



**FOR
LEASE**

293,493 SF

**63 GREEN MOUNTAIN ROAD, SUITE 100
HUMBOLDT INDUSTRIAL PARK
EAST UNION TOWNSHIP, HAZLETON, PA**

.....

INDUSTRIAL



PRIME INDUSTRIAL SPACE NEAR I-80 AND I-81

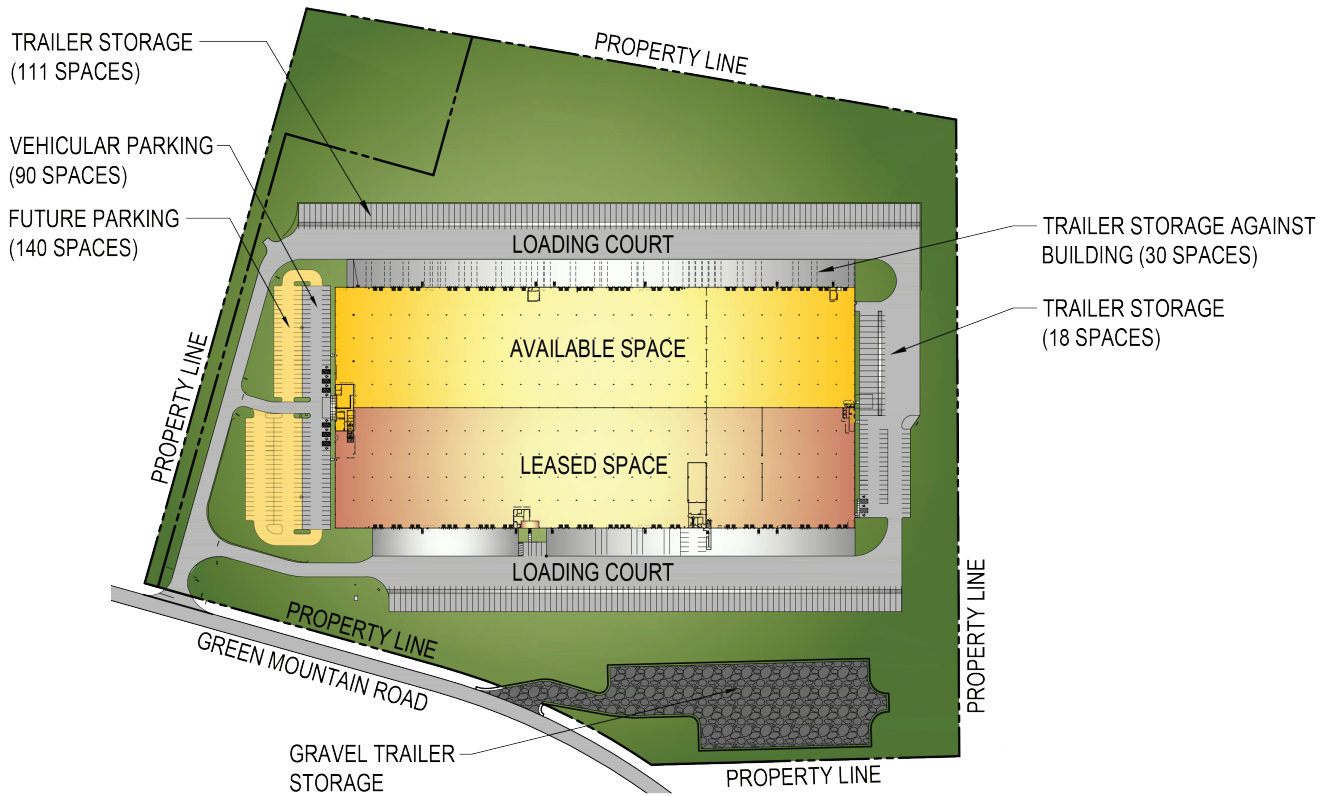
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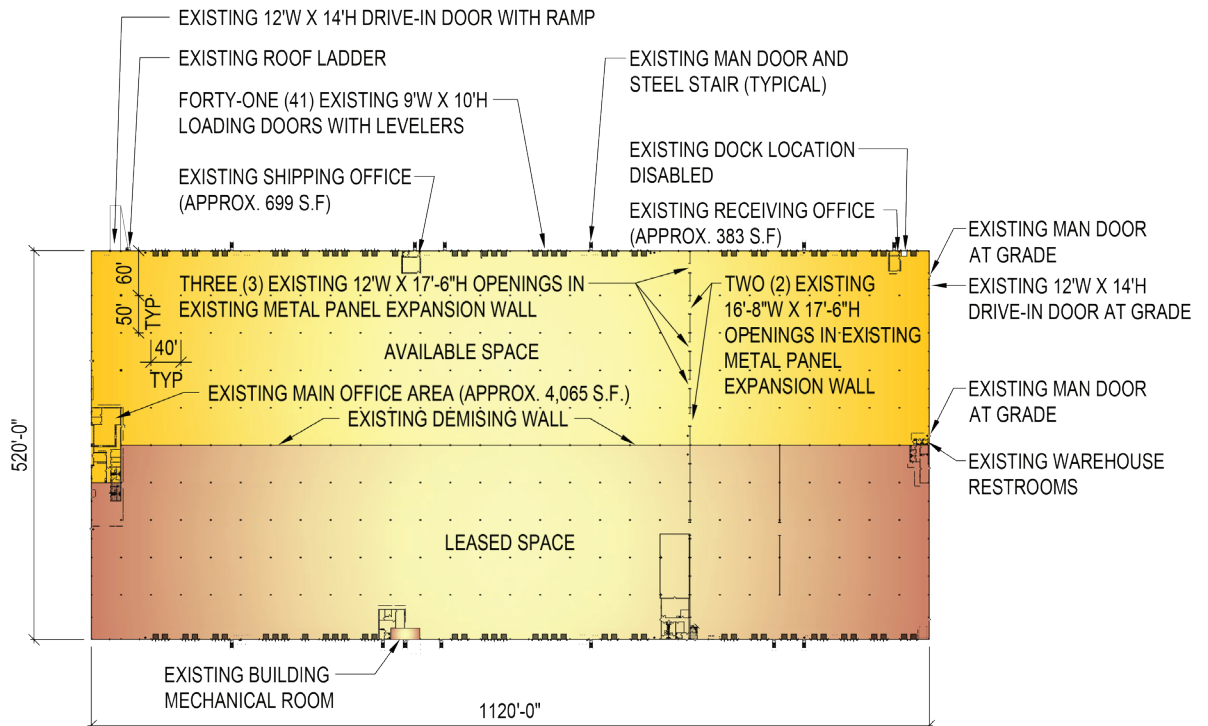
PLANS

