



## TUCKER ROCKY/BIKER'S CHOICE EXPANDS INTO MERICLE BUILDING



Tucker Rocky/Biker's Choice has leased 282,539 square feet in the 365,114 square foot industrial building located at 1200 Corporate Way in the Mid Valley Industrial Park in Olyphant Borough. The building was developed and is owned by Mericle Commercial Real Estate Services. The company is relocating from a smaller industrial building in the Valley View Business Park, Jessup where it employs 37 people who will transition to the new facility.

The lease was coordinated by Mericle Vice President, Bob Besecker. Tucker Rocky/Biker's Choice was represented by Don Ossey, SIOR, a principal with Capacity Commercial Group, Portland, Oregon and Del Markward, SIOR, managing director of real estate brokerage firm Colliers International's Allentown, Pennsylvania office.

As part of an ongoing initiative to increase its service commitment to powersports dealers and consumers, Tucker Rocky/Biker's Choice is nearly doubling the size of its Pennsylvania distribution center and equipping it with a high-density pick module for faster order fulfillment. The company will provide next day ground delivery of motorcycle and ATV/UTV aftermarket parts, accessories, and apparel from a new distribution center in Lackawanna County. The project is expected to create 28 new

jobs over the next three years. Anyone interested in joining the Tucker Rocky/Biker's Choice team can visit [www.tuckerrocky.com/employment](http://www.tuckerrocky.com/employment).

"We're extremely excited about our new Olyphant distribution center. Not only will the project contribute to job growth within Pennsylvania, but when the new facility center opens, it will be the largest in our network, providing powersports dealers in the Northeast with double the number of brands previously available in their one-day shipping zone" said Dan Courtney, President of Tucker Rocky/Biker's Choice.

"Tucker Rocky/Biker's Choice is in a growth phase and needs to be in a larger space," said Besecker. "Fortunately, our building gives the company exactly what it wants and is just a few miles from its existing facility."

"The timing was critical," added Besecker. Our construction team fast tracked improvements to the space to meet the company's exact requirements," he said.

Besecker thanked the Governor's Action Team, The Scranton Plan of the Greater Scranton Chamber of Commerce, and Olyphant Borough for their assistance with the project.

"We are very pleased that the success realized by

See **TUCKER ROCKY** (page 4)



1200 Corporate Way, Mid Valley Industrial Park, Olyphant, PA

## Distribution Growth

# DISCOUNT DANCE SUPPLY EXPANDS FOR THE THIRD TIME IN MERICLE BUILDING

One of the nation's largest and fastest growing suppliers of dancewear has expanded its distribution operation in Mericle Commercial Real Estate Services' Cross Valley West Professional Building located at 180 Welles Street in Forty Fort, Luzerne County, Pennsylvania.

Discount Dance Supply expanded from 79,685 square feet to 189,357 square feet to accommodate the company's growth on the East Coast.

The company employs 90 workers in the building and expects to hire an additional 20 employees due to the expansion.

Discount Dance Supply expects the expansion to grow its market share, provide better service to its customers, and increase sales.

Discount Dance Supply was formed in 1973 as Hill's Capezio Dance Shop to serve all the dancewear needs of Orange County, California. Ted and Linda Hill purchased a small store in Orange's

Town and Country shopping center, and their store prospered over the years to become one of the largest Capezio dealers in California. In 1992, after

opening additional stores in Southern California, the company opened its mail order division to provide dancewear nationwide under the name Discount Dance Supply. Today, Discount Dance Supply is the largest supplier of dancewear in the country.

