

Mercer Commerce Park

Mercer, PA

Youngstown | Warren | Boardman MSA (Mahoning Valley)



Shovel Ready BTS Site

Up to 1,714,000 SF

M-1 Industrial Zoned

Heavy Power – 200 MW

LERTA Tax Abatement Approval

Delivery 2025 (Accommodate)

Project Features

- Heavy Power – 200 MW of Power is Available by First Energy.
- Flat Topography to Allow for Large Scale Industrial Development in the Region.
- 40' Clear Height
- 50' x 56' Column Spacing with 60' Dock Speed Bays
- Ample Car Parks, Dock Positions, and Trailer Storage.
- 7" 4000 PSI Reinforced Concrete Floor Slab
- ESFR Fire Suppression System
- LED Lighting

Transportation

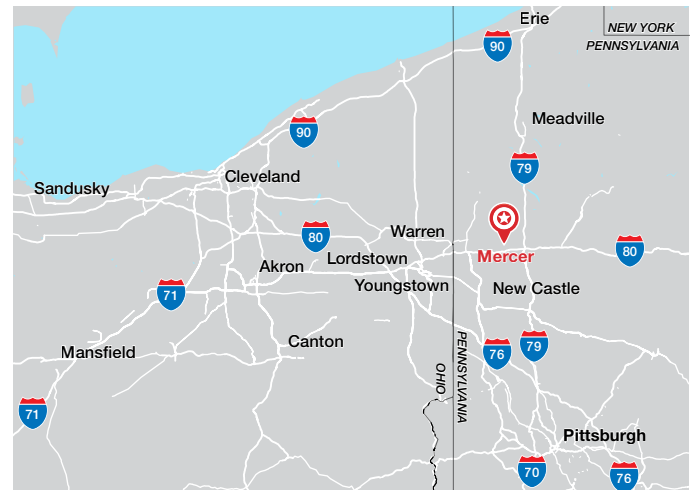
- Direct and Full Access to Interstate 80 on Exit 15
- 1 Hour Drive Time to Pittsburgh, PA
- 1-Day Drive Time to 100M Total Population
- Proximity to Pittsburgh International Airport, CSX, Norfolk Southern Pitcairn and Pittsburgh Intermodal Terminals, & Port of Pittsburgh.

Labor Force

- Available Skilled Labor (w/in 45- Minute Drive Time)

State, Regional, and Local Incentives Available

- LERTA Property Tax Abatement
- Investment & Job Creation Grants
- Manufacturing Tax Credit Program
- Workforce Training Grant
- Qualified Manufacturing Innovation & Reinvestment Deduction
- Redevelopment Assistance Capital Program



