



The MERICLE Message

A QUARTERLY PUBLICATION FROM MERICLE COMMERCIAL REAL ESTATE SERVICES

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Boden EXPANDS CENTERPOINT FACILITY

Mericle is more than doubling the size of the building it leases to British clothier Boden. The project will help preserve 140 jobs and lead to the creation of 60 new jobs by February, 2011.

Construction is nearing completion and is adding 74,400 square feet to the 62,000 square foot call center and distribution facility located at 180 Armstrong Road in CenterPoint Commerce & Trade Park East in Jenkins Township, Luzerne County. The expansion is expected to be finished by the end of the year.

Julian Granville, Managing Director of Boden said, "We are delighted and proud to be expanding our U.S. facility in Jenkins Township. Since its opening in 2008 we have established a fantastic team and have been providing a great service for our customers. The growth in our U.S. business and our desire to ship more stock direct to customers from Jenkins Township means that

we need to double the size of our facility earlier than we expected. Once fully operational in 2011 we will be able to offer our U.S. customer an even better service."

"This is great news," said Greater Pittston Chamber of Commerce President Charles Adonizio. "We thank Boden for making this major investment and for their faith in the Greater Pittston business community."

Boden is a UK direct retailer of premium casual apparel. The company sells womenswear and menswear under the Boden name, teen apparel under the Johnnie b label, and children's clothing under the Mini Boden brand. It markets the collections through its catalogs and Web site. Boden also operates two retail stores in the UK. Set up by Johnnie Boden in 1991, who was inspired by the high standards set by U.S. mail order companies, Boden fills a gap in the apparel market offering high quality, colorful, unique, good value

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clothes with a British twist for all the family. Boden is now a \$300+ million turnover (2009) business employing 875 staff, of which 140 are based in Jenkins Township.

Boden opened its CenterPoint facility in March, 2008 after a multi-state search for a U.S. headquarters location. Governor Rendell touted the advantages to locating in Pennsylvania when he met with Boden's leaders while on a trade mission to the United Kingdom in June 2007. Local economic development officials and representatives from Mericle provided site selection assistance to Boden.

"Governor Edward G. Rendell has made it his priority to bring great companies, like Boden, to Pennsylvania," said Department of Community and Economic Development Secretary Austin Burke. "We are proud to have been a part of the company's success in Luzerne County.

"Through the Governor's World Trade PA program, we have representatives in England and around the world who listen to what companies need, work

with the Governor's Action Team to find locations and assistance, and help them achieve success in Pennsylvania," Burke said.



The real estate transaction was coordinated by Jeff Williams of Cushman and Wakefield's Philadelphia office and Bill Jones of Mericle.

Corning Life Sciences LEASES CENTERPOINT BUILDING

One of the world's leading developers, manufacturers, and global suppliers of scientific laboratory products has leased space in CenterPoint Commerce & Trade Park in Jenkins Township, Luzerne County.

Corning Life Sciences has leased 396,800 square feet at 160 Research Drive from Mericle Commercial Real Estate Services. The company is using the facility for warehousing and distribution.

The move follows a two-year process that saw Corning look at numerous buildings in several Northeast U.S. states. The company's goal was to find a facility that would accommodate its model for a state-of-the-art distribution center.

The CenterPoint facility was constructed on speculation by Mericle in 2009 and can be expanded to 620,000 square feet. It was one of the first buildings constructed by Mericle in CenterPoint's Phase IIA expansion area. Mericle Vice President Bill Jones said the building had the specific features Corning was seeking.

"Our building provides Corning with an excellent opportunity to gain significant operational efficiencies," said Jones. "The building is unique to the region in that it offers very high ceilings, deep truck courts, energy-



efficient lighting fixtures and an ESFR fire protection system. Our design team and project management group was able to provide Corning with a very good solution to their supply chain needs," he said.

Corning was represented in the real estate transaction by Richards Barry Joyce and Partners of Boston and Michael Bartolacci of The Garibaldi Group's Lehigh Valley office.

TENNESSEE AUTO PARTS COMPANY LEASES SPACE IN *CenterPoint East*.

Reflexxion Automotive Products of Memphis, Tennessee has leased 63,256 square feet in a Mericle flex building at 195 Research Drive, Jenkins Township.

