

520,000 SF

ON 104.46 ACRES

460-480 RESEARCH DR. (PARCEL 43B)

CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSTON TOWNSHIP, PA 18640

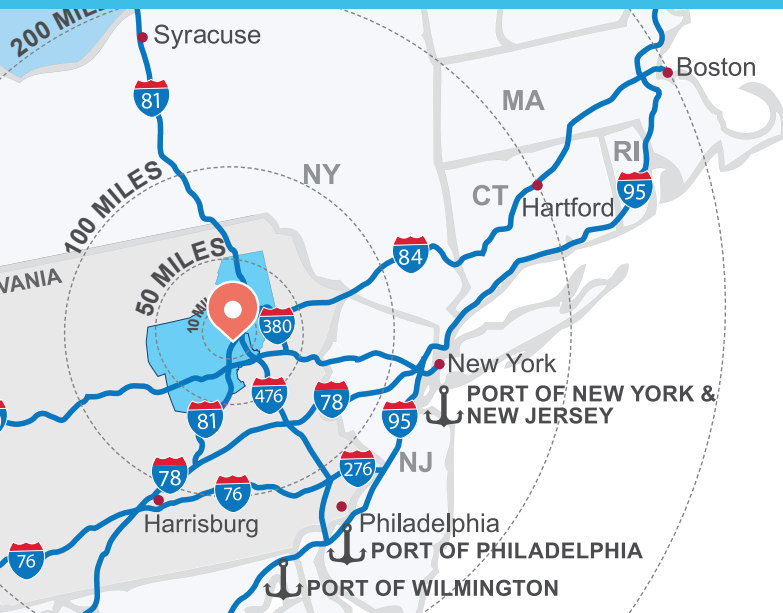


**READY FOR
OCCUPANCY**



FACILITY EXPANDABLE TO 780,000 SF

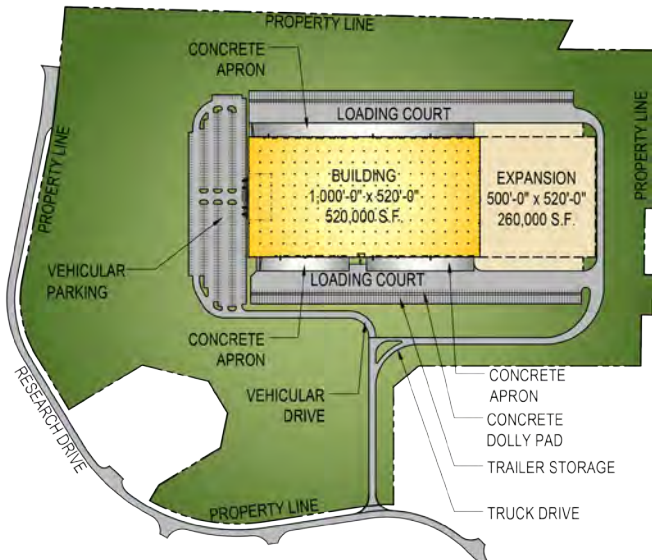
LERTA APPROVED! 10-YEAR, 100% REAL ESTATE TAX ABATEMENT ON IMPROVEMENTS!



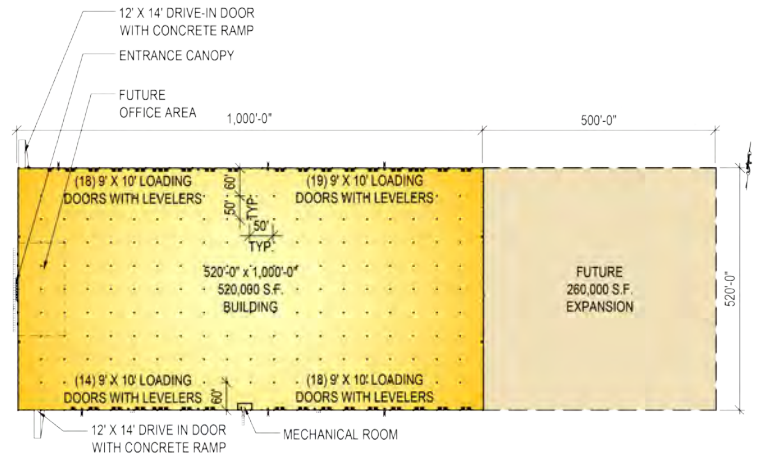
PROPERTY HIGHLIGHTS

- Can be subdivided for various industrial uses
- Foreign Trade Zone status for international trade
- Located in close proximity to FedEx Ground, FedEx Express, FedEx Smart Post, and UPS
- 10-year, 100% real estate tax abatement on improvements
- Immediate access to I-81 and I-476
- Abundant on-site trailer and vehicle parking

