

# 7,488 SF

ON 4.06 ACRES AVAILABLE FOR LEASE

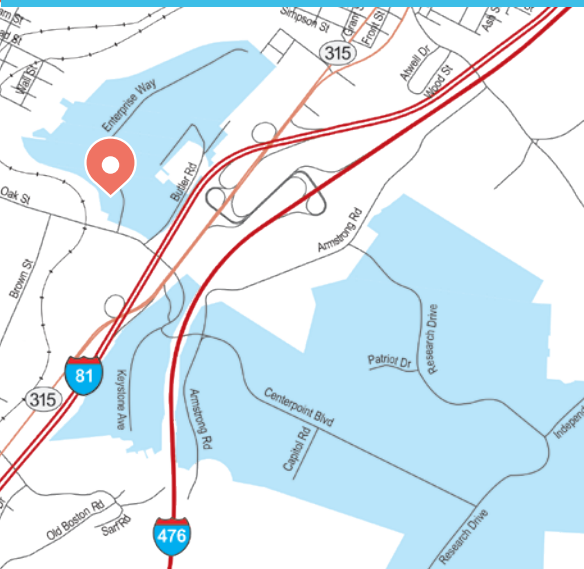
**154-160 ENTERPRISE WAY**

CENTERPOINT COMMERCE & TRADE PARK WEST  
PITTSTON TOWNSHIP, PA



## CLASS A OFFICE SPACE

**LERTA APPROVED!** MULTI-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.
- ✓ The park is home to office and healthcare functions for firms such as Geisinger, Benco Dental, Boden, Maximus, and C3i.

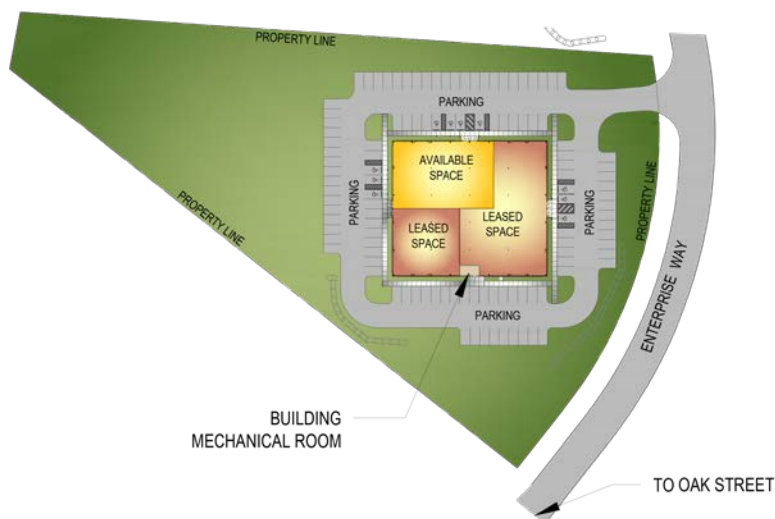
PROPERTY WEBSITE



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mericle.com  570.823.1100

## SITE PLAN



## FLOOR PLAN



## SIZE

- **Available Space:** 7,488 SF available within a 22,600 SF single-story office building.
- **Acreage:** 4.06 acres
- **Building Dimensions:** 160'-8" (length) x 140'-8" (depth)

## BUILDING CONSTRUCTION

- **Floor:** 4" thick reinforced concrete floor slab.
- **Roof:** Single-ply, .60 mil thick fully adhered EPDM membrane.
- **Exterior Walls:** Brick veneer and ground face masonry with thermally broken aluminum frame entrance system and ribbon windows with 1" insulated glass.
- Covered entrances with canopy.
- Mericle premium office finishes.

## PARKING

- **Vehicle Parking:** On-site parking for approximately 62 vehicles.