The company's e-commerce division generates thousands of daily shipments to

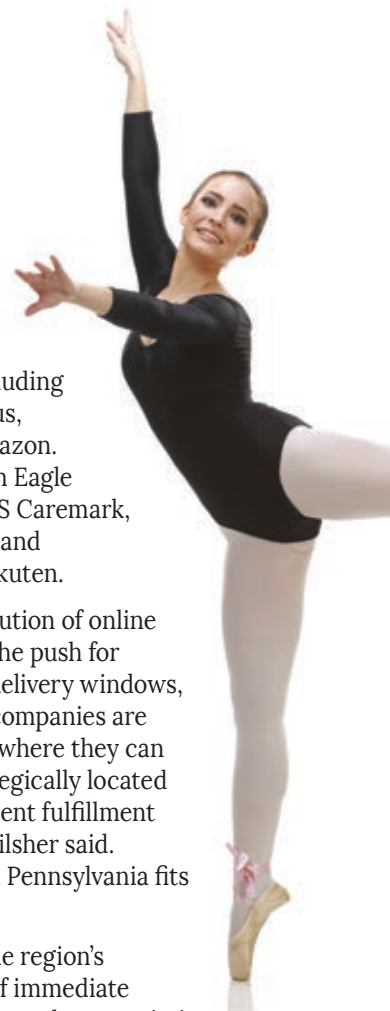
customers around the globe. Brian Hill, the founder's son and CEO, said the company is excited to be expanding its distribution in Forty Fort and believes this expansion, "gives us a strategic business advantage in the dancewear industry."

Mericle Vice President Jim Hilsher coordinated the project. He said the Discount Dance Supply project is the latest example of the growth of e-commerce fulfillment in Northeastern Pennsylvania. He said 20 of the top

e-commerce companies have fulfillment centers in the region including Neiman Marcus, J.P. Boden, Amazon.com, American Eagle Outfitters, CVS Caremark, BabyAge.com, and Webgistic/Rakuten.

"With the evolution of online retailing and the push for ever-shorter delivery windows, e-commerce companies are seeking areas where they can establish strategically located and cost-efficient fulfillment operations," Hilsher said. "Northeastern Pennsylvania fits that bill."

Hilsher said the region's combination of immediate interstate access, close proximity to the East Coast's consumption zones, availability of overnight delivery companies, affordable business costs, a great workforce, and an ample supply of industrial space and sites, are combining to draw e-commerce companies. ■



180 Welles Street, Forty Fort, PA



## Manufacturing Growth

# GREINER PACKAGING OPENS FIRST US PLANT IN MERICLE BUILDING

More than 130 dignitaries were on hand to help executives from Greiner Packaging open its first US manufacturing plant in a Mericle building at 225 Enterprise Way in CenterPoint Commerce & Trade Park West in Pittston Township, Pennsylvania.

The company plans to hire 128 workers over the next three years at the plant, which makes premium plastic packaging for the dairy and food industries.

The grand opening included a ribbon cutting, plant tours, music by New York City jazz band Hayes Cavanaugh, traditional Austrian cuisine, and the inflation of the company's hot air balloon.

Speakers included the President of the Greater Pittston Chamber of Commerce Jerry Champi, Deputy Director of the state's Office of International Business Development Wilfred Muskens, Pennsylvania Senator John Yudichak, Mericle Chief Operating Officer Lew Sebia, and Greiner Group's Global CEO Axel Kühner.

During his remarks, Champi said, "Today is a wonderful day for Pittston Township and Northeastern Pennsylvania because we are celebrating the grand opening of the first United States manufacturing facility for one of the world's premier packaging companies."

Champi added, "Greiner Packaging's decision to make its high quality premium packaging products here means that more than 100 family sustaining jobs are being created and it shines a spotlight on Greater Pittston as an excellent location for manufacturing companies."

The building selected by Greiner Packaging was constructed on speculation as part of Mericle's ReadyToGo! Program. Mericle COO Lew Sebia said, "Having the building ready at the right time played an important role in bringing Greiner Packaging to Pittston Township."

"For more than 50 years, Greiner Packaging has been one of Europe's leading manufacturing companies, and we are just thrilled to have the company as one of our tenants," added Sebia.

"We found very skilled people here," Kühner said after a ribbon-cutting ceremony. "Any knowledge we needed we found here in the region." He said Greiner has invested \$17 million in the 113,871 square foot space.