SITE PLAN



FLOOR PLAN



BUILDING SPECIFICATIONS

- **Available Space:** One story, 520,000 SF building
- **Acreage:** 104.46 acres
- **Building Dimensions:** 1000' (length) x 520' (depth)
- The site can accommodate a future building expansion of an additional 260,000 SF, providing for a total square footage of 780,000 SF. The overall dimensions of the expansion shall be 500' in length x 520' in width.

BUILDING CONSTRUCTION

- **Floor:** 7" concrete floor slab reinforced with welded steel mats
- **Roof:** MR24 standing seam roof system with insulation
- **Column Spacing:** 50' x 50' bay spacing with 60'-0" deep staging bays at both loading sides.
- **Clear Ceiling Height:** 35'-8" approximate clear structural height along loading walls and 41'-6" approximate clear structural height at building ridge

LOADING

- **Dock Equipment:** Sixty-nine (69) 9'-0" x 10'-0" vertical lift dock doors with 30,000 lb capacity Rite-Hite mechanical levelers with bumpers
- Two (2) 12'-0" x 14'-0" vertical lift drive-in door with pre-cast ramp

- **Trailer Court:** 8' wide, 8" thick reinforced concrete dolly pads serve the trailer storage areas.

UTILITIES & SYSTEMS

- **HVAC:** Gas-fired, suspended unit heaters or energy-efficient, Cambridge direct-fire units
- **Electrical Service:** 4000 AMP, 480/277 Volt, 3-phase electrical service
- **Lighting:** The warehouse lighting shall be energy efficient LED fixtures.
- **Fire Protection:** Early Suppression Fast Response (ESFR) high density wet-pipe sprinkler system
- **Utilities:** Separately Metered, Public Water, Sewer, Gas, and Electric

PARKING

- On-site parking for a total of approx. 583 vehicles and 215 trailers.

LOCATION

- Less than one mile from I-81 and 1-476
- More than 470,000 people 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



IMMEDIATE ACCESS TO I-81 AND I-476

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 %

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)