## UTILITIES

- **HVAC:** Individually controlled packaged gas/ electric HVAC units.
- **Electrical Service:** 800 Amp, 208/120 Volt, 3-phase electrical service.
- **Lighting:** 2' x 4' fluorescent, prismatic lay-in troffer fixtures.
- **Fire Protection:** Light Hazard wet sprinkler system throughout the facility.
- **Telecommunications:** Fiber and copper telecommunications service in the park are provided by *Verizon*, *Frontier Communications* and *Comcast*.
- **Utilities:** All utilities shall be separately metered.
- Provisions for domestic water and natural gas shall be provided.

## LOCATION

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

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

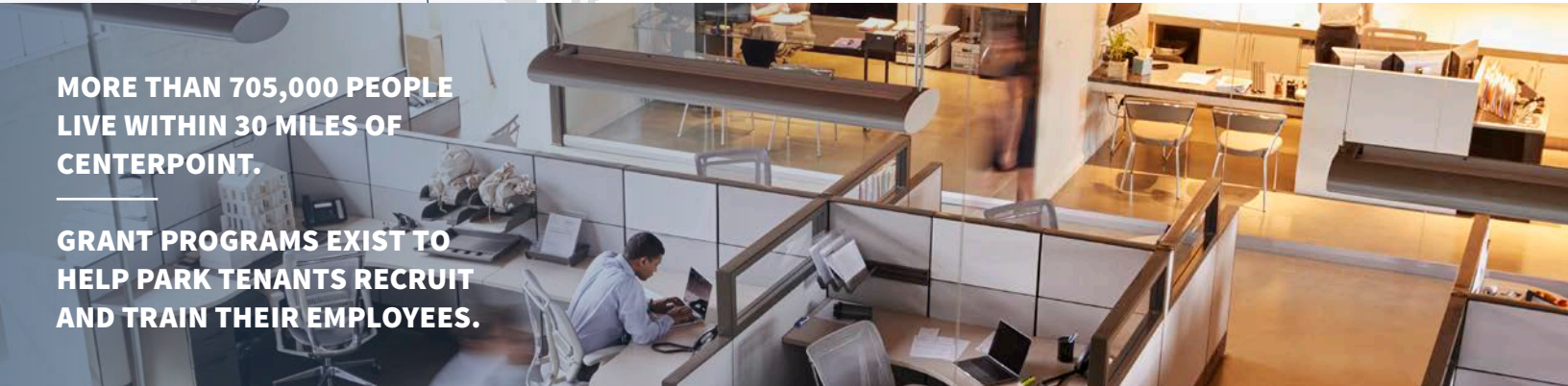
## TRAVEL DISTANCES

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



**MORE THAN 705,000 PEOPLE  
LIVE WITHIN 30 MILES OF  
CENTERPOINT.**

**GRANT PROGRAMS EXIST TO  
HELP PARK TENANTS RECRUIT  
AND TRAIN THEIR EMPLOYEES.**



## 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
2020	265,000	242,800	22,100	8.4%	7.3%	6.9%
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%



