



Valley View Drive

51 VALLEY VIEW DRIVE  
±255,776 SF

21 ALBERIGI DRIVE  
±162,907 SF

AVAILABLE FOR LEASE

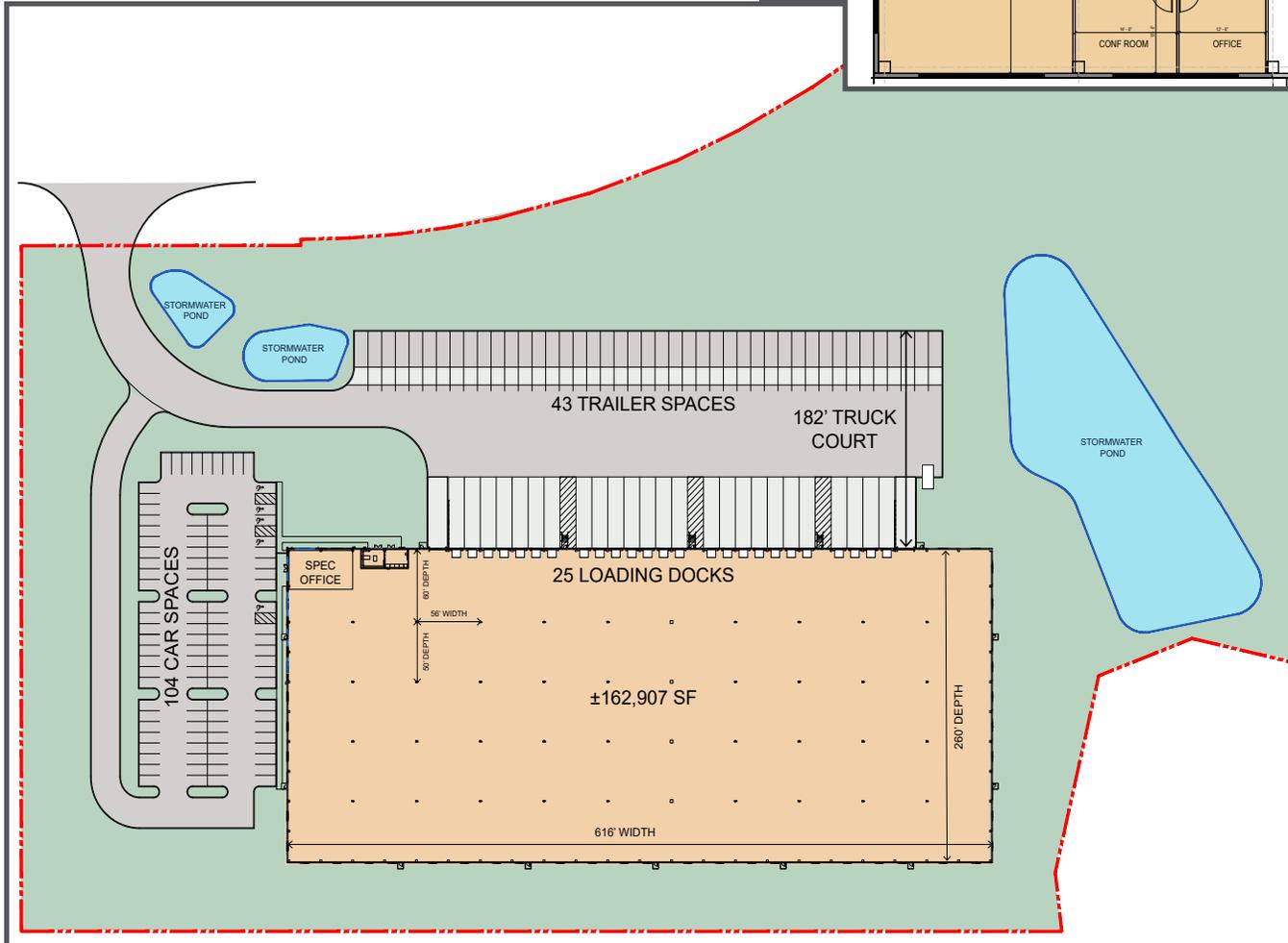
21 ALBERIGI DRIVE, JESSUP, PA  
51 VALLEY VIEW DRIVE, JESSUP, PA

PNK PARK  
JESSUP

CBRE PNKgroup

# SITE PLAN

21 Alberigi Drive, Jessup, PA



## Building Specs

- ±162,907 SF Available (Divisible)
- ±2,100 SF speculative office
- 260' depth x 616' width
- 50' depth x 56' width column spacing with 60' speed bay
- 40' clear height
- 104 auto parking spaces
- 43 dedicated trailer stalls
- 25 (9' x 10') loading doors each equipped with 40,000 lb. mechanical levelers, seals, bumpers, and dock lights
- 2 (14' x 17') electronically operated drive-in doors
- 182' truck court with concrete apron
- ESRF sprinkler system
- LED lighting at 30 FC with 15' whips

### SPECULATIVE MANUFACTURING IMPROVEMENTS

The building structure is designed to allow the installation of crane beams with a lifting capacity of up to 8 tons\*

