

456,000 SF - 1,038,500 SF

ON 106.81 ACRES AVAILABLE FOR LEASE

200 TECHNOLOGY DRIVE
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!

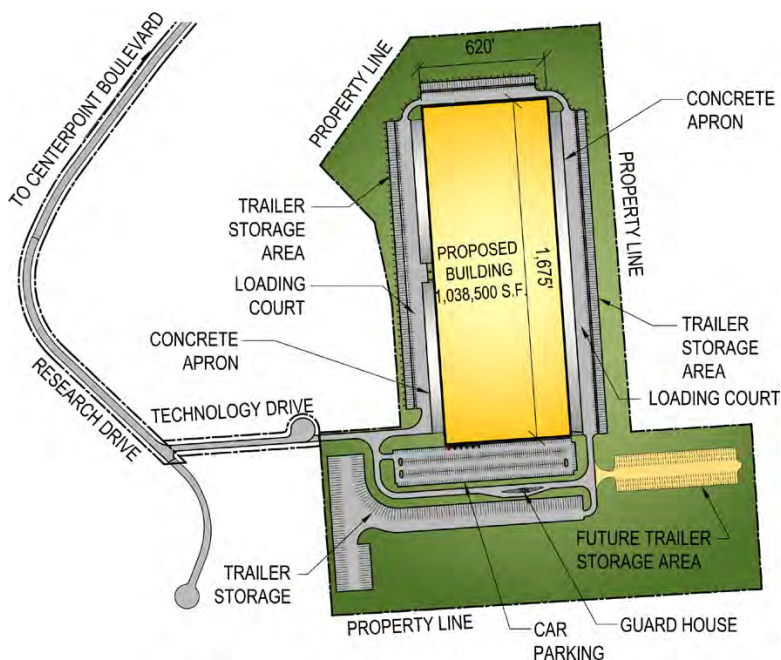


SITE FEATURES

- Less than one mile from I-81 and I-476
- Public water and sewer, natural gas, fiber, power
- 10-year, 100% real estate tax abatement on improvements (LERTA)
- Less than one mile from FedEx Ground and UPS
- Park is home to bulk industrial facilities for Lowe's, The Home Depot, Men's Wearhouse, Neiman Marcus, Kimberly Clark, Bimbo Bakeries and others
- Cleared and graded, compacted stone sub-base finished
- Subdivision approved
- Land development approved
- Industrially zoned

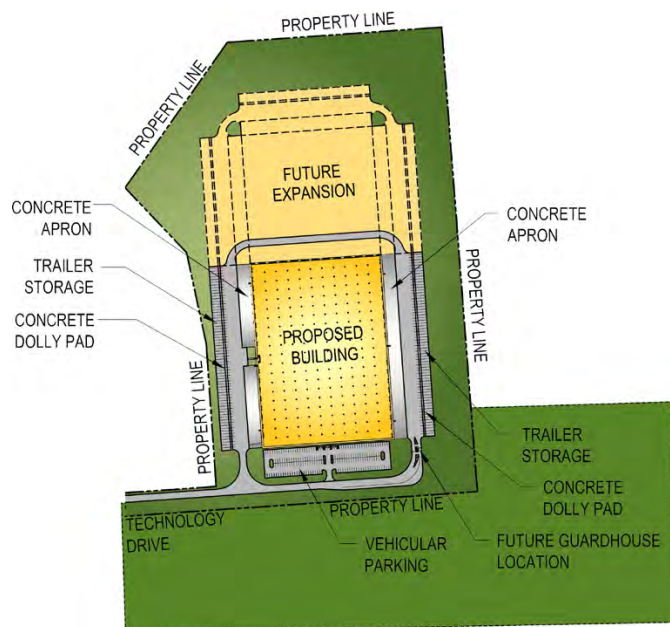
SITE PLAN

1,038,500 SF



SITE PLAN

456,000 SF - 775,000 SF



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

SPECIFICATIONS FOR 456,000 SF

PROPOSED BUILDING IMPROVEMENTS

- 456,000 square feet - 800'(length) x 570'(width)
- Expandable to 1,038,500 square feet
- 33' - 40' ceiling clear height
- 40'x 50' bay spacing with a 60' deep staging bay
- 6" reinforced concrete floor with welded steel mats
- MR24 standing seam roof system
- (70) 9'x10' vertical lift dock doors
- (1) 12'x14' vertical lift drive-in door