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

SITE PLAN



FLOOR PLAN



FOR LEASE

63 GREEN MOUNTAIN ROAD, HAZLETON, PA

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SIZE

- ▶ **AVAILABLE SPACE:** 293,493 SF space within an existing 582,400 SF building.
- ▶ **ACREAGE:** Approx. 50.963 acres
- ▶ **BUILDING DIMENSIONS:** 520'-0" (width) x 1,120'-0" (length)
- ▶ **AVAILABLE SPACE DIMENSIONS:** 260'-0" (width) x 1,120'-0" (length)
- ▶ Approx. 4,065 SF of Existing Main Office Area, 699 SF of Existing Shipping Office, 383 SF of Existing Receiving Office, and Existing Warehouse Restrooms.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" concrete floor slab reinforced with welded steel mats.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 34'-6".
- ▶ **COLUMN SPACING:** 40'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay each side of building.

LOADING

- ▶ **DOCK EQUIPMENT:** Forty-one (41) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with minimum 30,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.

- ▶ **DRIVE-IN DOOR:** One (1) 12'-0" W x 14'-0" H vertical lift drive-in doors by *Haas Door* or equal and reinforced concrete ramp.
- ▶ One (1) 12'-0" W X 14'-0" H vertical lift drive-in door by *Haas Door* or equal at grade.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Gas fired unit heaters.
- ▶ **OFFICE AND SHIPPING/RECEIVING AREAS HVAC:** Multiple packaged gas/electric rooftop units.
- ▶ **ELECTRICAL SERVICE:** 800 Amp, 480/277 Volt, 3 phase service.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient T-bay light fixtures.
- ▶ **MAIN OFFICE, EXISTING SHIPPING/RECEIVING OFFICE LIGHTING:** 2x4 fluorescent fixtures
- ▶ **FIRE PROTECTION SYSTEM:** Early Suppression Fast Response (ESFR) sprinkler system.
- ▶ Domestic water and natural gas provided.
- ▶ All utilities separately metered.

PARKING

- ▶ On-site parking for approx. (90) vehicles and (140) future vehicles.
- ▶ On-site trailer storage for approx. (129) trailers with 8' wide concrete dolly pads.
- ▶ 8" thick x 60' deep, reinforced concrete apron at loading dock on both sides of the building with an approx. 180' total loading court depth.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

SPECIAL FEATURE

- ▶ Professionally prepared and maintained landscaping.
- ▶ Marquee sign at site entrance.

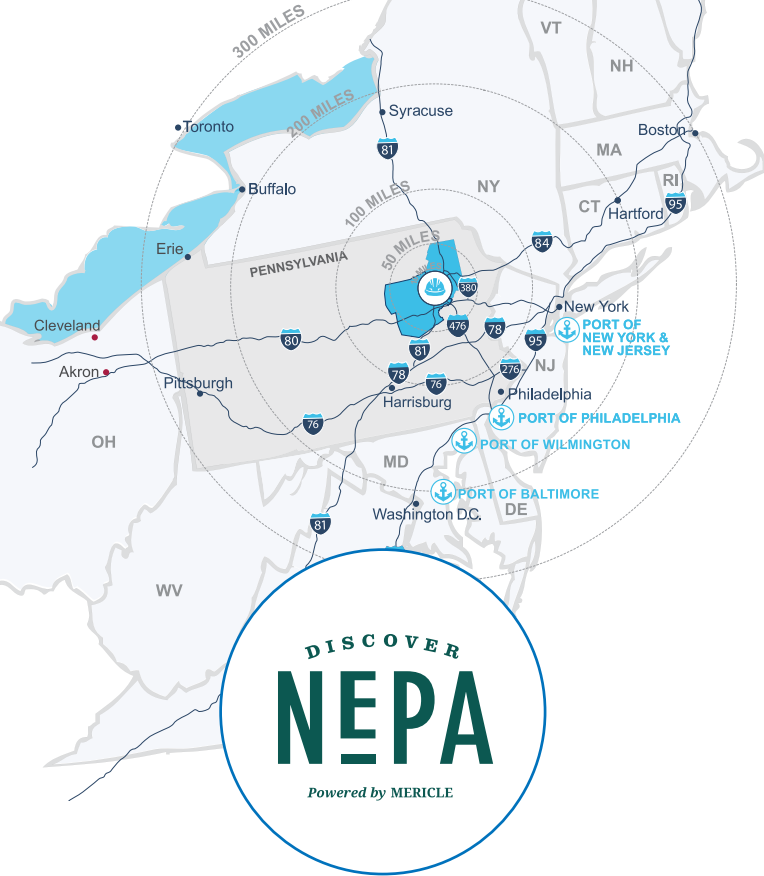


LABOR DRAW

Employers in Humboldt Industrial Park draw workers from a four-county area, allowing for an ample number of qualified job applicants.



CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

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DEEP WATER PORTS

PORT	MI AWAY
Philadelphia, PA	108
Wilmington, DE	121
New York/New Jersey	130
Baltimore, MD	163



TRAVEL DISTANCES

CITY	MI AWAY
Allentown, PA	55
Delaware Water Gap, PA	62
Harrisburg, PA	86
Philadelphia, PA	101
Binghamton, NY	107
Morristown, NJ	112
New York, NY	135
Baltimore, MD	153
Syracuse, NY	176
Washington, DC	201
Hartford, CT	234
Pittsburgh, PA	256
Boston, MA	338



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