8" 4,000 PSI reinforced concrete floor slab with caulked and sealed joints

Prefabricated 3-layer precast concrete

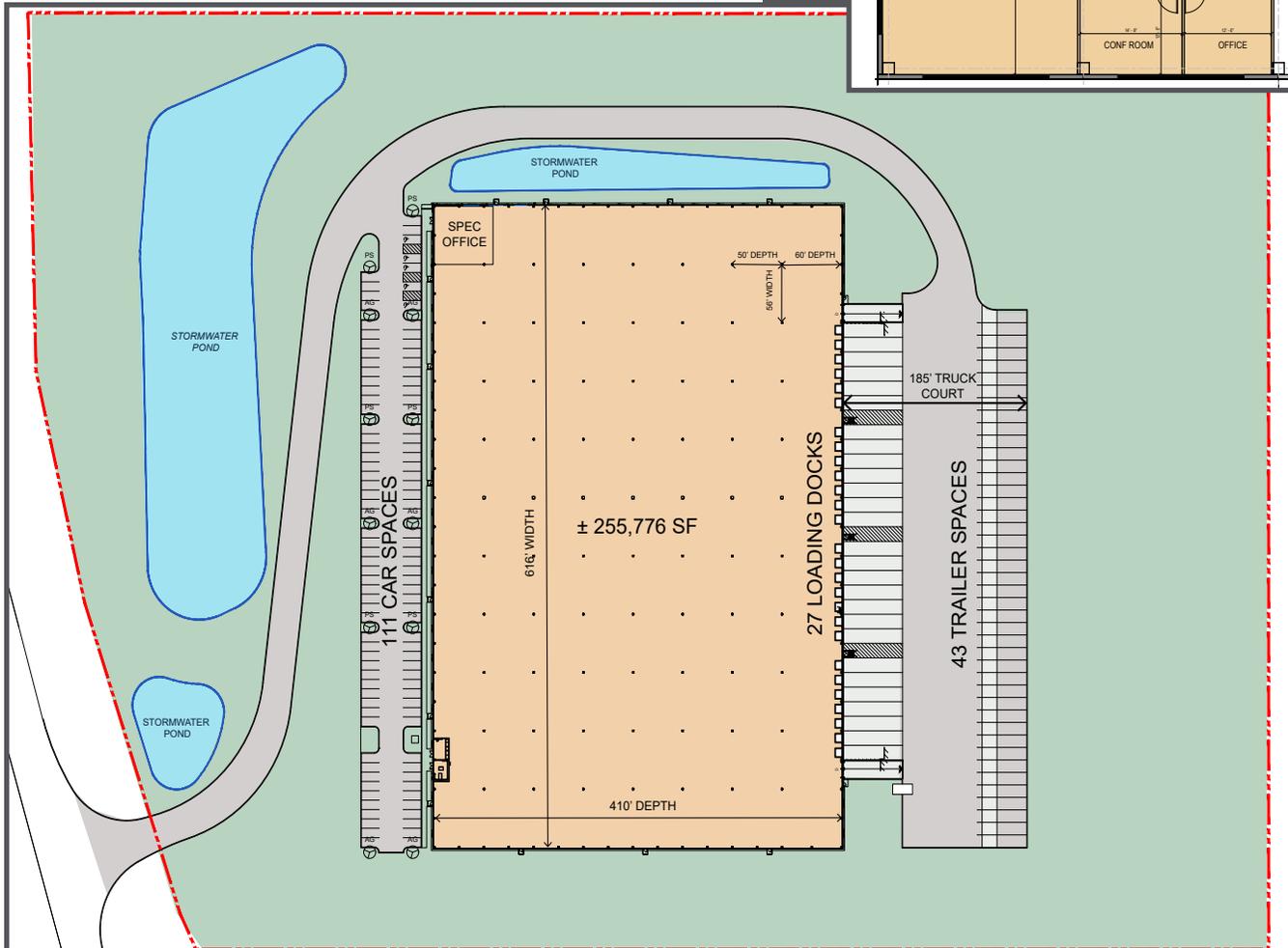
Scan for a virtual tour



\*Cranes and crane beams are not included

# SITE PLAN

51 Valley View Drive, Jessup, PA



## Building Specs

- ±255,776 SF Available (Divisible)
- ±2,100 SF speculative office
- 410' depth x 616' width
- 50' depth x 56' width column spacing with 60' speed bay
- 40' clear height
- 111 auto parking spaces
- 43 dedicated trailer stalls
- 27 (9' x 10') loading doors each equipped with 40,000 lb. mechanical levelers, seals, bumpers, and dock lights
- 2 (14' x 17') electronically operated drive-in doors
- 185' truck court with concrete apron

### SPECULATIVE MANUFACTURING IMPROVEMENTS

The building structure is designed to allow the installation of crane beams with a lifting capacity of up to 8 tons\*

8" 4,000 PSI reinforced concrete floor slab with caulked and sealed joints

Prefabricated 3-layer precast concrete

Scan for a virtual tour



- ESFR sprinkler system
- LED lighting at 30 FC with 15' whips

\*Cranes and crane beams are not included

# PNK BUILDING STRUCTURE

Internal Siphonic Roof Drain System:  
System eliminates contamination and  
icing of the Truck Court

ESFR K 25.2 sprinkler system

Ceiling clear height:  
H=40ft, total height 45ft

8 ton crane



