

# CenterPoint

commerce & trade park

**SOUTH**

220



# WELCOME TO CENTERPOINT COMMERCE & TRADE PARK SOUTH

Strong utilities, quick highway access, and a tax abatement program are among the highlights of this 138-acre planned business park. Rail is provided by Luzerne and Susquehanna Railway with a direct link to Norfolk Southern.

CenterPoint Commerce and Trade Park South is located in Jenkins Township in Luzerne County, Pennsylvania. The property is just 2.5 miles from State Route 309, which provides very quick access to Interstates 81 and 476. The park's development plan calls for a mix of industrial, flex, and office buildings ranging from 10,000 square feet to more than 400,000 square feet, however, larger buildings can be accommodated by combining parcels.

Every building constructed in the park receives a 10-year, 100% real estate tax abatement on improvements via the Local Economic Revitalization Tax Assistance Program (LERTA).

Mericle Commercial Real Estate Services, the largest privately owned developer of industrial space along Pennsylvania's I-81 Corridor, is developing CenterPoint South as part of an overall 1,800-acre CenterPoint Commerce and Trade Park Complex. The nearby East and West phases of CenterPoint house many major tenants including: Amazon, Lowe's, Tailored Brands, FedEx Ground, J.P. Boden, Kimberly Clark, Quiet Flex Manufacturing, Bimbo Bakeries, Benco Dental, The Home Depot, Corning Life Sciences, and Isuzu.

## MILES TO KEY CITIES FROM CENTERPOINT SOUTH

Wilkes-Barre, PA	5
Scranton, PA	13
Delaware Water Gap, PA	53
Allentown, PA	64
Binghamton, NY	75
Morristown, NJ	102
Harrisburg, PA	111
Philadelphia, PA	115
Port of Newark, NJ	122
Manhattan, NY	133
Syracuse, NY	146
Baltimore, MD	191
Hartford, CT	203
Washington DC	232
Pittsburgh, PA	272
Boston, MA	307
Cleveland, OH	361
Toronto, ON	390