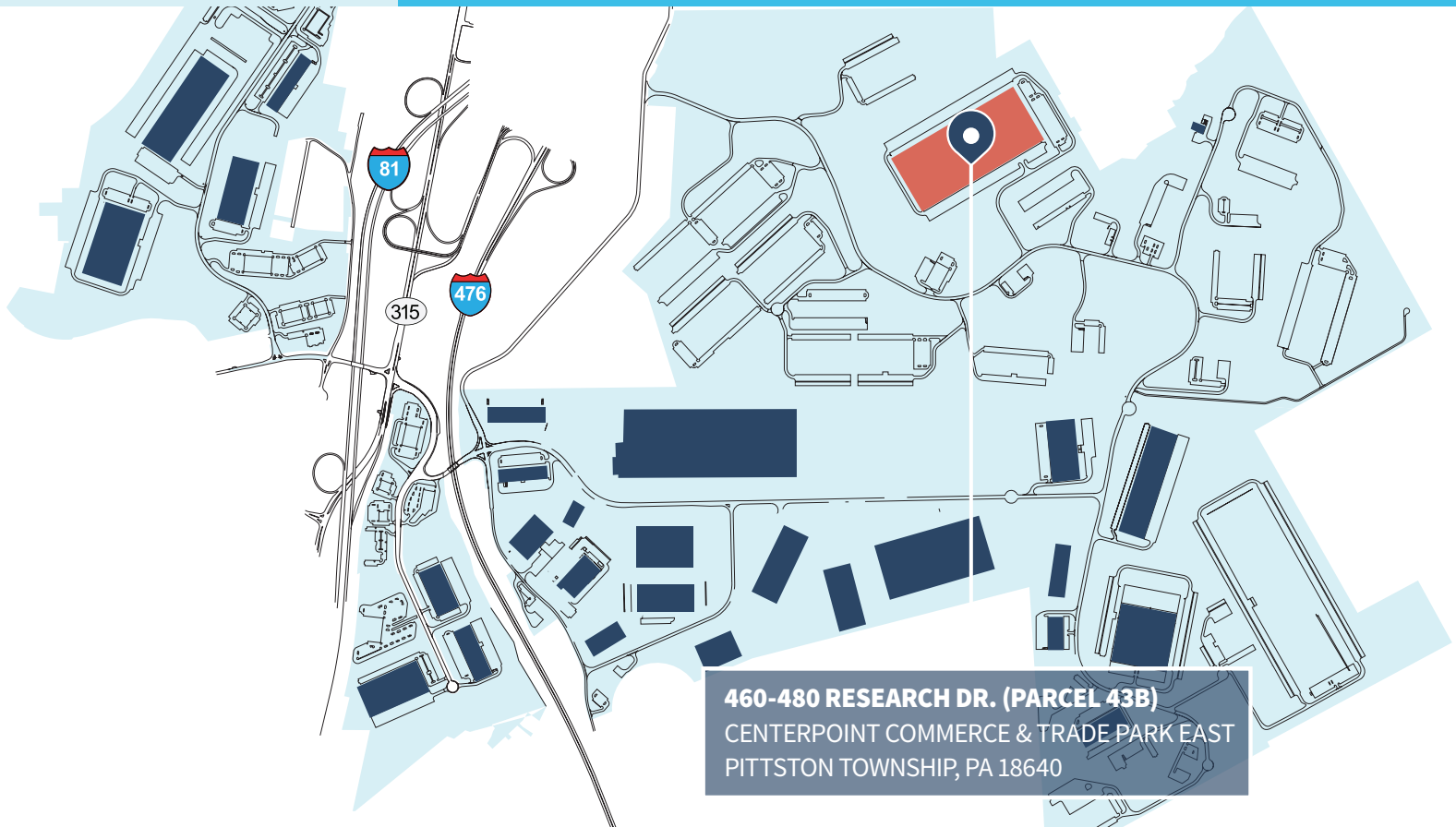
Take Exit 115 (Wyoming Valley). Follow Rt. 315 south ½ mile to first light. Turn left and follow road under I-476 overpass.



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.**



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.

PHOTO COLLAGE

460-480 RESEARCH DR. (P- 43B)
CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSBURGH, PA 15237



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

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PHOTO COLLAGE

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CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSTON TOWNSHIP, PA 18640



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

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

520,000 SF TO 780,000 SF

460-480 RESEARCH DR. (P- 43B)
CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSBURGH TOWNSHIP, PA 15230