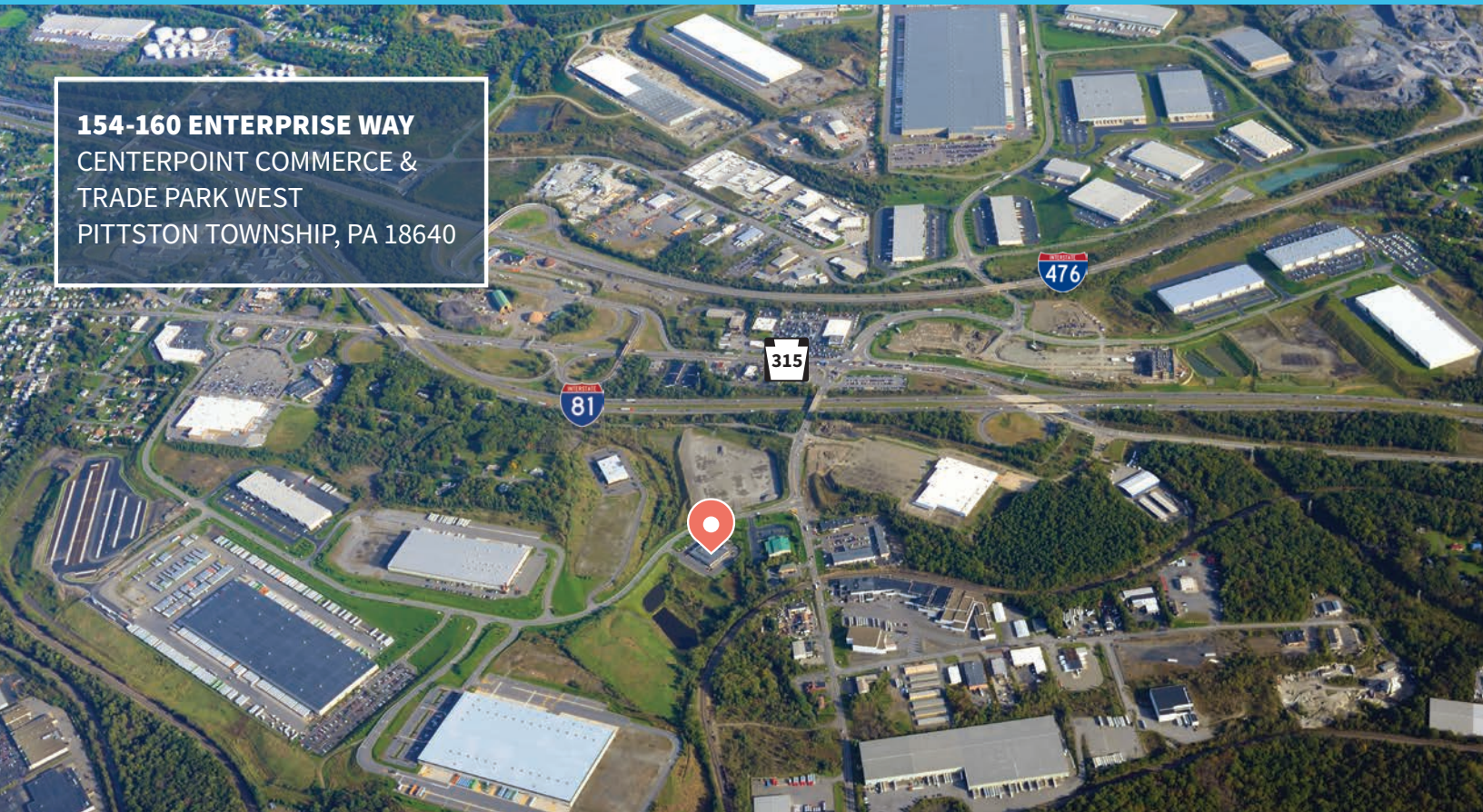
# LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE PROGRAM (LERTA)

