

**FOR LEASE**

**CLASS A WAREHOUSE  
100,000 SF AVAILABLE**



**JOHN BUCCINNO**

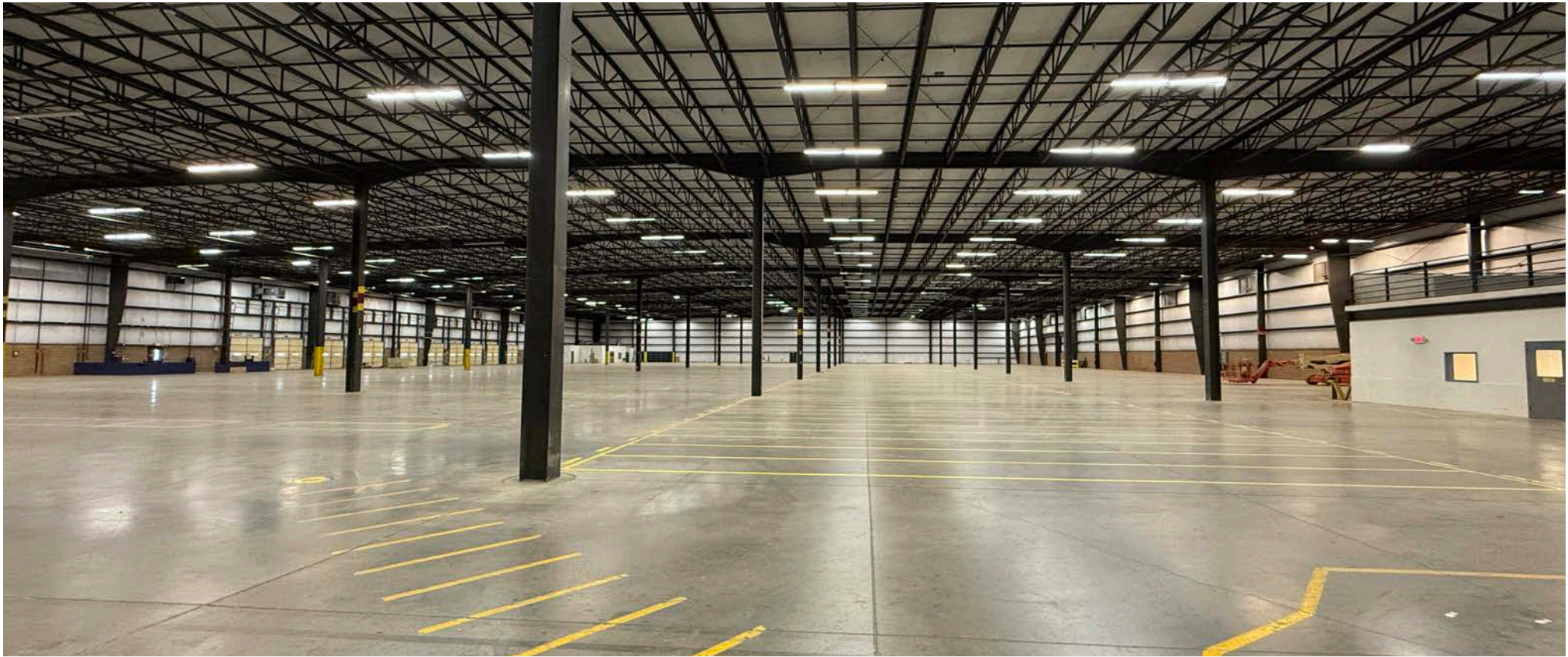
610.370.8508

[JBUCINNO@NAIKEYSTONE.COM](mailto:JBUCINNO@NAIKEYSTONE.COM)

**50 KEYSTONE BLVD | POTTSVILLE, PA 17901**

**NAI**Keystone

875 BERKSHIRE BLVD, STE 102,  
WYOMISSING, PA 19610  
610.779.1400 | [NAIKEYSTONE.COM](http://NAIKEYSTONE.COM)



#### PROPERTY FEATURES

- 100,000 SF
- 13.11 ACRES
- 1,600 SF OFFICE SPACE W/ CENTRAL HEATING & AC
- 10 LOADING DOCKS
- 30' CLEARING HEIGHT
- 50X50 COLUMN SPACING
- ESFR SPRINKLER
- LIGHTING: T5
- WALL-MOUNTED AIR ROTATION HEATING UNITS PROPANE FUEL

