

**PNK
PARK**

ALLENWOOD

**GREAT STREAM
COMMONS**

89 ENTERPRISE BLVD
ALLENWOOD, PA

252,282 SF
Available
For Lease

BEST IN CLASS DESIGN IN A PROVEN LOCATION! | AVAILABLE NOW!

**Buildings carefully adjusted
for clients' needs**

KOZ Tax Incentives - 2027

PNKgroup

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



Building Size
252,282 SF ±



Construction Type
8" reinforced with steel rebar



Electrical
2,000 Amp
277/480 volt, 3p 4w



Column Spacing
50'd x 56'w typ;
75' speed bays



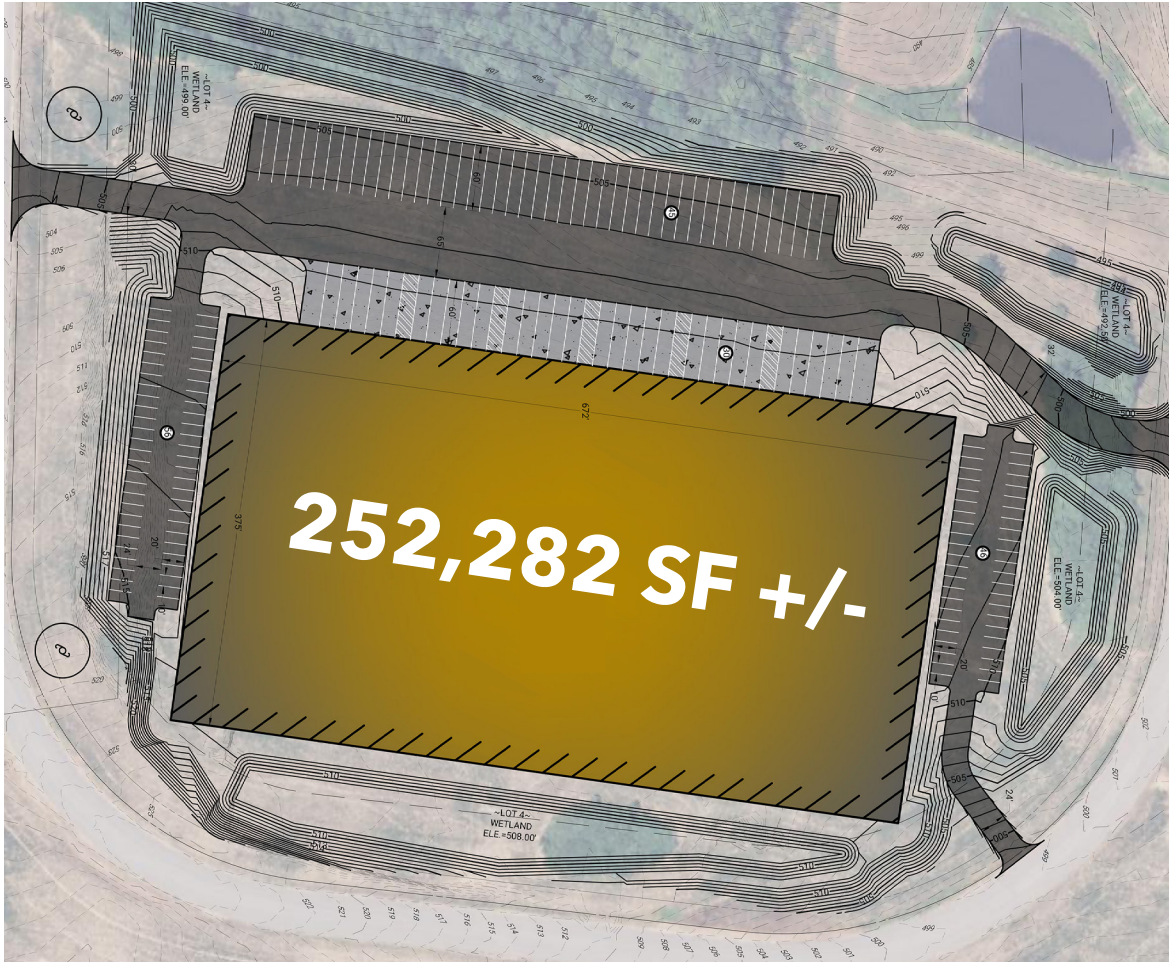
Trailer Parking
45 spaces



Auto Parking
102 spaces

SITE PLAN
& BENEFITS

89 ENTERPRISE BLVD
ALLENWOOD, PA



252,282 SF AVAILABLE FOR LEASE
29 Equipped Dock Doors
1 Drive-In Doors
185' Truck Court

PNK CONSTRUCTION BENEFITS

Flat Roof System

40' Clear throughout Speed bays

Concrete Columns

Support for 8-ton Rail Cranes or Internal Installations

Insulated Walls

Ready for Air Condition

Roof Max is 45'

