

122,226 SF

AVAILABLE FOR LEASE

1201 OAK STREET

CENTERPOINT COMMERCE & TRADE PARK WEST
PITSTON TOWNSHIP, PA



PRIME OFFICE/MEDICAL SPACE ADJACENT TO I-81 & I-476



DIRECTIONS TO 1201 OAK STREET:

- **Traveling North on I-81:** Take Exit 175 (Pittston/Route 315 North). Merge onto Route 315 north. At traffic signal, turn left onto Oak Street. Drive 1/10th of a mile, entrance on left.
- **Traveling South on I-81:** Take Exit 175A (Pittston/Route 315 South). Follow Rt. 315 south 1/2 mile to first traffic signal. Turn right at traffic signal (Oak Street). Drive 1/10th of a mile, entrance on left.
- **Traveling on I-476 (PA Turnpike):** Take Exit 115 (Route 315/Wyoming Valley). Follow Rt. 315 south 1/4 mile to first traffic signal. Turn right at traffic signal (Oak Street). Drive 1/10th of a mile, entrance on left.

MERICLE.COM

570.823.1100

PLANS AND SPECIFICATIONS

PROPERTY INFORMATION

- **Available Space:** 122,226 (412'4"x317'0") SF, divisible
- **Acreage:** 23.86 acres
- **Building Type:** Single Story Office Commercial Building
- **Office space:** Build-to-suit
- **Roof:** Rubber, installed in 2008
- **Parking:** 674 vehicles, room for +/- 300 additional

LOCATION

- Less than 1/2 mile from I-81 and 1-476
- More than 470,000 live within 20 miles of the park
- 3.1 miles from the Wilkes-Barre/Scranton International Airport
- More than 470,000 live within 20 miles of the park



TWO HOUR DRIVE
FROM NEW YORK CITY, PHILADELPHIA, AND HARRISBURG.

UTILITIES

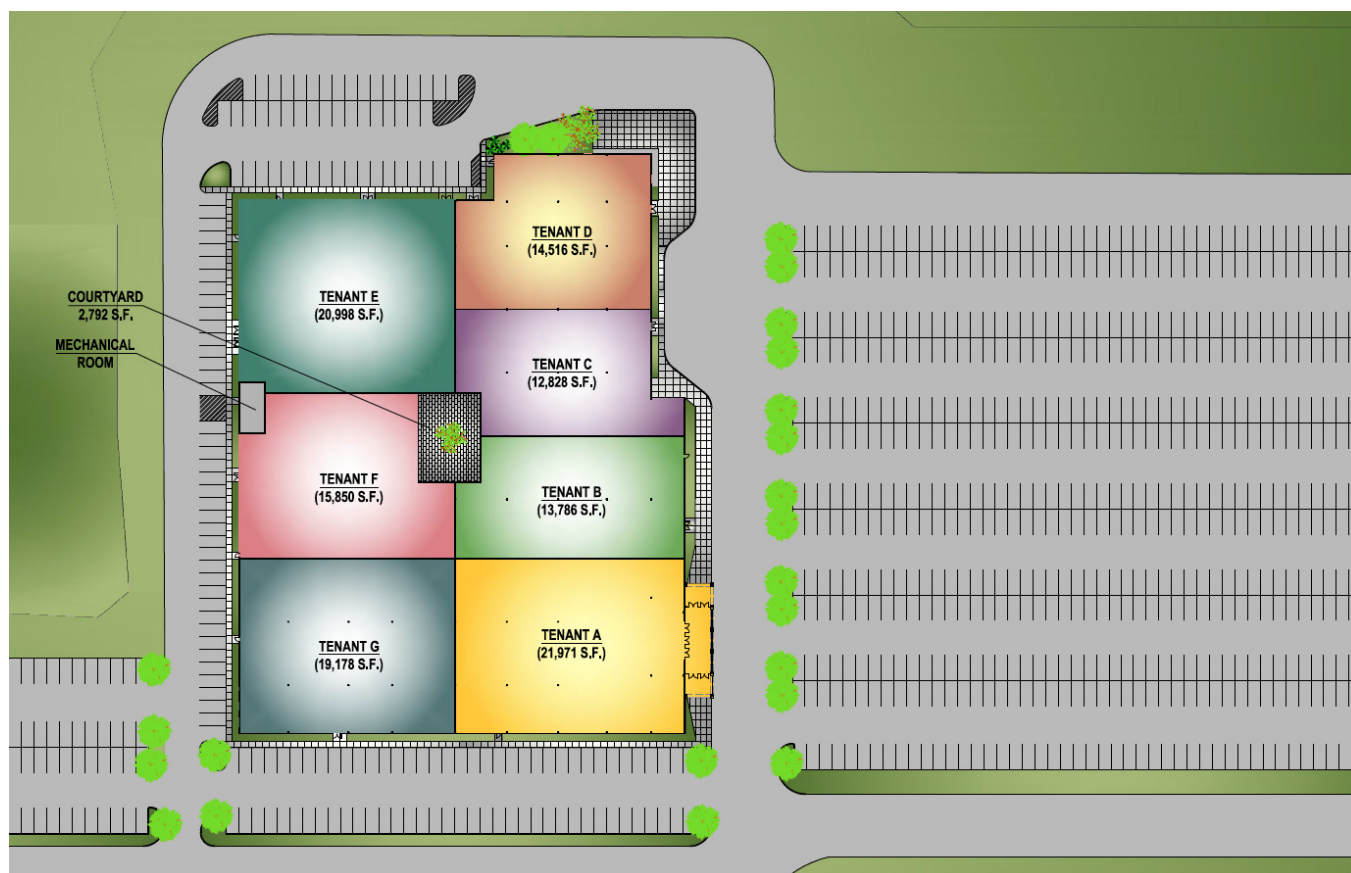
- **Electricity:** PPL
- **Water:** Pennsylvania American Water Company
- **Natural Gas:** UGI
- **Sewer:** Public
- **Telecom:** Comcast, Verizon, & Frontier
- **Fire Protection:** Wet sprinkler system

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

PROPOSED FLOOR PLAN



MERICLE
COMMERCIAL REAL ESTATE SERVICES

EAST MOUNTAIN CORPORATE CENTER
100 BALTIMORE DRIVE
WILKES-BARRE, PA 18702

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DEVELOPMENT DIVISION
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