



The MERICLE Message

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BREAKING GROUND



Mericle Announces Construction of New Flex Buildings in Jessup Borough, Near Scranton

Robert Mericle, President of Mericle Commercial Real Estate Services, has announced the start of construction of two speculative flex buildings in Jessup Borough.

Groundbreaking ceremonies were held for the first building, a 96,000 square foot facility, on June 12. Mericle is constructing the building on 10.02 acres on Alberigi Drive in the Jessup Small Business Center. Mericle will construct the second building, which will be approximately 160,000 square feet, on a 14.57 acre site on Valley View Drive in the adjacent Valley View Business Park. Mericle will begin construction on the second building as soon as the first building is substantially occupied.

Lew Sebia, Mericle's Chief Operating Officer said, "Our new buildings have very flexible designs and will be well-suited for office, distribution, manufacturing, medical, and technology businesses. The buildings will have attractive, architecturally designed fronts with many windows and will be able to be subdivided in 6,000 square foot increments."

Sebia stated the 96,000 square foot building will be ready for tenants this fall. The building will feature ceiling clear heights in excess of 30 feet, 15 loading doors, one drive-in door, energy efficient T-bay lighting fixtures, energy efficient gas fired unit heaters, and a high-density sprinkler system. The building will also have abundant parking on-site for cars and trailers.

"These sales demonstrate the confidence that private investors have in our region. Mericle's commitment and investment in Lackawanna county sets the stage for job creation," said Austin J. Burke, Executive Vice President of SLIBCO, the Scranton Lackawanna Industrial Building Company.



Lew Sebia, COO



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Neiman Marcus

LEASES MERICLE BUILDING IN CENTERPOINT EAST

WELL-KNOWN RETAILER THE NEIMAN MARCUS GROUP HAS LEASED A 198,400 SQUARE FOOT INDUSTRIAL BUILDING FROM MERICLE COMMERCIAL REAL ESTATE SERVICES IN CENTERPOINT COMMERCE & TRADE PARK EAST IN JENKINS TOWNSHIP, LUZERNE COUNTY.

The company will create approximately 150 jobs in the new distribution center at 400-450 CenterPoint Boulevard. The facility will serve the entire east coast.

The building was constructed on speculation by Mericle. Neiman Marcus will be the 31st company in CenterPoint and its 150 new jobs will push total park employment to approximately 3,200.

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

Hilsher thanked Janet Smith of Pennsylvania's Governor's Action Team, Rosemary Dessoie of the Greater Pittston Chamber of Commerce, and the Jenkins Township supervisors for their help in securing the tenant.

"We are pleased to have Neiman Marcus, one of the world's premier retailers, in CenterPoint," said Hilsher. "The company looked at many buildings in several states for this distribution operation. We are glad we were able to provide them with a great fit in CenterPoint."

Hilsher said Mericle construction crews are customizing the space to the exact needs of Neiman Marcus. He said Mericle expects to complete work in the space this fall with the company beginning operations by the end of the year.

CenterPoint now consists of 20 buildings totaling 5.5 million square feet. Neiman Marcus joins several major retailers with distribution facilities in CenterPoint including J.P. Boden, Men's Wearhouse, Lowe's, and The Home Depot. ■



GEISINGER BLOOD CENTER

Opens in Mericle Flex Building

Robert Mericle, president of Mericle Commercial Real Estate Service, has announced that a joint venture between two major medical companies has become the 30th tenant in CenterPoint Commerce & Trade Park.

The non-profit operation, named LifesourceGeisinger, is collecting and distributing blood in the new Geisinger Blood Center in Pittston Township.

The project is a joint venture between Geisinger Health Systems and LifeSource, a division of the Institute for Transfusion Medicine (ITxM). The facility improves local blood delivery services to Geisinger patients and improves the relationship with donors by offering convenient locations and hours.

The venture is housed in FDA-regulated space in a Mericle flex building at 317 Enterprise Way in CenterPoint Commerce & Trade Park West. The operation, which will create at least 12 new jobs, occupies 6,400 square feet in an approximately 108,000 square foot flex building recently constructed on speculation by Mericle. The building is located just off Route 315, less than one mile from Interstates 81 and 476.

Mericle Vice President Bill Jones coordinated the lease transaction. "We are pleased our new facility meets the needs of this important project," said Jones. "This is a vital service that will help countless area patients."

In January 2012, ITxM began supplying 100 percent of Geisinger's blood products. The joint venture is expected to bring additional transfusion medicine expertise to Geisinger including improved blood product inventory management, a more robust blood management program, and clinical trials that were previously unavailable to patients. This center will allow Geisinger to better manage the blood supply which will help better contain costs and prevent shortages in the future.

