



**MISSION  
IMPOSSIBLE:**  
ACCOMPLISHED!

## CONVERT 64,000 SF OF UNFINISHED SPACE TO CUSTOMIZED OFFICE SPACE IN 60 DAYS

**MAXIMUS Leases Mericle Space in CenterPoint East**



Mericle Commercial Real Estate Services has leased approximately 64,000 square feet of office space in CenterPoint Commerce & Trade Park East to MAXIMUS, a leading operator of government health and human services programs.

The firm will create 500 to 700 jobs with average salaries ranging from \$30,000 to \$36,000.

MAXIMUS becomes the anchor tenant in the 120,000 square foot flex building constructed by Mericle at 575 Keystone Avenue in CenterPoint's Phase IIC section in Jenkins Township. Mericle developed the building on speculation as part its ReadyToGo Program™.

Mericle Vice President Bob Besecker coordinated the lease transaction with John Susanin of Colliers International's Conshohocken, Pennsylvania office and Sheena Gohill of Collier's New York City office.

Besecker said Mericle's ability to provide customized office space with abundant parking in a very short amount of time was a critical factor in the company's decision to locate the project in Northeastern Pennsylvania.

"MAXIMUS had an extremely aggressive time frame," said Besecker. "We had to commit to converting 64,000 square feet of empty shell space into customized office space and creating parking for 700 cars in just 60 days," he said. Our design, construction, and excavation divisions did a fantastic job fast-tracking the project and getting it

completed on time and on budget."

Joseph Burke, President of the Greater Pittston Chamber of Commerce, said the decision by MAXIMUS to locate in CenterPoint gives further credibility to Greater Pittston as a great location for business. "More than 470,000 people live within 20 miles of CenterPoint," said Burke. "Employers are finding that CenterPoint, with its immediate access to I-81 and I-476, is a great spot for recruiting a quality workforce. We hope MAXIMUS enjoys sustained growth in Jenkins Township."

Bob Durkin, President of the Greater Scranton Chamber of Commerce, said the project ties nicely into the eight-county Northeastern Pennsylvania Regional Biosciences Initiative, which was created to increase local employment within the bioscience, life sciences and healthcare sectors.

"The creation and expansion of new jobs by MAXIMUS is a testament to the impact that the healthcare industry is having in our region," Durkin said. "We wish Maximus all the best for continued success and GROWTH in Northeastern Pennsylvania."

Since 2006, Mericle has developed 21 buildings and 30 ReadyToGo Sites™ in CenterPoint Commerce & Trade Park East and West. MAXIMUS becomes the park's 36th tenant and when fully staffed, will push the park's total employment to more than 4,000. For more information, visit [mericle.com](http://mericle.com).

# eCommerce Fulfillment Continues To Grow in NEPA

## Leading eCommerce Order Fulfillment Company, Webgistix, Opens Facility in Hanover Township



Webgistix, a Rakuten company and a global leader in eCommerce order fulfillment services, has leased a 108,000 square foot building in Hanover Township from Mericle Commercial Real Estate Services. The facility is the newest addition to Webgistix's nationwide network of fulfillment centers that enable it to reach 98 percent of US eCommerce buyers within 1-2 days via ground delivery.

The company expects to create dozens of jobs at the building, located at 320 Stewart Road in Hanover Industrial Estates.

Webgistix was founded to help eCommerce retailers manage their supply chains more efficiently and strategically. Webgistix's innovative cloud-based services automate and accelerate order fulfillment.

Over the past 12 years, Webgistix has built a customer base that spans five continents and more than 20 countries through company-operated fulfillment centers in New York, Las Vegas, Atlanta, Reno, and now Pennsylvania with a modern, flexible and expandable facility.

"Demand for our fulfillment services



is growing rapidly as more retailers recognize the value of a coast-to-coast fulfillment network to shorten delivery times and cut costs," said Joseph DiSorbo, founder and president of Webgistix. "Hanover Township is strategically located to help Webgistix maximize fulfillment efficiency within our 2 Day Delivery Network. The location of the Hanover Township facility is also ideal for expedited freight shipments from Port Elizabeth in New Jersey."

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In June 2013, Tokyo-based Rakuten, Inc. acquired Webgistix. Rakuten offers eCommerce and Internet services in more than 25 countries and territories and ranks among the top 10 Internet companies in the world. The acquisition was Rakuten's second logistics investment outside of Japan and positions Webgistix as an

integral part of Rakuten's expanding global logistics portfolio.