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.**

**154-160 ENTERPRISE WAY**  
CENTERPOINT COMMERCE &  
TRADE PARK WEST  
PITSTON TOWNSHIP, PA 18640



## DEVELOPMENT DIVISION

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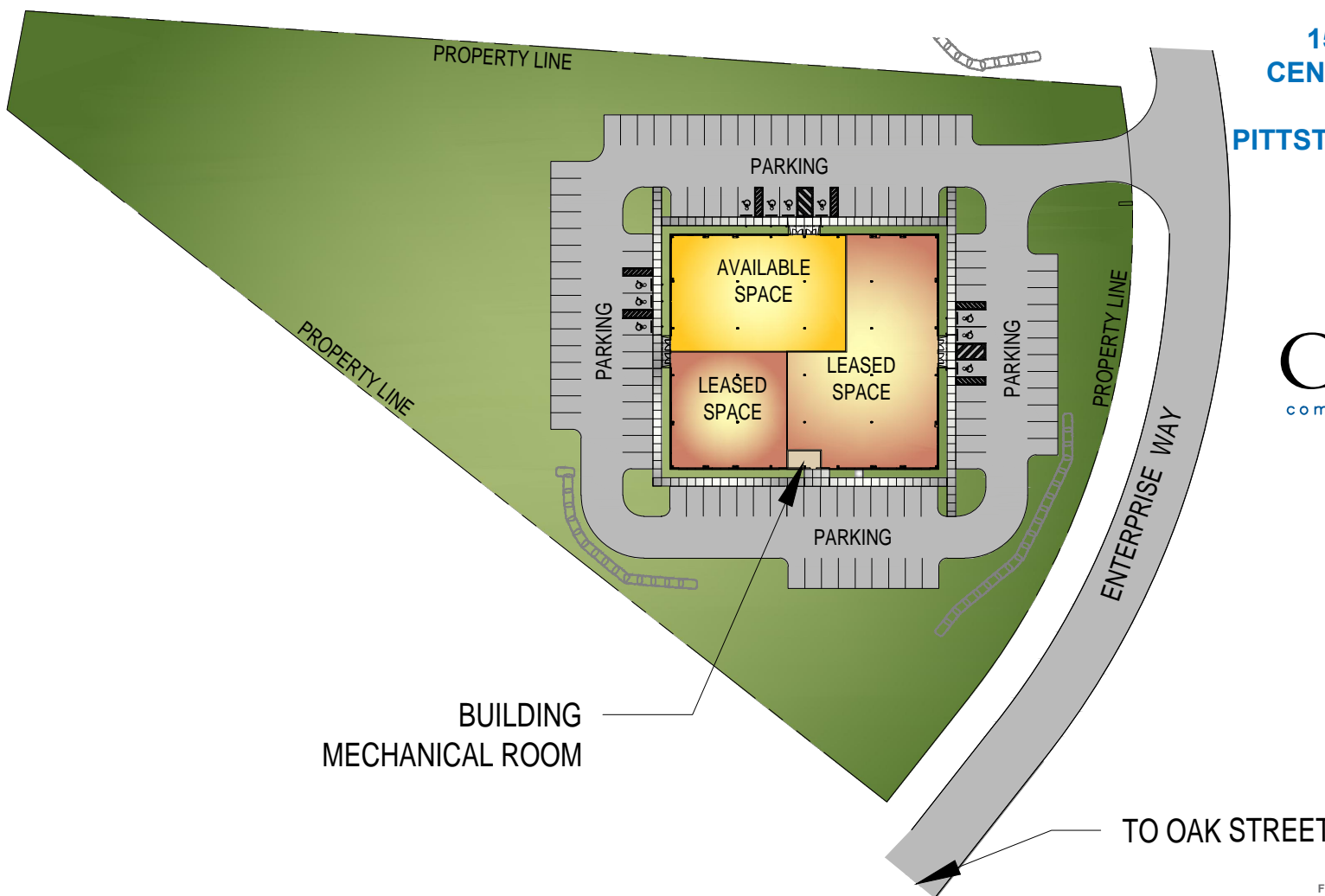
**BILL JONES, VP**  
bjones@mericle.com

To learn more, please call one of us at [570.823.1100](tel:570.823.1100) to request a proposal and/or arrange a tour.

# SITE PLAN

AVAILABLE 7,488 S.F. SPACE WITHIN AN  
EXISTING 22,600 S.F. BUILDING

PARCEL #2B  
154-160 ENTERPRISE WAY  
CENTERPOINT COMMERCE &  
TRADE PARK- WEST  
PITTSTON TOWNSHIP, PA 18640



These plans have been prepared solely for  
marketing purposes for the exclusive use of  
-- Mericle Commercial Real Estate Services

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East Mountain Corporate Center  
100 Baltimore Drive  
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

# BUILDING PLAN

AVAILABLE 7,488 S.F. SPACE WITHIN AN  
EXISTING 22,600 S.F. BUILDING

160'-8"