Greiner Packaging International is one of the leading companies in the European packaging industry. The company registered annual sales of Euro 513 million in 2013 (including joint ventures). This represents more than one third of the total sales of the Greiner Group. Greiner Packaging International employs 3,426 workers at 34 locations worldwide.

Greiner Packaging International was represented by Brandon Podolski, JD and Adam Burgess of the Southfield, Michigan office of real estate consulting firm Plante Moran CRESA and by Matt Marshall of the real estate brokerage firm CRESA Philadelphia.

Since 2007, Mericle has developed 25 buildings in CenterPoint totaling 6 million square feet. Close to 40 companies, which together employ 4,500 workers, are park tenants. ■



# MERICLE ACQUIRES 29 ACRES IN EAST MOUNTAIN CORPORATE CENTER

Mericle Commercial Real Estate Services has purchased 29 acres in the East Mountain Corporate Center, Plains Township from The Greater Wilkes-Barre Development Corporation. Mericle will combine the newly acquired land with adjacent land it already owns as part of its overall development strategy for the corporate center.

Mericle Vice President of Marketing Jim Cummings said the acquisition gives the company a total of 77 acres in the park for future development of office buildings and sites.

"In April of 2008, we announced plans to construct a series of speculative office buildings on land we owned in the park," he said. "Since that time, and despite the recession, we constructed four such buildings on speculation. This land acquisition strengthens our commitment to developing Class A office space and sites in the Greater Wilkes-Barre Area."

Altogether, Mericle has developed eight of the 10 office buildings in the park. The companies in the eight buildings have created approximately 2,500 jobs according to Cummings. Those buildings total approximately 500,000 square feet he said.

Cummings said the 29 acres have constraints that make development challenging. "The land has sat idle since the park opened more than 20 years ago" he said. "The property is rocky with very steep terrain and will be very difficult to develop. However, we think that our in-house team of experienced engineers and heavy equipment operators makes us uniquely qualified to get productive use out of the land."

He said Mericle's development plan for the park shows as many as seven future office buildings. "We will continue to monitor the economy and the types of requests we are receiving before we select the exact size and location of our next spec office building in the park," he said.

The East Mountain Corporate Center is located off of Exit 170A of Interstate 81. Major park tenants include Geisinger Health System, RCN, C3i, Borton Lawson Engineering, Cumulus, and Mericle's corporate headquarters.

For more information on Mericle's development properties, visit [mericlereadytogo.com](http://mericlereadytogo.com). ■

## TUCKER ROCKY (from page 1)

Tucker Rocky/Biker's Choice has led to further growth of this respected business," said Bob Durkin, president of the Greater Scranton Chamber of Commerce. "Moving to a larger facility within Lackawanna County will accommodate their plans to create more jobs and allow them to continue to positively impact our local economy."

Tucker Rocky/Biker's Choice is headquartered in Fort Worth, Texas and also operates distribution centers in Fort Worth; Visalia, California; Portland, Oregon; Denver, Colorado; Bolingbrook Illinois; and Jacksonville, Florida. The seven facilities provide next day ground delivery service to powersports dealers across the United States. Tucker Rocky also exports products to international distributors and dealers. The company offers more than 100,000 products for street, custom, touring, and off-road motorcycles, as well as ATVs and UTVs. It has exclusive distribution rights to many well-known powersports brands, such as Answer Racing, Malcolm Smith Racing, Firstgear®, Speed and Strength®, River Road™, Twin Power™, Rockford Fosgate, and Roland Sands Design®. For more information, visit Tucker Rocky/Biker's Choice online at [www.tuckerrocky.com](http://www.tuckerrocky.com) or on Facebook, Twitter, and Google+.

Mericle Commercial Real Estate Services is a developer of industrial, office, flex, medical space, and sites. The company has developed buildings in 15 Northeastern Pennsylvania business parks. More than 13,400 people work in the local buildings developed by Mericle. For more information, visit [www.mericle.com](http://www.mericle.com). ■





# TWO MERICLE SPEC BUILDINGS NEARING COMPLETION AT CENTERPOINT



Mericle Commercial Real Estate Services is close to completing construction on two speculative buildings in CenterPoint Commerce & Trade Park - a 134,400 square foot flex building and a 22,600 square foot office building.