ITxM is one of the nation's foremost organizations specializing in transfusion medicine and related services. Headquartered in Pittsburgh with offices in Chicagoland, Illinois, ITxM provides patients and medical facilities with comprehensive transfusion support, including medical staff consultation and treatment plans, along with testing and delivery of blood products. For more information, visit www.itxm.org.

Since 2005, Mericle has developed approximately 5.5 million square feet of industrial, flex, and office space in CenterPoint Commerce & Trade Park. More than 3,000 people work in the park and an estimated 12,000 people work in the approximately 16.5 million square feet of commercial space Mericle has developed in Northeastern Pennsylvania over the past 27 years. ■



GEISINGER



Emery-Waterhouse to Expand in CenterPoint,

Create Up to 60 Jobs

emery waterhouse
Driven by your success.

Emery-Waterhouse is expanding its distribution operation within CenterPoint Commerce & Trade Park East, Jenkins Township and will hire 40 to 60 new employees.

The Portland, Maine-based company has leased an additional 37,329 square feet at 285 CenterPoint Boulevard from Mericle Commercial Real Estate Services. The company has been a Mericle tenant in the building since June 2008.

With the expansion, the company leases 173,320 square feet from Mericle.

Founded in 1842, Emery-Waterhouse is a full-service independent hardlines distributor serving hardware dealers, lumberyards and home centers throughout the Northeast and Mid-Atlantic regions. In 2008, the company launched its Emery Building Materials division with operations in the CenterPoint Boulevard facility.

Emery decided to expand within the Mericle facility to better serve its customer base in Northeastern Pennsylvania and in major markets such as the New York/New Jersey metro area and Philadelphia. The company said it will be more efficient to ship from CenterPoint than from its primary warehouse in Portland.

Emery will be hiring for day shift and 2nd shift warehouse positions. There will be selectors, loaders, receivers and replenishment positions available.

Mericle Vice President Dan Walsh coordinated the lease transaction with Gerald Moore and Michael Bartolacci from The Garibaldi Group, a Chatham, New Jersey-based commercial real estate brokerage company. Joseph Levin of St. Onge, a national supply chain strategy and logistics consulting firm, also provided assistance with the expansion.

Emery decided to expand within the Mericle facility to better serve its customer base...

Walsh said the lease of additional space by Emery-Waterhouse brings the 254,200 square foot building to 100 percent

occupancy. Manufacturing company QuietFlex leases the balance of the building.

He said Mericle continues to construct on speculation in CenterPoint to keep up with tenant demand. "We just finished a 108,000 square foot flex building in CenterPoint West and have begun construction on a 120,000 square foot building in CenterPoint East. Occupancy in CenterPoint is very high so we want to make sure we have a variety of spaces available when job-creating companies contact us in search of space."

Emery-Waterhouse offers product assortments across all major categories ranging from hardware, tools, paint and sundries to lawn and garden supplies. Its leading brand partners include 3M, Bosch, DP, DeWalt, GE Lighting, Minwax, Irwin, Lenox, Makita, USG, OMG Fastenmaster, Stanley Bostich, RotoZip and York Manufacturing.

In addition, Emery-Waterhouse offers value-added services such as innovative merchandising and sales solutions. For more information about the company, visit www.emeryonline.com. ■



COMPANIES MOVE INTO MERICLE BUILDING

in Keystone Industrial Park to Serve Tobyhanna Army Depot



A team made up of Herndon Products, an O'Fallon, Missouri-based supply chain management company, and LOGZONE, Inc., a Huntsville, Alabama-based systems logistics and information technology company, will create 16 new jobs in Throop Borough.

The companies will serve the Tobyhanna Army Depot in 20,000 square feet of industrial space leased from Mericle Commercial Real Estate Services at 19 Bert Collins Drive in Keystone Industrial Park.

Herndon Products recently received a prime contract award from the Defense Logistics Agency, Land and Maritime operations to manage the Industrial Product-Support Vendor (IPV) Program at the Depot.

"We are excited to welcome the Herndon Products – LOGZONE team to Northeastern Pennsylvania," stated Austin Burke, President, The Greater Scranton Chamber of Commerce. "Tobyhanna Army Depot, one of our region's largest technology employers, is joined by another outstanding firm creating jobs locally."

Burke also thanked the Mericle team for its ongoing efforts to provide quality space to Northeastern Pennsylvania employers. "By continuing to add new industrial, office, and flex space to the market, Mericle is increasing our odds of recruiting companies and their jobs to our area," said Burke. "Mericle has been a great partner to SLIBCO and The Scranton Plan and we look forward to working with them on many more development projects in Lackawanna County."

"On behalf of the Herndon Products team, we look forward to being part of the Scranton business community in support of Tobyhanna," said Scott Herndon, President and CEO of Herndon Products. "It has been an easy transition so far with Mericle truly leaning forward into this new relationship to help us support our mission for the depot."

Their group was extremely accommodating of our needs and moved swiftly and professionally."

