



# MERICLE REPORT

*april 2019 • available properties*



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We have sent this selection of properties to you in case you or a business associate are in need of industrial, flex, office, or medical space on Pennsylvania's I-81 Corridor.

Mericle Commercial Real Estate Services owns a wide variety of available properties in North-eastern Pennsylvania. Our properties can accommodate companies needing less than 2,000 square feet to **more than 1,000,000 square feet**. All offer easy highway access and plenty of parking. Some are even located in tax abatement zones.

Mericle has customized space for hundreds of companies, including 40 Fortune 1,000 firms. More than 14,500 people work in the buildings we have developed in the Scranton/Wilkes-Barre/Hazleton area. We will be very proud to customize space for you.

Our in-house team of architects, engineers, and construction professionals will work with you every step of the way. We'll provide you with space quickly at a price you can afford.

We thank you for taking a few minutes to review some of our available properties. Please call us at **570.823.1100** to arrange a tour. More information, including links to some property websites and videos, can be found at **mericlereadytogo.com**.

A handwritten signature in blue ink that reads "Bob Beisecker".

A handwritten signature in blue ink that reads "James Hilsher".

A handwritten signature in blue ink that reads "Bill Jones".

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**JIM HILSHER**

VICE PRESIDENT

*[jhilsher@mericle.com](mailto:jhilsher@mericle.com)*

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**BILL JONES**

VICE PRESIDENT

*[bjones@mericle.com](mailto:bjones@mericle.com)*

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**BOB BESECKER**

VICE PRESIDENT

*[bbesecker@mericle.com](mailto:bbesecker@mericle.com)*



# INDUSTRIAL & FLEX



**1,023,000 SF** on 135.72 acres

## 200 TECHNOLOGY DRIVE

CenterPoint Commerce & Trade Park East  
Jenkins Township, PA 18640

[41.286089, -75.740068](tel:41.286089,-75.740068)

**NEW** 1,023,000 SF (1,650' x 620') building. Features 35'-11' to 41'-4" ceiling heights, 7" floors, cross dock loading (198 loading doors), 40,000 lb. Rite Hite mechanical levelers, 50' x 50' bay spacing with 60' deep staging bays, room to park 1,000+ trailers, ESFR fire protection, 4000 Amp, 480/277 Volt electrical service, LED lighting, and clerestory windows. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Will subdivide. Park entrance is less than one mile from I-81, I-476. \$3.99 SF, NNN.

[mericlereadytogo.com/200TechnologyDrive/](https://www.mericlereadytogo.com/200TechnologyDrive/)

**982,700 SF** on 138 acres

## RIVER ROAD AND WEST SAYLOR AVENUE

CenterPoint Commerce & Trade Park South  
Jenkins Township, PA 18640

[41.296823, -75.831964](tel:41.296823,-75.831964)

Rail-available site located 2.5 miles from S.R. 309 with quick connections to I-81. All utilities. Will build-to-suit up to 982,700 sq. ft. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Great labor draw location.





**837,000 SF** on 75.06 acres

**610-622 OAK RIDGE ROAD**

Humboldt Industrial Park  
Hazle Township, PA, 18201

[📍](#) 40.918773, -76.074518

Rail-served (Reading Blue Mountain and Northern Railroad) build-to-suit site that can accommodate up to 837,000 SF of bulk industrial space. Located just five minutes from I-81 and 15 minutes from I-80. All utilities available. Room to park more than 225 trailers on site, more if a smaller building is constructed. Has quality corporate neighbors.

**560,000 SF** on 61.5 acres

**1057 HANOVER STREET**

Hanover Industrial Estates  
Hanover Township, PA 18706

[📍](#) 41.199853, -75.941851

Located just five minutes from I-81 via S.R. 29. Building can be expanded to approximately 1 million SF. Features include a minimum ceiling clear height of 31'6"; two-sided loading, (75) 9' x 10' loading doors with mechanical levelers, one (1) 12' x 14' drive-in door, 1600 amps of power, and ESFR fire protection. Room to add many vehicle and/or trailer parking spaces. Will subdivide.



**520,000 SF** on 104.46 acres

**460-480 RESEARCH DRIVE**

CenterPoint Commerce & Trade Park East

Pittston Township, PA 18640

[📍41.303564, -75.740154](tel:41.303564,-75.740154)

**NEW** 520,000 SF (1,000' x 520') building expandable to 702,000 SF. Features 35'-8" to 41'-6" ceiling heights, 7" floors, cross dock loading (69 loading doors), 35,000 lb. Rite Hite mechanical levelers, 50' x 50' bay spacing with 60' deep staging bays, room to park 400+ trailers, ESFR fire protection, 4000 Amp, 480/277 Volt, 3-phase electrical service, LED lighting, and clerestory windows. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Will subdivide. Park entrance is less than one mile from I-81, I-476. \$4.25 SF, NNN.

[🌐mericlereadytogo.com/460-480ResearchDrive/](https://mericlereadytogo.com/460-480ResearchDrive/)

**403,000 SF** on 49.35 acres

**100-170 PATRIOT DRIVE**

CenterPoint Commerce & Trade Park East

Pittston Township, PA 18640

[📍41.302920, -75.746588](tel:41.302920,-75.746588)

**NEW** 403,000 SF (1,300' x 310') building expandable to 527,000 SF. Features 38'-2" to 40'-0" ceiling heights, 7" floors, single-sided loading (52 loading doors), 30,000 lb. Rite Hite mechanical levelers, 50' x 50' bay spacing with 60' deep staging bay, room to park 135 trailers, ESFR fire protection, 800 Amp (expandable), 480/277 Volt, 3-phase electrical service, and LED lighting. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Will subdivide. Park entrance is less than one mile from I-81, I-476. \$4.50 SF, NNN.

[🌐mericlereadytogo.com/100-170PatriotDrive/](https://mericlereadytogo.com/100-170PatriotDrive/)



**403,000 SF** on 55.11 acres

**575-595 RESEARCH DRIVE**

CenterPoint Commerce & Trade Park East  
Pittston Township, PA 18640

[📍41.304818, -75.746970](#)

**NEW** 403,000 SF (1,300' x 310') building expandable to 511,500 SF. Features 38'-2" to 40'-0" ceiling heights, 7" floors, single-sided loading (52 loading doors), 40,000 lb. Rite Hite mechanical levelers, 50' x 50' bay spacing with 60' deep staging bay, room to park 240 trailers, ESFR fire protection, 800 Amp (expandable), 480/277 Volt, 3-phase electrical service, and LED lighting. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Will subdivide. Park entrance is less than one mile from I-81, I-476.

[🌐 mericlereadytogo.com/575-595ResearchDrive/](https://www.mericlereadytogo.com/575-595ResearchDrive/)



**400,000 SF** on 31.65 acres

**PARCEL 7, COMMONWEALTH DRIVE**

CenterPoint Commerce & Trade Park South  
Jenkins Township, PA 18640

[📍41.296823, -75.831964](#)

Rail available site located 2.5 miles from S.R. 309 with quick connections to I-81. Will build-to-suit up to 400,000 sq. ft. All utilities. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Great labor draw location.