The 134,400 square foot flex building at 425 Keystone Avenue in CenterPoint East, Jenkins Township, will accommodate up to six tenants and has been de-

signed to fit the needs of manufacturing, distribution, office, and medical companies. The building has six entrances and 20 loading doors and can be easily subdivided into smaller customized spaces.

The 22,600 square foot office building at 150 Enterprise Way in CenterPoint West, Pittston Township, will accommodate up to eight tenants and is expected to be attractive to medical and financial

services firms.

Mericle Vice President of Marketing Jim Cummings said the company is constructing the buildings to keep pace with market demand and to make sure there is a variety of space available to accommodate all types of companies, especially those that need space quickly.

The two new buildings are being constructed on Mericle ReadyToGo! Sites and are easily accessible from Interstate 81 and Interstate 476. Mericle's ReadyToGo! Sites are cleared, graded, compacted, and have all permits and approvals in place. Mericle is developing more than 90 such sites in 11 Northeastern Pennsylvania business parks. ■



## MERICLE'S NAMUTKA BROKERS 100 JOB OFFICE LEASE AT SCHUYLKILL MALL

TruBridge, a Mobile, Alabama based company that provides business, consulting, and IT services, has leased 12,394 square feet within the Schuylkill Mall, in Frackville, Pennsylvania. The former retail space has been converted to offices so that TruBridge can provide support to several healthcare clients.

TruBridge plans to invest more than \$270,000 at the new site and anticipates creating more than 100 jobs over the next three years.

Lease negotiations were coordinated by Julia Namutka, Sales and Leasing Agent for Mericle Commercial Real Estate Group, Inc., Wilkes-Barre. She thanked

Michael Pearlstein of mall owner Empire Schuylkill L.P. for working hard to complete the transaction.

"We're excited to have this expansion take place in Schuylkill County," said Chris Fowler, President of TruBridge. "This move will allow us to not only help further stimulate the economy in Pennsylvania, but will also allow us to better meet the business needs of community healthcare organizations in this region."

Mericle's Namutka, who serves as the leasing agent for the Schuylkill Mall, praised the team effort that helped bring TruBridge to Schuylkill County.

"Empire Schuylkill L.P., the Governor's Action Team, and the Schuylkill Economic Development Corporation (SEDCO), all played key roles in making this project happen," she said.

Namutka said Frank Zukas and Brian Hansbury of SEDCO introduced the idea of moving into the Mall to TruBridge executives. "Frank and Brian did a fantastic job," she said. "They provided excellent service to TruBridge and we thank them for thinking of the Mall during TruBridge's site search."

For more information on TruBridge, visit [www.trubridge.com](http://www.trubridge.com). ■

# E-COMMERCE SPURRING INDUSTRIAL GROWTH IN NORTHEASTERN PENNSYLVANIA

The e-commerce industry has become a key driver of Northeastern Pennsylvania's economy.

According to research by Mericle Commercial Real Estate Services, 20 companies that appear on InternetRetailer.com's list of the top 500 e-commerce companies have large fulfillment or bulk distribution centers in the region.

Fulfillment operations ship products directly to consumers, while bulk distribution centers typically ship to retail stores.

Launched in 2000 and completely revamped in 2010, InternetRetailer.com is the most visited informational website in e-commerce with more than 250,000 unique monthly visitors.

The site provides business information on market trends, technology, competitive practices, and people that are shaping the e-commerce industry.

Firms on the InternetRetailer.com top 500 list with fulfillment or bulk distribution centers in the area include Amazon.com, American Eagle Outfitters, AutoZone, BabyAge.com, CVS Caremark, Discount Dance Supply, J.P. Boden, The Home Depot, Lowe's, Men's Wearhouse, NBTY, Neiman Marcus, Ozbo.com, Philips Electronics, Sears, TABcom, Vintage Tub & Bath, Walmart, and

Webgistix/Rakuten. More than half of these companies have located here within the past 10 years.

