

CenterPoint

commerce & trade park | south



WELCOME TO

CENTERPOINT COMMERCE & TRADE PARK SOUTH

An active rail line, strong utilities, and great highway access define this 138-acre planned business park.

CenterPoint Commerce and Trade Park South is located in Jenkins Township in Luzerne County, Pennsylvania. The property is just 2.5 miles from State Route 309, which provides very quick access to Interstates 81 and 476. The park’s development plan calls for a mix of industrial, flex, and office buildings ranging from 10,000 square feet to more than 400,000 square feet, however, larger buildings can be accommodated by combining parcels.

Every building constructed in the park receives a 10-year, 100% real estate tax abatement on improvements via the Local Economic Revitalization Tax Assistance Program (LERTA).

Mericle Commercial Real Estate Services, the largest privately owned developer of industrial space along Pennsylvania’s I-81 Corridor, is developing CenterPoint South as part of an overall 1,800-acre CenterPoint Commerce and Trade Park Complex. The nearby East and West phases of CenterPoint house many major tenants including: Amazon, Lowe’s, Tailored Brands, FedEx Ground, J.P. Boden, Kimberly Clark, Quiet Flex Manufacturing, Bimbo Bakeries, Benco Dental, The Home Depot, Corning Life Sciences, and Isuzu.

MILES TO KEY CITIES
FROM CENTERPOINT SOUTH

CITY	MILES AWAY
Wilkes-Barre, PA	5
Scranton, PA	13
Delaware Water Gap, PA	53
Allentown, PA	64
Binghamton, NY	75
Morristown, NJ	102
Harrisburg, PA	111
Philadelphia, PA	115
Port of Newark, NJ	122
Manhattan, NY	133
Syracuse, NY	146
Baltimore, MD	191
Hartford, CT	203
Washington DC	232
Pittsburgh, PA	272
Boston, MA	307
Cleveland, OH	361
Toronto, ON	390

    **51**    
MILLION PEOPLE
LIVE WITHIN 200 MILES OF THE PARK

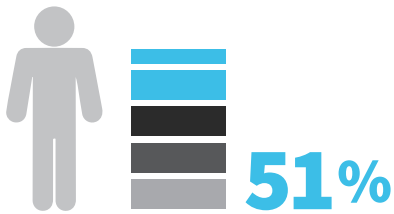
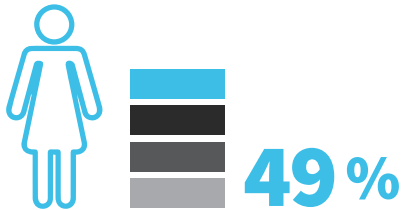


