Services.

According to the USGBC, the LEED® Accreditation Program "recognizes expertise in green building and LEED® to help meet the growing demand from the public and private sectors for green buildings". LEED® Accredited Professionals are design, construction, and management professionals who have demonstrated their knowledge and ability to integrate Green building practices and LEED® requirements by passing the LEED® Professional Accreditation exam.

ENERGY COMPANY LEASES SPACE IN Mericle's **CROSS VALLEY WEST PROFESSIONAL BUILDING**

The demand for affordable energy has helped Mericle Commercial Real Estate Services recruit a major retail energy provider to Forty Fort, Luzerne County.

Gateway Energy Services has leased just over 8,500 square feet of office space in the Cross Valley West Professional Building at 190 Welles Street. The space had previously been occupied by Nationwide Insurance.

Founded in 1997, Gateway Energy Services Corporation is a privately held retail energy marketer supplying natural gas and electricity to residential and commercial customers in 27 deregulated markets across Pennsylvania, New York, New Jersey, Texas, Ohio, Maryland, Virginia, the District Mericle has renovated the huge former A&P warehouse and office complex into a modern office and industrial center. Mericle has modernized the entire complex and most recently installed new energy efficient industrial lighting and repainted the warehouse section. The industrial area has just over 170,000 SF for lease.

The building's office area houses 16 tenants including Candy's Place, The Brace Place, Northeast Eye Institute, Valley ENT, Geisinger, and Intermountain Health Group and offers suites for lease ranging from 1,000 SF to 20,000 SF.

Mericle Vice President Jim Hilsher worked with Gateway throughout the site selection and leasing process.



Officials from Mericle and The Greater Wilkes-Barre Chamber of Business & Industry welcome Gateway Energy Services executives to Luzerne County.

of Columbia and Ontario, Canada. Gateway provides competitive energy products to consumers giving them more control over their energy costs.

Gateway is headquartered in Montebello in Rockland County, New York and employs 200 people nationwide. In the Forty Fort office, Gateway serves customers in Pennsylvania and New York. The new operation is a customer service and sales center and Gateway expects to create up to 50 new jobs.

"Opening our call center in the Wilkes-Barre area is a perfect fit for us," said Steve Maslak, president and CEO of Gateway. "It's not too far from headquarters and we have the benefit of tapping into a pool of quality employees who will help support company growth and our introduction into the Pennsylvania market."

"We know that finding affordable energy has become a major concern of both residential and commercial customers," said Hilsher. "In fact, our research tells us that manufacturing companies list affordable energy as one of the three most important factors they consider when deciding where to locate a new facility. We're glad we are able to meet Gateway's space needs at our Cross Valley West Professional Building and we hope they will be successful in finding cost savings for their energy customers."

Hilsher thanked John Augustine and Tom Williams of the Greater Wilkes-Barre Chamber of Business & Industry for their help with the project.

MINE RECLAMATION WORK IN CENTERPOINT COMMERCE & TRADE PARK RECEIVES National Environmental Award



A cooperative effort to reclaim mine scarred lands in what is now CenterPoint Commerce and Trade Park East, Jenkins Township, has received the Office of Surface Mining's 2009 National Award for Abandoned Mine Reclamation. The award is the top honor handed out annually by OSM.

OSM presented the award for the "West Suscon Project," to the Pennsylvania Department of Environmental Protection's Bureau of Abandoned Mine Reclamation (BAMR) office in Wilkes-Barre. The 70.9 acre project is located on the east side of Armstrong Road just off Exit 175 of I-81 in the heart of what is now CenterPoint East.

