

105,000 SF

ON 12.85 ACRES AVAILABLE FOR LEASE

105-155 RESEARCH DRIVE (P-24)

CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA



TAX-ABATED SITE NEAR I-81, I-476

LERTA APPROVED! 10-YEAR, 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS!



DIRECTIONS TO CENTERPOINT COMMERCE & TRADE PARK EAST

TRAVELING NORTH ON I-81

Take Exit 175 (Pittston/Route 315 North). Make the first right just before the auto dealership. Follow road under I-476 overpass.

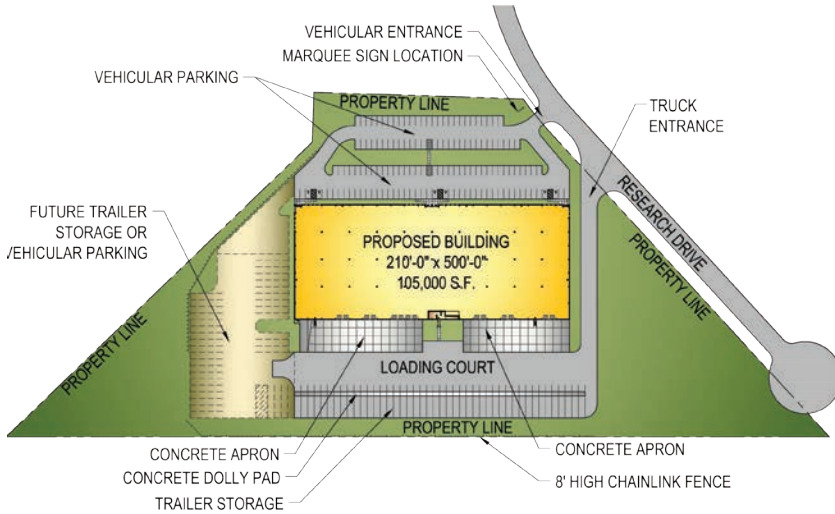
TRAVELING SOUTH ON I-81

Take Exit 175A (Pittston/Route 315 South). Follow Rt. 315 south ½ mile to first light. Turn left and follow road under I-476 overpass.

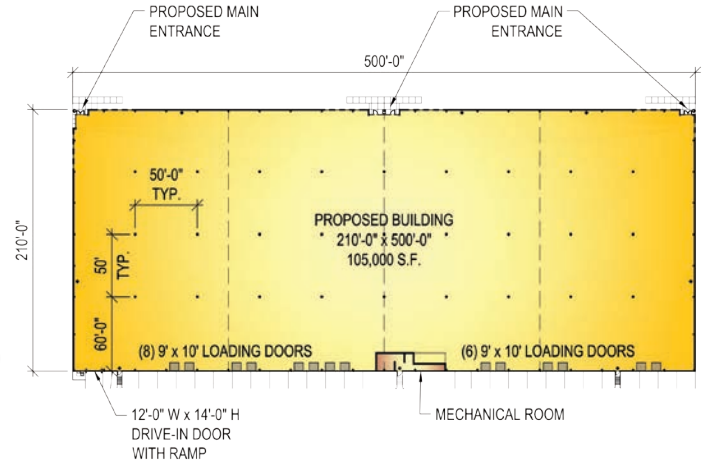
TRAVELING ON I-476 (PA TURNPIKE)

Take Exit 115 (Wyoming Valley). Follow Rt. 315 south ½ mile to first light. Turn left and follow road under I-476 overpass.

SITE PLAN



FLOOR PLAN



SIZE

- **Available Space:** 105,000 SF
- **Acreage:** 12.85 acres
- **Building Dimensions:** 500' (length) x 210' (width)
- Spaces available from 26,250 SF to 105,000 SF

BUILDING CONSTRUCTION

- **Floor:** 6" reinforced concrete floor with welded steel mats
- **Roof:** MR-24 standing seam metal roof system
- **Exterior Walls:** Exterior consisting of split face concrete masonry and insulated metal wall panels, and aluminum frame storefront glazing system
- **Clear Ceiling Height:** 30' to 34'-4"
- **Column Spacing:** 50' x 50' bay spacing with 60' deep staging bay

LOADING

- **Loading:** Single-sided loading
- **Dock Equipment:** Fourteen (14) 9' x 10' vertical lift dock doors with 30,000 lb mechanical levelers with bumpers
- One (1) 12' x 14' vertical lift drive-in door with concrete access ramp
- 8" thick, reinforced concrete dock aprons at loading