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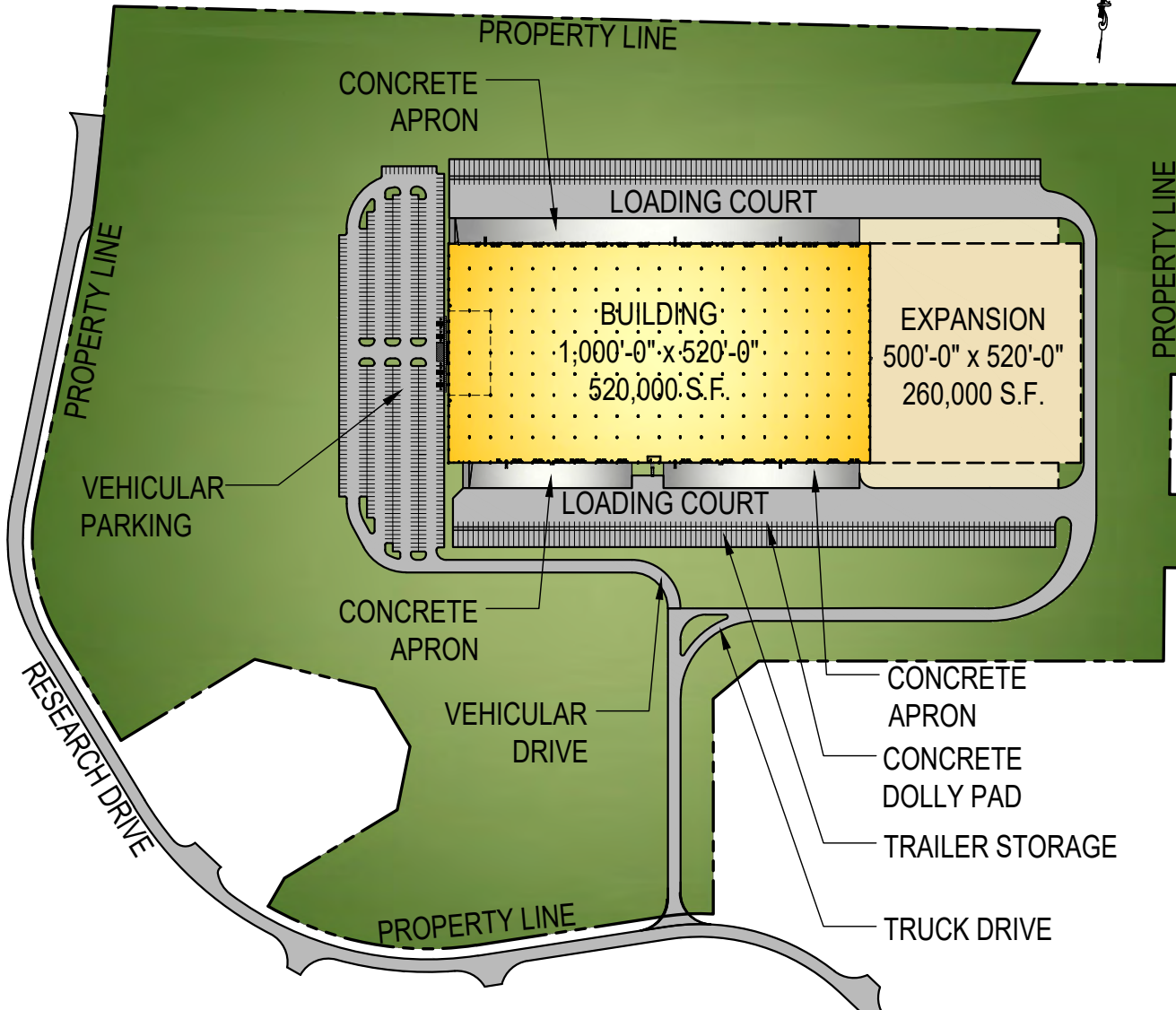
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Wilkes-Barre, PA 18702