**352,500 SF** on 57.37 acres

**1201 CRESTWOOD DRIVE**

Crestwood Industrial Park

Mountain Top, PA 18707

[41.137690, -75.880971](#)

Build-to-suit site for up to 352,500 sq. ft. (750' x 470'). All utilities. Room to park more than 325 trailers on-site. Located 6.6 miles from I-81 and 8.3 miles from I-80 via S.R. 309.



**2019 CONSTRUCTION**

**310,000 SF** on 67.25 acres

**PARCEL 34 RESEARCH DRIVE**

CenterPoint Commerce & Trade Park East

Pittston Township, PA 18640

[41.296129, -75.732295](#)

This industrial building will be constructed by Mericle on speculation in 2019. Park entrance is less than one mile from I-81 and I-476. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). All utilities in place. Will subdivide. Located in close proximity to FedEx Ground, FedEx Express, FedEx Smart Post, UPS, and the Wilkes-Barre/Scranton International Airport.

**297,000 SF** on 29.37 acres

**1220 EAST LACKAWANNA AVENUE**

Mid Valley Industrial Park  
Olyphant, PA, 18447  
[41.459852, -75.585794](#)

Build-to-suit site located in established business park just 0.75 miles from S.R. 6 and five minutes from I-81, I-84 and I-380. All utilities in place. Proposed building will have cross-dock loading and room on-site to park 181 cars and 133 trailers.

**296,000 SF** on ± 38 acres

**OLDFIELD BOULEVARD**

Grimes Industrial Park  
Pittston Township, 18640  
[41.318950, -75.716353](#)

Build-to-suit site located in established business park just three miles from the Wilkes-Barre/Scranton International Airport, 3.5 miles from I-81, and 4.5 miles from I-476. All utilities. Site is located adjacent to new FedEx Ground distribution center. Great location for e-commerce fulfillment operation. A cross-dock facility with room on-site to park 95 trailers is planned.





**285,200 SF** on 84.84 acres

**PARCEL 45, 600-620 RESEARCH DRIVE**

CenterPoint Commerce & Trade Park East

Pittston Township, PA 18640

[📍41.310556, -75.747596](tel:41.310556,-75.747596)

Build-to-suit site for up to 285,200 SF. Park entrance is less than one mile from I-81 and I-476. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). All utilities in place. Located in close proximity to FedEx Ground, FedEx Express, FedEx Smart Post, UPS, and the Wilkes-Barre/Scranton International Airport.



**253,311 SF** on 22.78 acres

**585 OAK RIDGE ROAD**

Humboldt Industrial Park

Hazle Township, PA 18201

[📍40.922314, -76.060503](tel:40.922314,-76.060503)

Up to 253,311 SF available in this 360,360 SF building. Located within 5 minutes of I-81 and 15 minutes of I-80. Can be subdivided to 84,480 SF. Has a 4,481 SF main office and a 3,198 SF shipping office, 32' to 36' ceilings, (22) single-sided loading doors, (1) drive-in door, 800 amps (expandable) of power, 50' x 44' bay spacing with 60' at the loading bays, ESFR fire protection, Hi-Bay lighting (will be upgraded to LED) in warehouse, and gas-fired unit heaters.

[🌐 mericlreadytogo.com/585OakRidgeRoad/](https://www.mericlreadytogo.com/585OakRidgeRoad/)

**252,000 SF** on 28.91 acres

**1070 HANOVER STREET**

Hanover Industrial Estates  
Hanover Township, PA 18706  
[41.199724, -75.934816](#)

840' x 300' industrial building with 35 loading doors (single-sided loading), 1 drive-in door, 30'1" minimum ceiling height, (2) 800 amp services, an 8' high galvanized fence at the loading courts, 40' x 50' column spacing, and an Ordinary Hazard Class III Commodity Wet System. Located 5 minutes from I-81 via S.R. 29.



**248,000 SF** on 18.6 acres

**PARCEL 10 COMMONWEALTH DRIVE**

CenterPoint Commerce & Trade Park South  
Jenkins Township, PA 18640  
[41.296823, -75.831964](#)

Rail available build-to-suit site located 2.5 miles from S.R. 309 with quick connections to I-81. Will build-to-suit up to 248,000 sq. ft. All utilities. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Great labor draw location.



**217,000 SF** on 23.82 acres

**PARCEL 28 (#3) CRESTWOOD DRIVE**

Crestwood Industrial Park

Mountain Top, PA 18707

 41.141230, -75.894962

Build-to-suit site in long-established business park, which offers quick access to I-81 and I-80. The property is served by natural gas, public water and sewer, and reliable power. Roughly equidistant to Wilkes-Barre and Hazleton.

**187,000 SF** on 14.71 acres

**BOYLAN DRIVE**

Duryea KOZ Industrial Park

Duryea, PA 18641

 41.342011, -75.751719

Tax abated (KOZ through 2025), rail-served industrial site for sale on the I-81 Corridor. Located 2.4 miles from Exit 178 of I-81. Power is provided by PPL Electric Utilities; natural gas provided by UGI Penn Natural Gas; water provided by Pennsylvania American Water Company; sewer provided by Duryea Borough Sewer Authority. Located in close proximity to FedEx Ground, FedEx Express, and UPS and is 2.5 miles from the Wilkes-Barre/Scranton International Airport. Has rail service from two short lines with connections to Class I railroad Norfolk Southern Railway Company.

 [mericlereadytogo.com/DuryeaKOZ/](https://www.mericlereadytogo.com/DuryeaKOZ/)





**184,800 SF** on 12.35 acres

**PARCEL 6 COMMONWEALTH DRIVE**

CenterPoint Commerce & Trade Park South  
Jenkins Township, PA 18640

[📍](#) 41.296823, -75.831964

Rail available site located 2.5 miles from S.R. 309 with quick connections to I-81. Will build-to-suit up to 184,800 sq. ft. All utilities. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Great labor draw location.



**173,320 SF** on 25.05 acres

**275 CENTERPOINT BOULEVARD**

CenterPoint Commerce & Trade Park East  
Jenkins Township, PA 18640

[📍](#) 41.295362, -75.754326

173,200 SF space in excellent condition in a 254,200 SF building located just one mile from I-81 and I-476. Includes a 4,786 SF main office, a 493 SF shipping office, and a 200 SF receiving office. Has 33'4" clear structural height at low eave and a 36'8" clear structural height at the ridge. Served by 20 loading doors and two drive-ins. Has 138 vehicle spaces and 38 trailer spaces on site. Has ESFR fire protection, energy-efficient fluorescent T-Bay fixtures, and 800 amp (expandable), 277/480 volt, 3-phase electrical service. \$4.65 SF, NNN.