UTILITIES

- **HVAC:** Heating system shall be energy-efficient Cambridge direct-fire units in warehouse areas, and gas/electric package rooftop HVAC units in office areas
- **Electrical Service:** 800 amps (expandable to 4000 amps), 277/480 volts, 3-phase electrical service
- **Lighting:** Warehouse lighting is energy-efficient fluorescent t-bay fixtures with lighting levels of 18-22 FC average
- **Fire Protection:** Early Suppression Fast Response (ESFR) sprinkler system
- **Utilities:** All utilities shall be separately metered
- Public water via PA American Water Company
- Natural gas via UGI Penn Natural Gas
- Public Sewer via Wyoming Valley Sanitary Authority
- Fiber available in park via Comcast, Verizon, Frontier Communications and Level 3

PARKING

- Asphalt paving, including heavy duty pave in truck areas
- On-site parking for approx. 140 vehicles with up to 110 future spaces
- On-site trailer storage for approx. 44 trailers with up to 36 future trailer spaces

LOCATION

- Less than one mile from I-81 and 1-476
- More than 470,000 live within 20 miles of the park

Northeastern Pennsylvania is the center of the Boston/Washington Corridor and is at the confluence of five major highways. Interstates 81, 80, 84, 380 and 476 meet at this inland hub and provide excellent access to firms wishing to serve Maine to Virginia and west to Ohio.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR

DEEP WATER PORTS

PORT	MI	KM
Philadelphia	120	193
New York/New Jersey	121	195
Wilmington	132	212
Baltimore	191	307

TRAVEL DISTANCES

CITY	MI	KM
Delaware Water Gap, PA	57	92
Allentown, PA	67	108
Morristown, NJ	96	155
Philadelphia, PA	113	182
Harrisburg, PA	116	187
Port Newark, NJ	126	203
New York, NY	128	206
Syracuse, NY	152	245
Baltimore, MD	194	312
Hartford, CT	198	319
Washington, DC	237	381
Pittsburgh, PA	290	467
Boston, MA	301	484



10-YEAR, 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS

EMPLOYMENT DATA

MORE THAN 470,000 PEOPLE LIVE WITHIN 20 MILES OF CENTERPOINT

YEAR	CIVILIAN LABOR FORCE	EMPLOYMENT	UNEMPLOYMENT	UNEMPLOYMENT RATE
2016	267,400	249,600	17,800	6.5 %
2015	267,700	252,200	15,900	5.8 %
2014	260,900	242,300	18,700	7.2 %
2013	270,800	245,300	25,600	9.5 %
2012	270,300	244,800	25,500	9.4 %

Source: www.paworkstats.state.pa.us



LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE PROGRAM (LERTA)

Companies that move into CenterPoint have the opportunity to dramatically lower their operating costs due to a long established tax abatement program. Every building constructed in Mericle's CenterPoint Commerce & Trade Park receives a 10-year, 100% real estate tax abatement on improvements via the Local Economic Revitalization Tax Assistance (LERTA) program. This abatement program was approved by Luzerne County, the Pittston Area School district, Jenkins Township, and Pittston Township.

The annual real estate taxes you will save when you move into a LERTA-approved building in CenterPoint may vary depending upon the cost of construction required to meet your exact specifications. **Contact Bob Besecker, Jim Hilsher, or Bill Jones of Mericle's Leasing Team for a detailed savings estimate.**