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CONCEPTUAL SITE PLAN

PROPOSED 520,000 S.F. BUILDING
WITH A 260,000 S.F. EXPANSION

PARCEL #43B
460-480 RESEARCH DRIVE
CENTERPOINT COMMERCE AND
TRADE PARK- EAST
PITTSBURGH TOWNSHIP
PITTSBURGH, PA 15260



ACREAGE	104.46
PARKING SPACES	586
TRAILER STORAGE	236
DRIVE-IN DOORS	2
DOCK DOORS	69

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

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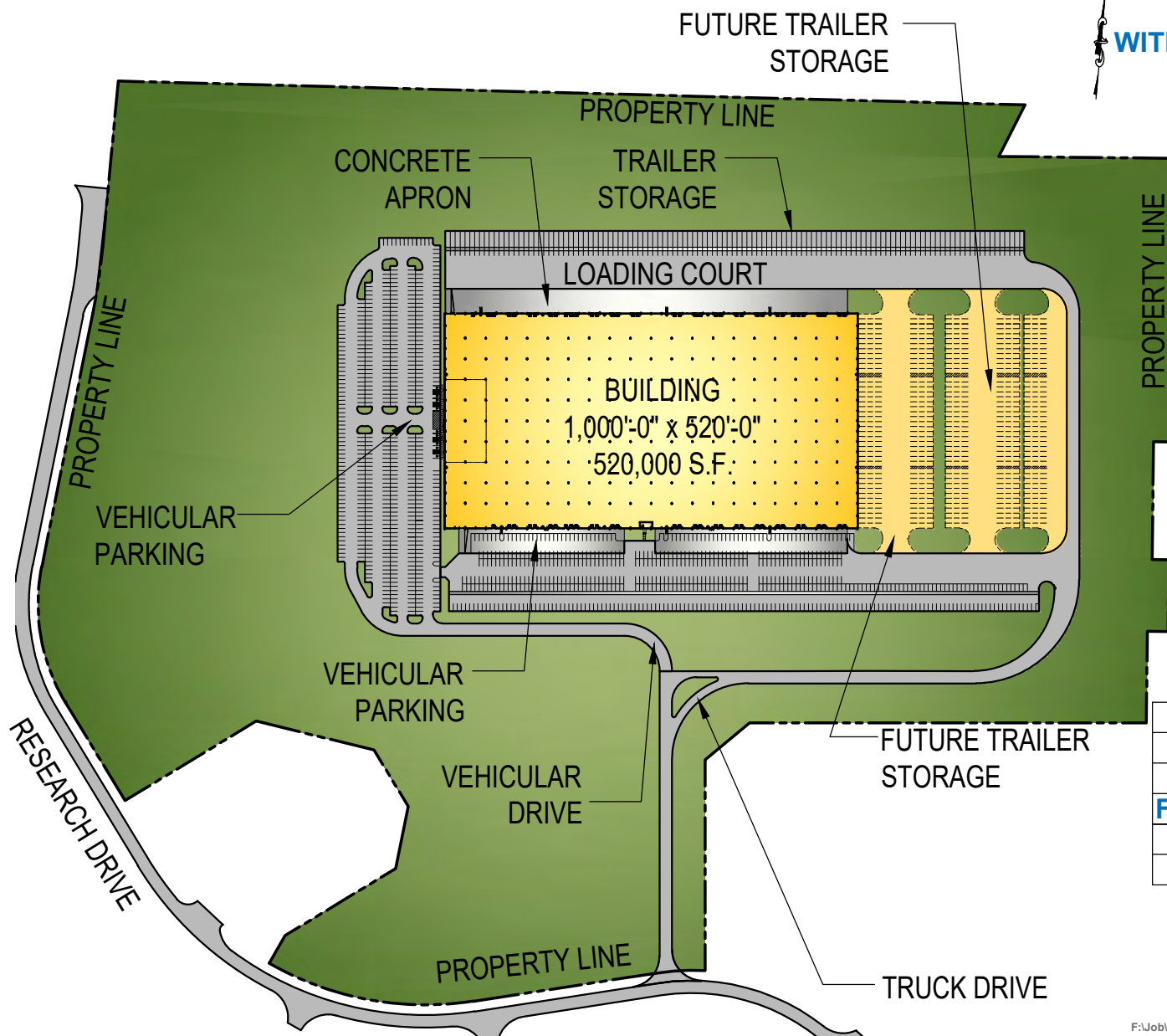
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SITE PLAN