Reflexxion is a member of the Diamond Standard Brand manufacturing group that supplies Certified OEM replacement parts for structural collision repair and replacement. On the custom parts side, Reflexxion Domination Cowl Induction hoods and other custom parts are the choice of enthusiasts nationwide. The company is relocating its regional distribution facility from the Lehigh Valley into CenterPoint and expects to employ 10 workers.

“Reflexxion’s move into CenterPoint is very positive news, said Charlie Adonizio, President of the Greater Pittston Chamber of Commerce. Each tenant that moves into CenterPoint is verification that Greater Pittston is a desirable place to do business.”



Reflexxion is leasing space in a 98,000 square foot flex building that was constructed on speculation by Mericle. Bill Jones coordinated the lease transaction for Mericle.

Friedman Electric OPENS NEW CENTERPOINT DISTRIBUTION CENTER

A well-known electrical supply company has opened a regional distribution center in CenterPoint Commerce & Trade Park East, Jenkins Township, Luzerne County.

Friedman Electric has leased approximately 33,700 square feet at 240-258 Armstrong Road. The new distribution center services the 14 Friedman Electric customer branches five days a week throughout the eastern Pennsylvania and New York region, from Dubois, PA to Port Jervis NY; from Athens to Allentown, PA; and north in New York from Johnson City to Ithaca, Walton and Sidney.

The new Friedman facility holds a sizable inventory that includes top brands of electrical, lighting, and high quality showroom grade lighting products commonly used in many regional commercial, industrial, and residential contract construction jobs. In addition to serving as a large commercial grade specialty wire cutting operation, the facility is accessible for all other high demand specialty electrical products that can be delivered on one of Friedman’s 15 newly consolidated delivery trucks anywhere in the region to the customer’s job site within 24 business hours.

Once fully operational the facility will employ up to 25 new or relocated Friedman associates from the local area.



“We are thrilled that Friedman Electric has decided to make this major investment in CenterPoint,” said Charlie Adonizio, President of the Greater Pittston Chamber of Commerce.

The building to be occupied by Friedman is 92,400 square feet and was built on speculation by Mericle. The real estate transaction was coordinated by Sean Bleiler of CB Richard Ellis of Allentown and Dan Walsh of Mericle.

MERICLE BUILDING IN *Jenkins Township* GETS GREEN DESIGNATION

One of the largest industrial buildings in Northeastern Pennsylvania has received a prestigious environmental certification from the United States Green Building Council (USGBC).

Mericle Commercial Real Estate Services has obtained LEED® for New Construction for the 744,080 square foot industrial facility it leases to Kimberly Clark on CenterPoint Boulevard in CenterPoint Commerce & Trade Park East, Jenkins Township.

LEED® stands for "Leadership in Energy and Environmental Design," and is a national industry measurement tool created by the USGBC to define the

The lights are zoned and fitted with motion sensor technology to reduce power consumption. Various water reduction devices were used to reduce water consumption by 40%. High efficiency gas-fired roof top units were installed throughout the building and insulated steel overhead doors and dock seals were installed at the loading areas for more energy efficient envelope.

Mericle also specified native and adaptable landscaping, which does not require irrigation.

"More and more corporations are starting to put energy efficiency specifications in their requests for proposals,"



industry's most environmentally conscious projects.

LEED® provides third-party verification that a building was designed and built using strategies aimed at improving performance across metrics such as energy savings, water efficiency, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

The industrial facility was built by Mericle to Kimberly Clark's exact specifications on a greyfield redevelopment site. Mericle completed remediation and stabilization of the site approximately one year prior to constructing the building.

Mericle undertook a variety of steps to garner LEED® certification. High efficiency, T5 fluorescent high-bay light fixtures were installed in the warehouse.

said Mericle Vice President Bill Jones. "Most major companies are very concerned about the rising cost of energy and many prefer to work with real estate developers that have LEED® experience. As the only developer in the region with industrial LEED experience, we are confident that we can meet the needs of any industrial client."

Mericle's Kimberly Clark project is the second industrial building in Northeastern Pennsylvania to receive LEED® certification. In 2009, Mericle received LEED® Silver Certification for Commercial Interiors for the 615,600 square foot fulfillment center it leases to Amazon.com in Humboldt Industrial Park near Hazleton.

Mericle is working to obtain LEED® certification for other company-owned buildings.