The Tobyhanna contract will increase Herndon Products' managed warehouse footprint by 50% in Pennsylvania, bringing the investment in its eastern distribution network to 65,000 square feet and just fewer than 40 employees.

Mericle Vice President Dan Walsh coordinated the lease transaction with real estate broker Sean Bleiler of CBRE's Allentown office. Walsh said Mericle was able to meet Herndon Products' short timetable for occupying and modifying modern industrial space with quick access to the Depot.

"Fortunately, because we are a vertically integrated company, we were able to use our own in-house construction resources to immediately identify the right space and then make the necessary modifications to meet Herndon's expedited time frame for occupancy," said Walsh.

Herndon Products will be responsible for providing supply chain services (electronic components, fasteners, bin replenishment, and other production line material) associated with Tobyhanna Army Depot's mission in Command, Control, Communications, Computers, Intelligence, Surveillance, and Reconnaissance (C4ISR) products. Additionally, Herndon will support fulfilling the worldwide demand of other DLA customers for similar products. This award is similar to the Letterkenny Army Depot contract that Herndon Products has been successfully executing since 2008.

Herndon Products is an ISO 9001:2008, AS9120 Rev A and AC 00-56A certified company based in O'Fallon, Missouri, with a mission to provide the best integrated supply chain management solutions for assembly components to its customers. For more information about Herndon Products, please visit www.herndonproducts.com. ■

“It has been an easy transition so far with Mericle truly leaning forward into this new relationship to help us support our mission for the depot. Their group was extremely accommodating of our needs and moved swiftly and professionally.”

HVAC DISTRIBUTORS, INC. MOVING TO PITTSTON TOWNSHIP



HVAC Distributors, a full-service wholesale distributor and manufacturers' representative of heating and air-conditioning equipment and accessories, has leased 8,500 square feet in a Mericle Commercial Real Estate Services flex building at 341 Enterprise Way in CenterPoint Commerce & Trade Park West, Pittston Township.

The company will use the space as a wholesale distribution, showroom and training center for residential and light commercial products.

Founded in 1987, HVAC Distributors has grown to more than 100 employees in six branches of operation in central and eastern Pennsylvania. The CenterPoint West branch employs six workers and serves HVAC's northeast PA market.

Company President Dave McIlwaine said, "We've had a small location in Scranton for over five years now. This move to Pittston Township gives us a more central location in our market, and the increased square footage gives us room for a full hands-on training center and increased inventory to better serve our customers. The branch will serve as a home base for our residential account manager and branch staff, and will also be home to our Commercial Solutions Group for the Northeast Region."

Mericle Vice President Bob Besecker coordinated the lease transaction. He said HVAC Distributors' is a great addition to the first speculative flex building developed by Mericle in CenterPoint West.

Mericle developed the building as part of the company's Ready to Go Program, which will result in the preparation of more than 1,700 acres from Scranton to Hazleton and the construction of 12.8 million square feet of space. Mericle estimates that the newly constructed buildings will house more than 12,000 jobs. ■



Opens New **REGIONAL HEADQUARTERS** *in CenterPoint West*



Pella Products, Inc., the locally owned direct sales branch of Pella Corporation, the nation's second largest manufacturer of windows, patio doors and entry doors, has opened a distribution center, showroom, and office headquarters at 345 Enterprise Way in CenterPoint Commerce and Trade Park West,

Pittston Township. Pella Products, Inc. was previously located at 4 Keystone Industrial Park in Dunmore.

Pella Products, Inc. opened its new location on April 1 in 12,854 square feet of flex space leased from Mericle Commercial Real Estate Services. The company serves builders, contractors, architects and homeowners in 20 Pennsylvania counties and has 19 employees.

Pella's local owner, Bert Kriegh, said "We believe the new location will give us more visibility, exposure and convenience for our customers. The quality of the new building and the services that Mericle provides helped us choose this property. This location provides us a good base from which to grow"

Mericle Vice President Bob Besecker coordinated the lease transaction. He said Pella is the first tenant in the new 108,939 flex building recently constructed on speculation by Mericle.

"We're very happy that Pella, a company with a great reputation and decades of success in its industry, has chosen our CenterPoint West flex building," said Besecker. "Pella is a great anchor and will no doubt bring positive attention to the new building."

Pella Corporation is a leader in designing, testing, manufacturing and installing energy-efficient windows and doors for new construction, remodeling and replacement applications for commercial and residential needs.

As a family-owned and professionally managed privately-held company, Pella is known for its 87-year history of making innovative products, providing quality service and delivering on customer satisfaction. Headquartered in Pella, Iowa, the company is committed to incorporating new technologies, increasing productivity and practicing environmental stewardship to create satisfied customers.