PROPOSED UTILITIES & SYSTEMS

- Energy efficient Cambridge direct fire units
- 277/480V 3 Phase 800A electric expandable to 4000A
- Energy efficient fluorescent T-bay lighting
- ESFR fire protection
- Provisions for domestic water and natural gas
- All utilities shall be separately metered

PROPOSED SITE IMPROVEMENTS

- On-site parking for approximately 186 vehicles
- On-site trailer storage for approximately 132 trailers with 8" thick, 8' wide concrete dolly pad
- Asphalt paving including heavy duty pave in truck areas
- 8" thick, 60' deep, reinforced concrete dock apron
- Professionally prepared landscape design
- Site can accommodate a future guard house

ADDITIONAL FEATURES

- Can be subdivided for various uses
- Foreign Trade Zone status for international trade
- Located near FedEx and UPS for additional shipping access
- Centrally located within Scranton/Wilkes-Barre labor market
- 10 year 100% real estate tax abatement on improvements

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



CLEARED & GRADED

EMPLOYMENT & UNEMPLOYMENT DATA

FOR LACKAWANNA
& LUZERNE COUNTIES

YEAR	NEPA CIV. LABOR FORCE	EMP.	UNEMP.	NEPA RATE %	PA RATE %	U.S. RATE %
2016	267,400	249,600	17,800	6.5%	5.5%	5.6%
2015	267,700	252,200	15,900	5.8%	5.4%	5.5%
2014	260,900	242,300	18,700	7.2%	5.6%	6.3%
2013	270,800	245,300	25,600	9.5%	7.9%	7.6%
2012	270,300	244,800	25,500	9.4%	7.6%	8.2%
2011	264,600	239,800	24,700	9.3%	7.9%	8.9%



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.**



200 TECHNOLOGY 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](tel:570.823.1100) to request a proposal and/or arrange a tour.

200 Technology Drive (P.26)
CenterPoint Commerce & Trade Park East
Jenkins Township, PA

ReadyToGo!™ Site
106.81 Acres



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

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

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CenterPoint Commerce & Trade Park East
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Photo taken November, 2013