**172,012 SF** on 4.48 acres

**350-390 NORTH PENNSYLVANIA AVENUE**

Wilkes-Barre, PA 18702

[41.249833](#), -75.868583

Affordable light industrial and office complex located less than one mile from Downtown Wilkes-Barre but with quick access to I-81. The space is ideal for manufacturing, distribution, dead storage, office, healthcare, nonprofit, and commercial tenants. Off-street and on-street parking is available. Ceiling clear heights generally range from 12' to 26'. Will subdivide and customize to your exact needs.



**2019 CONSTRUCTION**

**160,000 SF** on 14.57 acres

**36 VALLEY VIEW DRIVE**

Valley View Business Park  
Jessup, PA 18434

[41.457336](#), -75.553361

Tax abated site (KOZ through 2024) that will see 2019 spec construction of up to 160,000 SF. Has been designed to feature 30' to 33' ceiling clear height, twenty-two (22) 8'6" w x 9'6" h vertical lift insulated steel loading doors w/30,000 lb. capacity mechanical levelers w/bumpers, and one (1) 12' w x 14' h drive-in door. Will also have 6" thick reinforced concrete floors, energy-efficient LED lighting fixtures, 225 amp (expandable to 800 amp), 120/208 volt, 3-phase electrical service, energy efficient Cambridge direct fire heating units, an Ordinary Hazard Class III wet fire protection system (ESFR capable), and large areas on-site for vehicle and trailer parking. Offers quick access to I-81, I-84 and I-380 via S.R. 6.

**155,000 SF** on 24.44 acres

**PARCEL 32, RESEARCH DRIVE**

CenterPoint Commerce & Trade Park East  
Pittston Township, PA 18640

[41.298096, -75.734976](#)

This building will be constructed by Mericle on speculation in 2019. Park entrance is less than one mile from I-81 and I-476. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). All utilities in place. Will subdivide. Located in close proximity to FedEx Ground, FedEx Express, FedEx Smart Post, UPS and the Wilkes-Barre/Scranton International Airport.



**148,800 SF** on 25.43 acres

**40A-2 CINNAMON OAK DRIVE**

Humboldt Industrial Park  
Hazle Township, PA 18201

[40.921318, -76.044204](#)

Build-to-suit site with all utilities just five minutes from I-81 and 15 minutes from I-80. Proposed 480' x 310' building has been designed to have single-sided loading, a ceiling clear height of 30' to 33'3", 40' x 50' column spacing with a 60' deep staging bay, 6" thick reinforced concrete floors, twenty (20) 9' x 10' vertical lift dock doors with 30,000 lb. capacity mechanical levelers, and one (1) 12' x 14' drive-in door with a ramp. The warehouse heating shall be energy efficient gas-fired unit heaters and electrical service shall be 800 amp, 277/480 V, 3-phase. The warehouse shall have energy efficient LED lighting and fire protection shall be an ESFR wet sprinkler system. Will have on-site parking for approx. 163 vehicles.



## 2019 CONSTRUCTION

**147,000 SF** on 15.71 acres

### **PARCEL 36-37 RESEARCH DRIVE**

CenterPoint Commerce & Trade Park East  
Pittston Township, PA 18640

[📍](#) 41.301357, -75.738545

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This multi-tenant flex building (700' x 210') will be constructed by Mericle on speculation in 2019. Will have single-sided loading with 20 doors and room on-site to park 58 trailers and 234 vehicles. Park entrance is less than one mile from I-81 and I-476. Site is located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). All utilities are in place. Located in close proximity to FedEx Ground, FedEx Express, FedEx Smart Post, UPS and the Wilkes-Barre/Scranton International Airport.



**139,500 SF** on 16.06 acres

### **PARCEL 4A-2 GREAT VALLEY BOULEVARD**

Hanover Crossings  
Hanover Township, PA 18706

[📍](#) 41.207240, -75.948298

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Build-to-suit site with all utilities in established business park. Located five minutes from I-81 via S.R. 29. Good labor draw area. Nice corporate neighbors.

**117,000 SF** on 26.22 acres

**PARCEL 28 (#2) CRESTWOOD DRIVE**

Crestwood Industrial Park

Mountain Top, PA 18707

[📍](#) 41.140082, -75.890672

Build-to-suit site in long-established business park, which offers quick access to I-81 and I-80. The property is served by natural gas, public water and sewer, and reliable power. Roughly equidistant to Wilkes-Barre and Hazleton.



**109,516 SF** on 24.31 acres

**225 ENTERPRISE WAY**

CenterPoint Commerce & Trade Park West

Pittston Township, PA 18640

[📍](#) 41.315182, -75.768641

109,516 SF space available on a month-to-month basis in a 223,387 SF industrial building. Features 32' to 36'10" ceiling clear heights, 6" reinforced floors, energy-efficient fluorescent T-bay fixtures, clerestory windows, (14) 9' x 10' insulated steel dock doors with 30,000 lb. capacity levelers (single-sided), and 40' x 50' column spacing with 60' at the loading dock. Has 800 amp, 277/480 volt, 3-phase power. Fiber available. Located less than one mile from Exit 115 of I-476 and Exit 175 of I-81.





## 2019 CONSTRUCTION

**105,000 SF** on 11.3 acres

### **100 TECHNOLOGY DRIVE**

CenterPoint Commerce & Trade Park East

Jenkins Township, PA 18640

[41.286714, -75.740703](#)

This building will be constructed by Mericle on speculation in 2019. The park entrance is less than one mile from I-81 and I-476. Site is located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). All utilities are in place. The 500' x 210' building will have 30' to 34'4" ceiling clear heights, 14 loading doors, one drive-in door, ESFR fire protection, and 800 amp (expandable), 277/480 volt, 3-phase electrical service. There will be abundant vehicle and trailer parking on site. Will subdivide. Located in close proximity to FedEx Ground, FedEx Express, FedEx Smart Post, UPS, and the Wilkes-Barre/Scranton International Airport.



**83,200 SF** on 15.14 acres

### **550-598 SATHERS DRIVE**

Grimes Industrial Park

Pittston Township, PA 18640

[41.315243, -75.729733](#)

Build-to-suit site in established business park located in close proximity to I-81, I-476, and the Wilkes-Barre/Scranton International Airport. Served by all utilities. Site has been cleared and graded. Good labor draw area. Very close to FedEx Ground, FedEx Express and UPS.

**57,600 SF** on 11.17 acres

**PARCEL 1B GREAT VALLEY BOULEVARD**

Hanover Crossings

Hanover Township, PA 18706

[41.210647](tel:41.210647), [-75.941842](tel:75.941842)

Build-to-suit site in attractive business park located just five minutes from I-81 via S.R. 29. Twenty minutes from I-80. All utilities available. Nice corporate neighbors. Good labor draw area.