140'-8"

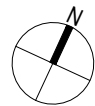
AVAILABLE  
SPACE

LEASED  
SPACE

LEASED  
SPACE

BUILDING  
MECHANICAL  
ROOM

PARCEL #2B  
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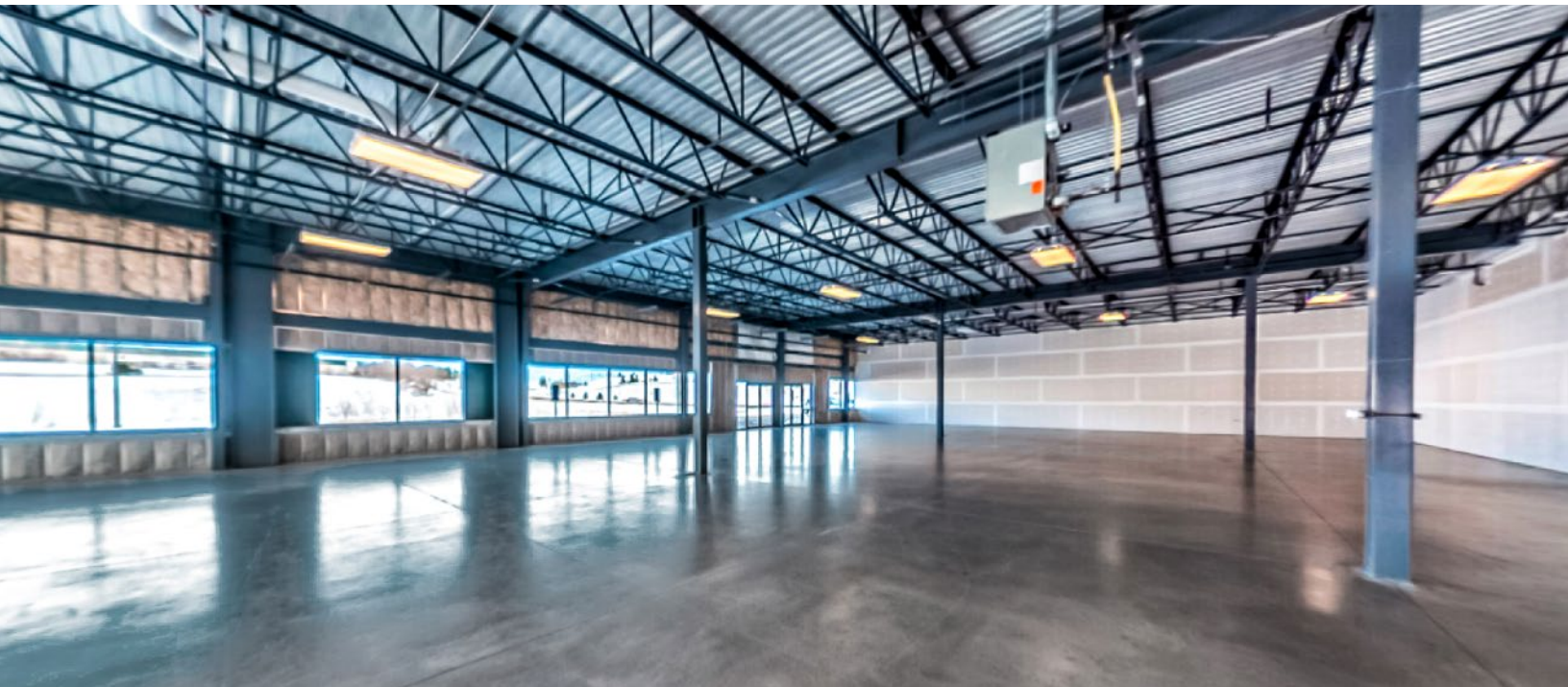
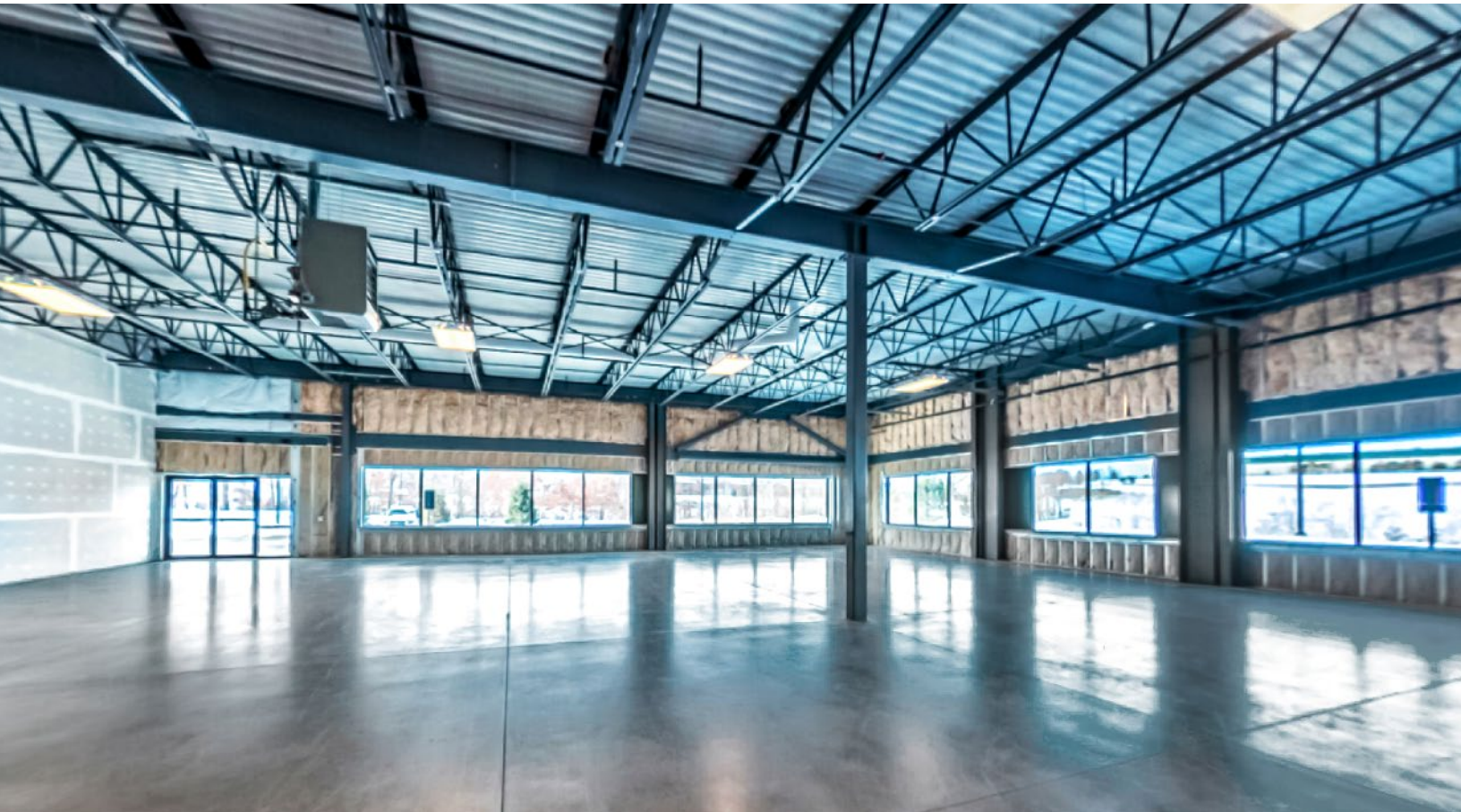
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To learn more about 150 Enterprise Way and to schedule a tour, please call Bob Besecker, Jim Hilsher, or Bill Jones of Mericle's Leasing Team at **570.823.1100**.



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