42,000 SF

ON 7.82 ACRES AVAILABLE FOR LEASE

410-420 RESEARCH DRIVE (P-35A)

CENTERPOINT COMMERCE & TRADE PARK EAST
PITTSTON TOWNSHIP, PA 18640

TAX-ABATED BUILDING NEAR I-81, I-476

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 wihin 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, Bimbo Bakeries, Isuzu, Corning, and others.

BUTLER

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.

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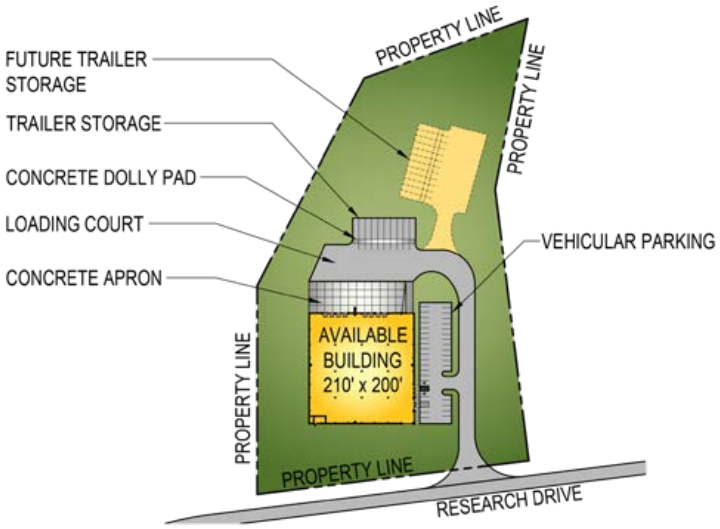
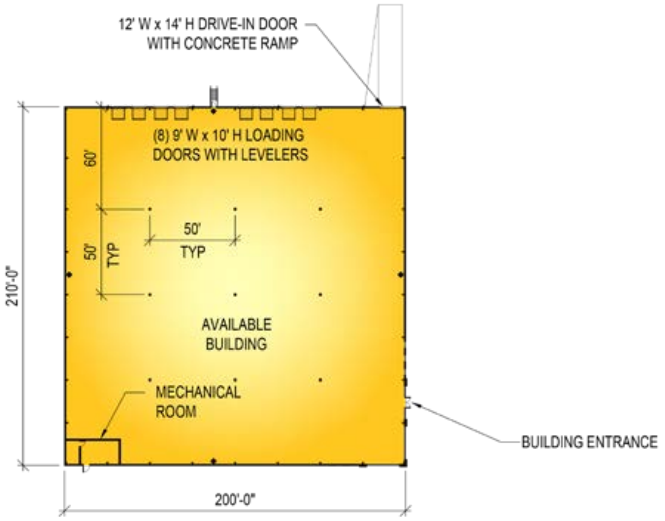
SITE PLAN



FLOOR PLAN



SIZE

- **Available Space**: 42,000 SF
- **Acreage**: 7.82 acres
- **Building Dimensions**: 210’ (length) x 200’ (depth)
- Space can be subdivided.

BUILDING CONSTRUCTION

- **Floor**: 6” thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *SpecHard* siliconate sealer/densifier and *E-Cure* curing compound.
- **Roof**: *Butler Manufacturing*, MR-24 metal roof system.
- **Exterior Walls**: Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- **Clear Ceiling Height**: 32’-2” approximate clear structural height along loading dock wall.
- **Bay Spacing**: 50’-0” x 50’-0” bay spacing with a 60’-0” deep staging bay.
- The building contains 3’-0” high x 6’-0” wide clerestory windows.

LOADING

- **Loading:** Single-sided loading.
- **Dock Equipment**: Eight (8) 9’-0” x 10’-0” vertical lift dock doors with vision kits by *Haas Door* or equal with 35,000 lb capacity mechanical levelers with bumpers by *Rite-Hite* or equal.
- One (1) 12’-0” x 14’-0” vertical lift drive-in door by *Haas Door* or equal and a reinforced concrete ramp.

UTILITIES

- **HVAC**: Energy-efficient, roof-mounted *Cambridge* direct-fire units.
- **Electrical Service**: 800 amp, 480/277 volt, 3-phase service (expandable to 4000 amps).
- **Lighting**: Energy-efficient 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 at truck areas and light duty pave in vehicle parking areas.
- On-site parking for approx. 39 vehicles.
- On-site trailer storage for approx. 10 trailers with 8’ wide concrete dolly pad with future storage for up to (12) additional trailers.
- 8” thick x 60’ deep, reinforced concrete dock apron at loading dock.

LOCATION

- Foreign Trade Zone status possible.
- 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.

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

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

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.**

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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.