Photo depicts future 1 million square foot building

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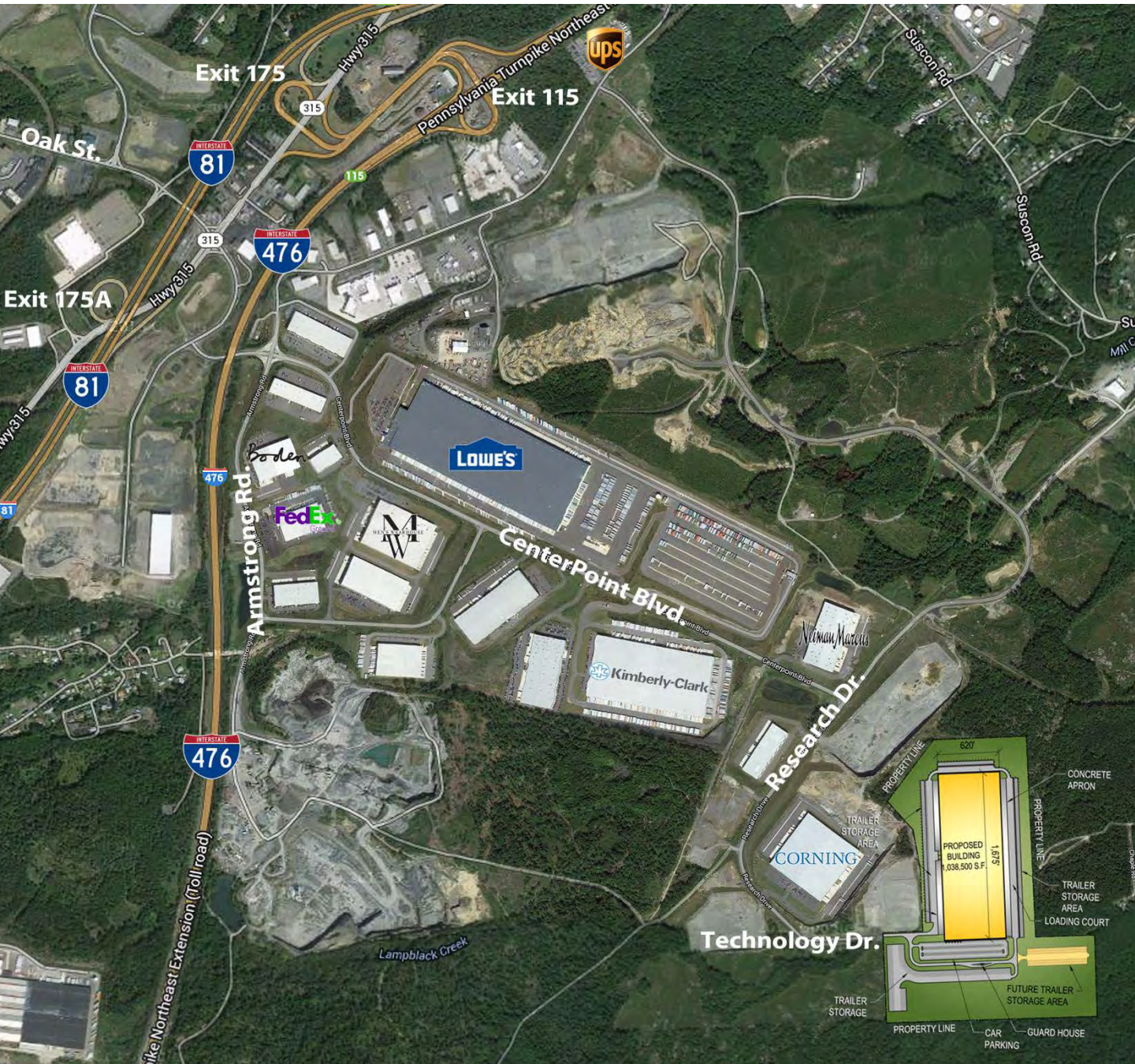