"With the evolution of online retailing and the push for ever-shorter delivery windows, e-commerce companies have sought out areas where they can establish strategically located and cost-efficient fulfillment operations," said Mericle Vice President Jim Hilsher.

Hilsher said he expects the growth in e-commerce or "e-tailing" to continue for the foreseeable future. He cited reports from several national organizations as evidence.

According to the National Retail Federation, 42% of all retail sales over the 2014 Thanksgiving holiday were transacted online. This compares to 26% in 2006.

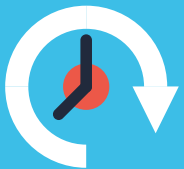
ComScore, Inc. reported that online shopping for the period from November 1 through December 21 rose 15% versus 2013. During that time, total US online retail sales reached \$48.3 billion.

Hilsher said a drop in gas prices and modest growth in employment are improving consumer confidence and freeing up more funds for discretionary spending. He said Americans' growing dependence on mobile devices and the move by many e-commerce companies to deliver products purchased online to consumers' doorsteps in two days or less are also helping to drive online sales.

"Last week, digitaljournal.com reported that by 2020, more than six billion smartphones will be in use worldwide," Hilsher said. "The site also noted that during the holiday season, more than 12% of retail sales were made with mobile devices, and Amazon.com announced that 60% of its holiday sales came from customers using a smartphone, tablet, or other type of mobile device."

Hilsher said he believes Northeastern Pennsylvania is well positioned to accommodate more e-commerce operations.

"More than 51 million people live within 200 miles of the center of our area," he said. "Five interstates converge here and our businesses are served by dozens of trucking firms and



several overnight delivery companies. This makes it very easy for e-commerce companies to get their goods to their customers quickly."

He said the availability of labor, sites, and buildings will become increasingly important in 2015 and beyond.

"E-commerce fulfillment operations are usually very labor intensive," he said. "With the national unemployment rate continuing to fall, companies are expressing concerns about being able to recruit adequate numbers of people. Although our unemployment rate has fallen to six percent from nine percent in 2013, it is still higher than the state and national averages. We're likely to be on the radar of quite a few companies as a result."

Hilsher said Northeastern Pennsylvania is also in a fortunate position because unlike many competing areas, this region has a fairly strong supply of available industrial buildings and fully prepared sites. "We are hearing from our commercial brokerage contacts that parts of New Jersey and Southeastern Pennsylvania are running out of industrial land," he said. "Through our ReadyToGo! Program, we are fully preparing 90 sites in 11 business parks and developing new industrial buildings on speculation. Because of this, we expect to win some deals that might have otherwise located in those areas that are now short on land."

Hilsher said that 13 of the 20 firms on the InternetRetailer.com list are Mericle tenants or clients.

Still unknown, according to Hilsher, is the impact the expansion of the Panama Canal will have on the growth of the e-commerce sector in Northeastern Pennsylvania. Expected to be completed in late 2016, the \$5.25 billion project will add a deeper and wider third lane and a new system of locks to accommodate ships up to two and a half times larger than currently allowed.

"The completion of the project is expected to make the East Coast competitive with the West Coast in trading with Latin America and Asia, which will have implications for most industries, including e-commerce," he said.

Hilsher said related work at several East Coast ports is now underway, including deepening projects for numerous harbors and a significant dredging project for New York. All of this will mean more efficient movement of goods he said.



"A dramatic increase in East Coast port traffic will likely drive up the demand for distribution space in relatively close proximity to the ports," he said. "With land becoming scarce in many of the traditional industrial areas of New Jersey and Southeastern Pennsylvania, we expect to be one of the next logical areas for growth."

Hilsher said more than 33 million square feet of industrial space has been absorbed in Northeastern Pennsylvania since 2000. He said Mericle has room to develop more than 12 million square feet of industrial space on its current land holdings, including more than seven million square feet in CenterPoint Commerce & Trade Park alone.