HEALTHCARE COMPANY MOVING TO *Hanover Industrial Estates*

Henry Schein, a Fortune 500® company and a member of the NASDAQ 100® Index, has leased 6,015 square feet of flex space at 1065 Hanover Street in Hanover Industrial Estates. The company is the largest provider of health care products and services to medical, dental and veterinary office-based practitioners.

The company's four business groups – Dental, Medical, International and Technology – serve more than 600,000 customers worldwide, including dental practitioners and laboratories, physician practices and animal health clinics, as well as government and other institutions.

Henry Schein will use the new location for the warehousing and distribution of dental equipment. The company will also operate an office and “State of the Art” showroom and service center in the space.

“Our outstanding growth in Northeastern and Central Pennsylvania has necessitated moving into a larger facility, said Henry Schein General Manager Raymond Lick. Our new sales and service center will enable Henry Schein to provide an even higher level of

services to the dentists and dental laboratories within this marketplace.”

Henry Schein's Wilkes-Barre Center recently won the company's highest honor as their “Center of Excellence” at its national sales meeting in Washington D.C.

Henry Schein was founded in 1932 by Henry and Esther Schein as a storefront pharmacy in Queens, NY. The company employs more than 13,500 employees worldwide and has been named “Most Admired” in its industry in FORTUNE's list of the world's most admired companies.



The real estate transaction was coordinated by Josh Sirchio of USI Real Estate Brokerage Services, Inc., Plymouth Meeting and Bill Jones of Mericle Commercial Real Estate Services.

Mericle built and owns the 108,000 square foot flex building, which houses eight other tenants that employ approximately 400 people. Mericle has developed 26 buildings in the park totaling almost 2.8 million square feet. Approximately 2,500 people work in those buildings.

ROTA DAIRONEMREX OPENS NEW *Hanover Industrial Estates* DISTRIBUTION CENTER

RotaDaironEmrex, Inc., the North American distributor of turf maintenance and renovation equipment manufactured by Dairon SAS in Le Mans, France, has leased 6,015 SF from Mericle at 1065 Hanover Street in Hanover Industrial Estates.

Dairon is known world-wide for its innovation and dedication to producing only the highest quality products.

“We chose our new Hanover Township location

because it is centrally located in the population center of the eastern United States with close, easy access to major U.S. highways,” said Mike Yasenchak of RotaDairon Emrex.

“We found Mericle to be extremely cooperative and flexible in meeting our facility needs. We are pleased with our new facility and look forward to operating here for many years,” added Yasenchak.

The lease transaction was coordinated by Dan Walsh of Mericle.

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.



WILKES-BARRE VA HOSPITAL

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

June 2010

CHILDREN'S SERVICE CENTER

Children's Service Center is an organization committed to the wellness of young people in our community. Their services are designed to meet the individualized needs of children, adolescents, and their families. Mericle employees collected a variety of back-to-school supplies for the children.

July 2010

CYSTIC FIBROSIS FOUNDATION

The Cystic Fibrosis Foundation, "Pounding the Pavement for Paige." Paige Ceaser is a beautiful 4 year old little girl who suffers from Cystic Fibrosis. The foundation created a team in her name to work hard to promote awareness and raise funds to help add tomorrows to her life and to the lives of others with this disease.

August 2010

VOLUNTEERS IN MEDICINE

The Volunteers in Medicine Free Dental Clinic benefits Luzerne County Residents who have no access to, or cannot afford, medical and dental insurance.

September 2010

FEED-A-FRIEND CAMPAIGN

Luzerne County's Commission on Economic Opportunity, St. Paul's Lutheran Church and Lackawanna County's United Neighborhood Centers help area food banks and soup kitchens restock their pantry shelves and give aid to the needy, especially during the holiday season.

October 2010

DOMESTIC VIOLENCE SERVICE CENTER

The Domestic Violence Service Center serves as a refuge for abused women and children in the region. These women come to the shelter seeking safety, respite and help. The center serves more than 2,000 victims of abuse and battering each year.

November - December 2010



Mericle's NORTHEASTERN PENNSYLVANIA AVAILABLE SPACE



1104 N. PARK DRIVE • 410,000 SF
Humboldt Industrial Park, Hazle Township, PA. Rail available. Building can be subdivided to 82,000 SF and expanded to 615,000 SF. Features 31'10" to 36'2" ceiling clear height, (46) loading doors and (1) drive-in door. 100+ on-site trailer spaces. State and local taxes abated through 2017!