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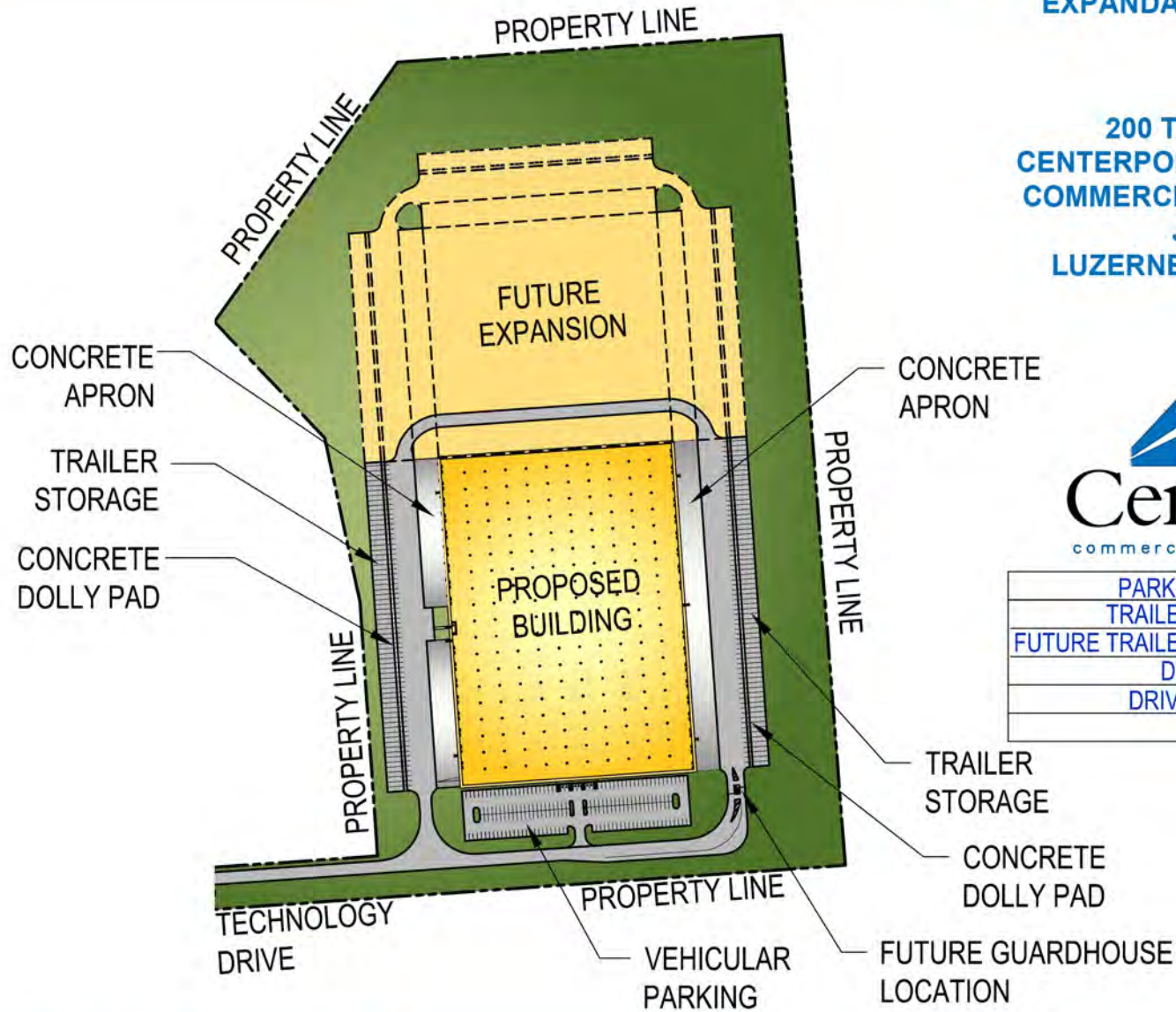
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CONCEPTUAL SITE PLAN

PROPOSED 456,000 S.F. BUILDING
EXPANDABLE TO 775,200 S.F.