The slab and truck court: Are  
done on a compacted stabilized  
base

Allows the installation of crane beam with a lifting  
capacity of up to 8 tons and other technological load  
in any span both along and across the existing column

Slab on grade: 8" 4000psi, reinforced  
with steel prefab mesh, caulked and  
sealed joints, vapor barrier

60 mil TPO Extreme R-25 insulation

Bottom: Prefabricated 3-layered pre-  
cast concrete insulated panels,  
R-value 16, painted: int - white,  
ext - according to customer's request

30-YEAR WARRANTY ON ALL  
PROJECTS STARTING FROM  
2025

40,000lbs lifting  
capacity installed in  
prefab precast dock pit



\*Cranes and crane beams are not part of the standard configuration

**ROBUST REINFORCED  
CONCRETE  
STRUCTURAL FRAME**

**8" REINFORCED  
CONCRETE SLAB**

**COMPLETE SET OF  
DOCK EQUIPMENT**

## PNK WARRANTY

- 5 YEARS FOR THE REINFORCED CONCRETE BUILDING FRAME
- 30 YEARS FOR THE ROOFING MEMBRANE ON ALL PROJECTS STARTING FROM 2025

# LOCATION ADVANTAGE

PNK Park Jessup offers unrivaled access throughout the Northeast Pennsylvania submarket, located immediately off of Route 6

## Corporate Neighbors



## Highway Access



# LABOR AVAILABILITY

PNK Park Jessup benefits by being located in one of the top labor markets in the region when evaluating labor availability, wages, and long term attainability.