EMPLOYMENT & UNEMPLOYMENT DATA

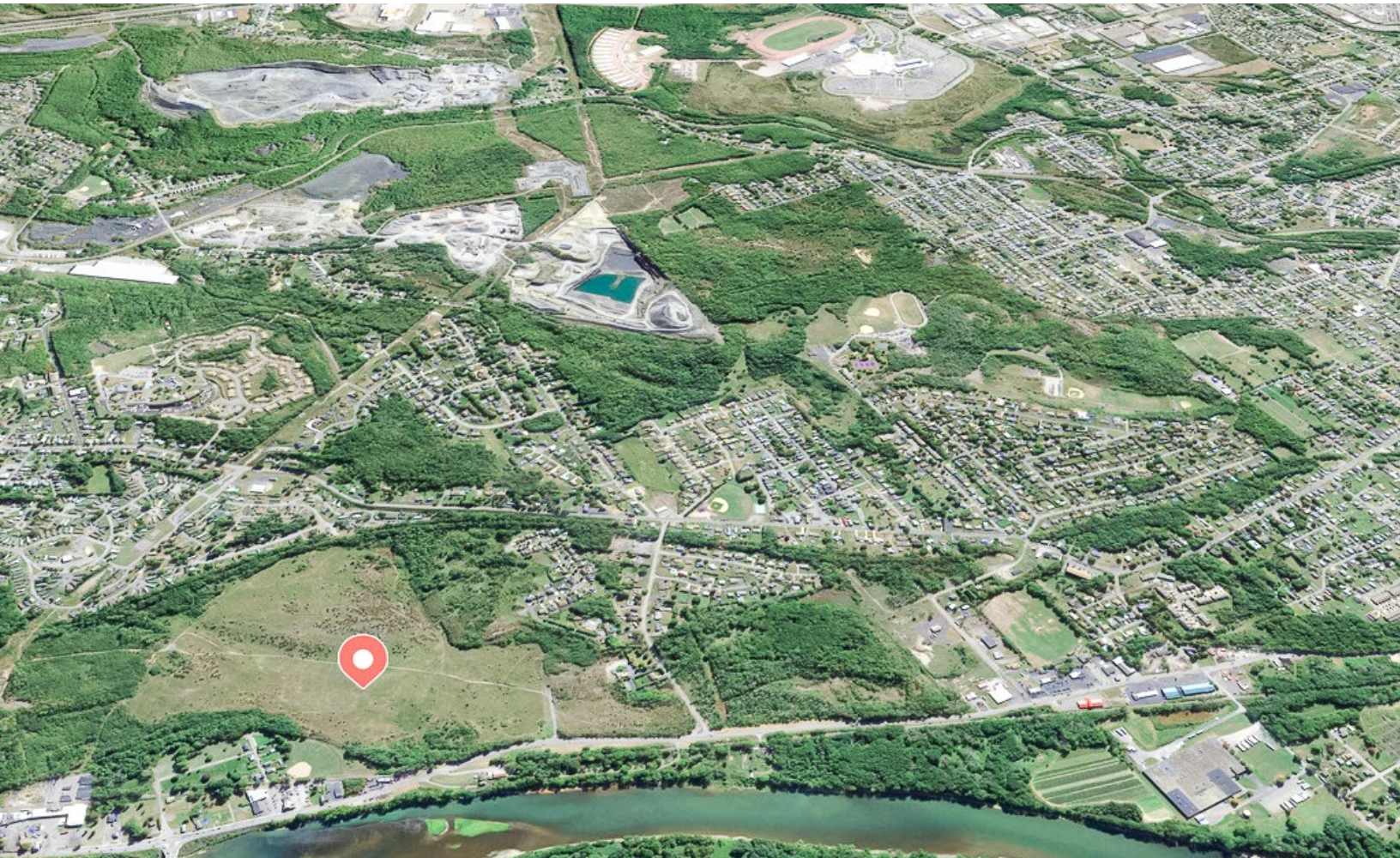
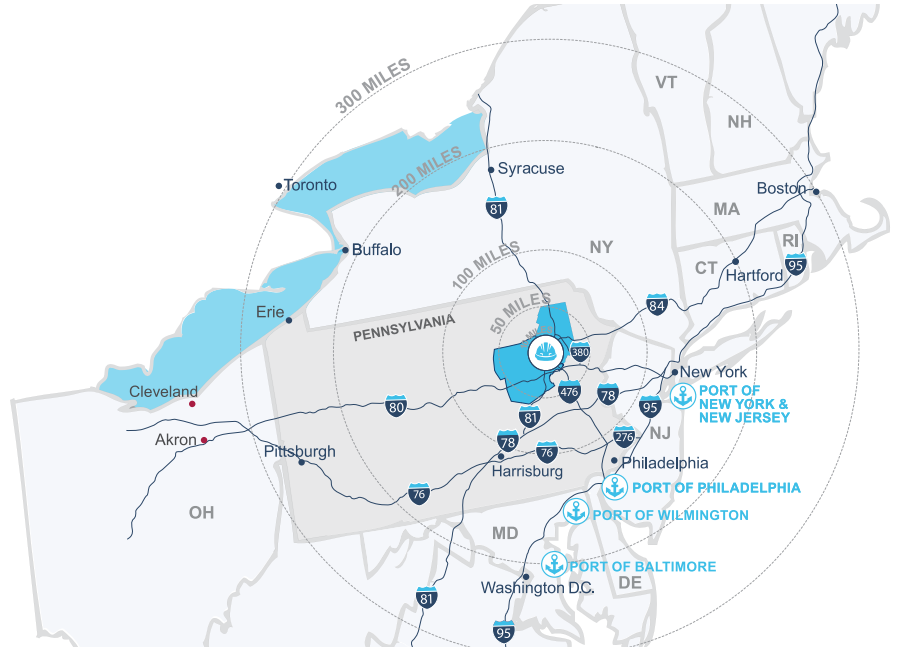
FOR LACKAWANNA & LUZERNE COUNTIES