Mericle Vice President Bill Jones coordinated the lease transaction. He said Webgistix has shipped millions of

orders for hundreds of online retailers around the world and expects the firm to be successful in Northeastern Pennsylvania. "We are hoping the company will grow with us," Jones said. "We have room to almost double the size of the building for the company."

Jones said eCommerce fulfillment companies are growing in the region, most likely due to quick access to major population centers, the availability of overnight transportation services, highly productive labor, and the availability of buildings and sites."

Mericle has provided commercial real estate solutions to a lengthy list of eCommerce firms such as Neiman Marcus, Amazon.com, Boden USA, Baby Age, CVS Caremark, American Eagle Outfitters, Benco Dental, NBTY, and All About Dance.

"Through our ReadyToGo Program™ we are developing buildings on speculation and fully preparing more than 90 sites to ensure that companies like Webgistix have a variety of properties from which to choose when they are considering creating jobs in Northeastern Pennsylvania," said Jones.

For more information about Webgistix, visit [webgistix.com](http://webgistix.com).



# WRAPPING UP AT TECH PACKAGING

## Florida Packaging Company to Create 95 Jobs in New Humboldt Facility

Tech Packaging, a contract packaging firm based in Jacksonville, Florida, will open a new facility in Humboldt Industrial Park, Hazle Township, Luzerne County. The company expects to hire 95 full-time workers within three years of the plant's opening, slated for spring, 2014.

Mericle Commercial Real Estate Services is developing the 223,200 square foot industrial building just off Oak Ridge Road, immediately adjacent to the Amazon.com fulfillment center.

Mericle Vice President Bob Besecker coordinated the real estate transaction along with Matt Marshall and Jerry McGarry of commercial real estate brokerage firm Cresa's Conshohocken office and Jim Bob Taylor of Cresa's Atlanta office.

Mericle Chief Operating Officer Lew Sebia said the team of CAN DO, Mericle, the Greater Hazleton Chamber of Commerce, federal, state and local officials, Hazle Township, the Hazleton Area School District, and the Luzerne County Council "did work in yeoman's time" to get the project on track.

"Our design, excavation and construction teams are fast-tracking this project so that Tech Packaging can move into their building by spring 2014," Sebia said.

Tech Packaging was founded in 1990 by company president Bob Janes. The company has packaging facilities on River Road in Berwick, Pennsylvania, in Rancho Cucamonga, California and in Orlando, Florida. Among its many corporate clients are Pepsico, Frito Lay, DelMonte, Unilever, Ocean Spray and Kellogg's.



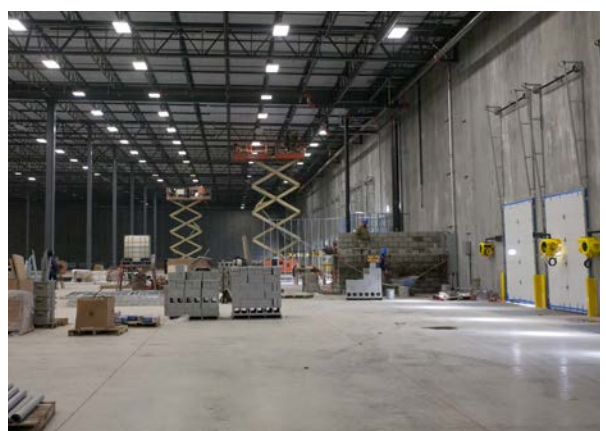
The company provides a variety of packaging services including shrink wrapping, over wrapping, blister pack, clamshell, and re-pack, labeling, and data coding. The firm also provides shrink sleeve and carrying solutions.

Besecker said that the Tech Packaging project is yet another example of the importance of having sites and buildings "as ready as possible" when companies are considering locating in our area. "In corporate site selection, speed often wins the day," said Besecker. "Through our Ready To Go Program, we are constructing buildings on speculation and preparing sites in 11 business parks, which will give Northeastern Pennsylvania a major advantage over competing areas."

CAN DO President Kevin O'Donnell echoed Besecker's remarks. "Because this site is part of Mericle's Ready To Go program and because Mericle was already working on other sites in the park, they were able to provide the quick turnaround Tech Packaging was seeking with an anticipated start of March," O'Donnell said.

Besecker said the Tech Packaging building is be the 13th constructed by Mericle in Humboldt Industrial Park.