Improved Insurance and Material Storage Types

Siphonic Drains

No External Downspout / No Truck Court Staining / No Icing



Lee & Associates of Eastern Pennsylvania LLC
5053 Ritter Road, Suite 200, Mechanicsburg, PA 17055
717-695-3840 | lee-associates.com/easternpa



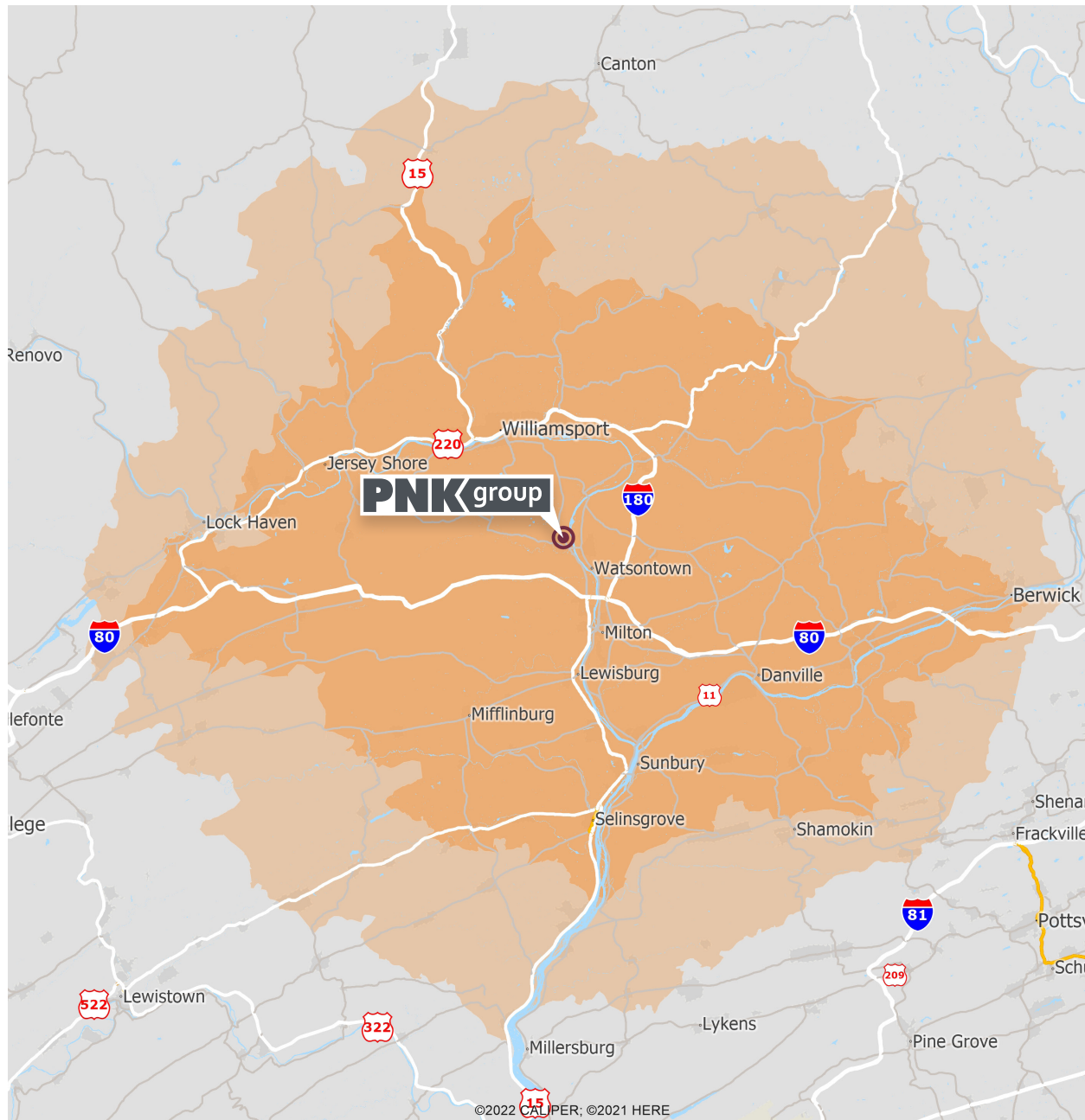
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**LOCATION
& DEMOGRAPHICS**

**89 ENTERPRISE BLVD
ALLENWOOD, PA**



REGIONAL PROXIMITY

City	Miles	Minutes
Williamsport	11	16
Bloomsburg	30	34
Hazleton	62	65
Harrisburg	75	85
Baltimore	153	150
Philadelphia	166	150
New York	178	170

DEMOGRAPHICS

45 Mile

Population: 435,295
Workforce (18+): 349,656

45 Minute

Population: 322,086
Workforce (18+): 258,506

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& BENEFITS**

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Join These Others at the Park

Bimbo Bakeries

Moran Logistics

Snappy's Convenience Stores

Patton Warehousing and Logistics

Union County is located within 1 day's drive of:

40%
of the U.S. population

45%
of U.S. manufacturers

60%
of the Canadian population

40%
of U.S. domestic trade & service industries



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