Total Population

265,761 | 544,176



Blue Collar Workforce

30,774 | 64,232



Manufacturing Workforce

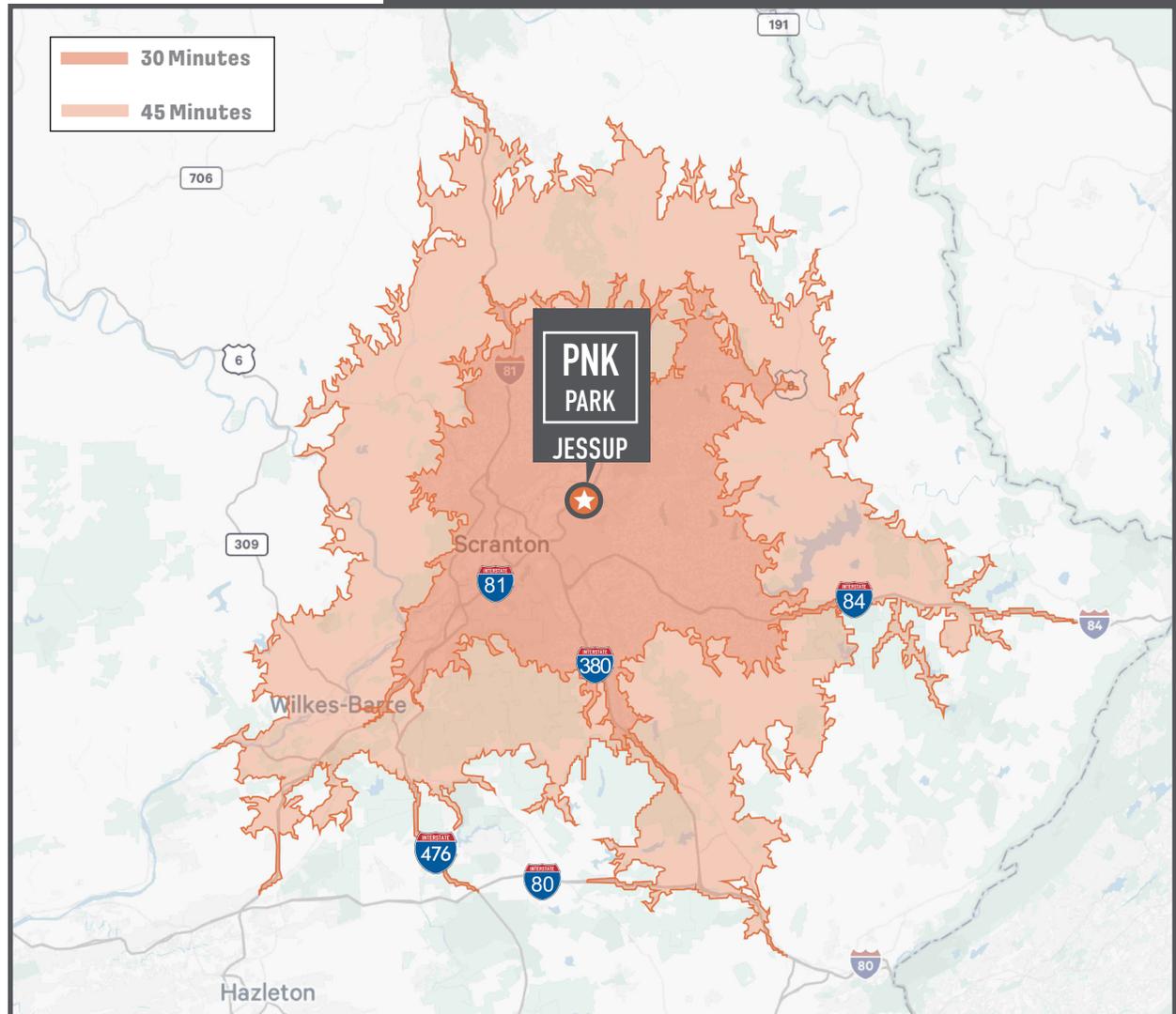
12,194 | 26,560



Transportation & Warehouse Workforce

8,030 | 17,066

**30 | 45 Minute Drive Time Demographics**



# REGIONAL PROXIMITY

## Parcel & Intermodal

UPS ±16 miles / ±23 minutes

NS Taylor Intermodal ±14 miles / ±20 minutes

FedEx Ground ±20 miles / ±26 minutes

FedEx SmartPost ±20 miles / ±26 minutes

## Shipping Ports

Port of New York/New Jersey ±122 miles / ±2 hours 15 minutes