61 GREEN MOUNTAIN ROAD • 408,200 SF
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!



100-124 CAPITAL ROAD • 198,400 SF
CenterPoint Commerce & Trade Park East near Pittston, PA. Building can be subdivided. Features 34'3" to 41'3" ceiling clear height, (30) cross-docked loading doors, (1) drive-in door with ramp, energy efficient T-Bay lighting, ESFR fire protection and a 10-year, 100% real estate tax abatement on improvements.



400-450 CENTERPOINT BLVD. • 198,400 SF
CenterPoint Commerce & Trade Park East near Pittston, PA. Can be subdivided as small as 99,200 SF. Building features 33' to 36'7" ceiling clear height, (26) loading doors, (1) drive-in door, energy-efficient T-Bay lighting, 800 amp, 277/480 volt, 3-phase electrical service (expandable), ESFR fire protection system and ample vehicle/trailer parking.



180 WELLES ST. • 30,000 SF to 170,600 SF
Near Wilkes-Barre, PA. Located immediately off Exit 4 of S.R. 309. Building can be subdivided as small as 30,000 SF. Features (24) loading doors, wet sprinkler system and 16' to 26' ceiling clear height. Ample on-site trailer storage. Very affordable rents.



350 N. PENNSYLVANIA AVE. • 179,908 SF
Downtown Wilkes-Barre, PA. Brick and masonry multi-purpose commercial building. Can accommodate manufacturing, distribution, office and retail tenants. Spaces available as small as 3,076 SF. Building features dock doors, drive-in doors, wet and dry sprinkler systems and very low lease rates.



5-11 ELMWOOD ROAD • 110,000 SF
Crestwood Industrial Park, Mountain Top, PA. Building features 3,190 SF main office, 908 SF shipping/receiving office, 30'2" to 33' ceiling clear height in warehouse area, (36) loading doors, (1) drive-in door with ramp, ESFR fire protection system and energy efficient T-bay lighting. On-site parking for 116 vehicles.



320 STEWART ROAD • 108,000 SF
Hanover Industrial Estates near Wilkes-Barre, PA. Building can be expanded to 162,000 SF. Features 8,000 SF office area, 30' to 32'11" ceiling clear height, 6" reinforced concrete floor, ESFR fire protection system, (20) loading doors and (1) drive-in door with ramp. On-site parking for approximately 45 vehicles (expandable to 70).



63 GREEN MOUNTAIN ROAD • 82,691 SF
82,691 SF available in this 582,400 SF building in Humboldt Industrial Park. Features (2) 463 SF office fit-outs in warehouse, 30'8" to 36'5" ceiling clear height, (9) loading doors, energy efficient gas-fired unit heaters, ESFR fire protection system and 277/480 volt, 800 amp, 3-phase power. Ample on-site parking and trailer storage available.



Office



240-258 ARMSTRONG ROAD • 58,713 SF
CenterPoint Commerce & Trade Park East near Pittston, PA. Building can be subdivided as small as 12,361 SF. Features 29'10" to 34'2" ceiling clear height, (8) loading doors, energy efficient T-bay lighting, ESFR fire protection system and a 10-year, 100% real estate tax abatement on improvements.

400 STEWART ROAD • 53,040 SF
Hanover Industrial Estates near Wilkes-Barre, PA. Building can be subdivided. Includes a 11,250 SF mezzanine, 44,680 SF office space, 8,360 SF warehouse space featuring 24' ceiling clear height and (2) drive-in doors. On-site parking for more than 200 vehicles with room for expansion.

1110 HANOVER ST. • 10,046 SF to 48,561 SF
Six (6) spaces available in this 133,000 SF flex building in Hanover Industrial Estates. Can be subdivided. Building features 30' to 33'6" ceiling clear heights, 6" reinforced concrete floor, office fit-outs, loading doors, 100% wet sprinkler system and energy-efficient gas-fired unit heaters.



275 CENTERPOINT BLVD. • 37,329 SF
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, ESFR fire protection system and a 10-year, 100% real estate tax abatement on improvements.