**52,500 SF** on 15.25 acres

**PARCEL 4B-2 GREAT VALLEY BOULEVARD**

Hanover Crossings

Hanover Township, PA 18706

[41.205949](tel:41.205949), [-75.950722](tel:75.950722)

Build-to-suit site in attractive business park located just five minutes from I-81 via S.R. 29. Twenty minutes from I-80. All utilities available. Nice corporate neighbors. Good labor draw area.





**47,557 SF** on 38.12 acres

**1200 CORPORATE WAY**

Mid Valley Industrial Park  
Olyphant, PA 18447

[41.462392, -75.583521](tel:41.462392,-75.583521)

Class A 47,557 SF warehouse space in 365,114 SF building. Quick drive to I-81, I-84, I-380. Good labor draw area. Space contains 999 SF office, 3 dock doors, 40'2" ceiling clear height, 45' x 50' column spacing with 61' at the loading docks, 8" floor, and ESFR fire protection system. Heating in Warehouse Area is an indirect gas fired, interior, vertical air rotation unit. Heating and cooling supplied by electric/gas roof top packaged unit. Warehouse lighting is 400-watt metal halide high bay fixtures with lighting levels of 30 fc average (will switch to LED upon request). Will subdivide.

[mericlereadytogo.com/1200CorporateWay/](http://mericlereadytogo.com/1200CorporateWay/)

**43,000 SF** on 5.6 acres

**PARCEL 43A RESEARCH DRIVE**

CenterPoint Commerce & Trade Park East  
Pittston Township, PA 18640

[41.301946, -75.743447](tel:41.301946,-75.743447)

This industrial building will be constructed by Mericle on speculation in 2019. Park entrance is less than one mile from I-81 and I-476. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). All utilities in place. Will subdivide. Located in close proximity to FedEx Ground, FedEx Express, FedEx Smart Post, UPS, and the Wilkes-Barre/Scranton International Airport.



**2019 CONSTRUCTION**

**42,000 SF** on 6.75 acres

**PARCEL 35A RESEARCH DRIVE**

CenterPoint Commerce & Trade Park East  
Pittston Township, PA 18640

[📍](#) 41.300060, -75.737479

This building will be constructed by Mericle on speculation in 2019. Park entrance is less than one mile from I-81 and I-476. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). All utilities in place. Will subdivide. Located in close proximity to FedEx Ground, FedEx Express, FedEx Smart Post, UPS, and the Wilkes-Barre/Scranton International Airport.



**28,132 SF** on 15.74 acres

**1128 HANOVER STREET**

Hanover Industrial Estates  
Sugar Notch Borough, PA 18706

[📍](#) 41.198809, -75.927038

28,130 SF in 133,000 SF multi-tenant flex building. Located five minutes from I-81 via S.R. 29. Available as climate controlled industrial space or as wide-open office space. Space was formerly a disaster recovery center with expanded on-site data and telecom equipment. Subdivision possible. Adjacent 10,046 SF space also available. Space includes large open area, six partitioned training rooms, and one partitioned data room. Has three (3) 8'-6" x 9'-6" vertical lift, insulated steel dock doors with 30,000 lb. capacity mechanical levelers with bumpers, and a ceiling clear height of 30'4". Served by a CATERPILLAR 500 KW diesel generator.

[🌐 mericlreadytogo.com/1110Hanover/](https://www.mericlreadytogo.com/1110Hanover/)

**24,000 SF** on 3.3 acres

**165-175 RESEARCH DRIVE**

CenterPoint Commerce & Trade Park East  
Jenkins Township, PA 18640  
[41.288781](tel:41.288781), [-75.746412](tel:-75.746412)

Build-to-suit site for up to 24,000 SF. Park entrance is less than one mile from I-81 and I-476. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). All utilities in place. Located in close proximity to FedEx Ground, FedEx Express, FedEx Smart Post, UPS, and the Wilkes-Barre/Scranton International Airport.



**24,000 SF** on 15.14 acres

**500-548 SATHERS DRIVE**

Grimes Industrial Park  
Pittston Township, PA 18640  
[41.314405](tel:41.314405), [-75.732210](tel:-75.732210)

Build-to-suit site in established business park located in close proximity to I-81, I-476, and the Wilkes-Barre/Scranton International Airport. Served by all utilities. Site has been cleared and graded. Good labor draw area. Very close to FedEx Ground, FedEx Express, and UPS.





**24,000 SF** on 4.01 acres

**260-280 ARMSTRONG ROAD**

CenterPoint Commerce & Trade Park East  
Jenkins Township, PA 18640

[41.295023, -75.763139](tel:41.295023,-75.763139)

Build-to-suit site for up to 24,000 SF. Highly visible site. Park entrance is less than one mile from I-81 and I-476. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). All utilities in place. Located in close proximity to FedEx Ground, FedEx Express, FedEx Smart Post, UPS, and the Wilkes-Barre/Scranton International Airport.



**16,432 SF** on 12.61 acres

**124 CENTERPOINT BOULEVARD**

CenterPoint Commerce & Trade Park East  
Jenkins Township, PA 18640

[41.302926, -75.761110](tel:41.302926,-75.761110)

16,432 SF space available in highway visible 128,992 SF multi-tenant flex building. Park entrance is less than one mile from I-81 and I-476. Space features 30'1" to 34'3" ceiling clear heights, 40' x 50' column spacing with 60' at the loading bay, (2) 8'6" x 9'6" loading doors, (1) 12' x 14' drive-in door, and 400-amp, 208/120 volt, 3-phase electrical service. Has abundant on-site parking and a 16KW, 120/240V, single-phase, natural gas back up generator.

<https://mericlereadytogo.com/100-144centerpointblvd/>

**16,000 SF** on 4.43 acres

**1050 HANOVER STREET**

Hanover Industrial Estates  
Hanover Township, PA 18706

[📍41.196795, -75.940817](#)

Build-to-suit site in established business park located just five minutes from I-81 via S.R. 29. Twenty minutes from I-80. All utilities available. Nice corporate neighbors. Good labor draw area.

**15,063 SF** on 11.63 acres

**155 STEWART ROAD**

Hanover Industrial Estates  
Hanover Township, PA 18706

[📍41.213288, -75.922146](#)

Available space is 15,063 SF with 1,840 SF of office space in 83,025 SF multi-tenant flex building. Features one 12' x 14' drive-in door with ramp and two (2) 8'6" x 9'6" loading doors, 23'1" clear structural height, and 200-amp, 120/208 volt, 3 phase electrical service. Has 2' x 4' fluorescent lighting fixtures with prismatic lenses in the office area. Located five minutes from I-81 via S.R. 29.