For more information on Tech Packaging visit [techpackaging.net](http://techpackaging.net).



# TELECOMMUNICATION INDUSTRY GROWTH IN NEPA

## Technology Firms Lease Mericle Space in Olyphant

Technology Analysis Corporation (TAC) and SWG Inc. (SWG), two Northeastern Pennsylvania based telecommunications companies specializing in the sale, design, implementation, and deployment of wireless and wired broadband networks, have leased 6,015 square feet of flex space from Mericle Commercial Real Estate Services.

The companies, which also specialize in the repair and acquisition of communications equipment, will occupy space at 1127 Mid Valley Drive in the Mid Valley Industrial Park in Olyphant Borough by the end of February, 2014.

TAC and SWG together employ 11 in Moosic and hope to grow their local workforce by as many as 40 jobs within three years.

Both companies have been working in the telecommunications industry since 1999 and are Value Added Resellers for most major brands of wireless and wired equipment. The companies partner with some of the largest manufacturers in the telecommunications industry to provide and implement cost effective solutions for a variety of data and security networks.

They provide products and services in a variety of areas including fixed wireless broadband networks, licensed point to point backhaul, security, equipment repair, data networking, and asset recovery, as well as network buyouts.

Their Director of Operations, Ron Zaykowski, said, "Having experienced steady growth for several years we were seeking first class office and warehouse space to accommodate our business expansion. Mericle provided us with a first class option and made our decision very easy. We fully expect to continue to expand our operations, employees, and footprint in Northeastern Pennsylvania and abroad."

For more information about the companies, visit [techac.net](http://techac.net) and [swginc.net](http://swginc.net).

Mericle Vice President Bob Besecker coordinated the lease transaction. He said TAC and SWG are just the type of clients Mericle hopes to recruit when it develops its speculative flex buildings.

"TAC and SWG are growing technology companies whose in-house team includes certified engineers," Besecker said. "Their services and products prove to be critical resources nationally and internationally to

organizations including cable and telecom companies, banking, energy, healthcare, education, and public safety. With emerging technologies, they have a lot to offer our local communities. We wish them many years of success in our building."

"On behalf of The Greater Scranton Chamber of Commerce and our affiliates, we congratulate our members Technology Analysis Corporation and SWG Inc. on their continued growth and commitment to Northeastern Pennsylvania," said President Bob Durkin. "The need for wireless, wired broad band networks, equipment and services is essential to not only the growth of Greater Scranton but how our existing business community operates globally. We wish them all the best for continued success."

Since 1985, Mericle has developed approximately 16.5 million square feet of industrial, office, flex, and medical space in Northeastern Pennsylvania. More than 13,000 people work in the local buildings developed by Mericle. Through its ReadyToGo Program!™, Mericle is preparing more than 90 sites and constructing industrial, office, and flex buildings in 11 area business parks. For more information, visit [mericle.com](http://mericle.com).

**Tech A.C.**  
*technology analysis corporation™*

**SWG**  
*surplus wireless gear™*

**"Having experienced steady growth for several years we were seeking first class office and warehouse space to accommodate our business expansion. Mericle provided us with a first class option and made our decision very easy. We fully expect to continue to expand our operations, employees, and footprint in Northeastern Pennsylvania and abroad."**



# American Eagle Soars To New Heights in Humboldt

Mericle recently completed work on a fully prepared building pad on 127.72 acres in Humboldt Industrial Park, Hazle Township, for American Eagle Outfitters (AEO). The company is constructing an approximately 1 million square foot eCommerce fulfillment center on the site.

“This will be one of the largest industrial buildings ever to be constructed in Northeastern Pennsylvania,” said Mericle Vice President Hilsher. “We are pleased that our work to prepare the site through our Ready to Go Program is paying dividends. This new facility will be vital to AEO’s supply chain network and will enhance deliveries to the company’s more than 1,000 North American stores.”

Hilsher thanked national site con-

sultant J.M. Mullis for including the site in those presented to AEO and added that a strong team effort played a key role in convincing the company to select Mericle’s site. “The Governor’s Action Team, CAN DO, Hazle Township, and Penn’s Northeast all joined forces to help us meet AEO’s deadlines and offer a winning proposal,” Hilsher said.





## LOCATION IS KEY FACTOR FOR TRUCKING SITE

### A. Duie PYLE to Construct New Terminal in Pittston Township

A. Duie Pyle, one of the Northeastern United States' top truckload, less than truckload and warehousing and distribution companies, will construct a two-building industrial complex in Grimes Industrial Park, Pittston Township.