**51**

  
**MILLION PEOPLE**  
 LIVE WITHIN 200 MILES OF THE PARK

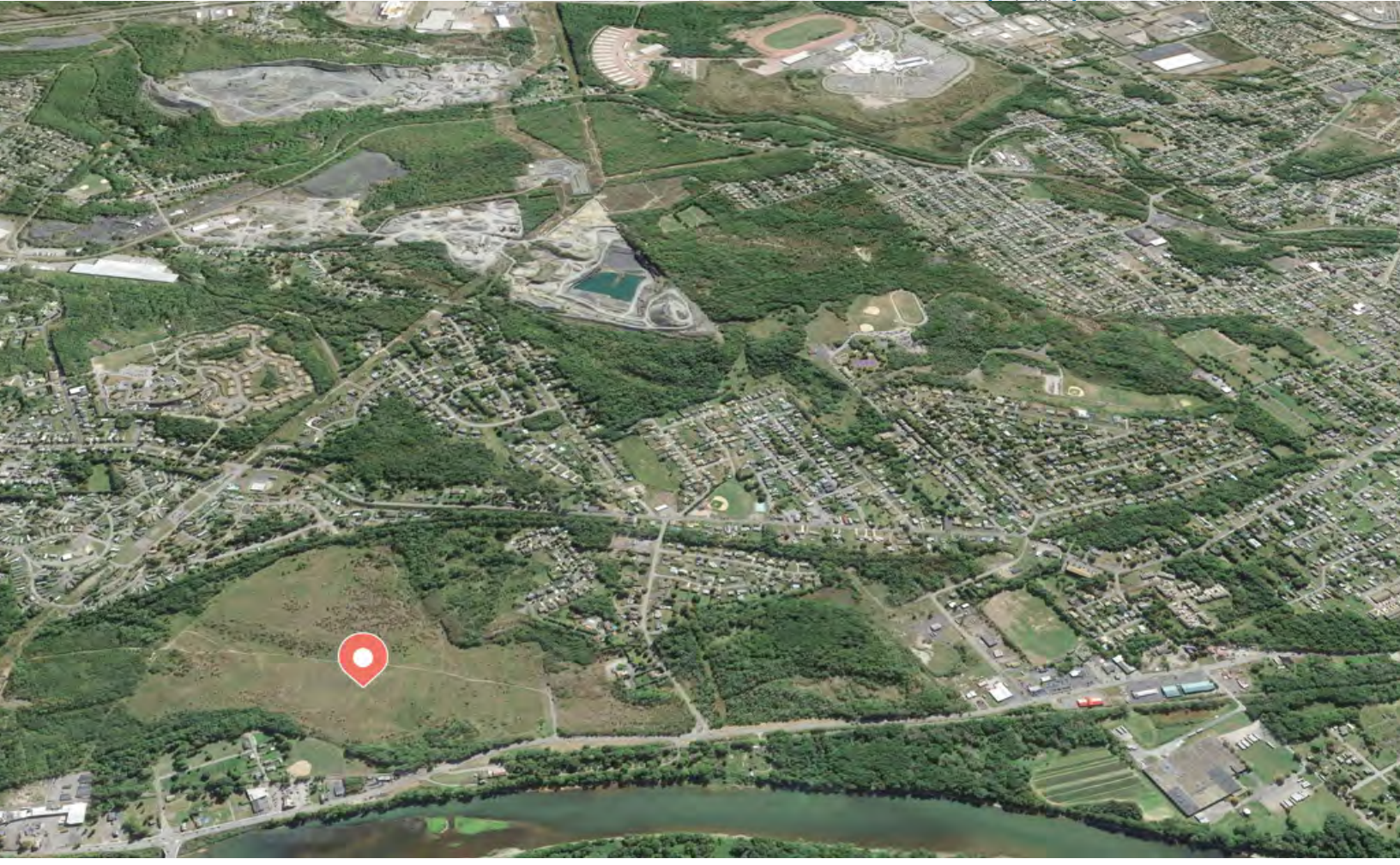
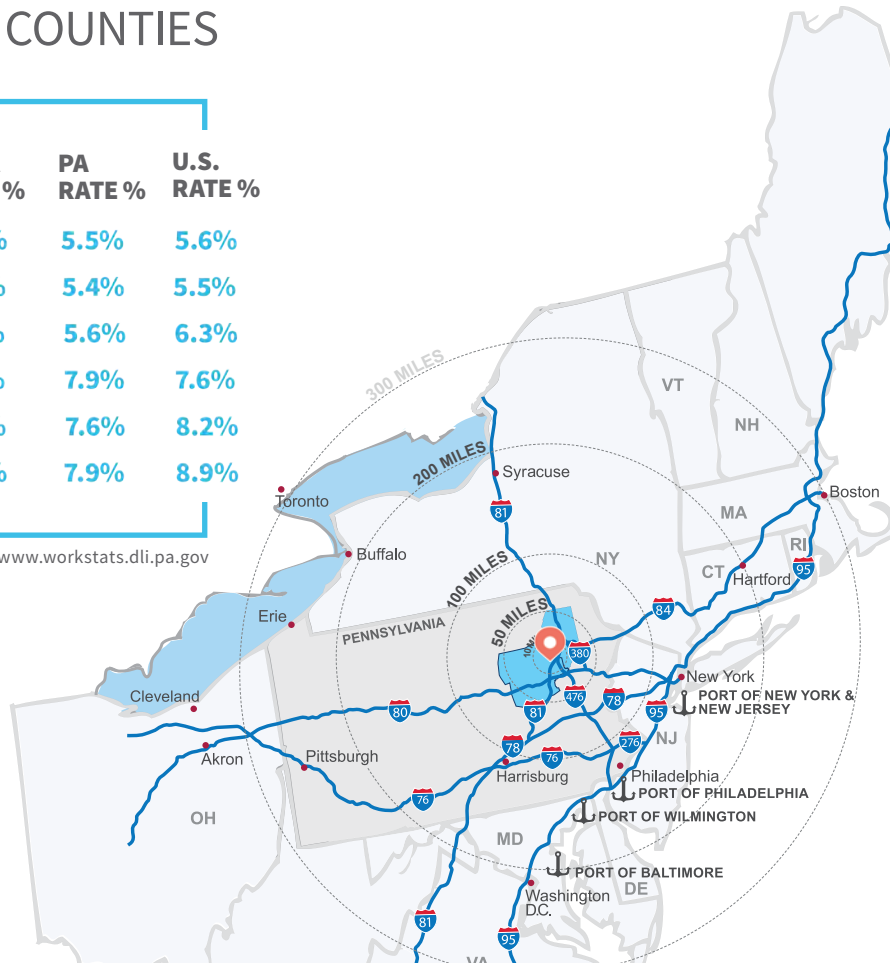
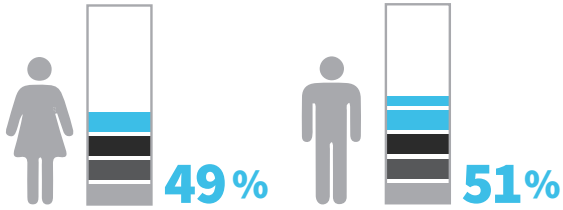