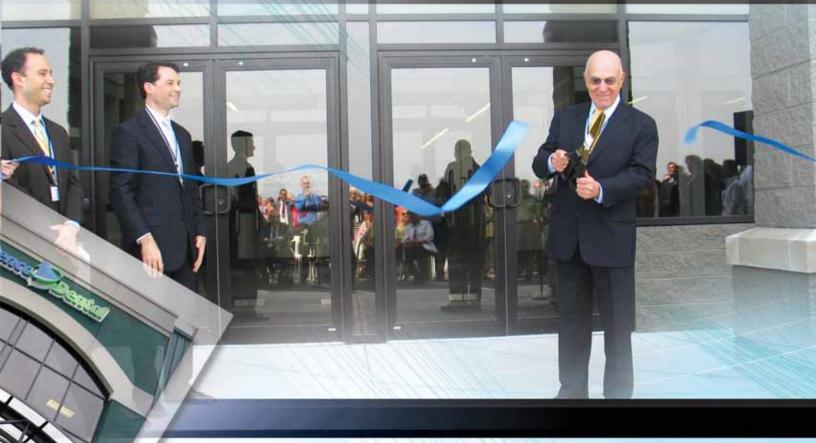
The park was developed by Mericle Commercial Real Estate Services. Sixteen industrial and flex buildings totaling more than 4.7 million square feet have been developed by Mericle in the park since 2006.

Challenges at the site included eliminating health and safety problems associated with the high-walls, controlling drainage, and preventing access to the abandoned underground mine openings.

"OSM is proud to recognize this year's winners for their achievements in reclaiming abandoned mines," said Glenda Owens, Acting Director of OSM. "The award-winning projects show what state programs can accomplish when reclamation of abandoned mines is done well," she added.

To date, Mericle has recruited Lowe's, Kimberly Clark, JP Boden USA, FedEx Ground, Bimbo Bakeries, Men's Wearhouse, Safelite Fulfillment, Inc., Benco Dental, Flexible Foam, Emery Waterhouse, Tabacos USA, NORSTAR Communications, New Horizons Computer Learning Center, Factory Direct, CTDI, Cintas Corporation, Ferguson Enterprises, and KCI USA to CenterPoint East. Altogether, these companies have created and announced the creation and retention of close to 1,700 jobs.

BENCO DENTAL RELOCATES HEADQUARTERS TO CENTERPOINT East



Benco Dental Chairman Larry Cohen cuts the ribbon to officially open the company's new headquarters facility in CenterPoint Commerce & Trade Park East. The building has a total usable area of 272,800 square feet, making it "the largest dental equipment showroom in North America, with 24 operatories of dental equipment from all major vendors in all standard configurations," according to the Benco President Chuck Cohen.

The building, originally 217,000 square feet, was recently constructed on speculation by Mericle, who custom designed and remodeled various portions of the facility to accommodate Benco. The work included the construction of all offices, a mezzanine, a new front facade, as well as the expansion of power, doors, and parking and the installation of the warehouse equipment.



HOME DEPOT RDC NEARS COMPLETION

Mericle is wrapping up work on The Home Depot's 465,600 SF rapid deployment center in CenterPoint Commerce & Trade Park West. The new facility includes 18,622 SF of office space and 170 loading doors.

Bob Besecker coordinated the project for Mericle. The Home Depot was represented by Bill Wolf of CB Richard Ellis' Allentown office and Tony Kepano of CB Richard Ellis' Atlanta office.

Governor's Action Team Regional Director Steve Yokimishyn worked with PA Governor Ed Rendell and Action Team State Director Mike Rossman to craft an incentive package for the company. The project will create 350 jobs.

Mericle MAKES A DIFFERENCE

Mericle and its employees generously 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" program.

















SAINT VINCENT DE PAUL SOUP KITCHEN

The Kitchen is a cooperative effort of many individuals and various groups who work together to respond to people suffering from poverty and hunger in the Wyoming Valley.

September 2009

REACH, INC.

Reach Inc., is a non-profit organization offering services to adults with developmental disabilities.

October 2009

FEED-A-FRIEND

WNEP and The Commission on Economic Opportunity (CEO) Food Bank were established to combat poverty and promote self-sufficiency among low-income populations in Luzerne County.

November 2009

DOMESTIC VIOLENCE SERVICE CENTER

A United-Way Organization, the DVSC's mission is to work toward the elimination of domestic violence.