Mericle has a flex building and office building under construction on speculation in CenterPoint. Both are expected to be ready for tenants in the first quarter of 2015, according to Hilsher. He said Mericle has constructed 15 industrial, flex, and office buildings on speculation locally since 2008. "We plan to monitor the e-commerce industry very closely and will continue to construct industrial buildings on speculation to keep up with demand," he said.

"Speed is all important to e-commerce businesses," Hilsher said. "Having the right kind of space ready when companies call us greatly increases our chances of landing their projects and bringing their jobs to Northeastern Pennsylvania."

For additional information, please visit mericle.com and download the Mericle eCommerce White Paper.



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# AVAILABLE | INDUSTRIAL SPACE

Mericle has a wide range of industrial spaces available, all located on the Northeastern I-81 Corridor. Visit [mericlereadytogo.com](http://mericlereadytogo.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 Corporate Way  
Mid Valley Industrial Park  
Olyphant, PA**

- 82,575 SF available
- 40'2" ceiling clear height
- 9' x 10' loading doors
- 8" reinforced floor



**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



**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



**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



**575 Oak Ridge Road  
Humboldt Industrial Park  
Hazle Township, PA**

- 66,230 SF available
- Includes 1,787 SF office
- 34' ceiling clear height
- 5 min. from I-81, 15 min. from I-80



**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



**327 Lasley Avenue  
Hanover Industrial Estates  
Hanover Township, PA**

- 16,000 SF available
- 30' ceiling clear height
- 6" reinforced concrete floor
- 5 minutes from I-81

# AVAILABLE | OFFICE SPACE

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



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

- 22,600 SF on 4.058 acres
- Single-story with brick/glass exterior
- 115 parking spaces
- Less than one mile from I-81, I-476



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

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



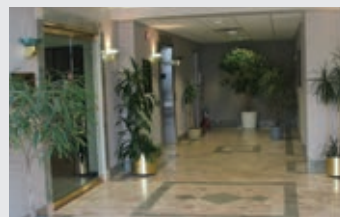
**225 Stewart Road  
Hanover Industrial Estates  
Hanover Township, PA**

- 10,379 SF
- Excellent condition
- Reliable power and telecom
- Abundant parking



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

- 3,680 SF and 3,048 SF available
- Located (1) mile from I-81
- Class A Office Space
- Reliable power and telecom



**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



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

- 2,352 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

# AVAILABLE | FLEX SPACE

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



**401-475 Keystone Avenue  
CenterPoint East  
Jenkins Township, PA**

- 134,442 SF available
- Subdivisions as small as 20,718 SF
- 30' to 34' 1/2" ceiling clear height
- 19 loading doors, 1 drive-in door



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

- 133,000 SF
- 30' to 33'6" ceiling clear height
- 17 loading doors
- Abundant parking



**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



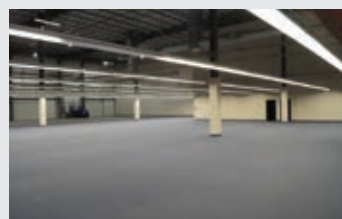
**1 Alberigi Drive  
Jessup Small Business Center  
Jessup Borough, PA**

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



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

- 42,573 SF
- 30' to 33" ceiling clear height
- Energy efficient T-bay lighting
- Large parking areas



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

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



**155 Nestle Way  
Lehigh Valley West Industrial Park  
Upper Macungie Township, PA**

- 22,415 SF available
- Includes 1,923 SF office area
- 3 loading doors
- Exceptional access to I-78 and I-476



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

- 20,289 SF to 64,626 SF
- 30'1" to 34'3" ceiling clear height
- 12 loading doors, 2 drive-in
- Less than one mile from I-81



**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



**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



**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



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

- 8,271 SF available
- Includes 825 SF office area
- 26'5" to 29'6" ceiling clear height
- 5 minutes from I-81



**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



**1165 Mid-Valley Drive  
Mid-Valley Industrial Park  
Olyphant, PA**

- 5,016 SF available
- Includes 2,510 SF office area
- 1 loading door
- Near I-81, I-84, I-380

**MericleReadyToGo.com**



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



# AVAILABLE | ReadyToGo!™ SITES

Mericle has developed 30+ ReadyToGo!™ Sites along the I-81 corridor. For more sites visit [mericlereadytogo.com](http://mericlereadytogo.com).