PhilaPort ±138 miles / ±2 hours 25 minutes

Port of Baltimore ±209 miles / ±3 hours 30 minutes

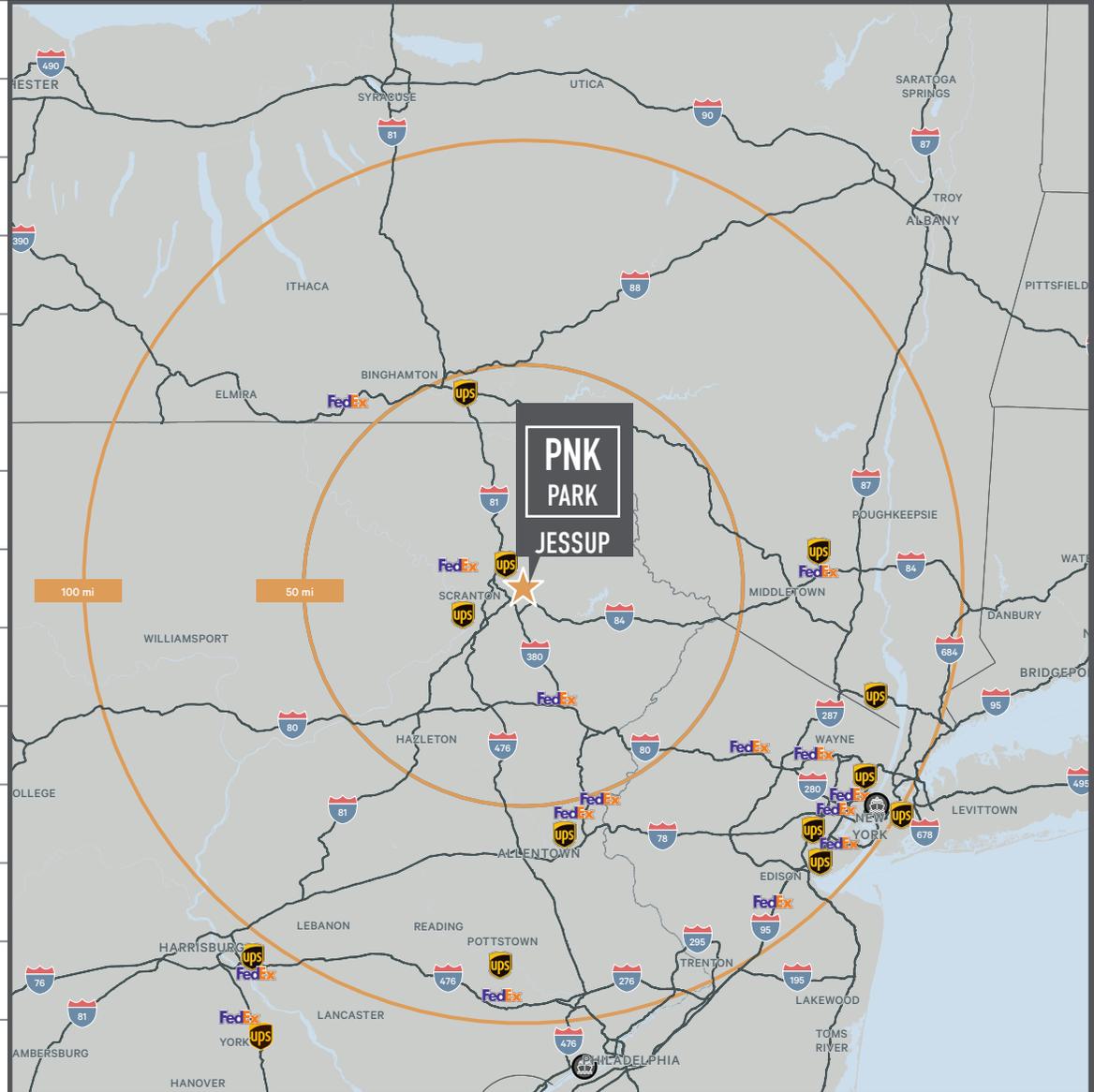
## Airports

Wilkes-Barre/Scranton Intl ±17 miles / ±20 minutes

Lehigh Valley Intl ±76 miles / ±1 hour 15 minutes

Newark Liberty Intl ±119 miles / ±2 hours

Philadelphia International ±140 miles / ±2 hours 15 minutes



21 ALBERIGI DRIVE, JESSUP PA

**162,907 SF**

51 VALLEY VIEW DRIVE, JESSUP, PA

**255,776 SF**

AVAILABLE FOR LEASE



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