

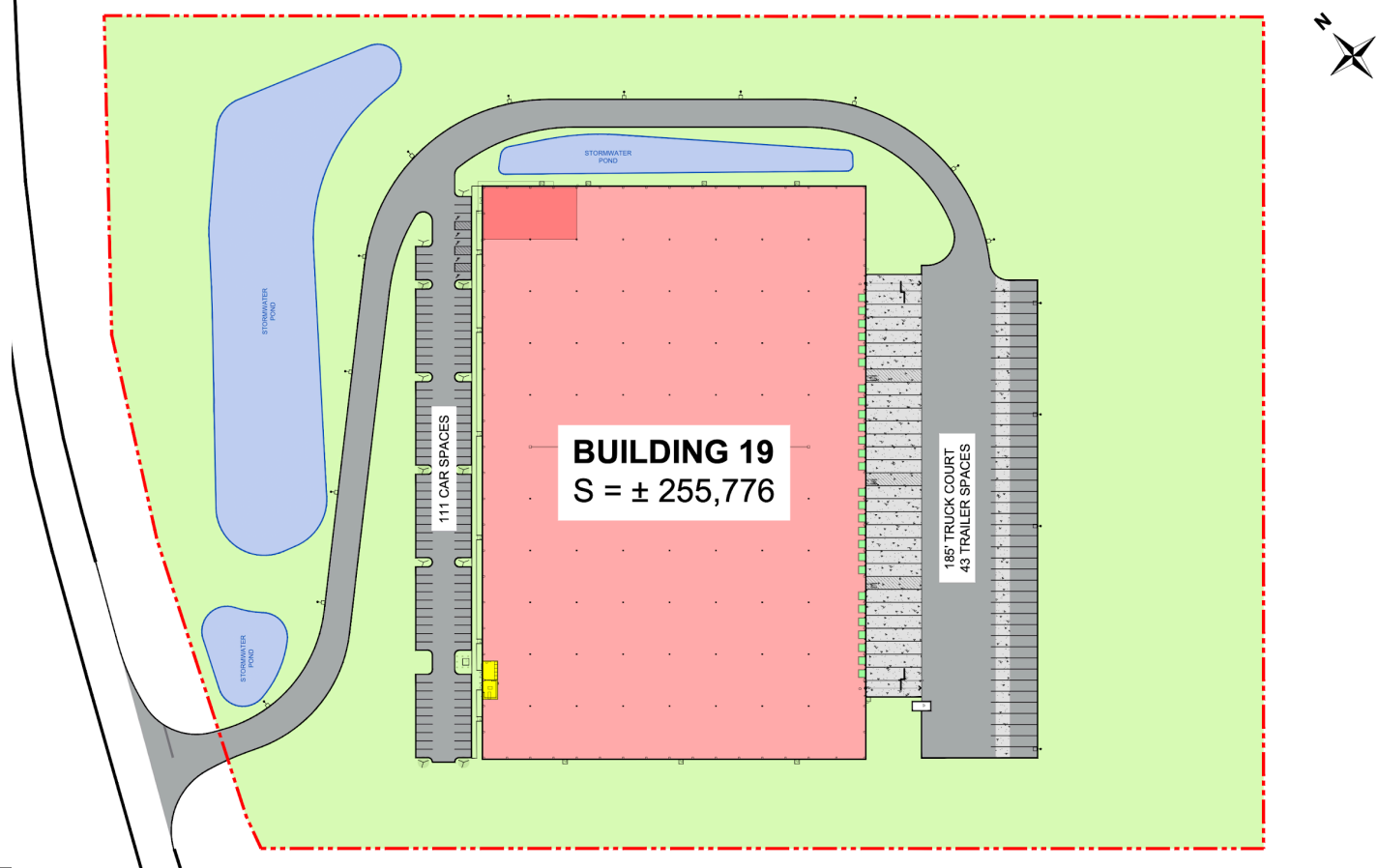


AVAILABLE

255,776 SF

PNK Valley View 19

Valley View Drive, Jessup, PA 18434



Site Plan

Valley View Dr, Jessup, PA 18434

- 40 feet Clear Height
- 50'x 56' with 60' speed bay
- 410' deep × 616' wide
- 185' truck court with concrete apron
- 2 Drive-in doors with concrete ramp
- 27 fully equipped docks with dock levelers
- 43 Trailer Parking
- 111 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**