**15,049 SF** on 10.02 acres

**1 ALBERIGI DRIVE**

Jessup Small Business Center  
Jessup, PA 18403

[41.459052, -75.555646](tel:41.459052,-75.555646)

15,049 SF available within a 96,000 SF multi-tenant flex building. Will subdivide to 6,020 SF. Located in a Keystone Opportunity Zone – most taxes abated through 2020. Features include 30'6" to 33'6" ceilings, 40' x 50' bay spacing, and three (3) 8'6" x 9'6" vertical lift loading doors with 30,000 lb. capacity mechanical levelers with bumpers. Electrical service is 225-amp, 120/208 volt, 3-phase service (expandable). Warehouse lighting is energy efficient fluorescent T-bay fixtures. The warehouse area heating system shall be gas-fired unit heaters or energy-efficient Cambridge rooftop units. Offers quick access to I-81, I-84, I-380.

[mericlereadytogo.com/1Alberigi/](https://www.mericlereadytogo.com/1Alberigi/)



**12,881 SF** on 10.02 acres

**159-161 CENTERPOINT BOULEVARD**

CenterPoint Commerce & Trade Park East  
Jenkins Township, PA 18640

[41.301250, -75.761899](tel:41.301250,-75.761899)

This 12,881 square foot space formerly served as offices, a showroom, and a warehouse for one of the nation's top distributors of dental supplies. The space is in exceptional condition and includes 7,549 square feet of furnished office and showroom space and 5,332 square feet of warehouse space. The office/showroom includes a fully outfitted training room, large kitchen, and systems furniture in excellent condition. The warehouse features 30'6" to 33'6" ceiling clear heights, two (2) 8'6" x 9'6" vertical lift insulated steel loading doors, and one (1) 10' x 12' drive-in door. Some warehouse racking is available. Park entrance is less than one mile from I-81 and I-476.

[mericlereadytogo.com/145-173CenterPointBlvd/](https://www.mericlereadytogo.com/145-173CenterPointBlvd/)



**11,200 SF** on 4.49 acres

**157-163 RESEARCH DRIVE**

CenterPoint Commerce & Trade Park East

Jenkins Township, PA 18640

[41.287768, -75.745940](tel:41.287768,-75.745940)

Build-to-suit site for an 11,200 SF industrial building. Park entrance is less than one mile from I-81 and I-476. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). All utilities in place. Located in close proximity to FedEx Ground, FedEx Express, FedEx Smart Post, UPS, and the Wilkes-Barre/Scranton International Airport. Room for outdoor storage.

**10,046 SF** on 15.74 acres

**1122 HANOVER STREET**

Hanover Industrial Estates

Sugar Notch Borough, PA 18706

[41.198809, -75.927038](tel:41.198809,-75.927038)

10,046 SF of space with 6,703 SF office available in a 133,000 SF multi-tenant flex building. Features (2) 8'-6" x 9'-6" vertical lift, insulated steel dock doors with 30,000 lb. capacity mechanical levelers with bumpers. Heating and air conditioning is provided by multiple packaged, gas/electric roof top units. Has 400-amp (expandable to 800 amp) 120/208 volt, 3-phase electrical service and 30'4" ceiling clear height. Can be combined with all or part of an adjacent 28,130 SF space. Located five minutes from I-81 via S.R. 29. Has abundant on-site parking.

[mericlereadytogo.com/1110Hanover/](https://www.mericlereadytogo.com/1110Hanover/)



**9,849 SF** on 11.21 acres

**1065 HANOVER STREET, SUITE 101**

Hanover Industrial Estates  
Hanover Township, PA 18706

[41.201731, -75.934309](#)

9,849 SF space with 1,133 SF office in a 108,000 square foot multi-tenant flex building in established business park. Located just five minutes from I-81 via S.R. 29. Space features 26'5" x 29' 6" ceiling clear height, (1) 8'6" x 9'6" loading door, 40' x 50' column spacing, and a 400-amp, 120/208 volt, 3-phase electrical service. Space is in excellent condition.

**8,975 SF** on 11.4 acres

**1198 SATHERS DRIVE**

Grimes Industrial Park  
Pittston Township, PA 18640

[41.315958, -75.713776](#)

8,975 SF space available within a 70,000 SF multi-tenant flex building. Space has a 1,590 SF existing office area. Bay spacing is 40'-0" x 50'-0" typical. Warehouse has one (1) 12' x 14' vertical lift drive-in door with asphalt ramp, one (1) 12' x 14' vertical-lift dock door, and one (1) 8'-6" x 9'-6" vertical-lift dock door with 30,000 lb. capacity leveler with bumpers. Clear structural height in warehouse is 26'-2" to 28'-9". Available electrical service is a 200 AMP, 120/208 volt, 3-phase service, expandable. Warehouse lighting is energy efficient fluorescent T-bay Fixtures. Office lighting is 2 x 4 fluorescent troffers with prismatic lenses. The warehouse area heating system is gas-fired unit heaters. On-site parking is available for thirteen (13) vehicles.





**7,032 SF** on 15.74 acres

**1106 HANOVER STREET**

Hanover Industrial Estates  
Hanover Township, PA 18706

[41.198809, -75.927038](tel:41.198809,-75.927038)

7,032 SF of space with 4,392 SF office available in a 133,000 SF multi-tenant flex building. Features (1) 8'-6" x 9'-6" vertical lift, insulated steel dock door and 30'4" ceiling clear height in warehouse. Has 100-amp, 120/208 volt, 3-phase electrical service. Located five minutes from I-81 via S.R. 29. Has abundant on-site parking.

[mericlereadytogo.com/1110Hanover/](https://www.mericlereadytogo.com/1110Hanover/)



**6,015 SF** on 11.21 acres

**1065 HANOVER STREET, SUITE 105 A**

Hanover Industrial Estates  
Hanover Township, PA 18706

[41.201731, -75.934309](tel:41.201731,-75.934309)

6,015 SF space with 1,532 SF office in 108,000 square feet multi-tenant flex building in established business park. Located just five minutes from I-81 via S.R. 29. Space features 27'5" to 29' 3" ceiling clear height, (1) 8'6" x 9'6" loading door, (1) 10' x 14' drive-in door, 40' x 50' column spacing and a 200-amp, 120/208 volt, 3-phase electrical service. Space is in excellent condition.

# FLEX & OFFICE



**122,226 SF** on 23.86 acres

## **1201 OAK STREET**

Pittston Township, PA 18640

[41.305316](tel:41.305316), -75.769982

Former retail complex being converted into office and medical space in Pittston Township. Space can be subdivided. Wide open space. Highway visibility. Abundant parking. Located at entrance to CenterPoint Commerce & Trade Park West. Less than one mile from I-81 and I-476. More than 470,000 people live within 20 miles.

**90,000 SF** on 10.09 acres

## **400-498 KEYSTONE AVENUE (PARCEL 5)**

CenterPoint Commerce & Trade Park East

Jenkins Township, PA 18640

[41.298673](tel:41.298673), -75.770074

Mericle will construct up to a 90,000 SF Class A office building here. This is one of the most visible office sites along the I-81 Corridor. Can be seen from I-81 and I-476. Site has been cleared, graded, and compacted and is located in a LERTA zone (10-year, 100% real estate tax abatement on improvements). Has all utilities including fiber. Park is located immediately off Exit 175 of I-81 and Exit 115 of I-476 in Jenkins Township, PA. Site is located just 10 minutes from Scranton and Wilkes-Barre. Excellent labor draw area. More than 470,000 live within 20 miles.