Pella manufactures quality windows and doors sold through a direct sales network operating Pella Window & Door showrooms across the United States and Canada and select building materials retailers. For more information, visit www.pella.com. ■



HOUSTON DISTRIBUTION MANAGEMENT COMPANY LEASES SPACE IN MERICLE FLEX BUILDING



DXP Enterprises, Inc., a Houston, Texas based professional distribution management company, has leased 5,016 square feet of flex space from Mericle Commercial Real Estate Services at 1151 Mid Valley Drive in the Mid Valley Industrial Park, Olyphant Borough.

DXP is using the new space in Olyphant as a service center for industrial customers in the region and is stocking bearing and power transmission products, industrial tools, pumps, and safety supplies.

Founded as Southern Engine and Pump Company in 1908, DXP was re-chartered in 1979 as Sepco Industries and renamed DXP Enterprises, Inc. in 1986.

Today, DXP is a publicly traded company with 124 Service Centers, eight fabrication facilities, six regional distribution centers, and one customer first center. DXP serves a variety of sectors including general manufacturing, oil and gas, petrochemical, mining, food and beverage, pulp and paper, construction, service and repair, wood products, chemical and municipal.

"You may not recognize our name, but you have counted on us every day for the past 30 years," said DXP Northeast Region Vice President Hector Jimenez. "We are a stronger customer driven solutions expert allowing us to better serve our customers with technical solutions and a broader product offering."

"The new space provides a more convenient location for our customers and increases our warehouse space," added Jimenez.

Mericle Vice President Jim Hilsher coordinated the lease transaction with real estate brokers Jim Hazard of Transwestern's Dallas, Texas office and Ellen Raineri of Hinerfeld Commercial Real Estate, Scranton.

"DXP has been consistently named one of Houston's top 25 companies and has been listed as one of Business Week's 'Hot Growth 100 Companies'," said Hilsher. "We couldn't have asked for a better company to join our tenant mix in Mid Valley Industrial Park."

Mericle had constructed the 60,000 square foot multi-tenant flex building on Mid Valley Drive on speculation in 2000. Mericle recently announced that Camerota Truck Parts of Enfield, Connecticut had also leased space in the building. The lease to DXP brings the multi-tenant facility to 100% occupancy. ■

Breaking Ground continued...

"We continue to build speculative buildings in Northeastern Pennsylvania, because we are confident that companies will want to move their operations to the region," said Robert Mericle. "Northeastern Pennsylvania has a lot to offer: A great location with access to major interstates; lower operating costs than larger metropolitan markets; and a dedicated workforce with an outstanding work ethic. We welcome new tenants to our buildings, and, more importantly, into our community."

Mericle and the SLIBCO/Scranton Plan team have partnered on successful projects in the past including the development of two speculative flex buildings in Keystone Industrial Park, a 140,000 square foot speculative flex building in Jessup Small Business Center and a 62,000 square foot office building in the Glenmaura Corporate Center.

"We have had a very successful long term relationship with SLIBCO and The Scranton Plan and we look forward to working in partnership with them to make sure we have a variety of spaces available where companies can create new jobs," said Sebia. "We hope to be able to fill the two new buildings in short order and then work with SLIBCO and The Scranton Plan to construct and fill more buildings in their parks."

"Mericle and The Scranton Plan are developing a joint marketing effort to recruit new employers to the buildings," said Sebia.

Mericle is the largest privately-owned developer of industrial and flex space along Pennsylvania's I-81 Corridor and has developed eight buildings in Lackawanna County totaling 717,000 square feet, including four in Mid Valley Industrial Park.

More than 12,000 people work in the buildings developed by Mericle in Northeastern Pennsylvania since 1985. Those buildings total more than 16 million square feet or the size of 275 football fields. ■

For more information about Mericle, visit www.mericle.com.

You Tube

Mericle Commercial Real Estate Services has launched a new YouTube channel. The channel features nine property videos and can be accessed through www.mericle.com.

This channel offers videos ranging from two to six minutes for a variety of available industrial, flex, and office buildings and sites that Mericle owns and manages in Northeastern Pennsylvania. Available properties in Humboldt Industrial Park, CenterPoint Commerce and Trade Park, Hanover Industrial Estates, Keystone Industrial Park, Mid Valley Industrial Park, and Forty Fort Borough are spotlighted.

Mericle President Robert K. Mericle said, "We are among the very few commercial real estate

developers who are promoting their available properties via YouTube. Our videos give our clients the opportunity to get a great view of our properties at any hour of the day, seven days a week. This makes it easier for them to decide which properties they want to tour." ■

You can also access the new YouTube channel by scanning this QR code with your Smart Phone.





MERICLE "LEND A HAND" TO PITTSTON TOWNSHIP RECREATION AREA

Children and adults from the Greater Pittston area can now play on much improved baseball and softball fields thanks to Mericle Commercial Real Estate Services.

Mericle donated labor, equipment, and materials. Company employees and family members volunteered their time, to make significant upgrades to Tony Attardo Memorial Park in Pittston Township.