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

195 RESEARCH DRIVE • 21,085 SF
CenterPoint Commerce & Trade Park East near Pittston, PA. Building features 3,239 SF of existing office fit-out, 29'11" to 33'6" ceiling clear height, 6" reinforced concrete floor, (3) loading doors, (1) drive-in door with ramp, energy efficient T-bay lighting and a 10-year, 100% real estate tax abatement on improvements.



190 WELLES ST. • 2,425 SF to 17,316 SF
Located near Wilkes-Barre, PA. Prime location immediately off Exit 4 of S.R. 309 (Cross Valley Expressway) and just 5 minutes from I-81. Primarily occupied by medical tenants, this building can be customized to suit your needs and offers excellent visibility, affordable rents and plenty of parking.

155 STEWART ROAD • 15,063 SF
Hanover Industrial Estates near Wilkes-Barre, PA. Building features 1,840 SF of office area, (2) loading doors, (1) drive-in door with ramp, 20'6 1/2" to 23'1" ceiling clear height, Ordinary Hazard Class III wet sprinkler system, and ample on-site parking.

150 CENTERPOINT BLVD. • 14,112 SF
CenterPoint Commerce & Trade Park East near Pittston, PA. Can be subdivided as small as 6,000 SF. Building features 30'6" to 33'6" ceiling clear height, (2) loading doors, energy efficient T-bay lighting and a 10-year, 100% real estate tax abatement on improvements.



195 RESEARCH DRIVE • 13,659 SF
CenterPoint Commerce & Trade Park East near Pittston, PA. Can be subdivided as small as 6,631 SF. Building features 29'11" to 33'6" ceiling clear height, 6" reinforced concrete floor, (2) loading doors, energy efficient T-bay lighting and a 10-year, 100% real estate tax abatement on improvements.

660 BALTIMORE DRIVE • 10,431 SF
Corporate Center at East Mountain near Wilkes-Barre, PA. Class A office facility on 2.9 acres. Can be subdivided as small as 4,000 SF. Features individually controlled gas/electric HVAC units, strong power and telecom services, ample parking and a 10-year, 100% real estate tax abatement on improvements.

1200 SATHERS DRIVE • 9,012 SF
Grimes Industrial Park, Pittston, PA. 70,000 SF multi-tenant/flex building on 11.39 acres. Features 2,560 SF office area, (1) loading door, (2) drive-in doors with ramps, 6" reinforced concrete floor and 26'2" to 28'9" ceiling clear height in warehouse area. Ample on-site parking.



1072 HANOVER STREET • 8,775 SF

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.



225 STEWART ROAD • 8,523 SF

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



1200 SATHERS DRIVE • 8,521 SF

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



350 N. PENNSYLVANIA AVENUE • 6,990 SF

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



1175 MID VALLEY DRIVE • 6,016 SF

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.



1175 MID VALLEY DRIVE • 6,016 SF

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, 100% full HVAC, and great highway access.



1065 MID VALLEY DRIVE • 6,015 SF

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



1155 MID VALLEY DRIVE • 5,016 SF

Mid-Valley Industrial Park near Scranton, PA. Includes 1,700 SF existing office area. Features (2) loading doors, 26'5" to 29' ceiling clear height, 6" reinforced concrete floor and energy efficient T-bay lighting. Offers excellent access to I-81, I-84, I-380 and I-476.



1072 HANOVER STREET • 5,014 SF

Hanover Industrial Estates near Wilkes-Barre, PA. Can be expanded to 13,789 SF. Features 3,400 SF office area, 26'2" to 28'8" ceiling clear height, 6" reinforced concrete floors, energy efficient gas-fired unit heaters and one (1) loading door.



155 STEWART ROAD • 4,900 SF

Hanover Industrial Estates near Wilkes-Barre, PA. Existing office space available in an 83,025 SF multi-tenant flex building on 11.63 acres. Features 9' nominal ceiling height, Ordinary Hazard Class III wet sprinkler system, (1) 8'6" to 9'6" loading door, and is less than five (5) minutes from I-81.



600 BALTIMORE DRIVE • 1,664 SF

Corporate 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 services in the park are provided by (3) different vendors.

Why Choose Mericle?
VARIETY.
AFFORDABILITY.
PERSONALIZED SERVICE.
FLEXIBILITY.

View Virtual Tours at MERICLE.COM.

