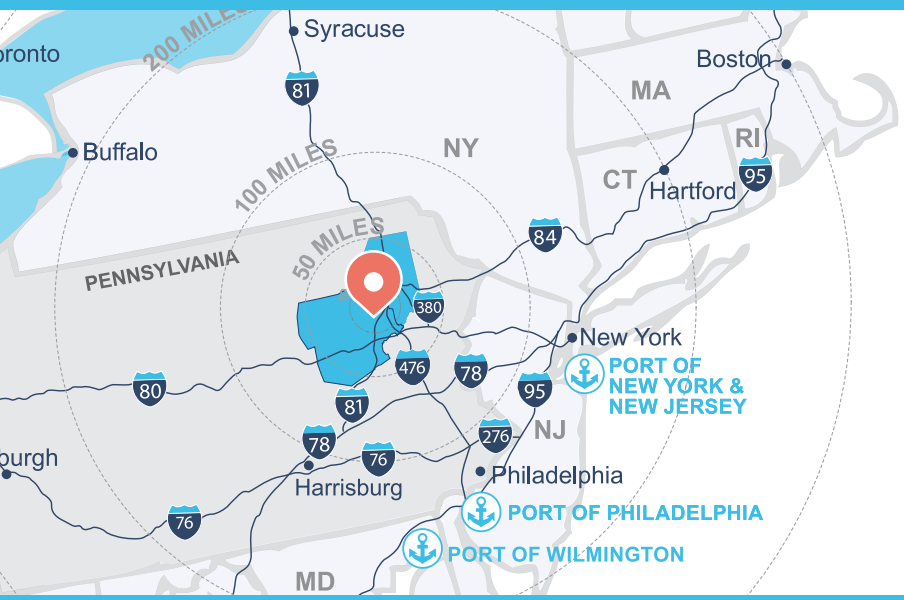
80,880 SF

ON 25.05 ACRES

275 CENTERPOINT BOULEVARD

CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA

INDUSTRIAL SPACE NEAR I-81, I-476



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.

BUTLER

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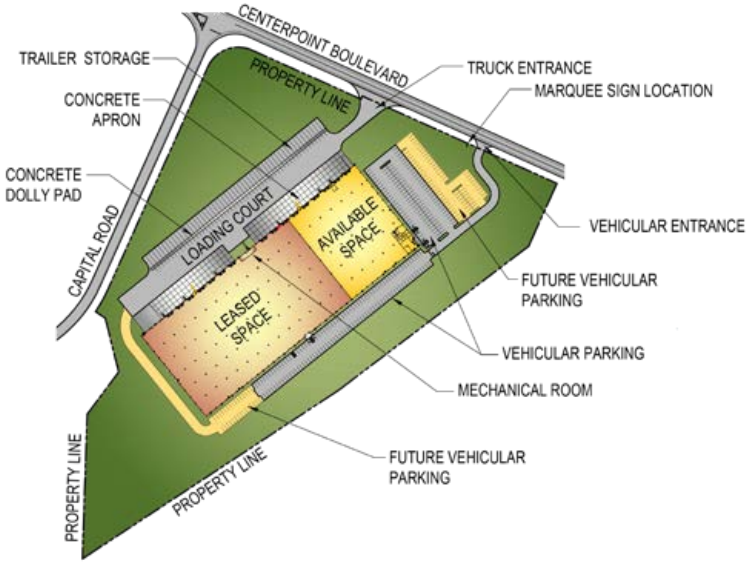
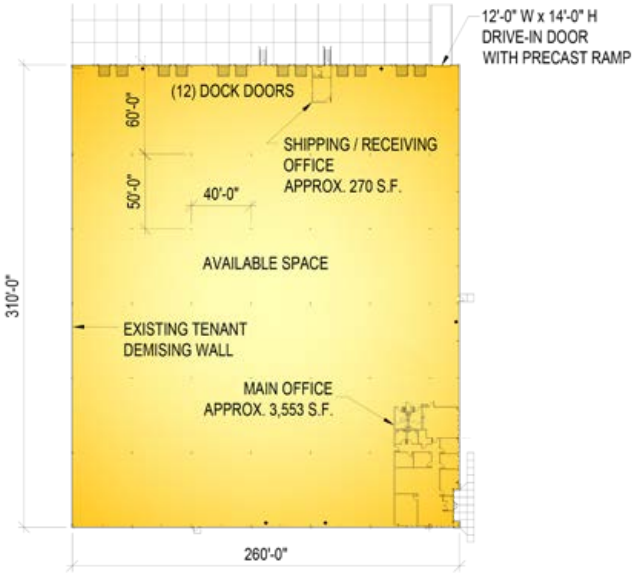
SITE PLAN



FLOOR PLAN



SIZE

- **Available Space**: 80,880 SF
- Spaces available from 31,108 SF to 80,880 SF.
- **Space Dimensions**: 260’ (length) x 310’ (depth)
- **Main Office**: Approx. 3,553 SF
- **Acreage**: 25.05
- **Building Size**: 254,200 SF
- **Building Dimensions**: 820’ (length) x 310’ (depth)

BUILDING CONSTRUCTION

- **Floor**: 6” thick concrete floor slab reinforced with welded steel mats.
- **Roof**: MR24 standing seam metal roof system with insulation.
- **Exterior Walls**: Architectural masonry, aluminum/ glazing entrance systems, and metal wall panels with insulation.
- **Ceiling Clear Height**: 33’-4” clear structural height at low eave, and 36’-8” clear structural height at ridge.
- **Column Spacing**: 40’ x 50’ bay spacing with a 60’ deep staging bay at the loading dock.

