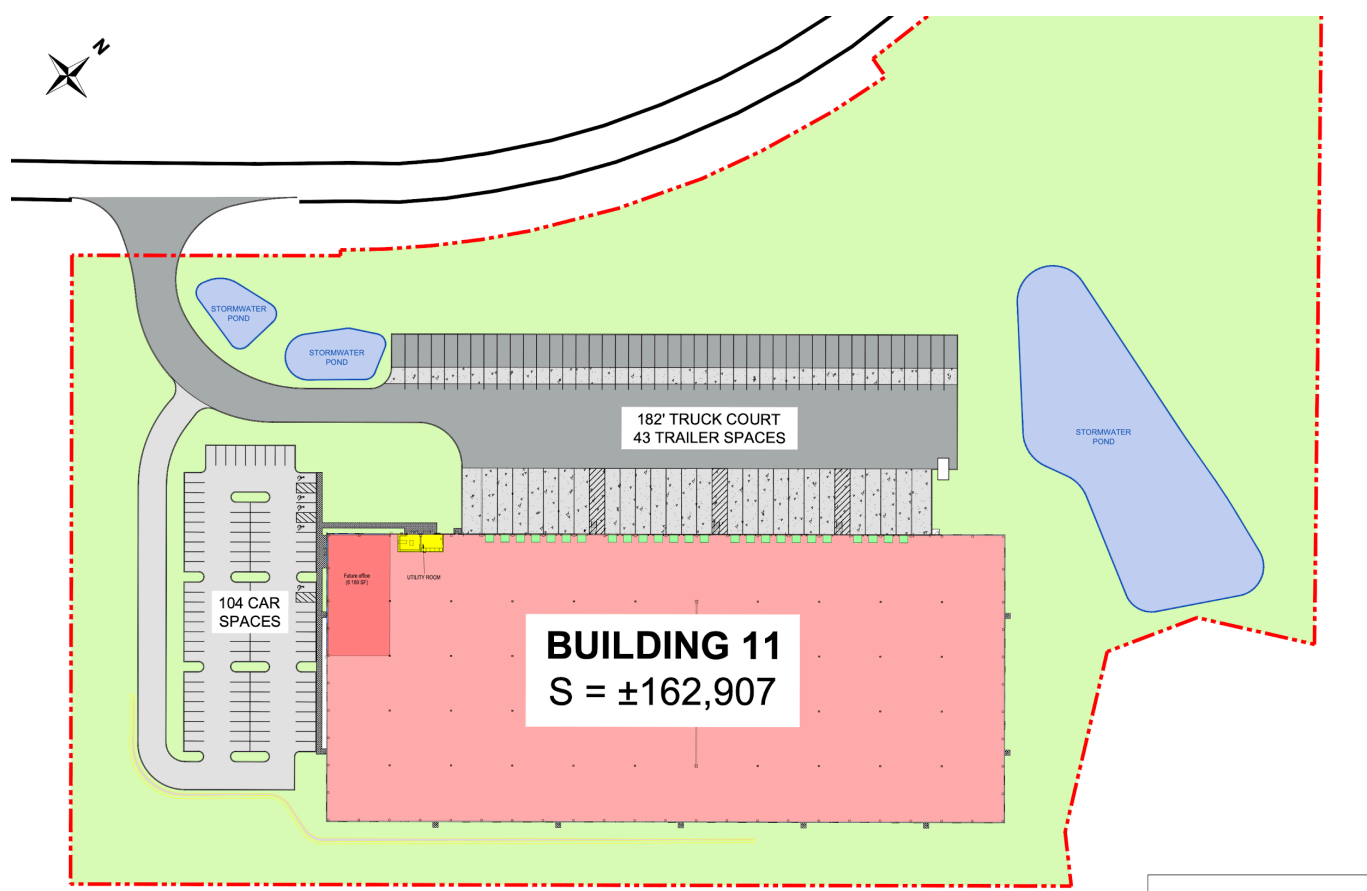




AVAILABLE
162,907 SF

PNK Valley View 11

Alberigi Dr, Jessup, PA 18434



Site Plan

Albegeri Dr, Jessup, PA 18434

- 40 feet Clear Height
- 50'x 56' with 60' speed bay
- 260' deep × 616' wide
- 182' truck court with concrete apron

- 2 Drive-in doors with concrete ramp
- 25 fully equipped docks with dock levelers
- 43 Trailer Parking
- 104 Car Parking

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: 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 columns

Slab on grade: 8" 4,000 PSI, reinforced with steel prefab mesh, caulked and sealed joints, vapor barrier

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

60 mil TPO Extreme R-25 insulation

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

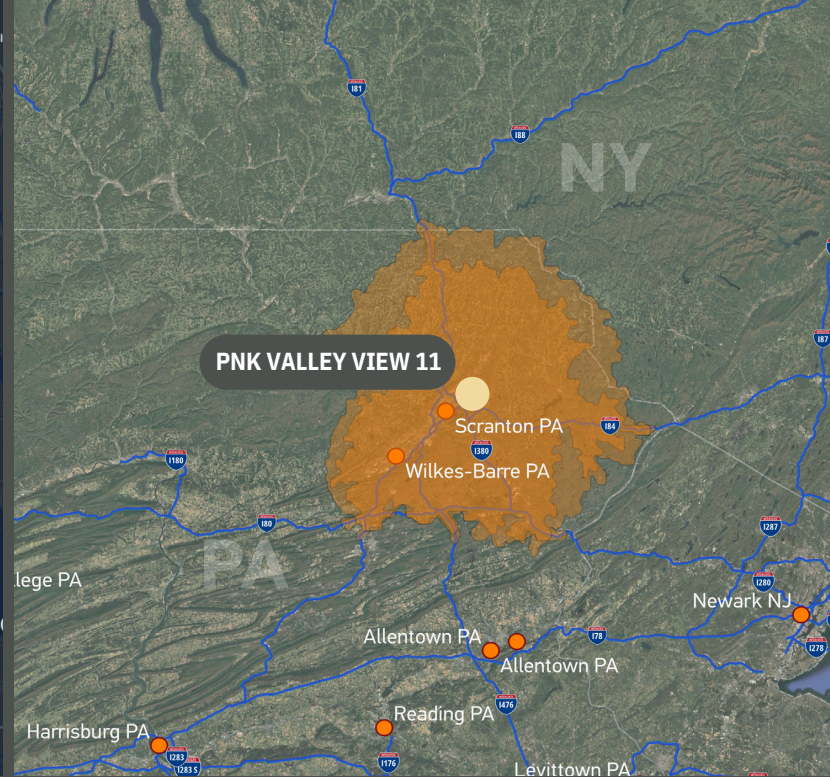
**3-LAYERED ROBUST
REINFORCED CONCRETE
STRUCTURAL FRAME**

**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



REGIONAL PROXIMITY

| City | Miles | Minutes |
|--------------|-------|---------|
| Dunmore | 5 | 5 |
| Scranton | 7 | 7 |
| Carbondale | 8 | 8 |
| Wilkes-Barre | 25 | 25 |
| Hazleton | 45 | 45 |

LABOR DEMOGRAPHICS

| | |
|------------------|-----------|
| 45 Mile | |
| Population: | 2,200,000 |
| Workforce (18+): | 1,375,000 |
| 45 Minute | |
| Population: | 1,500,000 |
| Workforce (18+): | 937,500 |

Jessup is located within 1 day's drive of:

41%

of the U.S. population

38%

of U.S. manufacturers

43%

of U.S. domestic trade & service industries

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