Mericle donated improvements to softball and baseball fields that are used by the Pittston Township Little League and youth softball league. The fields are also used by Challenger League and Victory Sports, which

provide playing opportunities for people with physical and mental disabilities. The Challenger League is made up of children and young adults up to age 21 while Victory Sports has players ranging from 21 to 60.

Mericle Senior Vice President Bryan McManus served as project coordinator. *"Our employees enjoy volunteering their time and are especially happy that their efforts at the park will benefit players with disabilities,"* he said. We wish all of the leagues many years of success on their rebuilt fields."

At the softball and little league fields, Mericle funded and coordinated the installation of new backstops,

built new infields using Diamond-Tex material, and added roofs over two dugouts. They mowed, fertilized and seeded the fields. They installed new bleachers, removed debris from the paved walkway, and cleaned along the fences.

At the basketball court, Mericle funded and coordinated the seal coating and restriping of the court surface. They also painted the posts and installed new rims and nets.

Mericle volunteers stained the park gazebo, painted the playground equipment, mulched, and landscaped.

The effort is part of the Mericle's "Lend a Hand" program, which donates improvements to fields and parks used by area youth. In recent years, Mericle has completed similar upgrades at Spadi Park in Jenkins Township, Orioles' Park in Pittston Township, and the Jessup Youth Sports Complex in Jessup Borough.

McManus thanked Pittston Township and little league officials for their help with the project. He also thanked M. Mayo Striping for donating to the basketball court upgrade. ■

MERICLE LEND A HAND

Making a difference in our community



MERICLE REBUILDS LITTLE LEAGUE CLUBHOUSE AFTER ARSON DAMAGE

Mericle recently donated material and manpower to rebuild the Plains Little League clubhouse which had been extensively damaged in an arson fire.

Mericle crews added a new roof to the main portion of the clubhouse, installed a brand new electrical system throughout the structure and installed new lighting, receptacles and switches in the fire-damaged portion. They also added new flooring and a window on the 2nd floor and installed a new drywall ceiling on the 1st floor as well as security shutters on the concession windows. ■



WALK FOR A CURE

A large team of Mericle employees and their families participated in the 15th annual Rainbow Walk, a fund-raising event for Candy's Place.

As a cancer wellness and resource center, Candy's Place provides support to patients and their loved ones in a loving, safe, and home-like environment. ■

HOMES FOR OUR TROOPS

A team of skilled Mericle craftsmen recently joined Homes for our Troops, a national non-profit organization dedicated to building specially adapted homes for severely injured veterans, to build a new home for Army SSG Earl Granville of Scott Township, Pennsylvania.

The goal of the three-day build was to frame, side, and roof the house and install windows and doors. Army SSG Granville was on his third deployment when a roadside bomb on June 3, 2008 in Zormat, Afghanistan, left him with severe leg injuries. The new home will provide Granville with maximum freedom of movement and the ability to live more independently. ■



MERICLE SPONSORS ANNUAL FISHING DERBY

For the 11th consecutive year, Mericle Commercial Real Estate Services sponsored a fishing derby at "Mericle Pond" in Hanover Industrial Estates in Hanover Township. The event for children is coordinated annually by Hanover Township American Legion Local Post 609 and the Hanover Township Trout Stocking Association.

This year, in addition to allowing the use of its pond, Mericle helped fund food, beverages, and equipment rentals. Pictured left, members of the American Legion and Trout Stocking Association pose with Mericle's sponsorship check. ■