InSite

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Location

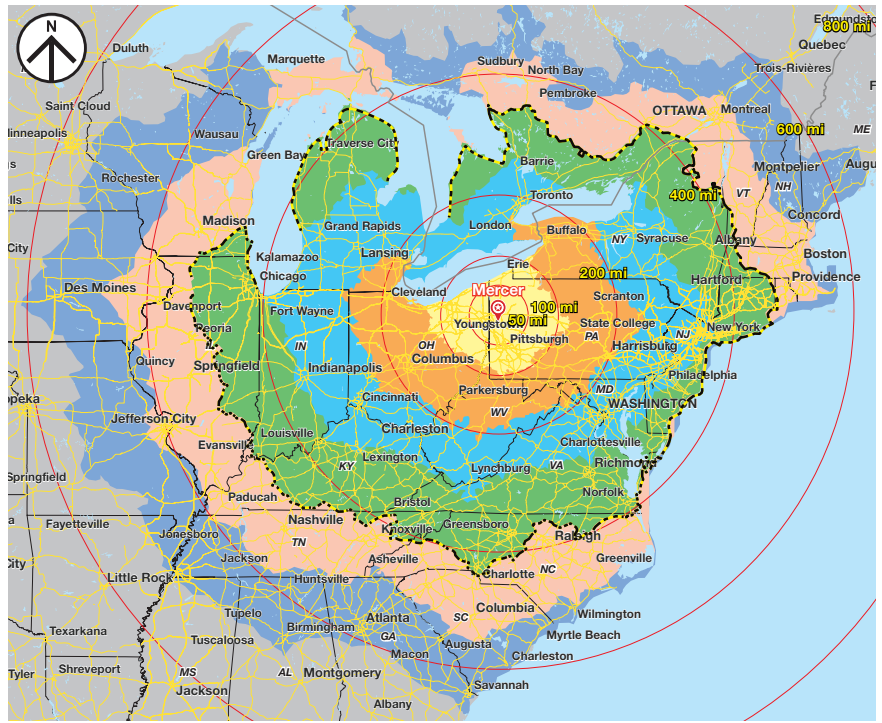
Proximities Map



Highway Distance

City	Highway Distance	Drive Time
Youngstown, OH	33 mi	35 min
Warren, OH	37 mi	45 min
Pittsburgh, PA	64 mi	1 hr
Cleveland, OH	99 mi	1 hr 45 min
Columbus, OH	197 mi	3 hr 15 min
Detroit, MI	251 mi	4 hr
Toronto, Ontario, Canada	258 mi	4 hr 15 min
Cincinnati, OH	298 mi	4 hr 45 min
Washington, D.C.	305 mi	5 hr 20 min
Baltimore, MD	308 mi	5 hr 15 min
Philadelphia, PA	358 mi	6 hr
New York City, NY	369 mi	5 hr 45 min
Indianapolis, IN	371 mi	6 hr
Louisville, KY	403 mi	6 hr 40 min
Chicago, IL	426 mi	6 hr 30 min
Nashville, TN	480 mi	8 hr 30 min
Ottawa, Ontario, Canada	489 mi	7 hr 30 min
Charlotte, NC	506 mi	7 hr 45 min
Montreal, Quebec, Canada	547 mi	9 hr 25 min
St. Louis, MO	575 mi	10 hr
Atlanta, GA	743 mi	11 hr 40 min
Minneapolis, MN	833 mi	13 hr 25 min
Kansas City, MO	851 mi	12 hr 35 min