105-155 RESEARCH DRIVE
CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA

DEVELOPMENT DIVISION

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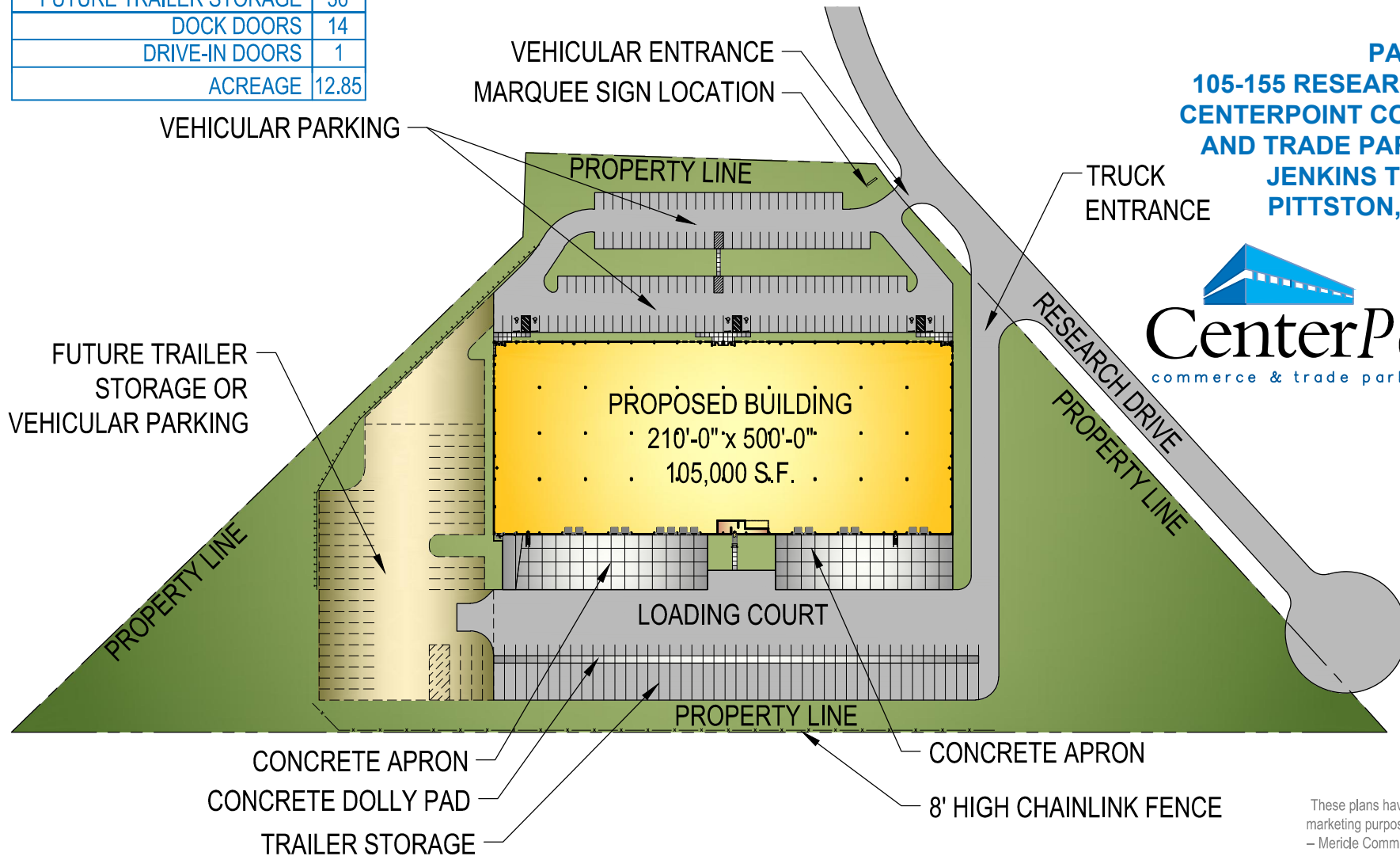
To learn more, please call one of us at **570.823.1100** to request a proposal and/or arrange a tour.

CONCEPTUAL SITE PLAN

PROPOSED 105,000 S.F. BUILDING

VEHICULAR PARKING	140
FUTURE VEHICULAR PARKING	110
TRAILER STORAGE	44
FUTURE TRAILER STORAGE	36
DOCK DOORS	14
DRIVE-IN DOORS	1
ACREAGE	12.85

PARCEL #24
105-155 RESEARCH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - EAST
JENKINS TOWNSHIP
PITTSBURGH, PA 15230



These plans have been prepared solely for marketing purposes for the exclusive use of
 - Mericle Commercial Real Estate Services