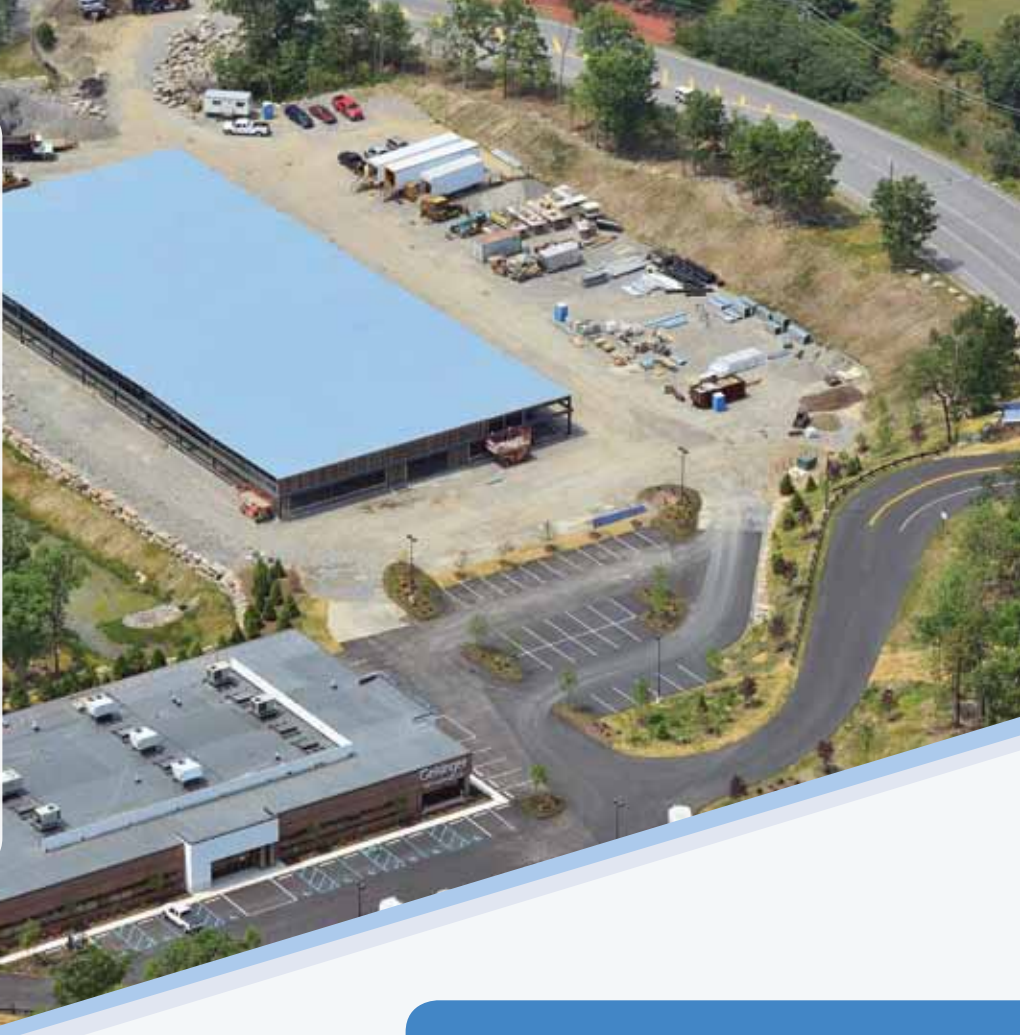


MERICLE CONSTRUCTING 42,000 SQUARE FOOT SPEC OFFICE BUILDING

Mericle Commercial Real Estate Services is constructing a 42,000 square foot speculative office building near the main entrance of the Corporate Center at East Mountain in Plains Township, Luzerne County.

The building is being constructed at the intersection of East Mountain Boulevard and Baltimore Drive on a 6.6 acre parcel. The space can be subdivided to as small as 2,500 square feet.

Mericle has designed the single-story building to have a brick exterior, large windows, abundant parking, Class A interior finishes and professional landscaping, and expects the building to be attractive to medical professionals and financial and business services firms. ■



DAN NAYLOR AWARDED PRESTIGIOUS CCIM DESIGNATION

Dan Naylor, sales associate with Mericle Commercial Real Estate Group, Wilkes-Barre, has been awarded the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute. The designation was awarded during the Institute's spring business meetings April 25 in Kansas City, Missouri.

Naylor was among the 141 commercial real estate professionals from 34 states, Canada, and Mexico who earned the designation by passing the Institute's Comprehensive Examination, the final element in the designation process.

"We're very proud of Dan and congratulate him on earning his CCIM designation," said Mericle President Robert K. Mericle. "Becoming a CCIM is one of the highest honors someone in our industry can attain." ■



MIKE ADAMS JOINS MERICLE BROKERAGE TEAM IN WILLIAMSPORT

Mericle Commercial Real Estate Services is pleased to welcome Mike Adams to its brokerage team. He has joined Mericle's Williamsport office serving commercial clients in the central and north central Pennsylvania regions.

Adams has held various positions in the fields of real estate, economic development, and government. Prior to joining Mericle, Mike served as the Director of Real Estate for the Department of General Services. Through that position he represented the Commonwealth of Pennsylvania in multiple large scale lease transactions, land acquisitions, and property sale transactions.

Mericle Vice President of Brokerage Al Guari said, "We are thrilled to welcome Mike as a new member of our team and look forward to the services and skills he has to offer." ■



MERICLE ANNOUNCES • 120,000 SQUARE FOOT CENTERPOINT SPEC BUILDING



Mericle Commercial Real Estate Services, the developer of the fast-growing CenterPoint Commerce & Trade Park in Jenkins and Pittston Townships, has begun constructing a 120,000 square foot speculative flex building in the park.

Work is well underway on the project site, a 22.78 acre parcel located at 501-575 Keystone Avenue in Jenkins Township. Steel arrived on the site in April.

The new building is the first constructed by Mericle in CenterPoint East's new Phase IIC section. Like Mericle's other flex buildings, the facility has been designed to accommodate manufacturing, distribution, office, and medical firms. However, this building will be the most visible built in the park to date.