December 2009

JEANS FOR JA

Junior Achievement of Northeastern Pennsylvania's mission is to inspire and prepare young people to succeed in a global economy. *January 2010*

SPCA "BUCKS 4 PUPS" & REASON HORSE RESCUE

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

February 2010

COLON CANCER FUNDRAISER

Proceeds from the fundraiser supported the Northeast Regional Cancer Institute's colorectal cancer education and outreach efforts.

March 2010

RUTH'S PLACE HOUSE OF HOPE

Ruth's Place provides shelter and services for more than 600 homeless women in the city of Wilkes-Barre.

April 2010

CANDY'S PLACE 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.

May 2010

Mericle's NORTHEASTERN PENNSYLVANIA AVAILABLE SPACE



410,000 SF in Humboldt Industrial Park, Hazle Township, PA. Rail available. Can be subdivided to 82,000 SF and expanded to 615,000 SF. Features 31'10" to 36'6" ceiling clear height and (46) loading doors. 100+ on-site trailer spaces. State and local taxes abated through 2017!



408,200 SF in Humboldt Industrial Park, Hazle Township, 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 and parking for more than 500 trailers. State and local taxes abated through 2017!



198,400 SF in CenterPoint Commerce & Trade Park East near Pittston, PA. Can be subdivided as small as 99,200 SF. Features 34'3" to 41'3" ceiling clear height, (30) cross-docked loading doors and a 10-year, 100% real estate tax abatement on improvements.



180,211 SF near downtown Wilkes-Barre, PA. Brick and masonry building suitable for a variety of users including light industrial, manufacturing and warehouse. Tenant spaces available as small as 3,000 SF. Building features dock doors, drive-in doors and wet and dry sprinkler systems.



170,600 SF near Wilkes-Barre, PA. Located immediately off Exit 4 of S.R. 309. Features (23) loading doors, wet sprinkler system and 16' to 26' ceiling clear height. Can be subdivided as small as 20,000 SF. Ample on-site trailer storage. Very affordable rents.



110,000 SF in Crestwood Industrial Park, Mountain Top, PA. Includes 3,190 SF main office, 908 SF shipping/receiving office, 30'2" to 33' ceiling clear height in warehouse area, (36) loading doors and an ESFR fire protection system. On-site parking for 116 vehicles.



108,000 SF in Hanover Industrial Estates near Wilkes-Barre, PA. Can be expanded to 162,000 SF. Includes 8,000 SF office area. Building features 30' ceiling clear height, 6" reinforced concrete floor, ESFR fire protection system, (20) loading doors and (1) drive-in door.



98,000 SF in CenterPoint Commerce & Trade Park East near Pittston, PA. Can be subdivided to 7,000 SF. Features T-5 energy efficient fluorescent lighting, (14) loading doors, a 10-year, 100% real estate tax abatement on improvements and 29'11" to 33'6" ceiling clear height.



92,400 SF in CenterPoint Commerce & Trade Park East near Pittston, PA. Can be subdivided to 20,000 SF. Features (14) loading doors and a 10-year, 100% real estate tax abatement on improvements.



82,691 SF in 582,400 SF building in Humboldt Industrial Park. Features nine (9) loading doors, clear ceiling heights from 30'8" to 36'5", gas-fired unit heaters, ESFR fire protection and 277/480 volt, 800 amp, 3-phase power.



53,040 SF in Hanover Industrial Estates near Wilkes-Barre, PA. Can be subdivided. Includes a 41,790 SF first floor and 11,250 SF mezzanine. Approximately 44,680 is office space while 8,360 SF is 24' ceiling clear height warehouse space with (2) drive-in doors. Onsite parking for more than 200 vehicles can be expanded.



38,515 SF in 133,000 SF flex building in Hanover Industrial Estates. Can be subdivided. Features 2,340 SF office, six (6) loading doors, clear ceiling heights from 30' to 33'6", 6" concrete floor and gas-fired unit heaters.



