403,000 SF

ON 49.35 ACRES AVAILABLE FOR LEASE

100-170 PATRIOT DRIVE (P-44)
CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSTON TOWNSHIP, PA 18640

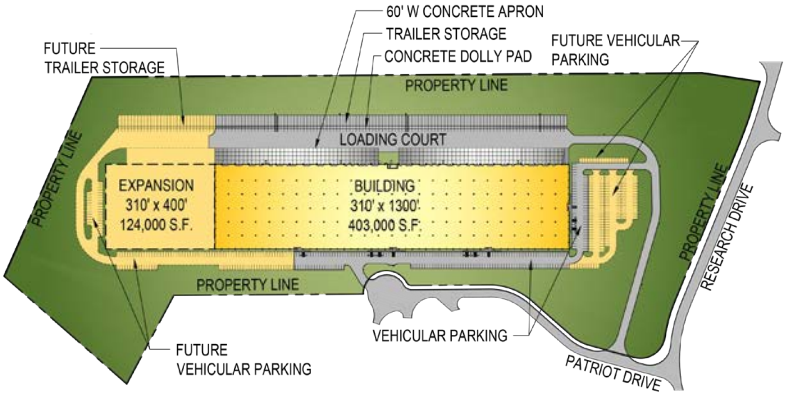
NEAR I-81, I-476 | EXPANDABLE TO 527,000 SF

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

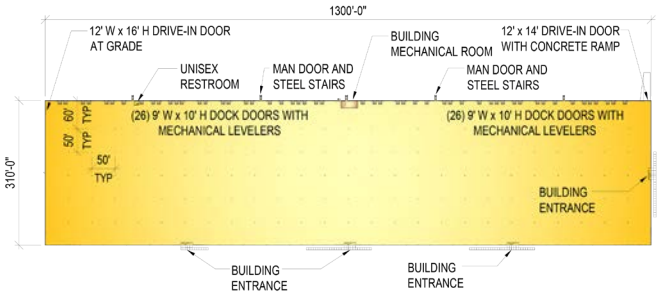
CENTERPOINT FEATURES

- Park is 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 industrial facilities for Lowe's, The Home Depot, Neiman Marcus, Kimberly Clark, Bimbo Bakeries, Isuzu, Corning, and others.

SITE PLAN



FLOOR PLAN



SIZE

- **Available Space**: 403,000 SF, expandable to 527,000 SF
- Spaces available from 46,564 SF
- **Acreage**: 49.35 acres
- **Building Dimensions**: 1300' (length) x 310' (depth)
- **Expansion Dimensions:** 400' (length) x 310' (depth)

BUILDING CONSTRUCTION

- **Floor**: 7" concrete floor, reinforced with welded steel mats
- **Roof**: MR-24 standing seam metal roof system
- **Exterior Walls**: Exterior wall system shall consist of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- **Ceiling Height**: 38'-2" approximate clear structural height along loading walls and 40'-0" approximate clear structural height at roof ridge
- **Column Spacing**: 50' x 50' bay spacing with 60' deep staging bay

LOADING

- **Dock Equipment**: Fifty-two (52) 9' x 10' vertical-lift dock doors with 30,000 LB capacity Rite-Hite, mechanical levelers with bumpers
- One (1) 12' x 14' vertical-lift drive-in door with pre-cast ramp
- 8" thick x 60' deep, reinforced concrete apron at loading dock
- 8' wide concrete dolly pad at 60' deep trailer storage area

UTILITIES

- **HVAC**: Energy-efficient, Cambridge direct-fire units
- **Electrical Service**: 800 amp, 480/277 volt, 3-phase electrical service (expandable)
- **Lighting**: The warehouse lighting shall LED fixtures
- **Fire Protection**: Early Suppression Fast Response (ESFR) sprinkler system
- **Utilities**: All utilities shall be separately metered
- Provisions for domestic water and natural gas shall be provided

PARKING

- Asphalt paving, including heavy duty pave in truck areas
- **Vehicle Parking**: On-site parking for approximately 226 vehicles, with future parking for up to 299 additional spaces
- **Trailer Parking**: On-site trailer storage for approximately 105 trailers, with future storage for up to 30 additional trailers