The complex will consist of an expandable 32,795 square foot terminal with an attached office and an 8,505 square foot maintenance building. The 12.95 acre project site is located on Sathers Drive and has been fully prepared by Mericle Commercial Real Estate Services through the developer's ReadyToGo Program™.

Headquartered in West Chester, Pennsylvania, A. Duie Pyle is privately owned and is considered the Northeast's premier asset based supply chain solutions provider with extended less than truckload (LTL) service coverage into the Southeast, Midwest, and Canada. The company provides a complete range of integrated supply chain solutions including LTL, truckload, dedicated, brokerage, and warehouse and distribution.

Mericle Vice President Bill Jones represented the developer on the real estate transaction. A. Duie Pyle was represented by John Cagnetti of Hinerfeld Realty, Scranton and Laurence Casey of Cassidy Turley's Edison, New Jersey office.

"It was a pleasure to work with A. Duie Pyle's team and we are pleased to have been able to complete the building pad for this project," said Jones. "Our civil engineering and excavation teams did a great job designing and preparing the site. This location will give A. Duie Pyle quick access to I-81 and I-476, access that will be enhanced when the new connector road to I-81 near the airport opens."



"A. Duie Pyle is a proven leader in the supply chain industry for almost 90 years, Jones added. The company's investment in Northeastern Pennsylvania sends a clear message that our area is a preferred logistics destination along the I-81 Corridor."

Grimes Industrial Park was developed by the Greater Pittston Chamber of Commerce. Chamber President Joseph Burke welcomed A. Duie Pyle to the park.

"A. Duie Pyle's well-earned reputation as a premier supply chain solution provider further enhances the emerging reputation of Northeastern

Pennsylvania and Greater Pittston as a hub for commercial growth and prosperity," said Burke.

The Chamber extends its congratulations to all participants in establishing this new facility. In particular, Mericle Commercial Real Estate's 'Ready to Go Program' remains an extraordinary catalyst for regional development and entrepreneurship."

A. Duie Pyle was founded in 1924 and has more than 2,000 employees. The company operates facilities in 11 Northeast states. In addition to its

Westchester corporate headquarters,

A. Duie Pyle has locations in nine other

Pennsylvania communities. The company has

more than 2,000 units in its trailer fleet and was recently named the "#1 Northeast Regional LTL Carrier" by Logistics Management Magazine. For more information, visit [aduiepyle.com](http://aduiepyle.com).

Through its ReadyToGo Program™, Mericle is fully preparing 90 sites in 11 Northeastern Pennsylvania business parks for immediate building construction. The sites can accommodate facilities ranging from 10,000 square feet to more than 1 million square feet. Mericle is constructing speculative industrial, office, and flex buildings on several of these sites.



"This location will give A. Duie Pyle quick access to I-81 and I-476, access that will be enhanced when the new connector road to I-81 near the airport opens."

# MERICLE MARKETING DEPARTMENT NEWS

Our marketing department has launched several Internet-based tools to help clients learn more about our capabilities and our available properties.

Our website, [mericle.com](http://mericle.com), has been updated and now includes an interactive map on the home page. Just click on a business park on the map to link to our available properties at that location.

While you are visiting [mericle.com](http://mericle.com), click on the icon on the very top of the home page to visit Mericle's YouTube channel. You can view new videos we have created for our available properties at 63 Green Mountain Road, 1110 Hanover Street and 1 Alberigi Drive.



Also, try visiting [mericlereadytogo.com](http://mericlereadytogo.com) for a quick glance at all of our available development properties. This new site, which is updated weekly, makes it very easy for clients and commercial real estate brokers to scan our available industrial, office, and flex buildings and ReadyToGo!™ sites in just seconds and then click on properties when more information is needed.

If you'd like to receive our regular e-mail blasts, which include a link with updates to [mericlereadytogo.com](http://mericlereadytogo.com), please e-mail Mericle's Senior Art Director Tom Thornton at [tthornton@mericle.com](mailto:tthornton@mericle.com).

Finally, we are creating "microsites" for individual available properties. These sites contain flyers, site plans, floor plans, photo collages, property videos, workforce info, and demographics. Microsites have been completed for our available properties at 1200 East Lackawanna Avenue, 63 Green Mountain Road and CenterPoint Commerce & Trade Park. To receive links to these microsites, please e-mail Tom Thornton.