**68,400 SF** on 11.63 acres

**PARCELS 4I, 4J, AND 4K ENTERPRISE WAY**

CenterPoint Commerce & Trade Park West  
Pittston Township, PA 18640

[41.307425](tel:41.307425), -75.766902

High profile site at entrance to CenterPoint Commerce & Trade Park West. Visible from I-81 South. All utilities in place. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Site has been cleared, graded and compacted and is ready for the immediate construction of up to 68,400 square feet of office space. Room on-site for abundant parking. Great labor draw area.

**58,800 SF** on 6.98 acres

**100 KEYSTONE AVENUE**

CenterPoint Commerce & Trade Park East  
Jenkins Township, PA 18640

[41.304128](tel:41.304128), -75.764944

Proposed two-story, Class A 58,800 SF office building to be served by 294 parking spaces. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Excellent utility service, including fiber. High profile site. Fully permitted and approved. Site is located at corner of Oak Street and Keystone Avenue at the main entrance to CenterPoint Commerce & Trade Park East in Jenkins Township (Pittston), PA. The site is 1/2 mile from Exit 175 of I-81 and Exit 115 of I-476. Approximately 470,000 people live within 20 miles. The site is very visible from I-81, I-476, and S.R. 315.





**53,040 SF** on 6.00 acres

**400 STEWART ROAD**

Hanover Industrial Estates  
Hanover Township, PA 18640  
[41.212703, -75.916380](tel:41.212703,-75.916380)

This two-story flex office building can be leased at a very attractive rate. Features 238 parking spaces with room for more. Building can be expanded to almost 70,000 square feet with 534 parking spaces. Includes a 41,790 SF first floor (275'x150') and an 11,250 SF mezzanine (150'x75'). Approximately 44,680 SF is office space while approximately 8,360 SF is high ceiling warehouse space. The first-floor space includes an approximately 3,775 SF break room. There is a centrally located computer room with raised panel flooring. Building has a UPS system and a 350KW diesel-powered back-up generator. Located five minutes from I-81 via S.R. 29.

**44,800 SF** on 9.00 acres

**161-191 ENTERPRISE WAY**

CenterPoint Commerce & Trade Park West  
Pittston Township, PA 18640  
[41.310083, -75.767778](tel:41.310083,-75.767778)

High profile site visible from I-81 North. All utilities in place, including fiber. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Site has been cleared, graded and compacted and is ready for the immediate construction of up to 44,800 square feet of office space. Room on-site for abundant parking. Great labor draw area.



**38,176 SF** on 15.74 acres

**1122-1128 HANOVER STREET**

Hanover Industrial Estates  
Sugar Notch Borough, PA 18706

[41.198809, -75.927038](tel:41.198809,-75.927038)

Two adjacent spaces – 28,130 SF and 10,046 SF – can be combined to create a 38,176 SF office/flex space with abundant, on-site parking and many windows. The 28,130 SF space was formerly a disaster recovery center with expanded on-site data and telecom equipment and includes a large open area, six partitioned training rooms, and one partitioned data room. Has three (3) 8'-6" x 9'-6" vertical lift, insulated steel dock doors with 30,000 lb. capacity mechanical levelers with bumpers and a ceiling clear height of 30'4". Served by a CATERPILLAR 500 KW diesel generator. The 10,046 SF space includes 6,703 SF office with a 3,331 SF storage area. Heating and air conditioning is provided by multiple packaged, gas/electric roof top units. Has 400-amp (expandable to 800 amp) 120/208 volt, 3-phase electrical service.

[mericlereadytogo.com/1110HanoverStreet/](https://www.mericlereadytogo.com/1110HanoverStreet/)

**31,250 SF** on 4.77 acres

**1062 HANOVER STREET**

Hanover Industrial Estates  
Hanover Township, PA 18706

[41.199907, -75.938128](tel:41.199907,-75.938128)

Nice site adjacent to attractive pond in established business park. All utilities available. Located within five minutes of I-81 via S.R. 29. Good corporate neighbors. Great labor draw area. Mericle will build-to-suit up to 31,250 SF here.





**30,147 SF** on 4.77 acres

**1061 HANOVER STREET**

Hanover Industrial Estates  
Hanover Township, PA 18706

[41.201699](tel:41.201699), -75.935775

Fully-furnished, Plug N' Play, 30,075 SF former call center within a 108,000 SF flex building. Served by approximately 225 on-site parking spaces. Improvements include carpet tile flooring, porcelain and ceramic tile in restrooms and reception area, existing systems furniture and furnishings, (11) full glass sliding doors, decorative wood wall trim, wood chair rail, and office doors with sidelights. Electrical service is an 800-amp, 480/277 volt, 3-phase service with emergency power off switch (EPO) in the server room. There is a 500kw, 277/480V diesel back-up generator. Existing sprinkler system is light hazard with pre-action sprinkler system in the server room. Has (2) 5-ton Liebert units.

[mericlereadytogo.com/1061HanoverStreet/](http://mericlereadytogo.com/1061HanoverStreet/)

**28,130 SF** on 15.74 acres

**1128 HANOVER STREET**

Hanover Industrial Estates  
Sugar Notch Borough, PA 18706

[41.198809](tel:41.198809), -75.927038

28,130 SF in 133,000 SF multi-tenant flex building. Located five minutes from I-81 via S.R. 29. Available as climate controlled industrial space or as wide-open office space. Space was formerly a disaster recovery center with expanded on-site data and telecom equipment. Subdivision possible. Adjacent 10,046 SF space (mostly office) also available. Space includes large open area, six partitioned training rooms, and one partitioned data room. Has three (3) 8'-6" x 9'-6" vertical lift, insulated steel dock doors with 30,000 lb. capacity mechanical levelers with bumpers and a ceiling clear height of 30'4". Served by a CATERPILLAR 500 KW diesel generator.

[mericlereadytogo.com/1110Hanover/](http://mericlereadytogo.com/1110Hanover/)





**25,200 SF** on 4.37 acres

**PARCEL 4I ENTERPRISE WAY**

CenterPoint Commerce & Trade Park West  
Pittston Township, PA 18640

[41.307425, -75.766902](#)

High profile site at entrance to CenterPoint Commerce & Trade Park West. Visible from I-81 South. All utilities in place, including fiber. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Site has been cleared, graded and compacted and is ready for the immediate construction of a 25,200 SF (210' x 120') Class A office building. Room on-site for abundant parking. Great labor draw area.