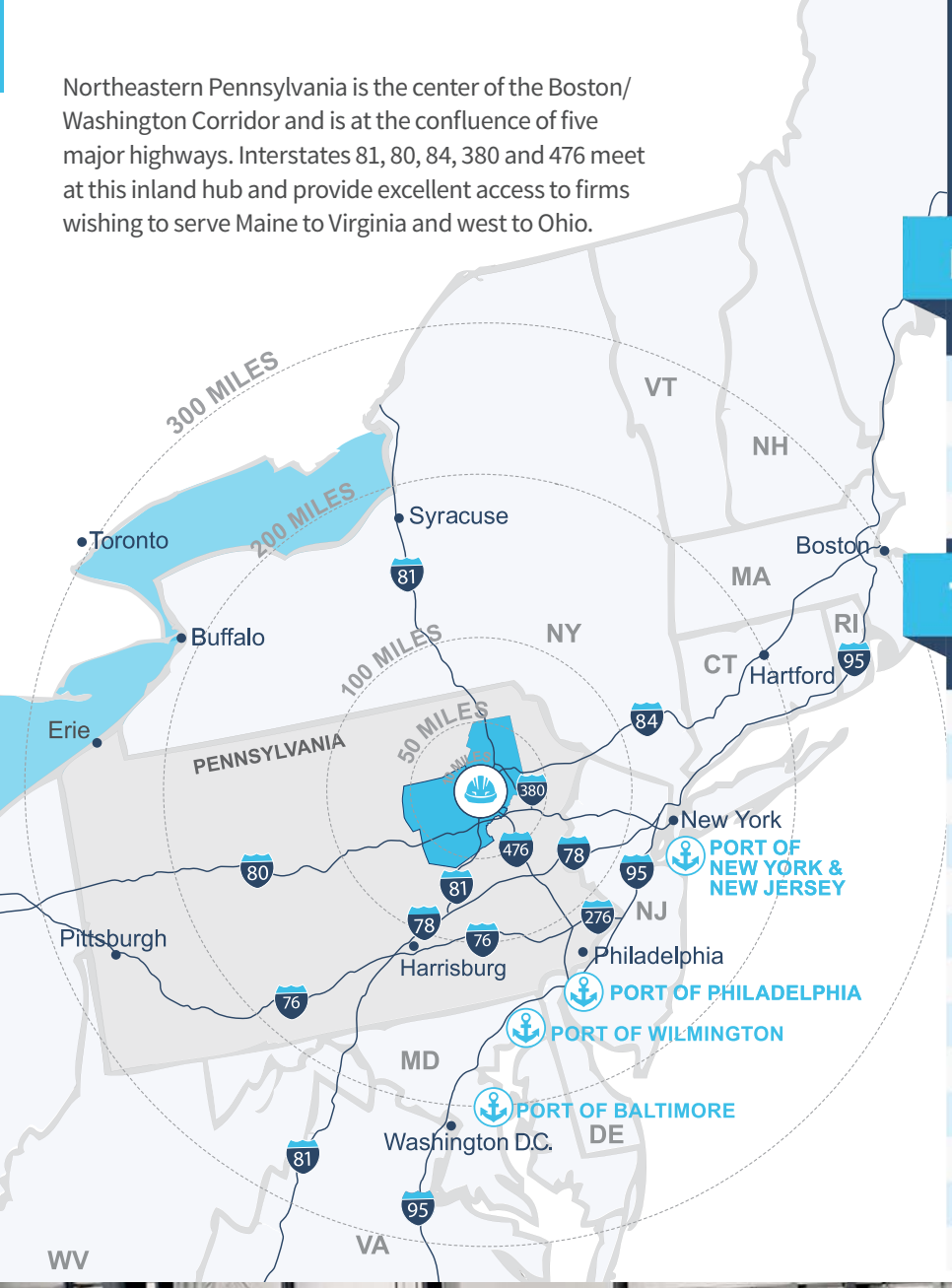
LOCATION

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

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
2019	263,600	251,500	12,100	4.6%	3.9%	3.8%
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%

Source: www.workstats.dli.pa.gov

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.