Overlooking the toys collected by CenterPoint tenants are, front row, from left to right: Sgt. Brandon Kropf, USMC; Dan Weaver, KCI; Rob Vital, KCI; Richelle Reed, C3i-inc.; Gretchen Cordonnier, Pella Windows & Doors; Erika Woychio, BabyAge.com; Teri Culp, Boden; Laurie Theriault, Men's Warehouse; Katie Beck, Men's Warehouse; Corrine Cognetti, KCI; Deana Pickett, Mericle Commercial Real Estate Services; and SSgt. David Ciero, USMC. Left to Right Back Row: Shawn Mera, New Horizons; Andrew Padrezas, Corning; Jim Spindler, Corning; Allan Meyer, Friedman Electric; William Sabecky, Service AutoGlass; and Eric Covert, KCI.

## CENTERPOINT TENANTS JOIN FORCES TO HELP TOYS FOR TOTS

Employees from 17 tenants in CenterPoint Commerce & Trade Park joined forces for the holidays and together donated hundreds of new, unwrapped toys to the U.S Marine Corps Reserves' Toys for Tots Program.

Participating tenants included BabyAge.com, Boden, C3i, Cintas Fire Protection Services, Cooper Electric/Friedman Electric, Corning, The EmeryWaterhouse Company, The Home Depot, KCI, Lyon Conklin & Company, Men's Warehouse, Mericle Commercial Real Estate Services, Neiman Marcus, New Horizons Computer Learning Center, NORSTAR Networks, Pella Windows and Doors, and Safelite AutoGlass.



Sergeant Brandon T. Kropf of the Marine Wing Support Squadron 472 Detachment Alpha Toys for Tots campaign out of Wyoming, Pennsylvania said the program provides support to eight counties including Luzerne, Lackawanna, Tioga, Bradford, Sullivan, Potter, Susquehanna and Wyoming.

"Last year we helped more than 20,000 children in Northeastern Pennsylvania and distributed more than 35,000 toys, games, stocking stuffers and books," he said. "We have a team of close to 300 volunteers that sorts the toys and helps get them to area families in need."

The toys were stored in CenterPoint Commerce & Trade Park East in warehouse space donated by Mericle Commercial Real Estate Services. Mericle has donated space to the U.S. Marine Corps Reserves for the Toys for Tots Program every year since 1998, including the past two holiday seasons in CenterPoint.

"One of the challenges for a Toys for Tots campaign is finding a facility that can handle the logistical aspects of collection and distribution," said Kropf. Mericle has graciously provided us with a facility that meets our needs and allows maximum efficiency of operations".

Deana Pickett, Mericle's business development director, praised CenterPoint's tenants for their generosity. "We had a very high participation rate," she said. "Our CenterPoint tenants came together as a community and really enjoyed working as a team for such a worthy cause. Mericle looks forward to coordinating similar group efforts with our tenants in 2014."



# AVAILABLE | INDUSTRIAL SPACE

Mericle has a wide range of industrial spaces available all located on the northeastern I-81 Corridor. Visit [mericle.com](http://mericle.com) for more information.



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

- 582,400 SF building
- Subdividable as small as 145,600 SF
- 30'8" to 36'5" ceiling clear height
- 84 cross-dock loading doors



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

- 365,114 SF expandable to 701,616 SF
- 40'2" ceiling clear height
- 20 loading doors
- 8" reinforced floor



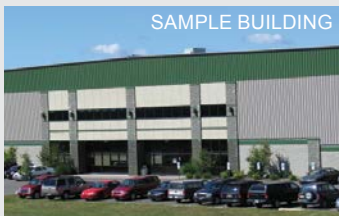
**225 Enterprise Way  
CenterPoint West  
Pittston Township, PA**

- 109,516 SF
- 30' to 33'3" ceiling clear height
- 14 loading doors
- Less than 1 mile from I-81



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

- Up to 172,012 SF
- 12' to 26' ceiling clear height
- Dock doors, drive-ins
- Very affordable rents



SAMPLE BUILDING

**62B Green Mountain Road  
Humboldt Industrial Park  
Hazle Township, PA**

- 173,600 SF - Build-To-Suit
- 33'4" to 36'8" ceiling clear height
- 24 Loading doors
- Energy efficient light and heat



**180 Welles Street  
Cross Valley W. Prof. Building  
Forty Fort, PA**

- 121,446 SF
- 16' to 26' ceiling clear height
- 25 loading doors
- Energy efficient lighting



LEASED

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

- 108,000 SF expandable to 162,000 SF
- 30' to 32'11" ceiling clear height
- 29 loading doors
- 5 minutes from I-81



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

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

# AVAILABLE | OFFICE SPACE

Mericle's office spaces are fit for any business. Several are Plug 'n Play and ready for you today. Visit [mericle.com](http://mericle.com) for more information.