**21,918 SF** on 5.57 acres

**225 STEWART ROAD**

Hanover Industrial Estates  
Hanover Township, PA 18706

[41.214846, -75.919614](#)

Three contiguous spaces - 10,379 SF, 8,480 SF, and 3,059 SF - that can be combined to create a 21,918 SF office. The 10,379 SF space and 8,480 SF space are fit out entirely as office space while the 3,059 SF space is used as light industrial space. Just five minutes to I-81 via S.R. 29. Good labor draw area. Strong utilities. Plenty of on-site parking. See individual descriptions for the 10,379 SF and 8,480 SF spaces later in this brochure.





**18,000 SF** on 2.90 acres

**PARCEL 4J ENTERPRISE WAY**

CenterPoint Commerce & Trade Park West

Pittston Township, PA 18640

[41.307425, -75.766902](#)

High profile site at entrance to CenterPoint Commerce & Trade Park West. Visible from I-81 South. All utilities in place, including fiber. Located in a LERTA Zone (10-year, 100% real estate tax abatement on improvements). Site has been cleared, graded and compacted and is ready for the immediate construction of an 18,000 SF (150 x 120') Class A office building. Room on-site for abundant parking. Great labor draw area.

**12,881 SF** on 8.55 acres

**159-161 CENTERPOINT BOULEVARD**

CenterPoint Commerce & Trade Park East

Jenkins Township, PA 18640

[41.301250, -75.761899](#)

This 12,881 square foot space formerly served as offices, a showroom, and warehouse for one of the nation's top distributors of dental supplies. The space is in exceptional condition and includes 7,549 square feet of furnished office and showroom space and 5,332 square feet of warehouse space. The office/showroom includes a fully outfitted training room, large kitchen, and systems furniture in excellent condition. The warehouse features 30'6" to 33'6" ceiling clear heights, two (2) 8'6" x 9'6" vertical lift insulated steel loading doors and one (1) 10' x 12' drive-in door. Some warehouse racking is available. Park entrance is less than one mile from I-81 and I-476.

[mericlereadytogo.com/145-173CenterPointBlvd/](https://www.mericlereadytogo.com/145-173CenterPointBlvd/)



**12,465 SF** on 4.058 acres

**150 ENTERPRISE WAY**

CenterPoint Commerce & Trade Park West

Pittston Township, PA 18640

[41.308927, -75.769077](tel:41.308927,-75.769077)

Up to 12,465 SF available within a recently constructed 22,600 SF office building near the entrance of CenterPoint Commerce & Trade Park West. Will subdivide. Power is 800 amp, 208/120v, 3-phase. Has light hazard wet sprinkler system throughout the facility. Fiber and copper telecommunications service in the park is provided by Verizon, Frontier Communications, and Comcast. Exterior wall system constructed with a brick veneer and ground face masonry. Has thermally broken aluminum frame entrance system and ribbon windows with 1" insulated glass. Heating, cooling, and ventilation is provided with individually controlled packaged gas/electric HVAC units. Has multi-year, 100% real estate tax abatement on improvements (LERTA). Excellent access to I-81, I-476, and SR 315. More than 470,000 people live within 20 miles.

[mericlereadytogo.com/150EnterpriseWay/](https://www.mericlereadytogo.com/150EnterpriseWay/)



**10,379 SF** on 5.57 acres

**225 STEWART ROAD**

Hanover Industrial Estates  
Hanover Township, PA 18706

[41.214846, -75.919614](tel:41.214846,-75.919614)

Approximately 10,379 SF of mostly wide-open office space within a 40,000 SF multi-tenant, flex building. Adjacent 11,539 SF also available. Space is fit-out with broadloom carpeting, resilient flooring, and an acoustical suspended ceiling system at approximately 9'-0" above finish floor. The available space has one (1) 3'x4' sliding glass window into reception and four (4) 4'x4' fixed interior windows. Has several private offices. Offers excellent access to I-81 and via S.R. 29.

[merclereadytogo.com/225StewartRoad/](https://www.merclereadytogo.com/225StewartRoad/)



**10,134 SF**

**190 WELLES STREET, SUITE 106**

Forty Fort, PA 18704

[41.274961, -75.874574](tel:41.274961,-75.874574)

Up to 10,134 SF of former medical office space located immediately off of Cross Valley Expressway. Lobby is naturally-lit with accent lights and has marble floor tiles. Space has an acoustical suspended ceiling at typically 9' above finish floor. Waiting and reception areas have custom cabinetry, full glass entry doors, and upgraded ceiling tiles. Has custom made cabinetry, a private restroom with shower, and radiation protection in the former radiation therapy areas. Contains a mixture of finishes, including carpeting, vinyl composition tile, and wallpaper. Has solid-core, oak veneer, flush wood interior doors. Has general lighting with 2' x 4' fluorescent troffer fixtures with prismatic lenses and 800-amp 480/277 volt, 3- phase electrical service with disconnects at former radiology rooms for equipment. Heating, cooling, and ventilation supplied by electric/gas roof top packaged units. Has a light hazard sprinkler system.



**10,046 SF** on 15.74 acres

**1122 HANOVER STREET**

Hanover Industrial Estates  
Sugar Notch Borough, PA 18706

[41.198809](tel:41.198809), [-75.927038](tel:75.927038)

10,046 SF of space with 6,703 SF office available in a 133,000 SF multi-tenant flex building. Entire space can be easily converted into office space with affordable lease rates. Existing heating and air conditioning is provided by multiple packaged, gas/electric roof top units. Has 400-amp (expandable to 800 amp) 120/208 volt, 3-phase electrical service. Can be combined with all or part of adjacent 28,130 SF former disaster recovery center space. Located five minutes from I-81 via S.R. 29. Has abundant on-site parking.

[mericlereadytogo.com/1110Hanover/](https://www.mericlereadytogo.com/1110Hanover/)

**10,000 SF** on 5.45 acres

**19 BERT COLLINS DRIVE**

Keystone Industrial Park  
Throop, PA 18512

[41.440700](tel:41.440700), [-75.611906](tel:75.611906)

10,000 SF of well-maintained office space in a 40,000 SF flex building in excellent labor draw area (more than 335,000 people live within 20 miles). Park is located immediately off I-81 and is less than five minutes from I-380 and I-84. Has abundant parking. Excellent call center space. Furnishings available. Space is largely wide-open but includes conference rooms, a training room, and several manager offices along the perimeter. Much of the space has attractive commercial grade carpet tiles.

[mericlereadytogo.com/19BertCollins/](https://www.mericlereadytogo.com/19BertCollins/)



**8,480 SF** on 5.57 acres

**225 STEWART ROAD**

Hanover Industrial Estates  
Hanover Township, PA 18706  
📍 41.214846, -75.919614

Available space is approximately 8,480 SF in excellent condition within a 40,000 SF multi-tenant flex space. Adjacent 13,438 SF also available. Includes an existing office fit-out with carpet tiles, resilient flooring, and an acoustical suspended ceiling system at approximately 9'-0" above finish floor. Space has built-in reception desk and existing windows along the front, side, and rear walls. Excellent access to I-81 and Route 29. Reliable power and telecom service. Ample parking.

