

140,000 SF

ON 20 ACRES AVAILABLE FOR LEASE

125-145 PATRIOT DRIVE (P-42)

CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA



[SAMPLE BUILDING]

HIGH-PROFILE INDUSTRIAL SITE

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.

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CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA



LOCATION

- Less than one mile from I-81 and I-476
- More than 470,000 live within 20 miles of the park
- Foreign Trade Zone status for international trade
- Located in close proximity to FedEx Ground, FedEx Express, FedEx SmartPost, and UPS
- 10-year, 100% real estate tax abatement on improvements
- Centrally located within Scranton/Wilkes-Barre labor market

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.

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

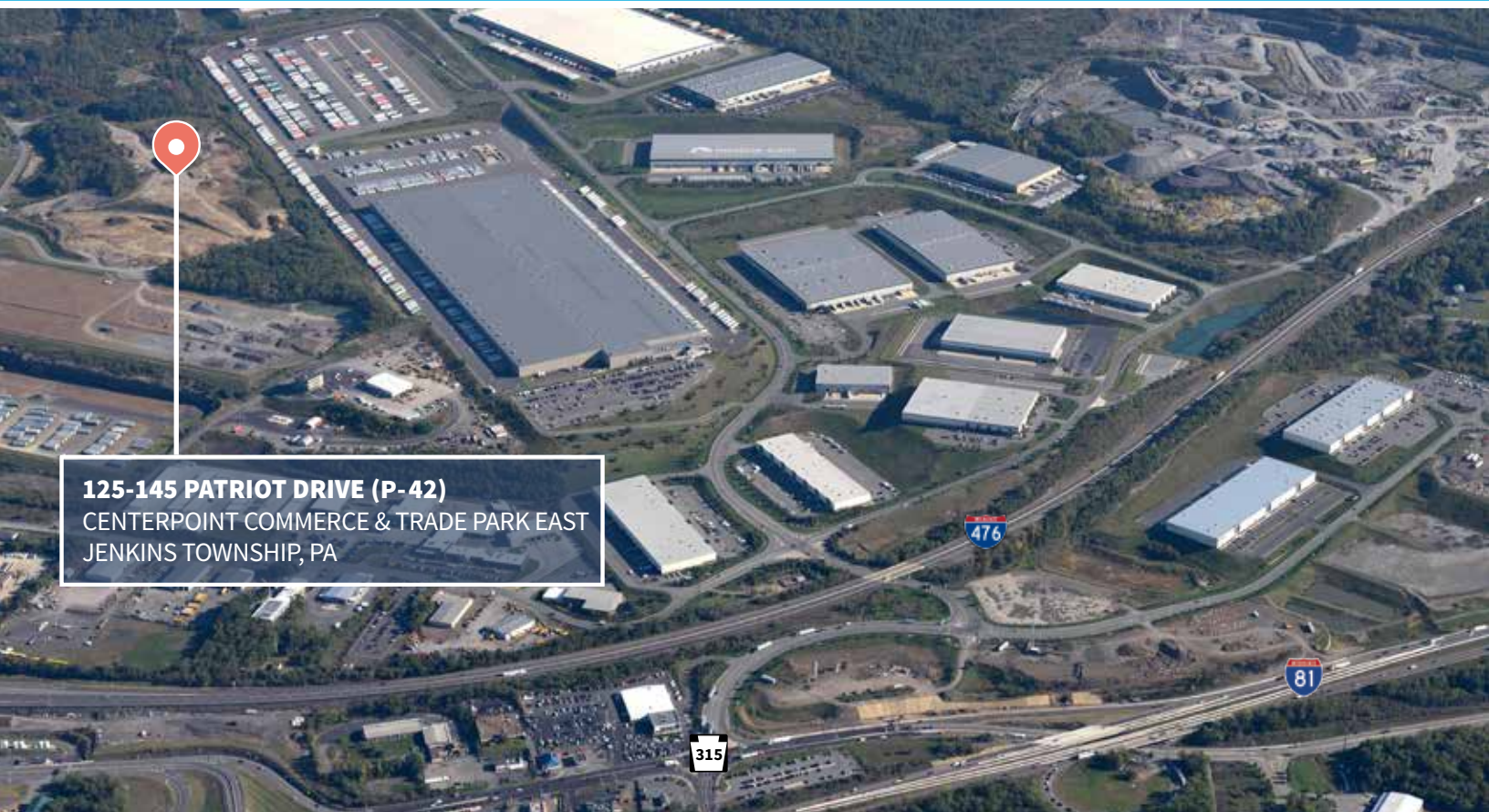
YEAR	CIVILIAN LABOR FORCE	EMPLOYMENT	UNEMPLOYMENT	UNEMPLOYMENT RATE
2016	267,400	249,600	17,800	6.5 %
2015	267,700	252,200	15,900	5.8 %
2014	260,900	242,300	18,700	7.2 %
2013	270,800	245,300	25,600	9.5 %
2012	270,300	244,800	25,500	9.4 %



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.**



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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.