"The building will be located a stone's throw from I-81 and I-476 and will be seen from both highways," said Mericle Vice President Bob Besecker. "This one will really get your attention as you drive by."

Besecker estimates that the building will house four to eight tenants and more than 100 jobs when fully occupied.

The facility will be able to be subdivided as small as 12,083 square feet and will have an attractive masonry and glass façade. Features include abundant parking, energy efficient heating and lighting, 13 loading doors and a ceiling clear height from 30'1" to 34'3".

Besecker said the building will be ready for tenants in late summer, 2012.

The building will be the 20th developed by Mericle in CenterPoint since 2005 and will grow the total square feet constructed in the park to 5.5 million. Close to 3,000 people work in CenterPoint.

Rosemary Dessoye, Executive Vice President of the Greater Pittston Chamber of Commerce, said the Chamber looks forward to marketing the new facility to local and national companies.

"We often interact with executives who want highly visible, easily accessible space," she said. "This new building will offer both of those qualities so I am very optimistic that it will be leased in short order."

The speculative building will be the third constructed by Mericle in the past 10 months. Mericle just finished a 108,939 square foot flex building in CenterPoint West in Pittston Township and has completed a 25,200 square foot office building at the entrance to the Corporate Center at East Mountain in Plains Township.

The new flex buildings are part of Mericle's Ready to Go Program, an initiative to fully prepare dozens of building pads and construct new speculative industrial, office and flex buildings in nine local business parks. The program will result in the preparation of more than 1,700 acres from Scranton to Hazleton and the construction of 12.8 million square feet of space. Mericle estimates that the newly constructed buildings will house more than 12,000 jobs.

"Having sites and spec buildings that are ready to go gives Northeastern Pennsylvania a big advantage over competing areas," said Besecker. ■



Mericle's Northeastern Pennsylvania

AVAILABLE

INDUSTRIAL AVAILABILITIES



**1104 North Park Drive
Humboldt Industrial Park
Hazle Township, PA**

- 410,000 SF (expandable)
- 32' to 37' ceilings
- 46 loading doors
- Ample trailer storage



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

- 408,200 SF (expandable)
- 30'9" to 36'6" ceilings
- 32 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

OFFICE AVAILABILITIES



**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



**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 Fort, PA**

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



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

- 6,900 SF
- Ample parking areas
- Close to downtown Wilkes-Barre
- Very affordable lease rates



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

- 5,870 SF
- Class A office space
- Strong power and telecom
- Near Geisinger Wyoming Valley



**141 Stewart Road
Hanover Industrial Estates
Hanover Township, PA**

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

SPACE

Visit mericle.com for more information or call
Bob Besecker, Jim Hilsher, Bill Jones or Dan Walsh at 570.823.1100.

FLEX AVAILABILITIES



**501-575 Keystone Avenue
CenterPoint East
Jenkins Township, PA**

- 16,00 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**

- 6,00 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



**1072 Hanover Street
Hanover Industrial Estates
Hanover Township, PA**

- 8,775 SF
- 26'2" to 28' ceilings
- 5 minutes from I-81
- 2,015 SF office space



**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



Mericle has developed **32 READY TO GO SITES** in CenterPoint East and West. For these "Go Sites," Mericle has obtained NPDES permits and all subdivision, land development, and utility approvals, and in most cases, has completed all grading, including the placement of compacted stone sub-base in the building and pavement areas. Here is a quick look at some of those sites.