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

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



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

- 42,294 SF office facility
- High profile site on 6.6 acres
- Can be subdivided
- Less than one mile from I-81



**1110 Hanover Street  
Hanover Industrial Estates  
Hanover Township, PA**

- 28,130 SF Available
- Former Disaster Recovery Center
- Generator
- Abundant parking



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

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



PLUG 'N PLAY

**19 Bert Collins Drive  
Keystone Industrial Park  
Throop Borough, PA**

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



**190 Welles Street  
Cross Valley W. Prof. Building  
Forty Fort, PA**

- 1,090 SF to 13,942 SF
- Modern office space
- Great for medical companies
- Close to S.R. 309



**150 Welles Street  
Cross Valley West Prof. Bldg.  
Forty Fort, PA**

- 940 SF
- Recently renovated
- 1/4 mile from Exit 4 of Route 309
- Abundant on-site parking



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

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



# AVAILABLE | FLEX SPACE

Mericle has a wide range of flex spaces available all located on the I-81 Corridor. Visit [mericle.com](http://mericle.com) for more information.



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

- 16,000 SF to 56,038 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" ceiling clear height
- 17 loading doors
- Abundant parking



**Parcel 8 Alberigi Drive  
Jessup Small Business Center  
Jessup Borough, PA**

- 6,000 SF to 77,941 SF
- 30'6" to 33'6" ceiling clear height
- 11 loading doors
- KOEZ Approved through 2020



**1110 Hanover Street  
Hanover Industrial Estates  
Sugar Notch Borough, PA**

- 83,773 SF available
- Existing 8,800 SF office
- 30' to 33'6" ceiling clear height
- 14 loading doors, 1 drive-in



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

- 6,427 SF to 38,453 SF
- 30' to 33' ceiling clear height
- Energy efficient T-bay lighting
- Large parking areas



**100-144 CenterPoint Blvd.  
CenterPoint East  
Jenkins Township, PA**

- 20,361 SF
- Includes 4,120 SF of office space
- 30'1" to 34'3" ceiling clear height
- 2 loading doors, 1 drive-in



**240-258 Armstrong Road  
CenterPoint East  
Jenkins Township, PA**

- 16,844 SF
- 29'10" to 34'2" ceiling clear height
- 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" ceiling clear height
- 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" ceiling clear height
- 2 loading doors



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

- 12,854 SF
- 30' to 33' ceiling clear height
- 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" ceiling clear height
- 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" ceiling clear height
- 7 loading doors, 1 drive-in



**1155 Mid-Valley Drive  
Mid-Valley Industrial Park  
Olyphant, PA**

- 5,016 SF to 10,032 SF
- 26'5" to 29' ceiling clear height
- Loading doors
- Excellent highway access



**1065 Hanover Street  
Hanover Industrial Estates  
Hanover Township, PA**

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



**1110 Hanover Street  
Hanover Industrial Estates  
Sugar Notch Borough, PA**

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



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

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

For a complete listing of all industrial, office and flex availabilities, please contact our **Development Division at 570-823-1100** or visit us at [mericle.com](http://mericle.com).

# AVAILABLE | READY TO GO SITES

Mericle has developed 30 Ready to Go Sites in CenterPoint East and West. For more sites visit [mericle.com](http://mericle.com).



## **Duryea KOZ Industrial Park Duryea Borough, PA**

- 44.59 acres
- Keystone Opportunity Zone
- 2 miles from I-81, 3 miles from I-476
- Class 1 rail connections



## **200 Technology Drive CenterPoint East Jenkins Township, PA**

- 134.76 acres
- Planned Building: 1,000,000 SF+
- Quick access to I-81 & I-476



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

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



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

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



## **500-798 Sathers Drive Grimes Industrial Park Pittston Township, PA**

- 26.08 acres
- Quick access to I-81 & I-476
- Excellent labor draw area



## **Parcel 44B Research Drive CenterPoint East Pittston Township, PA**

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



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

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



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

- 12.85 acres
- Planned Building: 109,200 SF
- Quick access to I-81 & I-476



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

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



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

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



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

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



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

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



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

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



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

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



## **Parcel 40A-2, Cinnamon Oak Dr. Humboldt Industrial Park Hazle Township, PA**

- 25.43 acres
- Planned Building: 148,800 SF
- Exceptional access to I-80/I-81



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

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



# AVAILABLE | BROKERAGE PROPERTIES

Our team offers a variety of services to meet the needs of today's ever-changing real estate environment. Find out more at [mericle.com](http://mericle.com).