**PROPOSED 520,000 S.F. BUILDING
WITH MAXIMUM VEHICULAR PARKING**

**PARCEL #43B
460-480 RESEARCH DRIVE
CENTERPOINT COMMERCE AND
TRADE PARK- EAST
PITTSSTON TOWNSHIP
PITTSSTON, PA 18640**



ACREAGE	104.46
PARKING SPACES	1,183
TRAILER STORAGE	117
FUTURE TRAILER STORAGE	210
DRIVE-IN DOORS	2
DOCK DOORS	69

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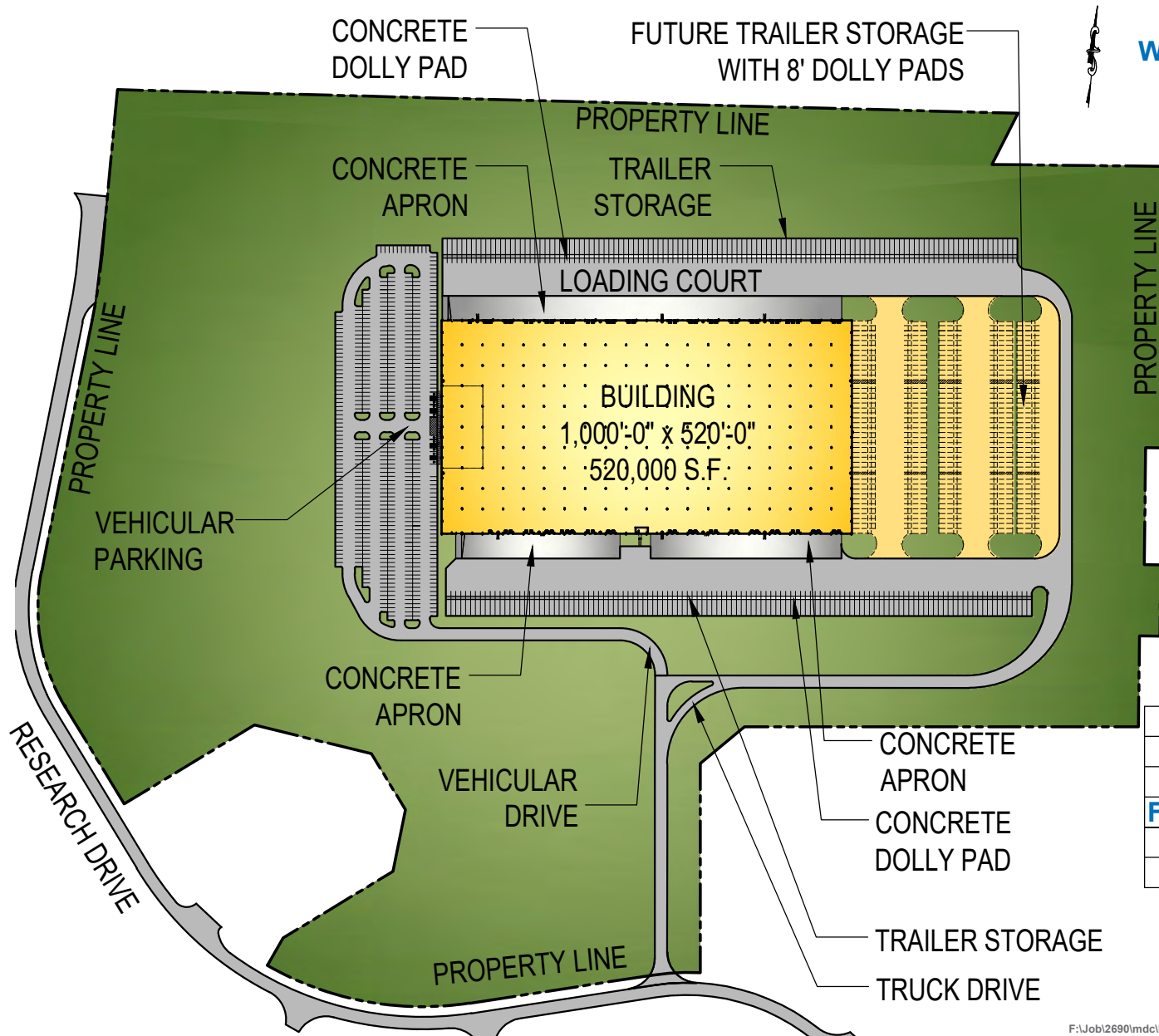
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SITE PLAN