## 200 Technology Drive CenterPoint East Jenkins Township, PA

- 95.215 acres
- Planned Building: up to 1,038,500 SF
- Quick access to I-81 & I-476



## 460-480 Research Drive (Parcel 43B) CenterPoint East Pittston Township, PA

- 104.46 acres
- Planned Building: up to 992,000 SF
- Less than one mile from I-81 & I-476



## 250 Enterprise Way CenterPoint West Pittston Township, PA

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



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

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



## 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



## 500-698 Sathers Drive Grimes Industrial Park Pittston Township, PA

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



## 360 Enterprise Way CenterPoint West Pittston Township, PA

- 21.78 acres
- Planned Building: 160,000 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



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

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



## 300 Keystone Avenue (Parcel 3B) CenterPoint East Jenkins Township, PA

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



## 100 Keystone Avenue (Parcel 1) 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 (Parcel 5B) 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 (Parcel 5A) CenterPoint West Pittston Township, PA

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



## 165 Research Drive CenterPoint East Jenkins Township, PA

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



## 250 Keystone Avenue (Parcel 3A) CenterPoint East Jenkins Township, PA

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

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

# 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).



NEW

## 585 Oak Ridge Road Hazleton, PA

- Up to 191,400 SF +/- sub-lease
- Warehouse space, 33 ft. ceilings
- Loading docks, drive-in door
- Easy access to I-81 and I-80

Contact Ron Koslosky for Lease Details.

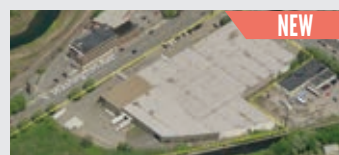


NEW

## 700 Hepburn Street Milton, PA

- 184,000 SF on 5.26 +/- acres
- Light manufacturing facility
- Newly renovated, modern offices
- 4 loading docks, 2 drive-in doors

\$695,000 ... Don Cortese

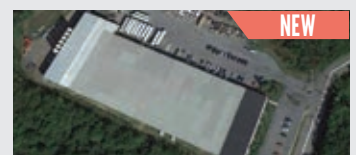


NEW

## 501-503 S. Washington Avenue Scranton, PA

- 157,200 SF on 7.2 +/- acres
- Light industrial facility
- 20 loading docks, 2 drive-in doors
- Dry, cold and freezer storage space

\$3,335,000 ... Dave Daris



NEW

## 64 N. Conahan Drive Hazleton, PA

- 146,000 SF +/- industrial on 15.31 +/- acres
- 33,600 SF office space on 2 levels
- Rail served by Norfolk Southern
- Less than 2 mi. from I-81 in Haz. Commerce Ctr.

\$5,200,000 ... Al Guari



NEW

## 16 Delaware Avenue West Pittston, PA

- 105,960 SF +/- on 1.55 +/- acres
- 3 levels, 2 freight elevators
- 1 loading dock, 2 drive-in doors
- Zoned for light industrial use

\$750,000 ... Al Guari



NEW

## 300 Streibigh Lane Montoursville, PA

- 63,132 SF +/- on 15.83 +/- acres
- Industrial facility
- 24'-35' ceilings
- 4 loading docks, 4 drive-in doors

Contact Jeff Bower for Sale/Lease Details.