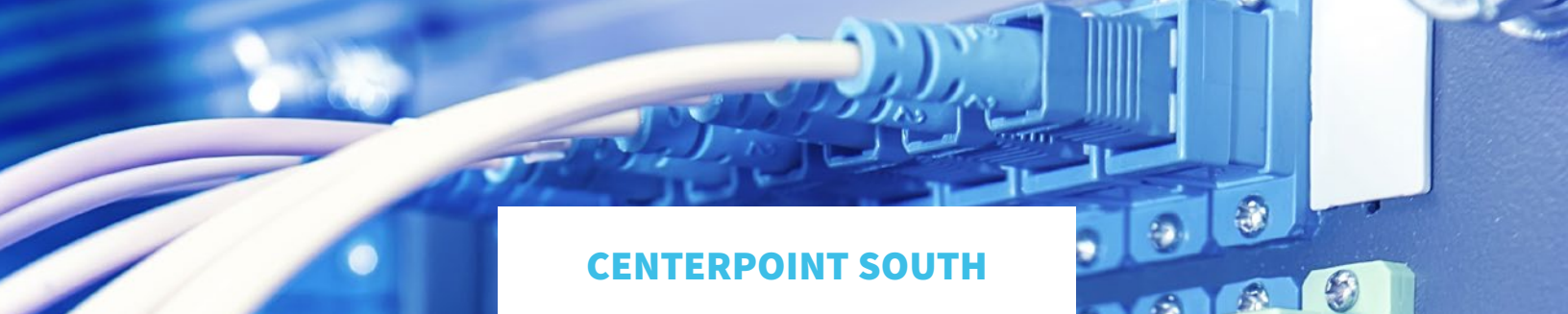
MORE THAN 470,000 PEOPLE LIVE WITHIN 20 MILES OF CENTERPOINT

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%



Source: www.workstats.dli.pa.gov





CENTERPOINT SOUTH

UTILITIES



NATURAL GAS

CenterPoint South natural gas service will be provided by UGI Penn Natural Gas (UGI PNG) via a proposed main operating at intermediate pressure along the park's access road. Gas will be supplied via a connection to an existing 2-inch main located near the project site along Saylor Avenue. In addition, UGI PNG maintains a pressure regulator station near the CenterPoint South property. Based on conversations with UGI PNG representatives, these facilities maintain adequate volume and pressure to accommodate most industrial users.



WATER

CenterPoint South water service will be provided by Pennsylvania American Water Company (PAWC). PAWC currently maintains a 10-inch diameter main located near the intersection of Saylor Avenue and Main Street and an 8-inch main located adjacent to the CenterPoint South property along River Road. Both water mains will be available for combined domestic/fire flow based on demands from the park.



ELECTRIC

CenterPoint South electrical service shall be supplied by PPL Electric Utilities (PPL). PPL maintains existing 12 KV, 3-phase distribution lines adjacent to the CenterPoint South property along River Road. Based upon conversations with PPL representatives, these lines are capable of serving most typical commercial and light industrial users. In addition, heavy industrial load capacity is available from an existing 69 KV, 3-phase transmission line located near the property.



SANITARY SEWER

CenterPoint South sanitary sewage treatment will be provided by the Wyoming Valley Sanitary Authority (WVSA), which currently has an approved treatment capacity of 32 MGD and receives an average flow of 24 MGD at its treatment plant located in Hanover Township. The park's conveyance system will consist of 8-inch SDR-35 gravity mains that will convey sewage to existing 8-inch mains located on the north side of River Road and near the northwest property boundary of CenterPoint South. Both existing mains discharge to WVSA's pump station located along Tennant Street before reaching WVSA's treatment facility located in Hanover Township. Sanitary sewer mains within the park will be owned and maintained by the Jenkins Township Sanitary Authority.



TELECOMMUNICATIONS

CenterPoint South telecommunications services will be provided by Verizon and additional local providers. There are existing overhead copper facilities owned by separate telecommunication service providers along the road rights-of-way bordering the project site. In addition, fiber optic facilities owned by Verizon are readily available in the direct vicinity of the project site. This combination of existing facilities in conjunction with local digital switching facilities, formal agreements with all mainstream long distance carriers, and colocation arrangements in local markets, allow the CenterPoint South occupants to access telephone service, DSL, T-1 and TDM services, and video conferencing from multiple potential service providers. It is currently anticipated that telecommunication services shall be provided to the CenterPoint South property via new aerial facilities.

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