PROPOSED 520,000 S.F. BUILDING WITH MAXIMUM TRAILER STORAGE

**PARCEL #43B
460-480 RESEARCH DRIVE
CENTERPOINT COMMERCE AND
TRADE PARK- EAST
PITTSION TOWNSHIP
PITTSION, PA 18640**



ACREAGE	104.46
PARKING SPACES	586
TRAILER STORAGE	236
FUTURE TRAILER STORAGE	210
DRIVE-IN DOORS	2
DOCK DOORS	69

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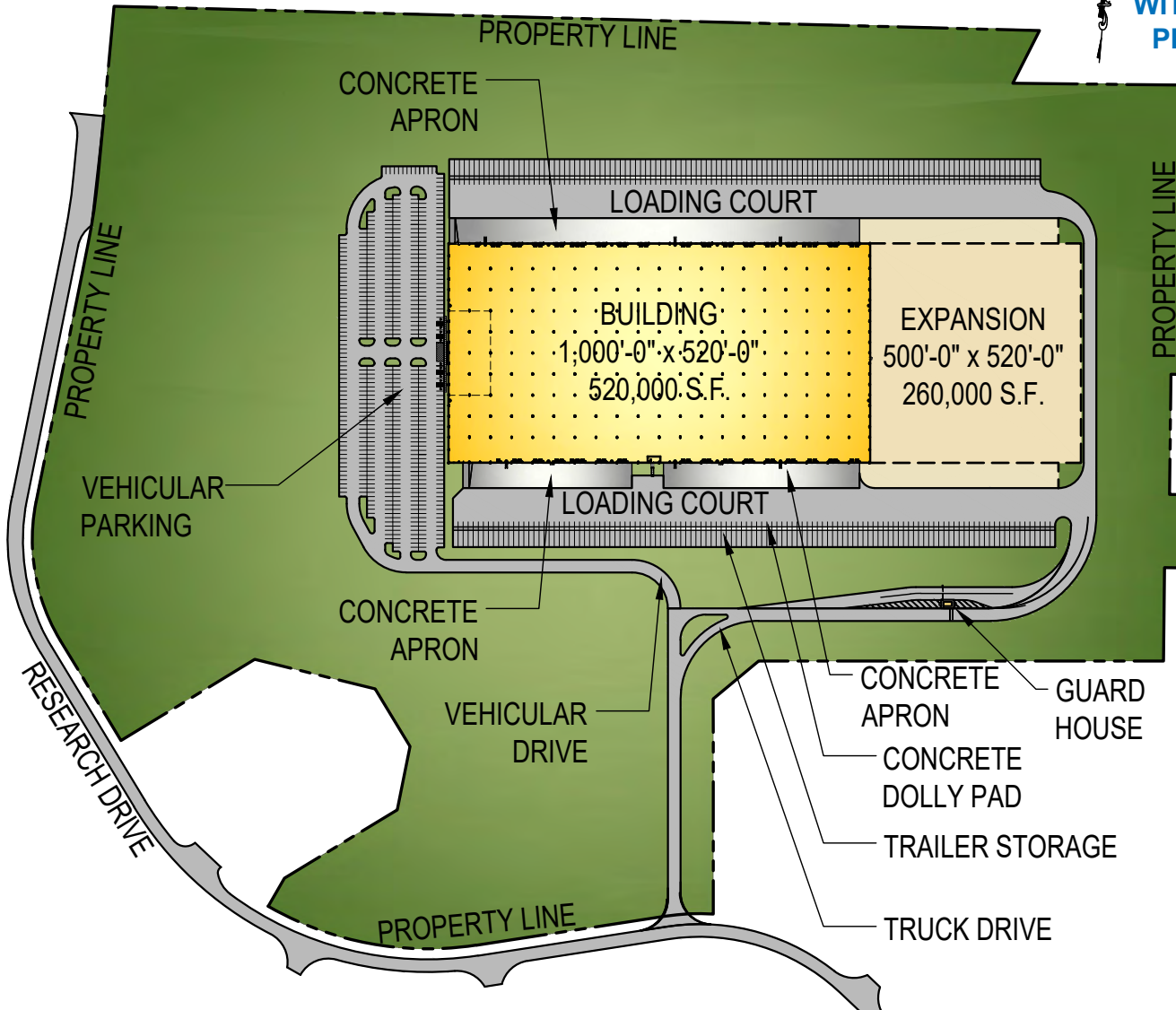
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CONCEPTUAL SITE PLAN