37,329 SF in CenterPoint Commerce & Trade Park East near Pittston, PA. Building features 33'4" to 36'8" ceiling clear height, 6" reinforced concrete floor, (6) loading doors and a 10-year, 100% real estate tax abatement on improvements.



28,305 SF in CenterPoint Commerce & Trade Park East near Pittston, PA. Can be subdivided to 6,000 SF. Features 30'6" to 33'6" ceiling clear height, 6" reinforced concrete floor with trench drains, (2) loading doors and a 10-year, 100% real estate tax abatement on improvements.



Up to 20,000 SF near Wilkes-Barre, PA. Set in a prime location immediately off Exit 4 of S.R. 309 (Cross Valley Expressway) and just 5 minutes from I-81. This fully renovated building has office spaces available from 2,000 SF to 20,000 SF and houses numerous medical offfices. Affordable rents & ample parking.



15,063 SF in Hanover Industrial Estates near Wilkes-Barre, PA. Includes 1,840 SF office area. Features Ordinary Hazard Class III wet sprinkler system, (2) 8'6"w x 9'6"h loading doors, (1) drive-in door and a 200 amp, 120/208 volt, 3-phase electrical service. Ample on-site parking.



14,112 SF in CenterPoint Commerce & Trade Park East near Pittston, **PA.** Can be subdivided as small as 6,000 SF. Features 30'6" to 33'6" ceiling clear height, (2) loading doors and a 10-year, 100% real estate tax abatement on improvements.



14,111 SF in Corporate Center at East Mountain near Wilkes-Barre, PA. New, single-story office building on 2.9 acres. Suites as small as 4,000 SF available. Features a 10-year, 100% real estate tax abatement on improvements, parking for 91 vehicles and a light hazard wet fire protection system.



11,532 SF in 105,000 SF flex building located in Lehigh Valley West Industrial Park. Features 3,195 SF of office space, seven (7) loading doors, clear ceiling heights from 30' to 33'9", energy efficient gas-fired unit heaters, and 120/208 volt, 225 amp, 3-phase power.



10,032 SF in 60,000 SF flex building in Mid Valley Industrial Park. Features 2,023 SF of office space, four (4) loading doors, clear ceiling heights from 26'5" to 29', gasfired unit heaters and 120/208 volt, 400 amp, 3-phase power.



9,012 SF in Grimes Industrial Park, Pittston, PA. 70,000 SF multi-tenant/flex building on 11.39 acres. Includes 2,560 SF office area, (1) loading door, (2) drive-in doors, 6" reinforced concrete floor and 30' to 34' ceiling clear height in warehouse area. Ample on-site parking.



8,775 SF in Hanover Industrial Estates near Wilkes-Barre, 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.



6,990 SF in downtown Wilkes-Barre, PA. Office space available within a 180,211 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!



8,523 SF in Hanover Industrial Estates near Wilkes-Barre, PA. Available office space located within a 40,000 SF flex building situated on 5.57 acres. Includes lunchroom, classrooms, conference rooms and numerous private offices with 100% full HVAC. Offers excellent access to I-81 via S.R. 29. Ample on-site parking.



6,016 SF in Mid-Valley Industrial Park near Scranton, PA. Existing office space in a 72,000 SF multi-tenant building on 6.14 acres. Features 9' nominal ceiling height, 2' x 4' fluorescent lighting fixtures, 100% full HVAC and an Ordinary Hazard Class III Commodity wet sprinkler system. Located less than one mile from S.R. 6.



8,521 SF in Grimes Industrial Park, Pittston, 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 and 26'2" to 28'9" ceiling clear height.



6,016 SF in Mid-Valley Industrial Park near Scranton, **PA.** Includes 4,765 SF of office space and 1,251 SF of warehouse space. Features 26'5" ceiling clear height, one (1) 8'6" x 9'6" loading door, 6" reinforced concrete floor and great highway access.