1-Day Drive



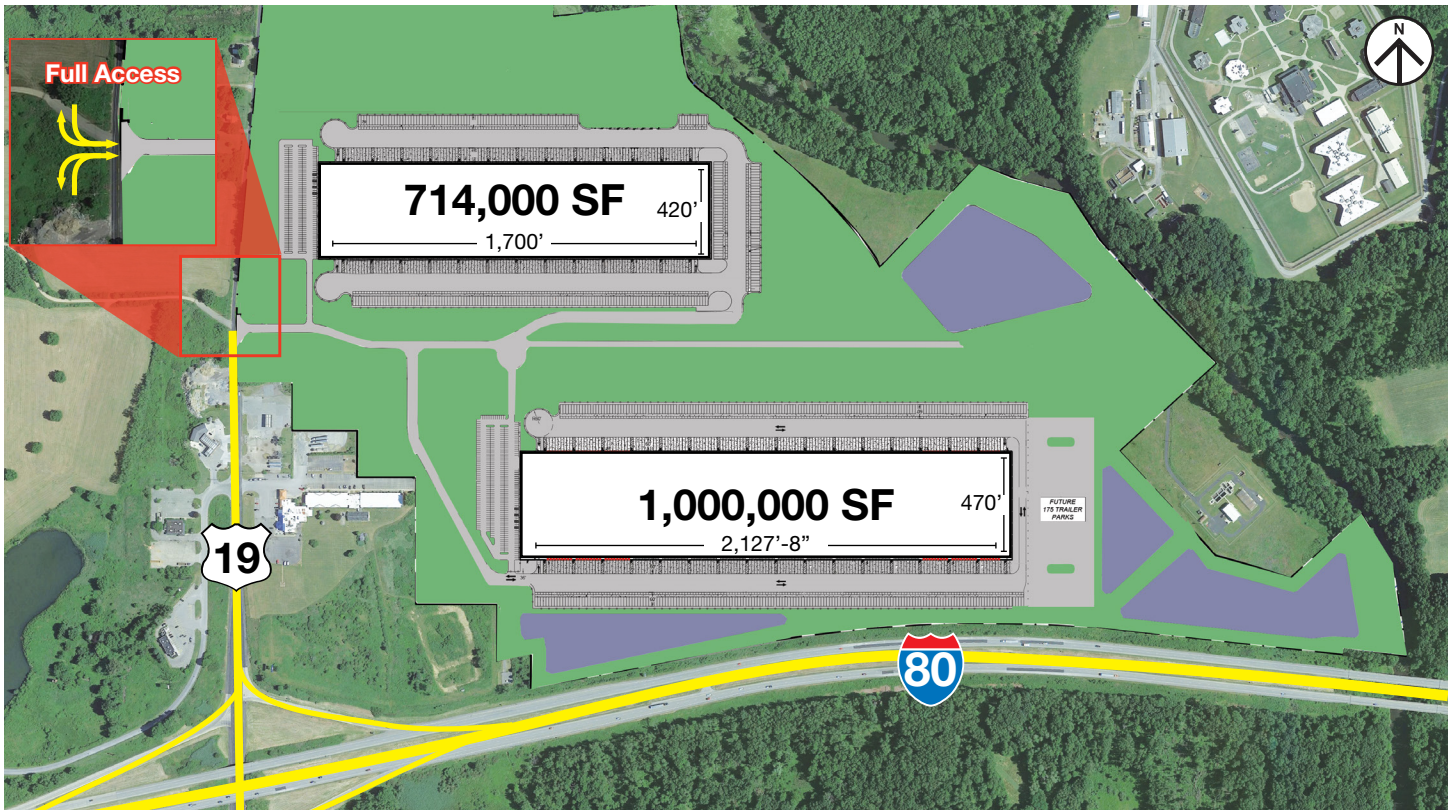
Property Features

Road:	Direct access to I-80 on ramp
Air:	Pittsburgh International Airport
Intermodal Terminals:	CSX Intermodal Norfolk Southern Pitcairn Intermodal Pittsburgh Intermodal Terminal



1-Day Drive Time to 100M Total Population

Premises Plan



Building 1 Specs

Size:	1,000,000 SF
Clear Ceiling Height:	40'
Loading Docks:	180
Car Parks:	350
Trailer Parks:	448 (Expandable to 617)
Office:	To Suit
Roof:	TPO - 20 Year Warranty
Exterior Wall:	Insulated Concrete Wall Panels
Floor:	7" Thick Reinforced Concrete Slab on Grade
Structure:	50'x 56' Bay Spacing with 60' Dock Speed Bays
HVAC:	High-Efficiency Gas Fired
Lighting:	LED Lighting Fixtures
Fire Suppression:	ESFR
Electrical:	Service to Site 6,000 Amps (Expandable)

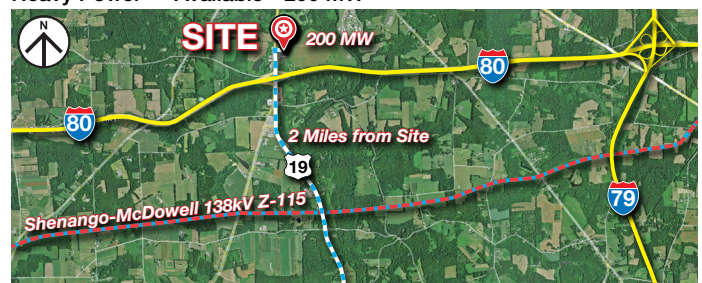
Utilities

Electric:	First Energy	69 kV
Gas:	Peoples Gas	8-inch
Water:	AquaPA	12-inch
Sewer:	Neshannock Creek Watershed Joint Municipal Authority	8-inch
Fiber:	Armstrong Cable	Available

Building 2 Specs

Size:	714,000 SF
Clear Ceiling Height:	40'
Loading Docks:	72
Car Parks:	250
Trailer Parks:	442
Office:	To Suit
Roof:	TPO - 20 Year Warranty
Exterior Wall:	Insulated Concrete Wall Panels
Floor:	7" Thick Reinforced Concrete Slab on Grade
Structure:	50'x 56' Bay Spacing with 60' Dock Speed Bays
HVAC:	High-Efficiency Gas Fired
Lighting:	LED Lighting Fixtures
Fire Suppression:	ESFR
Electrical:	Service to Site 5,000 Amps (Expandable)

Heavy Power — Available - 200 MW





Total Population
535,499



Total Labor Force
227,111



Median Household Income
\$51,194



Median Household Value
\$153,353

About InSite Real Estate

Developer, Owner, and Operator

InSite Real Estate, LLC acquires, develops, and operates industrial, office, and retail investment property nationwide.

Proven Industrial Build-to-Suit Specialist

InSite specializes in the execution of build-to-suit projects for investment-grade and other creditworthy industrial and logistics tenants in primary, secondary, and tertiary markets.

To date, InSite has completed over 600 industrial, office and retail projects in over 40 states ranging from 2,000 to 2.6 million square feet in size and \$1 million to \$250 million in value.



Ford Motor Company — Newport, MI



Penske Logistics — Romulus, MI



BWI — Krakow, Poland



The Kroger Co. — Romulus, MI



Chemours — Pass Christian, MS



Game One — Swanton, OH