# EMPLOYMENT & UNEMPLOYMENT DATA

## 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%

Source: www.workstats.dli.pa.gov



# CENTERPOINT COMMERCE & TRADE PARK SOUTH UTILITIES

## NATURAL GAS

CenterPoint South natural gas service will be provided by UGI Penn Natural Gas (UGI PNG) via a proposed main operating at intermediate pressure along the park's access road. Gas will be supplied via a connection to an existing 2-inch main located near the project site along Saylor Avenue. In addition, UGI PNG maintains a pressure regulator station near the CenterPoint South property. Based on conversations with UGI PNG representatives, these facilities maintain adequate volume and pressure to accommodate most industrial users.

## WATER

CenterPoint South water service will be provided by Pennsylvania American Water Company (PAWC). PAWC currently maintains a 10-inch diameter main located near the intersection of Saylor Avenue and Main Street and an 8-inch main located adjacent to the CenterPoint South property along River Road. Both water mains will be available for combined domestic/fire flow based on demands from the park.

## ELECTRIC

CenterPoint South electrical service shall be supplied by PPL Electric Utilities (PPL). PPL maintains existing 12 KV, 3-phase distribution lines adjacent to the CenterPoint South property along River Road. Based upon conversations with PPL representatives, these lines are capable of serving most typical commercial and light industrial users. In addition, heavy industrial load capacity is available from an existing 69 KV, 3-phase transmission line located near the property.

## SANITARY SEWER

CenterPoint South sanitary sewage treatment will be provided by the Wyoming Valley Sanitary Authority (WVSA), which currently has an approved treatment capacity of 32 MGD and receives an average flow of 24 MGD at its treatment plant located in Hanover Township. The park's conveyance system will consist of 8-inch SDR-35 gravity mains that will convey sewage to existing 8-inch mains located on the north side of River Road and near the northwest property boundary of CenterPoint South. Both existing mains discharge to WVSA's pump station located along Tennant Street before reaching WVSA's treatment facility located in Hanover Township. Sanitary sewer mains within the park will be owned and maintained by the Jenkins Township Sanitary Authority.

## TELECOMMUNICATIONS

CenterPoint South telecommunications services will be provided by Verizon and additional local providers. There are existing overhead copper facilities owned by separate telecommunication service providers along the road rights-of-way bordering the project site. In addition, fiber optic facilities owned by Verizon are readily available in the direct vicinity of the project site. This combination of existing facilities in conjunction with local digital switching facilities, formal agreements with all mainstream long distance carriers, and colocation arrangements in local markets, allow the CenterPoint South occupants to access telephone service, DSL, T-1 and TDM services, and video conferencing from multiple potential service providers. It is currently anticipated that telecommunication services shall be provided to the CenterPoint South property via new aerial facilities.

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