1,023,000 SF

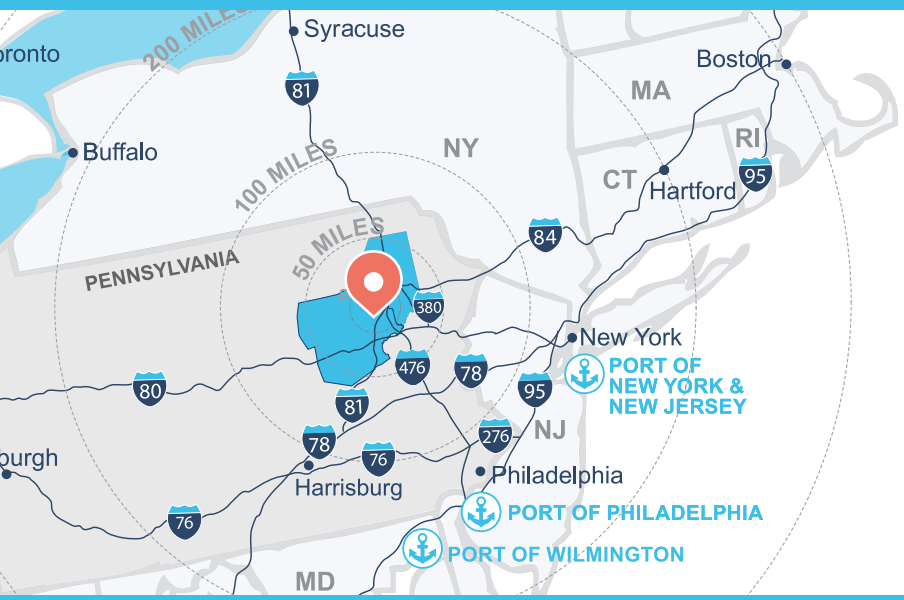
ON 135.72 ACRES AVAILABLE FOR LEASE

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!



CENTERPOINT FEATURES

- Less than one mile from I-81 and I-476
- Immediate proximity to FedEx Ground, FedEx Express, FedEx Smart Post, and UPS
- More than 700,000 people live within 30 miles
- Two hours from New York City and Philadelphia
- More than 51 million people live within 200 miles
- Public water, sewer, natural gas, fiber, and power
- 10-year, 100% real estate tax abatement on improvements (LERTA)
- Park is home to bulk industrial facilities for Lowe's, The Home Depot, Tailored Brands, Neiman Marcus, Kimberly Clark, Bimbo Bakeries and others

BUTLER

Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.

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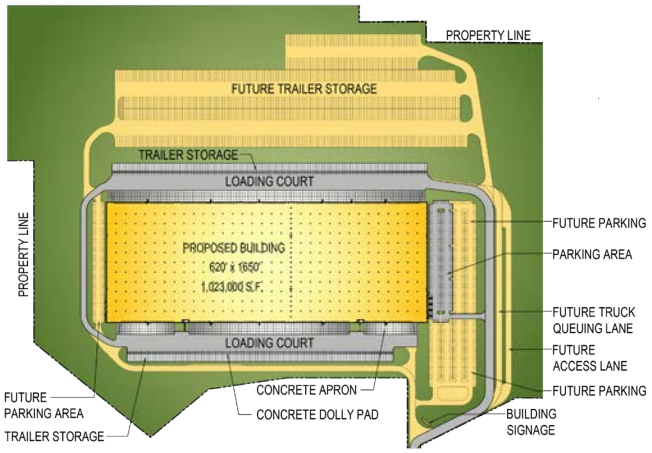
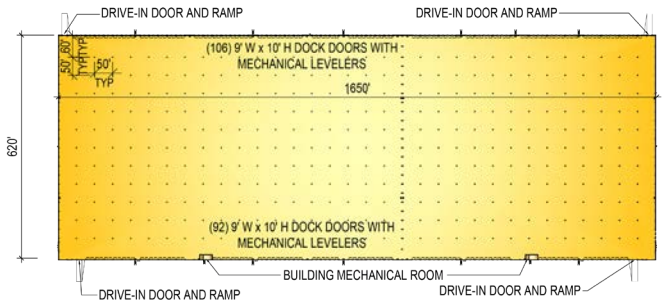
SITE PLAN



FLOOR PLAN



SIZE

- **Available Space**: 1,023,000 SF
- **Acreage**: 135.72 acres

BUILDING CONSTRUCTION

- **Warehouse Floor**: 7" thick, 4,000 psi, reinforced concrete with a cumulative floor level and flatness exceeding Ff 35, Fl 25. The entire floor will be treated using a water-based, low VOC, acrylic copolymer solution as manufactured by L&M Construction Chemicals, to cure, seal and dustproof the concrete.
- **Office Floor**: Main office areas will be installed over a Class 1, 10 mil. vapor retarder to accommodate moisture sensitive, high end floor covering and coating systems.
- **Roof**: Butler's MR-24 roof system which is the industry's first and finest standing seam metal roof system and boost the longest life span of any roof on the market with the fewest possible penetrations.
- **Exterior Walls**: Combination of reinforced common, ground and/or split-face concrete block and Butler Manufacturing's Shadowall Wall System.
- **Main Entrance**: Professionally designed, utilizing precast concrete, split-face concrete block, and a custom curtain wall window system with sun shade outriggers and energy efficient, low-e glazing, heat strengthened spandrel glass and thermally broken anodized aluminum frame.
- **Ceiling Height**: The roof slope shall be ¼" per foot with a maximum ridge height of 45' and an approx. clear eave height of 36'.

LOCATION

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

LOADING

- **Dock Equipment**: One hundred nintey-eight (198) 9' x 10' insulated steel dock doors shall be provided with Rite-Hite dock equipment including, 7' wide, 35,000 lb. mechanical levelers with 6" bumpers.
- Infrastructure shall be in place to accommodate upgrades including hydraulic levelers, dock locks, rain guard dock seal shelters, and pit master leveler seals.
- Four (4) 12' x 14 high vertical-lift insulated steel drive-in doors shall be provided.
- Clerestory windows shall be provided along both loading docks.

UTILITIES

- **HVAC**: High-efficiency, gas-fired Cambridge unit heaters.
- **Electrical Service**: Provisions are in place for up to four (4) 4000 amp or eight (8) 800 amp, 277/480 volt, 3-phase, 4-wire electrical services.
- **Lighting**: LED fixtures mounted on the roof purlins for an average of 18-22 foot candles, based on an open floor plan.
- **Fire Protection**: Early Suppression Fast Response (ESFR) system.
- **Utilities**: All utilities shall be separately metered.
- Domestic water is provided through (2) 4" copper water mains.
- Provisions for natural gas shall be provided.

PARKING

- On-site vehicular parking of approx. 225 spaces with expansion capabilities for approx. 608 additional spaces.
- Room to park approx. 950 trailers on-site.
- Asphalt paving, including heavy duty pave in truck areas.

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.

CENTRALLY LOCATED
ON NORTHEASTERN PENNSYLVANIA'S
I-81 CORRIDOR

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.

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

EMPLOYMENT & UNEMPLOYMENT DATA

FOR LACKAWANNA & LUZERNE COUNTIES

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

YEAR	NEPA REGION CIVILIAN LABOR FORCE	EMPLOYED	UNEMPLOYED	NEPA	PA	US
2018	264,800	250,300	14,600	5.4%	4.8%	4.1%
2017	263,600	248,700	14,900	5.6%	4.9%	4.4%
2016	267,200	251,400	15,800	5.9%	4.7%	5.0%

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.**

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.