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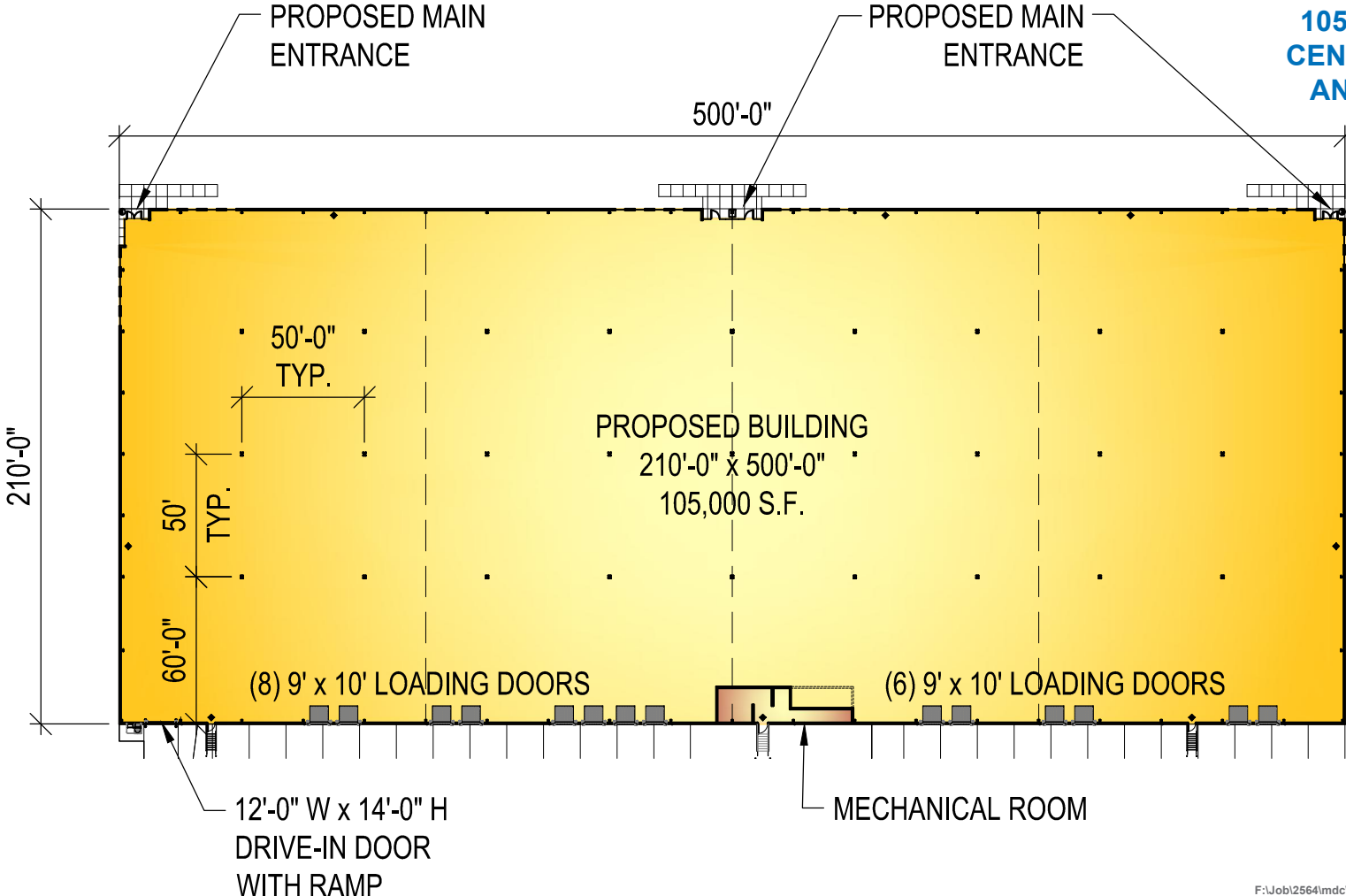
East Mountain Corporate Center
 100 Baltimore Drive
 Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

CONCEPTUAL FLOOR PLAN

PROPOSED 105,000 S.F. BUILDING

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PITTSTON, PA 18640



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MERICLE
COMMERCIAL REAL ESTATE SERVICES

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

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PROPOSED 105,000 S.F. BUILDING

SITE IMPROVEMENTS

- Site contains approximately 12.85 acres
- On-site parking for approximately 140 vehicles with up to 110 future spaces
- On-site trailer storage for approximately 44 trailers with up to 36 future trailer spaces
- Asphalt paving, including heavy-duty pave in truck areas
- 8" thick, reinforced concrete dock aprons at loading
- Professionally prepared landscape design

PARCEL #24
105-155 RESEARCH DRIVE
CENTERPOINT COMMERCE
AND TRADE PARK - EAST
JENKINS TOWNSHIP
PITTSTON, PA 18640

BUILDING IMPROVEMENTS

- Building contains 105,000 square feet
- Tenant space ranges from 26,250 s.f. to 105,000 s.f.
- Building dimensions 500' (length) x 210' (width)
- 30' clear height at low eave, 34'-4" clear height at high eave
- 50' x 50' bay spacing with a 60' deep staging bay at the loading dock
- 6" thick concrete floor slab reinforced with welded steel mats
- MR24 standing seam roof system
- Exterior wall system consisting of architectural masonry, aluminum / glazing entrance systems and insulated metal wall panels
- The building shall contain (14) 9' x 10' vertical lift dock doors with 30,000 lb mechanical levelers with bumpers
- The building shall contain (1) 12' x 14' vertical lift drive-in door with concrete access ramp.

UTILITIES AND BUILDING SYSTEMS

- Heating system shall be energy efficient Cambridge direct-fire units in warehouse areas, and gas / electric packaged roof-top HVAC units in office areas.
- Electrical service shall be 800 A, 277/480 V, 3-phase, expandable to 4000 A
- Interior lighting shall be energy efficient fluorescent t-bay fixtures with lighting levels of 18-22 FC average
- Fire protection system shall be an early suppression fast response (ESFR) wet sprinkler system
- Provisions for domestic water and natural gas shall be provided
- All utilities shall be separately metered

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