6,015 SF in Hanover Industrial Estates near Wilkes-Barre, PA. Existing office area is 2,204 SF. Warehouse features 26'5" to 29'6" ceiling clear height, 6" reinforced concrete floor and (1) loading door. State and local taxes abated.



5,016 SF in Mid-Valley Industrial Park near Scranton, PA. Includes 1,700 SF existing office area. Features (1) loading door, (1) drive-in door and 26'5" to 29' ceiling clear height. Offers excellent access to I-81, I-84, I-380 and I-476.



5,014 SF in Hanover Industrial Estates near Wilkes-Barre, PA. Includes 3,400 SF office area. Features 26'2" to 28'8" ceiling clear height, 6" reinforced concrete floors and one (1) loading door. Adjacent 8,775 SF available.



4,900 SF in Hanover Industrial Estates near Wilkes-Barre, PA. Existing office space available in an 83,015 SF multi-tenant flex building on 11.63 acres. Features 9' nominal ceiling height, Ordinary Hazard Class III wet sprinkler system and 2x4 fluorescent lighting and (1) 8'6" to 9'6" loading door.



1,664 SF in Corp. Center at East Mountain near Wilkes-Barre, PA. Class A space in a 31,359 SF two-story facility. Features a light hazard wet sprinkler system and 2' x 4' fluorescent lighting with parabolic lenses. Fiber and copper telecommunications service in the park are provided by (3) different vendors.



For information on our properties, contact our Development Division: 570.823.1100.

Bob Besecker. Jim Hilsher. Bill Jones. Dan Walsh.

Center Point West, Luzerne County, P.A. PAD READY SITE AVAILABLE

This 24.31 acre, fully-prepared and permitted build-to-suit industrial site, is located in CenterPoint Commerce & Trade Park West in Pittston Township, Luzerne County, PA. The site is less than one mile from Exit 175 of I-81 and Exit 115 of I-476. New York City, Philadelphia and Harrisburg are all approximately two hours away.

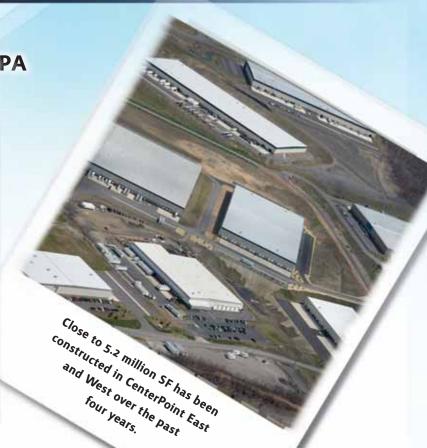
The site features a 10-year, 100% real estate tax abatement on improvements via the LERTA program and is served by natural gas, strong power and telecommunications and public water and sewer. Mericle is proposing a 223,200 SF building that can be subdivided in increments of 49,600 SF and expanded to 310,000 SF. Building will feature T-5 lighting, ESFR fire protection, 30' to 33'-3" ceiling clear height, 40 loading doors and a large on-site area for trailer storage.

For information on this and Mericle's other pad-ready sites, contact Bob Besecker, Jim Hilsher, Bill Jones or Dan Walsh at 570.823.1100.

SIZE MATTERS

Ten Largest Business Parks in Scranton/Wilkes-Barre/Hazleton, PA by Square Feet.

Humboldt Industrial Park	11,656,407
Crestwood Industrial Park	5,501,432
CenterPoint East & West	5,181,109
Hanover Industrial Estates	4,948,044
Keystone Industrial Park	3,477,969
Grimes Industrial Park	3,317,087
Covington Industrial Park	3,308,000
Stauffer Industrial Park	3,067,547
Valmont Industrial Park	2,972,039
Mid Valley Industrial Park	2,943,179



Mericle's BROKERAGE DIVISION

www.mericle.com/brokerage



BUSINESS OPPORTUNITY New Milford - 1,505 SF

Operating S.B.R. sewage treatment facility situated on 1.0 acres in growing rural area. Currently operating at 40,000 gal./day with 60,000 gal./day capacity. \$1,250,000.