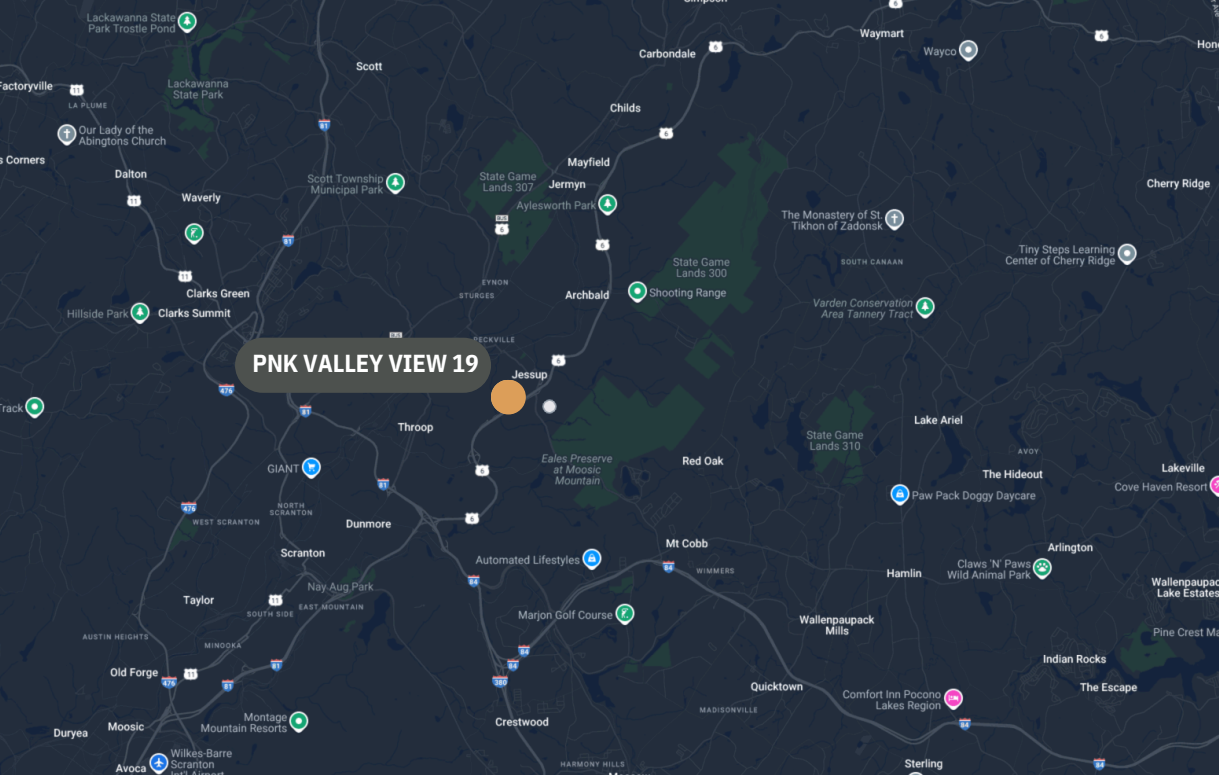
✓
**COMPLETE SET OF
DOCK EQUIPMENT**

PNK WARRANTY

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

Valley View Dr, Jessup, PA 18434

PNKgroup



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

Valley View Dr,
Jessup, PA 18434

all inquiries
leasing@pnk.group

Vlad Ryabov
v.ryabov@pnk.group
404.430.2497

Arin Rauf
a.rauf@pnk.group
332.248.6630

Mark Stiles
ms@pnk.group
404.457.8473