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

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

BUILD-TO-SUIT *Sites*

"Flat and Fast"



If you are interested in new construction and have an extremely tight time frame, then consider a Mericle-owned site in CenterPoint Commerce & Trade Park East or West. Mericle has obtained full land development, subdivision, and utility approvals, and NPDES permits for more than one dozen sites in the parks. Mericle has completed all site grading including the placement of compacted stone sub-base in building and pavement areas allowing work to start on your footers immediately. The flat sites shown above are in CenterPoint West. The available build-to-suit sites can accommodate buildings from less than 20,000 SF to more than 700,000 SF.

MERICLE BUILDINGS SPUR *Job* OPPORTUNITIES IN REGION



Genpact, a global leader in business process and technology management, and a Mericle tenant in Hanover Industrial Estates near Wilkes-Barre, has announced that it will create at least 205 office jobs within three years and retain 255 existing positions. Making the announcement is Genpact Senior Vice President and Operating Leader, Americas, Scott McConnell. Looking on is Greater Wilkes-Barre Chamber of Business & Industry President Todd Vonderheid.



Custom Courier Solutions, Inc., a full service transportation organization based in Saratoga Springs, New York, has leased 10,032 square feet at Mericle's 60,000 square foot flex building at 1155 Mid Valley Drive in Mid Valley Industrial Park, Olyphant, PA. Custom Courier Solutions provides a full range of logistic services to the less than 24 hour delivery market. Sean Bleiler of CBRE and Dan Walsh of Mericle coordinated the real estate transaction.

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 acre 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

Kingston - 23,200 SF

Former Roller King skating building on 2.5+/- acres. Ideal for office or recreational use. Easy access to S.R. 309, I-81 and Pierce St.

\$835,000
Contact Dan Naylor.
570.823.1100



INDUSTRIAL **Wilkes-Barre - 8,000 SF**

Insulated building with 3 dock doors, 2 drive-in doors, 18' ceilings in convenient Hanover Industrial Park location. Includes 900 SF of office space.

Available immediately.
Reduced! \$375,000
Contact Al Guari.
570.823.1100



OFFICE

Wilkes-Barre - 66,221 SF

Multi-story high-rise with attached parking garage. 1 block from Public Square. Building renovations and modern upgrades are sure to make this the most sought after rental space in downtown Wilkes-Barre!

\$17.00/SF Gr.
Contact Pat Guzzy.
570.823.1100



INDUSTRIAL **Sunbury - 31,900 SF**

Building features 9' - 14' ceiling heights, 30,305 SF of warehouse space, 1,595 SF of office space, four 14' ground level doors and one interior dock. Property has good access to all major highway systems.

\$450,000
Contact Don Cortese, CCIM.
570.323.1100



RETAIL

SCRANTON - .88 ACRES

191' X 200' Corner commercial lot with 1,600 SF residence for potential office use.

Rare Opportunity for only \$325,000.
Contact Ron Koslosky.
570.823.1100



INDUSTRIAL **Wilkes-Barre - 47,000 SF**

For Sale or Lease. Light manufacturing/distribution facility on 8.72 acres with 6,500 SF office space, 3 loading doors & 2 drive-in doors. Convenient to I-81 and PA-476. Leaseback opportunity for up to 19,000 SF.

\$1,600,000
Contact Steve Barrouk.
570.823.1100



INVESTMENT

Williamsport - 12,460 SF

Two-story former Bed and Breakfast with detached office building, 2 residential rentals and parking lot. Situated on 1.64 acres plus .33 acre separate vacant lot.

\$1,400,000
Contact Jeff Bower.
570.323.1100



INVESTMENT PROPERTY **Hazleton - 18,000 SF**

Modern multi-tenant office complex situated on two acres. Tenants include professionals and a separate banking facility.

Contact Dave Daris for Sale Details.
570.823.1100



LAND

Muncy - 44.83 Acres

MANY POSSIBILITIES! Railroad goes through property. Zoned residential, but variance for commercial use can be granted by Muncy Creek Township. House on the property could serve as office. Property is situated close to major highways.

\$325,000
Contact LeRoy Stoltzfus.
570.323.1100



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 PROPERTY

1200 E. LACKAWANNA AVENUE, *Mid Valley Industrial Park*



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 warehousing and distribution.



The building is located in Mid Valley Industrial Park, in Olyphant, near Scranton and is just $\frac{3}{4}$ 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 Bob Besecker, Jim Hilsher, Bill Jones or Dan Walsh at 570.823.1100.