LOADING

- **Dock Equipment**: Twelve (12) 9’ x 10’ vertical-lift dock doors w/ 30,000 lb capacity *Rite-Hite* mechanical levelers with bumpers, *Frommelt* dock seals, and dock lights.
- **Drive-in Doors**: One (1) 12’ w x 14’ h vertical-lift insulated steel drive-in door with a 14’-0” wide x 40’-0” long, 50,000 lb capacity precast ramp with curbs and guard rails.
- 8’ wide concrete dolly pad.
- 8” thick reinforced concrete dock apron.

UTILITIES

- **Warehouse HVAC**: High-efficiency, suspended, gas-fired unit heaters. One (1) Air Exchange/Hr. system provided.
- **Main Office HVAC**: Gas/electric packaged rooftop unit.
- **Electrical Service**: Two (2) 800 Amp, 277/480 Volt, 3-Phase, 4 wire, 60 hz electrical service, total capacity of 1600 Amps.
- **Warehouse Lighting**: Energy-efficient fluorescent t-bay fixtures with lighting levels of 18 -22 fc average. **Office Lighting**: 2 x 4 drop-in, fluorescent troffers with prismatic lenses.
- **Fire Protection**: Early Suppression Fast Response (ESFR) sprinkler system.
- **Utilities**: Domestic water, natural gas, power separately metered.

PARKING

- **Vehicular Parking**: On-site parking for up to 149 vehicles.
- **Trailer Parking**: On-site parking for up to 34 trailers.

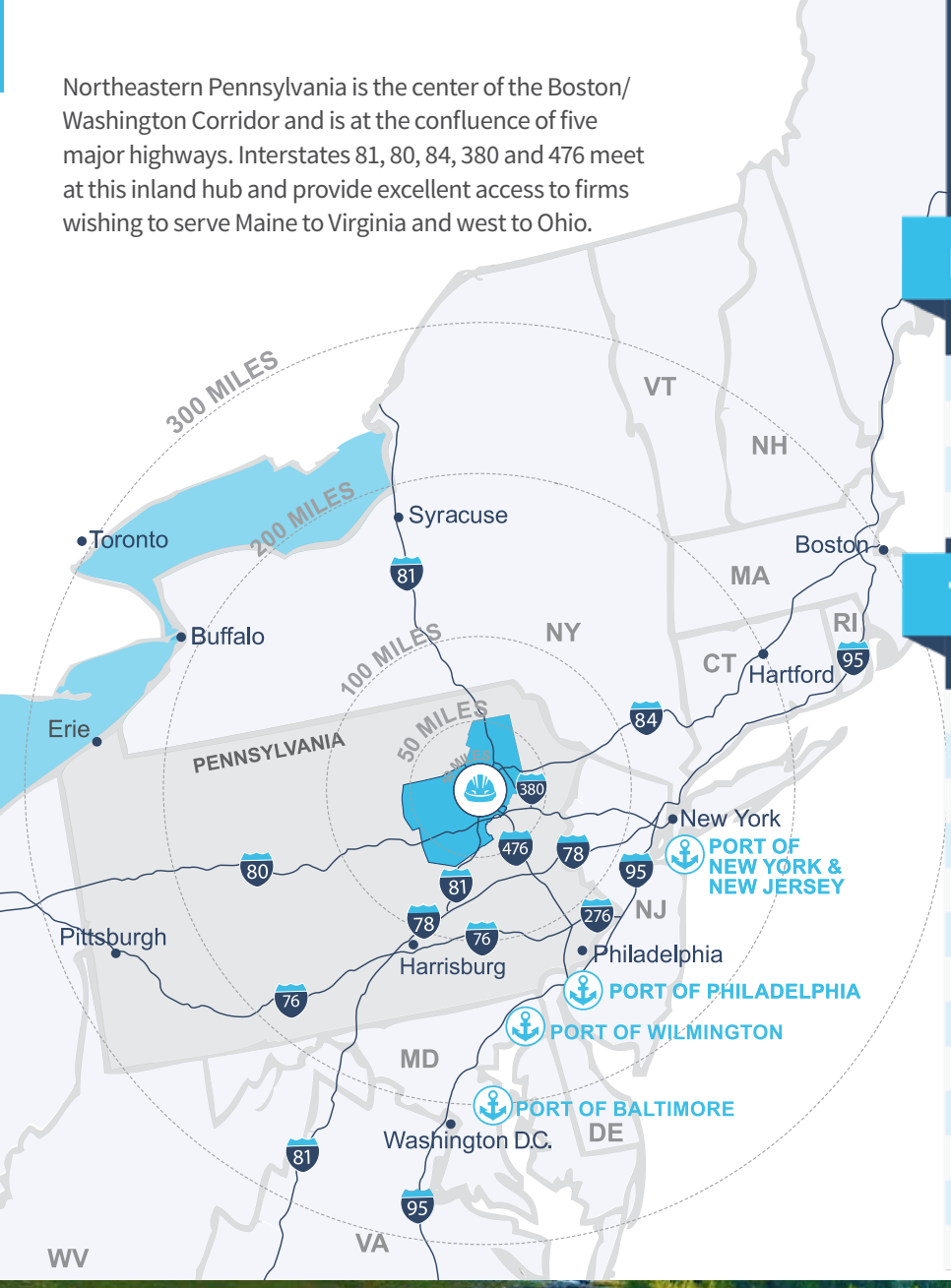
LOCATION

- 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

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