Contact Bob Frodsham. 570.823.1100



OFFICE

Williamsport - 30,000 SF

First class office space avail. in business district of downtown Williamsport. Located just off the Market St. bridge on the Williamsport side. Great visibility. Paved parking just off of Court St.

\$8.00/SF.

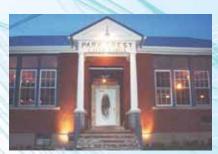
Contact LeRoy Stoltzfus. 570.323.1100



INDUSTRIAL Bloomsburg - 56,500 SF

Well maintained facility situated on a 4.22 acre parcel featuring public utilities, gas fuel, 16'-20' ceiling heights.

Reduced! \$1,250,000. Contact John Rokosz. 570.823.1100



RESTAURANT

Barnesville - 7,400 SF

European Style - Dining & banquet room, outside dining w/decks & gazebo. Incl liquor license & all equip. Over 5 acres. 2 miles off Rt. #81. Owner Financing Available!

Reduced! \$649,000. **Contact Ron Koslosky.** 570.823.1100



INDUSTRIAL Elysburg - 264,000 SF

Light industrial building on 117.16 acres, featuring 7,680 SF of office space, 10 loading docks, 2 drive-in doors, 18' ceilings and 32'x 40' columns.

\$2,500,000.

Contact Jeff Bower or Don Cortese. 570.323.1100



SPECIAL USE Former St. Joseph's Hospital Hazleton - 163,696 SF

6-level hospital bldg w/122 beds. Multiple reuse opportunities incl. long-term care, skilled rehab., assisted living or like users. Sale incl. hospital parcel & 11 noncontiguous parcels within two-block area.

\$4,000,000. Contact Al Guari. 570.823.1100



INVESTMENT OPPORTUNITY Williamsport - 18,000 SF

100% occupied extended-stay luxury apts and fully furnished corporate suites w/space available for expansion. Includes a 2-bedroom residence and outbuildings, plus a ground lease with adjacent Enterprise Rent-A-Car. \$2,600,000.

Contact Jeff Bower. 570.323.1100



WAREHOUSE/OFFICE Plymouth - 47,000 SF

Multi-purpose commercial complex with 3 separate 15,000 SF sections, 16'-18' ceilings, 3 truck-loading docks w/overhead doors + off-street parking. Heated, airconditioned & public utilties.

Contact Dave Daris or John Rokosz for Sale/Lease details. 570.823.1100



OFFICE Wilkes-Barre - 12,470 SF

Prestigious Stegmaier Family Mansion - 3-story building with 2-car garage plus off-street parking for 15 cars. Unique opportunity for office or residential use.

\$650,000. **Contact Steve Barrouk.**

570.823.1100



INDUSTRIAL Throop - 21,800 SF

Bldg w/9,250 SF office & 12,550 SF whse space. Ceilings 25' high in whse, w/2 loading docks & 1 drive-in door.

\$1,525,000.

Contact Steve Barrouk. 570.823.1100



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

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This Issue's FEATURED PROPERTIES





400-450 CenterPoint Blvd.

This 198,400 SF facility on 21.35 acres can be subdivided to 99,200 SF. Building features 33' to 36'-7" ceiling clear height, 26 loading doors, one drive-in door, energy efficient fluorescent T-Bay lighting, ESFR fire protection, and high efficiency, Cambridge direct-fire heating units. The space can accommodate various types of users from light manufacturing to warehouse and distribution. Building is LERTA approved and features a 10-year, 100% property tax abatement on improvements.

See a 360° virtual tour on the *CenterPoint Available Real Estate* page of www.mericle.com. For more information, call 570.823.1100.

1200 E. Lackawanna Ave.

This 365,114 SF facility on 38.12 acres can be expanded 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. The space can accommodate various types of users from light manufacturing to warehouse and distribution.

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

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