## INDUSTRIAL

NEW



### 360 Stewart Road Hanover Township, PA

- 50,000 SF +/- Class "A" building
- Light manufacturing, 8 doors
- Subdividable to 25,000 SF +/-
- Expandable up to 100,000 SF +/-

**\$3.75/SF NNN ... Al Guari**



### 78 Industrial Drive Delano, PA

- 34,057 SF +/- warehouse
- 4,710 SF +/- office area
- 22 ft. ceilings, 5 loading doors, 5 +/- acres
- Easy access to Rt. 309 & I-81

**\$695,000 ... Julia Namutka**



### 1 Carnival Street Pardeesville (Hazle Twp.), PA

- 16,000 SF +/- warehouse
- Easy access to Rt 309, I-80 & I-81
- 16 ft. ceilings, 8 overhead doors
- Modern steel bldg. with skylights

**\$350,000 ... Dave Daris**



### 315 Point Township Drive Northumberland, PA

- 15,000 SF +/-
- Well maintained facility
- 2 overhead doors, public utilities
- Ideal for many commercial uses

**Contact Don Cortese for details.**

## OFFICE

NEW



### 1130 Highway 315 Plains Township, PA

- 12,040 SF +/- subdividable
- Medical/office space
- Owner may build to suit new tenant
- Convenient location to hwy. and hospital

**\$15.00/SF NNN ... Al Guari**



### 236 Penn Avenue Scranton, PA

- 11,600 SF +/- office building
- Currently medical office space
- Close proximity to hospital and courthouse
- Two-stories with elevator

**\$695,000 ... Joe Cummings**



### 225 Penn Avenue Scranton, PA

- 9,052 SF +/- office building
- Currently medical office space
- Close proximity to hospital and courthouse
- Single-story, well maintained

**\$725,000 ... Joe Cummings**



### 25 Naus Way Bloomsburg, PA

- 8,000 SF +/- office building
- Commercial kitchen
- Radionics fire control panel
- Ideal professional space

**\$625,000 ... Al Guari**

## RETAIL

NEW



### Fawn Road and Route 447 Stroud Twp., PA

- 16,476 SF +/-
- Auto service facility
- 12.67 +/- acres w/addtl. acreage avail.
- Convert for office or whse. use

**Asking \$2,200,000 ... Susan Mikels**



### 5025-5027 Milford Road Marshall's Creek, PA

- 2,200 SF +/- and 1,600 SF +/- commercial bldg. on 1.69 +/- acres
- High traffic location
- 18,000 vehicles pass location daily

**Asking \$789,000 ... Susan Mikels**



### 5224 Milford Road (Rt. 209) East Stroudsburg, PA

- 19,847 SF +/- anchor space available
- 1,170 SF to 2,100 SF +/- units available
- Landlord improvement allowances available for qualified tenants

**Contact Julia Namutka or Dave Daris.**



### Route 940, Kidder Township Carbon County, PA

- 2 operating franchised QSR's
- Sale includes real estate, FF&E
- 2.9 +/- acres subdividable
- Strong highway traffic at I-80/I-476

**Contact Dan Naylor for Sale details.**

## ENCLOSED MALL LEASING OPPORTUNITIES

### The "New" Columbia Mall 225 Columbia Mall Drive Bloomsburg, PA

400,000 SF regional indoor mall with excellent visibility and access from I-80. It is located at the intersection of Route 42 and I-80 in Bloomsburg. Favorite stores include: Victoria's Secret, Bath & Body Works, Heritage Shop, Gertrude Hawk Chocolates, Payless ShoeSource, Maurice's and more. Be a part of Columbia Mall by joining anchor tenants: Sears, Dunham Sports, JC Penney and the Bon Ton. Available spaces range from 250 SF +/- to 18,822 SF +/-.

sears

BON-TON

Dunham's  
SPORTS

**Contact Julia Namutka or Al Guari for Lease Details.**

### The "New" Schuylkill Mall 830 Schuylkill Mall Frackville, PA

726,674 SF regional indoor mall featuring incredible stores such as Bath & Body Works, the Heritage Shop, Victoria's Secret, GameStop, FYE, Shoe Department, Schuylkill Valley Sports and Pearl Stadium 8 Theater. A variety of anchor stores include the Bon Ton, KMart, Sears, Dunham's Sports and Black Diamond Antiques. Join our tenant mix in available spaces ranging from 209 SF +/- to 18,000 SF +/- . We have all you need to make your business successful!