NEW

## 1081 Hanover Street Hanover Township, PA

- 35,000 SF flex building on 5.19 acres
- 20,020 SF office & 14,980 SF warehouse
- 30 ft. ceiling heights
- 12 dock doors, 2 (12'x14') drive-in doors

\$2,100,000 ... Al Guari



NEW

## 111-115 Industrial Park Road Elysburg, PA

- 14,000 SF +/- industrial facility
- Divisible to 7,000 SF
- 1 loading dock, 4 drive-in doors
- Parking for 100+

\$3.00/SF NNN ... Don Cortese



NEW

## 124 Rose Street Scotrun, PA

- 8,000 SF +/-
- 2-story warehouse
- 3.92 +/- acres
- 6 drive-in doors (14' high)

\$549,900 ... Susan Mikels



NEW

## 3 Wesner Lane Danville, PA

- 21,000 SF +/- on 3.72 +/- acres
- Divisible to 7,000 SF
- Medical office space
- Parking for up to 170 vehicles

Contact Jeff Bower for Sale/Lease Details.



NEW

## 415 Wyoming Avenue Scranton, PA

- 15,948 SF +/- office building
- Open space on 1st level
- Private offices, conf. room on 2nd fl.
- Parking for 30 vehicles

\$795,000 ... Al Guari



NEW

## 1212 S. Abington Road Clarks Summit, PA

- 8,000 SF +/-
- First floor prof. office space
- Divisible to 4,000 SF
- Off-street parking available

\$13.00/SF NNN ... Joe Cummings



NEW

## 1202 Meade Street Dunmore, PA

- 2,300 SF +/-
- 2nd floor office space
- Newly constructed Class A space
- Off-street parking, move-in ready!

\$16.00/SF NNN ... Steve Barrouk



NEW

## 53-59 N. Main Street Wilkes-Barre, PA

- 13,000 SF +/-
- 2-story office/retail building
- Off-street parking
- Loc. within 1st block of Public Square

\$375,000 ... Ron Koslosky



NEW

## 743 N. Keyser Avenue Scranton, PA

- 11,120 SF +/- commercial building
- Retail/counter area, warehouse
- 2 drive-in doors (12'x14')
- .69 +/- acres, 15 parking spaces

\$440,000 ... Steve Barrouk



NEW

## 3908 Commerce Boulevard Dickson City, PA

- 2,530 SF +/-
- In-line retail space
- Community center anchored by Hobby Lobby and Five Below

Contact Dan Naylor for Lease Details.



NEW

## 535 Hamlin Highway Hamlin, PA

- 1,600 SF +/- retail/office space
- High profile corner location
- Available immediately
- 9,000 vehicles pass location daily!

\$1,950.00/month ... Ron Koslosky

## LAND - DEVELOPMENT OPPORTUNITY

### Karthaus 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.

**SALE PRICE REDUCED!** 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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Wilkes-Barre, PA 18702  
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## 582,400 SF INDUSTRIAL FACILITY AT THE CROSSROADS OF I-80 & I-81

**582,400 SF ON 60.793 ACRES**  
SMALLEST SUBDIVISION 145,600 SF  
4,319 SF MAIN OFFICE, 2,128 SF WAREHOUSE OFFICE,  
AND SEVERAL SHIPPING AND RECEIVING OFFICES

**EXCEPTIONAL**  
  
**ACCESS**

 **(2) 800 AMP**  
**277/480 VOLT**  
**3-PHASE POWER**

**ROOM FOR**  
**553** OR **1000+**   
**TRAILERS** **CARS**  
**ON-SITE**

**(84) 9' X 10'** **30,000 LB CAPACITY**  
VERTICAL LIFT CROSS-DOCKED LOADING DOORS WITH MECHANICAL LEVELERS AND LIGHTS.  
30 HAVE SEALS AND LOCKS.

**1120' X 520' • 40' X 50' BAY SPACING**  
60' DEEP STAGING BAY AT LOADING DOCKS

**30'8" TO 36'5"**  
CEILING CLEAR HEIGHT 

 **ENERGY-EFFICIENT**  
**LIGHTING**

**ESFR**  
WET SPRINKLER

 **ENERGY-EFFICIENT**  
**GAS-FIRED UNIT HEATERS**



For more information on 63 Green Mountain Road, visit [mericlereadytogo.com/63GreenMountain](http://mericlereadytogo.com/63GreenMountain)