**100 Research Drive
CenterPoint East
Jenkins Township, PA**

- 56.1 acres
- Design Spec: 775,000 SF



**250 Enterprise Way
CenterPoint West
Pittston Township, PA**

- 51.15 acres
- Design Spec: 507,600 SF



**250-300 Research Drive
CenterPoint East
Jenkins Township, PA**

- 46.47 acres
- Design Spec: 372,000 SF



**225 Enterprise Way
CenterPoint West
Pittston Township, PA**

- 24.3 acres
- Design Spec: 310,000 SF



**Parcel 44B Research Drive
CenterPoint East
Jenkins Township, PA**

- 21.68 acres
- Design Spec: 260,400 SF



**360 Enterprise Way
CenterPoint West
Pittston Township, PA**

- 21.78 acres
- Design Spec: 158,000 SF



**105-155 Research Drive
CenterPoint East
Jenkins Township, PA**

- 12.85 acres
- Design Spec: 109,200 SF



**Parcel 3B Keystone Avenue
CenterPoint East
Jenkins Township, PA**

- 4.02 acres
- Design Spec: 86,044 SF



**Parcel 1 Keystone Avenue
CenterPoint East
Jenkins Township, PA**

- 7.98 acres
- Design Spec: 58,800 SF



**175 Enterprise Way
CenterPoint West
Pittston Township, PA**

- 9 acres
- Design Spec: 44,800 SF



**395 Enterprise Way
CenterPoint West
Pittston Township, PA**

- 4.06 acres
- Design Spec: 32,500 SF



**195 Enterprise Way
CenterPoint West
Pittston Township, PA**

- 9.39 acres
- Design Spec: 24,000 SF



**150 Enterprise Way
CenterPoint West
Pittston Township, PA**

- 4.058 acres
- Design Spec: 22,601 SF



**Parcel 15B Armstrong Road
CenterPoint East
Jenkins Township, PA**

- 3.24 acres
- Design Spec: 20,000 SF



**Parcel 3A Keystone Avenue
CenterPoint East
Jenkins Township, PA**

- 2.25 acres
- Design Spec: 5,053 SF

BROKERAGE DIVISION

Visit www.mericle.com/brokerage for more information



INDUSTRIAL PROPERTIES



1340-1400 Chestnut Street Kulpmont, PA

- 210,000 SF
- Minimum divisible 20,000 SF
- 9 ft. - 12 ft. ceilings
- Public utilities

\$1.50-\$2.00/SF NNN - Don Cortese



507 Washington Street Berwick, PA

- 124,000 SF complex
- 6.2 acres
- 12' - 18' ceilings
- 3 dock high overhead doors

\$250,000 - Dave Daris



35 Sherman Street Muncy, PA

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

For Sale/Lease - Dave Daris



18 Industrial Drive Bloomsburg, PA

- 56,500 SF
- 1 ground level door
- 6 dock high doors
- Located just 1 mile from I-80

\$849,000 - John Rokosz



21 Industrial Park Road Selinsgrove, PA

- 27,000 SF
- 3.97 acres
- 25,688 SF industrial space
- 1,312 office space

\$1,500,000 - Don Cortese



5 Smith Street Benton, PA

- 16,220 SF
- 8 acres
- 3 overhead doors
- 5 ton crane

\$299,000 - Jeff Bower



100 Rear Dilley Street Forty Fort, PA

- 4,000 SF 3-bay garage
- +800 SF of office space
- 12' ceiling height, heated
- Building in excellent condition!

For Lease/Sale - Al Guari



NEW

901 Old Route 15 New Columbia, PA

- 3,400 SF
- Heated, 16' ceilings
- 5 overhead doors
- 6 acres

\$450,000 - Jeff Bower/Don Cortese

OFFICE PROPERTIES



NEW

133-135 Oxford Street Hanover Township, PA

- 17,552 +/- SF on .97 acre lot
- Multi-tenant, off-street parking
- Signage, convenient crossroad location

For Sale - Steve Barrouk



139 East Green Street Nanticoke, PA

- 14,997 SF 2-story building
- Handicap accessible
- Owner will "fit-out" for qualified tenant

For Lease - John Rokosz



156 South Franklin Street Wilkes-Barre, PA

- 12,470 SF 3-story building
- Oversized 2 car garage
- Off-street parking for 15
- Office or residential use

\$450,000 - Steve Barrouk



NEW

32 East Union Street Wilkes-Barre, PA

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

\$15.00/SF Gross - Steve Barrouk

RETAIL PROPERTIES



285 Airport Road Hazelton, PA

- 1,265 SF, (2) 1,620 & 1,665 SF
- 15,000 vehicles pass locally daily
- Good tenant mix
- Retail or office users

\$12.00/SF NNN - Dave Daris



205-207 Main Street Luzerne, PA

- 9,100 SF
- 12' ceilings, parking for 9 cars
- Ideal for retail, office/warehouse
- Convenient to Route 309 & I-81

\$179,000 - Ron Koslosky



1125 North 4th Street Sunbury, PA

- 2,200 SF, 7,800 SF & 12,000 SF
- Busy strip center
- Ample parking
- Owner will renovate to suit

For Lease - Don Cortese



17 Tide Road Tamaqua, PA

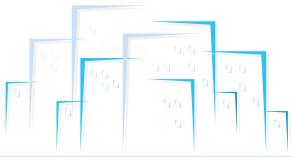
- 15,000 SF
- Open space
- 10' ceiling height
- Adjacent to Wal-Mart Supercenter

For Sale/Lease - Dan Naylor



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702
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FEATURED PROPERTIES



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**, in 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**. ■



320-330 STEWART ROAD

108,000 SF facility on 13.65 acres, expandable to 162,000 SF. Building features 30'-32'11" ceiling clear height, 20 loading doors (30,000lb capacity), one drive-in door, 6" thick reinforced concrete flooring, ample electrical service and ESFR fire protection.

Located in **Hanover Industrial Estates**, a premier industrial park in Hanover Township, near Wilkes-Barre. Immediately off Route 29 and less than five minutes from I-81. For more information, call **570.823.1100**. ■



Visit mericle.com for more information or call
Bob Besecker, Jim Hilsher, Bill Jones or Dan Walsh at **570.823.1100**.