200 TECHNOLOGY DRIVE
CENTERPOINT EAST-PHASE IIA
COMMERCE AND TRADE PARK
JENKINS TOWNSHIP
LUZERNE COUNTY, PA 18649



PARKING SPACES	186
TRAILER STORAGE	132
FUTURE TRAILER STORAGE	141
DOCK DOORS	70
DRIVE-IN DOORS	1
ACREAGE	56.10

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

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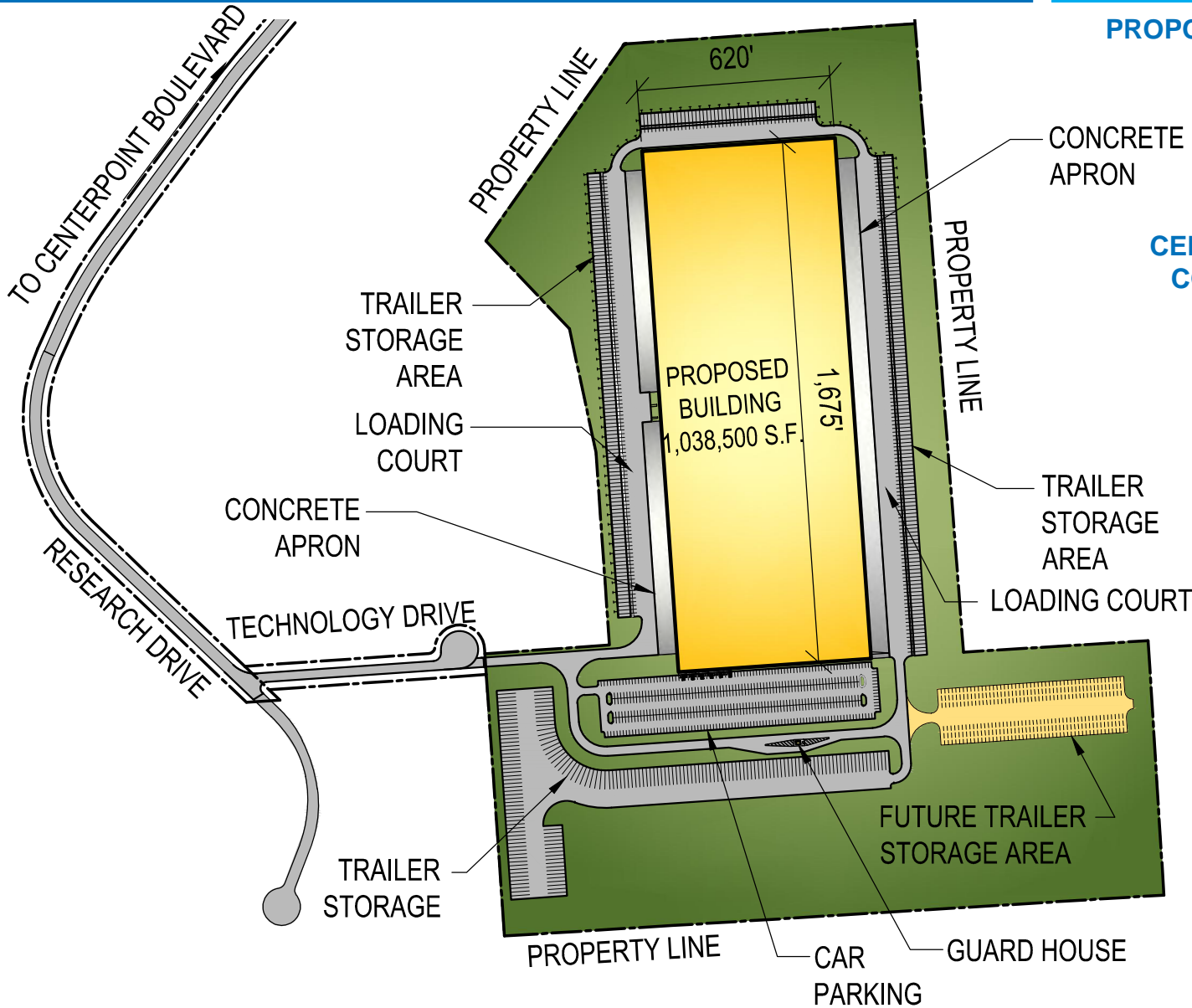
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CONCEPTUAL SITE PLAN

PROPOSED 1,038,500 S.F. BUILDING

PARCEL #26
200 TECHNOLOGY DRIVE
CENTERPOINT EAST - PHASE IIA
COMMERCE AND TRADE PARK
JENKINS TOWNSHIP
LUZERNE COUNTY, PA 18640



LEGEND	
PROJECT SITE	95.215 ACRES
PROPOSED BLDG.	1,038,500 S.F.
BLDG. EXP	N/A
LOT TRAILER STORAGE	481
FUTURE TRAILER STORAGE	100
CAR PARKING	503

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