## LAND - DEVELOPMENT OPPORTUNITIES

### Karthus Township, Clearfield County, PA

1,837 +/- Acres - Land developed with infrastructure to support a 60 acre dynamically compacted pad. Attributes to the site are that it is adjacent to a 230 kv transmission line ready for a substation, sewage treatment plant and water are available to the site. Also, the site has rail transport via a short line Corman Rail Lines. A unique advantage to the site is the ability to withdraw and consume 5 million gallons of water from the Susquehanna River. Gas and Oil rights are owned for 650 acres of the parcel which are currently under lease with Carizzo Oil and Gas for exploration and production. Many other attributes can be discussed. **All environmental controls required to disturb and develop a larger 179 acre site were previously permitted and approved.**

**Contact Al Guari or Jeff Bower for Sale details.**

### Archbald, Lackawanna County, PA

1,240 +/- Acres - Land located .1 mile off Exit 4 of the Casey Highway (Rt. 6). The owner has active mining permits on the property with 400 million tons of state approved aggregate under permit. The owners own all gas and mineral rights to the property. A 230 kv transmission line is located on the property. Water on site can support drilling needs plus an onsite water supply. Property may be subdivided.

**Contact Al Guari for Sale details.**

For a complete listing of Brokerage properties, please contact our **Brokerage Division at 570-823-1100** or visit us at [mericle.com](http://mericle.com).

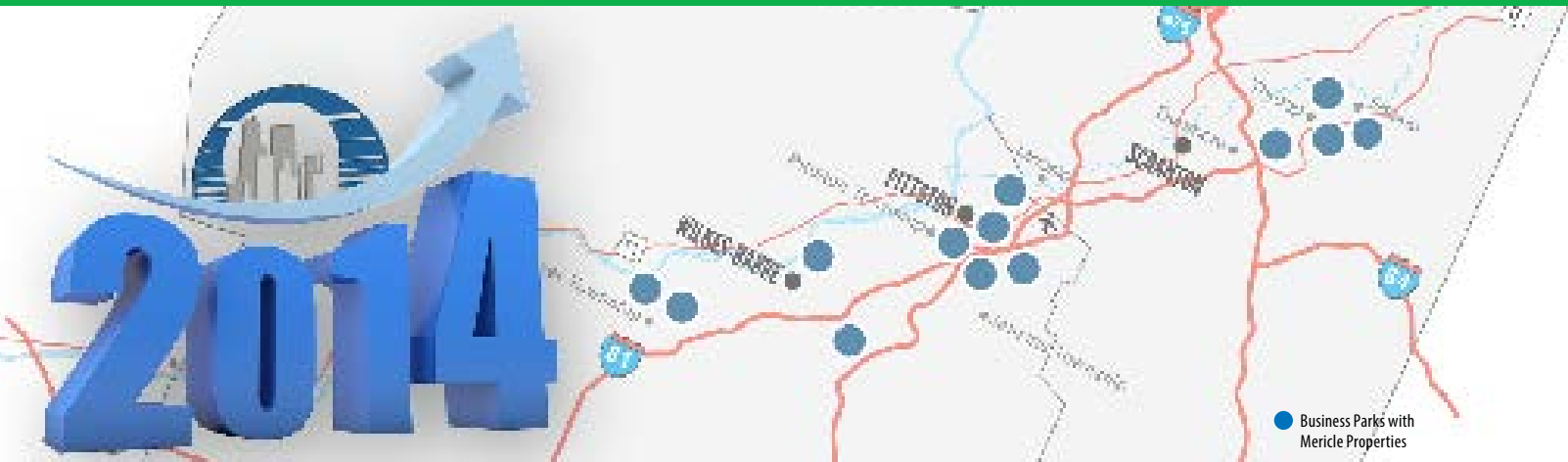
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We congratulate these companies for deciding to move forward during these difficult economic times and we thank all of our economic development, education and community partners for helping to make these projects possible.

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