🌐 [mericlereadytogo.com/225StewartRoad/](https://www.mericlereadytogo.com/225StewartRoad/)



**8,042 SF** on 8.55 acres

**145-147 CENTERPOINT BOULEVARD**

CenterPoint Commerce & Trade Park East  
Jenkins Township, PA 18640  
📍 41.301250, -75.761899

Former computer training/office center with Class A finishes. Includes four large classrooms, two conference rooms, manager offices, reception and break areas, and more. Can easily be converted into wide-open space. Highly visible location. Less than one mile from I-81 and I-476. Has many windows and more can be added. Excellent visibility from I-476 (PA Turnpike).



**6,427 SF** on 18.48 acres

**317 ENTERPRISE WAY**

CenterPoint Commerce & Trade Park West  
Pittston Township, PA 18640

[41.314439](tel:41.314439), -75.764144

Former 6,427 SF blood lab in 108,939 SF multi-tenant flex building with amenities such as sheet vinyl flooring with integral cove base, areas of waterproof wall surfaces, 'Clean Room VL' ceiling tiles, (4) double tier metal lockers in changing area, redundant HVAC control, walk-in cooler, multiple hand wash sinks, and secured storage areas, including an existing bio-waste storage room. Heating, air-conditioning, and ventilation is zoned and provided by gas/electric, packaged rooftop units with 100% redundant controls. Data/IT room has a dedicated 18,000 BTU ductless wall unit. Has a dedicated 75 cfm exhaust for existing bio-medical storage room. Has a 1,500 KW packaged diesel generator with transfer switch, fuel tank, block heater, and battery charger. Has suspended acoustical ceiling system at various ceiling heights from 9'-0" to 15'-0" above finish floor. Located in a LERTA tax abatement zone (100% real estate tax abatement on improvements available for several years).

[mericlereadyto.com/345EnterpriseWay/](http://mericlereadyto.com/345EnterpriseWay/)

**5,014 SF** on 11.6 acres

**1090 HANOVER STREET**

Hanover Industrial Estates  
Hanover Township, PA 18706

[41.200389](tel:41.200389), -75.930965

Located in a well-maintained, 70,000 SF multi-tenant flex, building, this space most recently housed digital switches for a telecommunications company. Built in 1997, the building is located just five minutes from I-81 via S.R. 29. Ample on site parking. Served by a 600 AMP, 277/480 Volt, 3-Phase electrical service and a 300 KW 277/480 Volt, 3-Phase diesel emergency generator. Office HVAC is via Trane packaged roof top units.



**4,726 SF** on 11.4 acres

**1192 SATHERS DRIVE**

Grimes Industrial Park  
Pittston Township, PA 18640

[41.315958](tel:41.315958), [-75.713776](tel:75.713776)

Very affordable 4,726 SF office space in good condition in 70,000 SF multi-tenant flex building. Offers quick access to I-81, I-476, and Wilkes-Barre/Scranton International Airport. Good labor draw area. Great space for a non-profit. This is a mostly wide-open space but has a conference room, a kitchenette and several private offices. Has plenty of on-site parking.



**3,923 SF**

**190 WELLES STREET, SUITE 168-170**

Forty Fort, PA 18704

[41.274961](tel:41.274961), [-75.874574](tel:75.874574)

3,923 SF former medical space in very good condition. Space contains a 256 SF reception area with custom-built cabinetry; multiple exam rooms, and two (2) waiting areas, one of which contains an ADA accessible patient restroom. Includes custom-made cabinetry in exam rooms with stainless steel sinks and built-in benches in changing areas. The space contains a mixture of upgraded finishes included carpeting, specialty ceiling tile, and wallpaper. Has solid-core oak veneer interior doors and there is a full-glass entry door to this suite. Lighting is 2' x 4' fluorescent troffer fixtures with prismatic lenses with special 2' x 4' fluorescent troffers with parabolic lenses in the reception area, waiting rooms, corridors, and doctor's office. Electrical service is 200-amp, 208/120 v, 3-phase. Heating, cooling, and ventilation supplied by electric/gas rooftop packaged units. Ample parking available.

## 3,862 SF

### 190 WELLES STREET, SUITE 112

Forty Fort, PA 18704

[41.274961](tel:41.274961), [-75.874574](tel:-75.874574)

Wide-open finished shell space formerly used as a call center. Mercile will customize the interior to a tenant's exact needs. Building is located immediately off of S.R 309 (Cross Valley Expressway). All utilities available. Large parking lot on-site. Many medical tenants located in complex.

## 2,488 SF

### 190 WELLES STREET, SUITE 174

Forty Fort, PA 18704

[41.274961](tel:41.274961), [-75.874574](tel:-75.874574)

2,488 SF former medical office in very good condition. Includes custom made cabinetry at check-in/check-out area, library, changing room, exam rooms, and nurse station area. Contains a mixture of finishes, including, carpeting, vinyl composition tile, and wall paper. Available space has 200-amp, 120/208 volt, 3-phase, electrical service and heating, cooling, and ventilation supplied by electric/gas roof top packaged units. Has very easy access from S.R. 309 (Cross Valley Expressway). Free on-site parking. Nice corporate neighbors. Space can be expanded into contiguous, unfinished part of complex.





**JUST LEASED!**

**1,705 SF**

**150 WELLES STREET, SUITE 400**

Forty Fort, PA 18704

[📍](#) 41.275284, -75.875785

Wide-open, former engineering office in excellent condition with plenty of on-site parking and immediate access to S.R. 309 (Cross Valley Expressway). The facade has natural stone architectural accents and tenants can utilize a common outdoor patio. Has fluorescent, parabolic lay-in troffer fixtures and Trane energy-efficient, grade level pad mounted, packaged gas heat/electric cooling with individually controlled unit(s). Served by a 225 amp, 208/120V, 3 phase electrical service.

**1,635 SF** on 3.82 acres

**600 BALTIMORE DRIVE**

East Mountain Corporate Center

Plains Township, PA 18702

[📍](#) 41.252630, -75.806232

1,635 SF modern office space on the second floor of this 31,359 SF Class A building. Space is accessible via common elevator and stair tower. HVAC is through individually controlled, gas/electric packaged rooftop units. Electrical service is 100 amps, 120/208 volt, 3-phase. Lighting is 2' x 4' lay-in fluorescent troffers with parabolic lenses. Building is fully sprinklered, Ordinary Hazard System. Located in East Mountain Corporate Center, an upscale, suburban office park near Wilkes-Barre, PA. Park is located immediately off Exit 170 A of I-81. I-476 is also about 5 minutes away. Geisinger Wyoming Valley Medical Center (major hospital) is also located in this office park.



GET MORE INFORMATION ABOUT ANY OF THESE PROPERTIES AT

**mericlereadytogo.com**



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.