PROPOSED 520,000 S.F. BUILDING
WITH A 260,000 S.F. EXPANSION AND
PROPOSED 200 S.F. GUARD HOUSE

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TRADE PARK- EAST
PITTSBURGH TOWNSHIP
PITTSBURGH, PA 15260



ACREAGE	104.46
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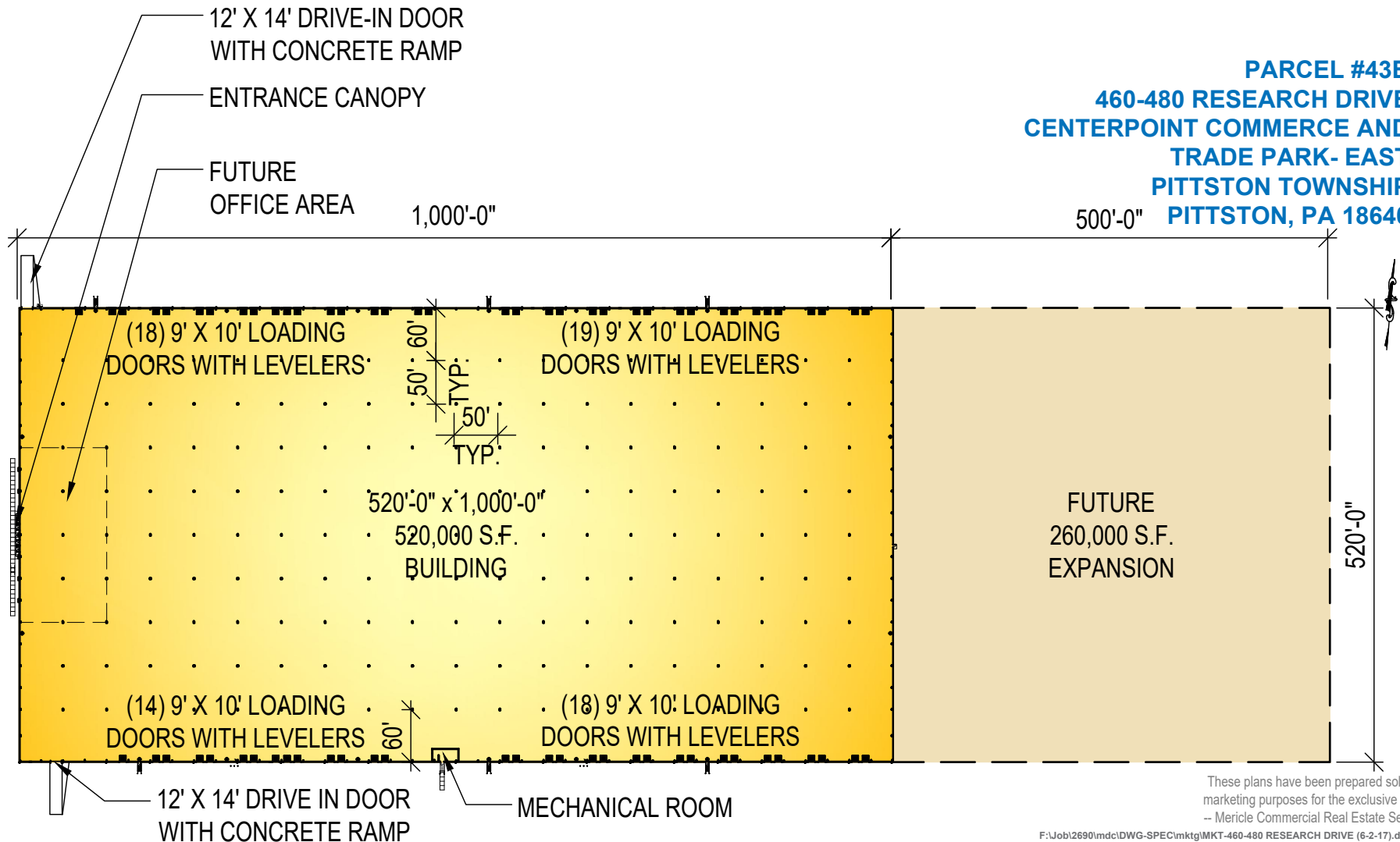
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CONCEPTUAL BUILDING PLAN

PROPOSED 520,000 S.F. BUILDING
WITH A 260,000 S.F. EXPANSION

PARCEL #43B
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SPECIFICATIONS

PROPOSED 520,000 S.F. BUILDING WITH A 260,000 S.F. EXPANSION

**PARCEL #43B
460-480 RESEARCH DRIVE
CENTERPOINT COMMERCE AND
TRADE PARK- EAST
PITTSSTON TOWNSHIP
PITTSSTON, PA 18640**

SITE IMPROVEMENTS

- On-site parking for approximately 586 vehicles.
- Site contains approximately 104.46 acres.
- On-site trailer storage for approximately 236 trailers.
- 8" thick x 60' deep, reinforced concrete apron at loading dock.
- 8' wide concrete dolly pad at 60' deep trailer storage area.
- Asphalt paving, including heavy duty pave at truck drive and 80' deep loading courts.
- Professionally designed landscape and maintenance.
- Marquee sign at site entrance.

BUILDING IMPROVEMENTS

- Building shall contain 520,000 square feet, expandable to 780,000 square feet.
- Building dimensions are 1,000'-0" (length) x 520'-0" (depth). Expansion dimensions are 500'-0" (length) x 520'-0" (depth).
- 50'-0" x 50'-0" bay spacing with 60'-0" deep staging bays at both loading sides.
- 7" concrete floor slab reinforced with welded steel mats.
- MR24 standing seam roof system with insulation.
- Exterior wall system shall consist of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- The building shall contain (69) 9'-0" x 10'-0" vertical lift dock doors with 30,000 LB capacity Rite-Hite, mechanical levelers with bumpers.
- The building shall contain (2) 12'-0" x 14'-0" vertical lift drive-in door with concrete ramp.
- 35-8" clear structural height along loading walls and 41-6" clear structural height at building ridge.

UTILITIES AND BUILDING SYSTEMS

- The warehouse heating system shall be an energy efficient, *Cambridge*, direct-fire units.
- The electrical service is 4000 amp, 480/277 volt 3 phase, expandable.
- The warehouse lighting shall be energy efficient LED fixtures.
- Fire Protection System shall be an Early Suppression Fast Response (ESFR) sprinkler system.
- Provisions for domestic water and natural gas shall be provided.
- All utilities shall be separately metered.

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