#### LOCATION ADVANTAGES

- IMMEDIATE ACCESS TO I-81
- MAIN PROFESSIONAL INDUSTRIAL PARK IN SCHUYLKILL COUNTY
- EXCELLENT ACCESS TO AREAS HIGHWAY SYSTEMS
- MAIN ROAD VISIBILITY
- BUILDING CAN BE EXPANDED

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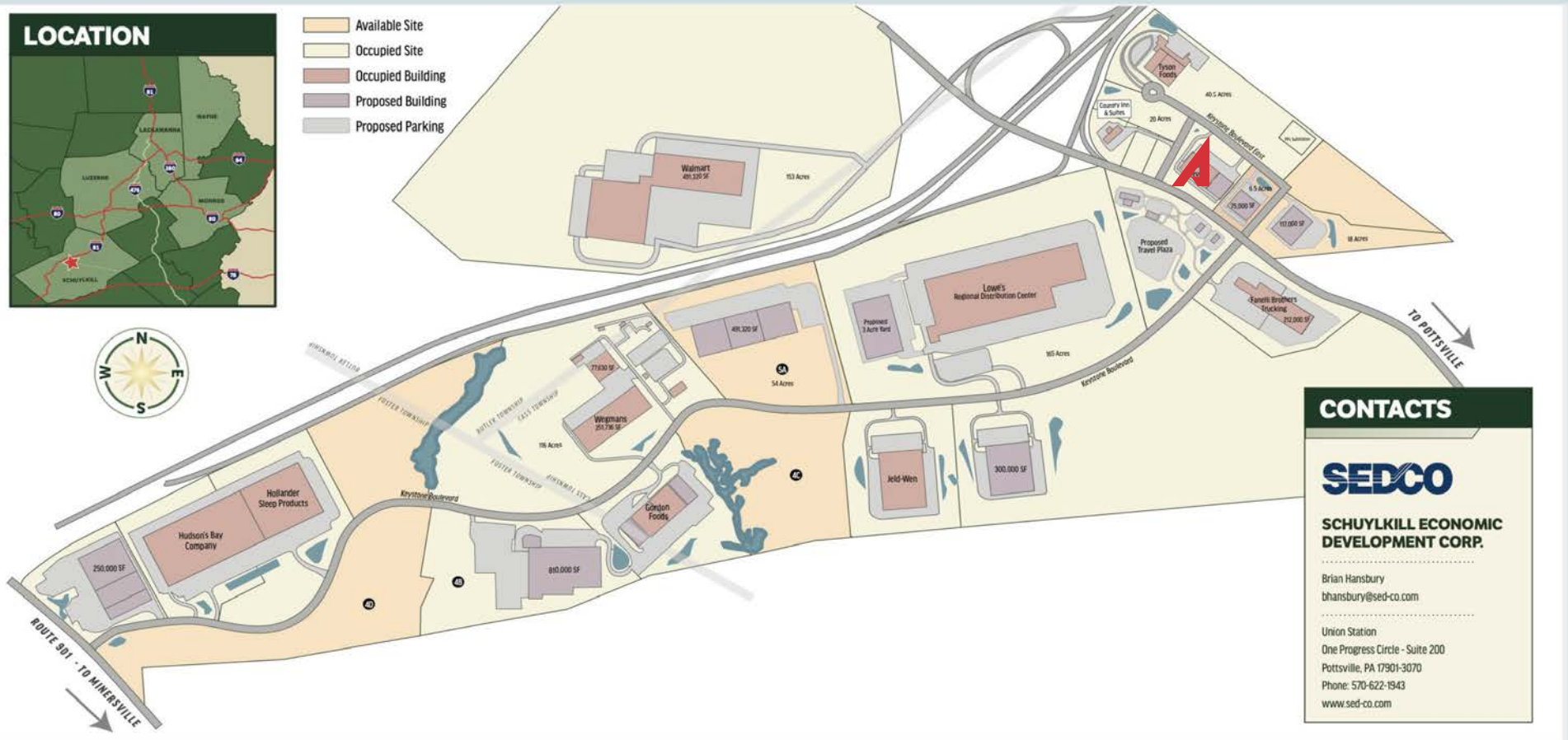
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# High Ridge Business Park Map



- Available Site
- Occupied Site
- Occupied Building
- Proposed Building
- Proposed Parking



**CONTACTS**

**SED/CO**

**SCHUYLKILL ECONOMIC DEVELOPMENT CORP.**

Brian Hansbury  
bhansbury@sed-co.com

Union Station  
One Progress Circle - Suite 200  
Pottsville, PA 17901-3070  
Phone: 570-622-1943  
www.sed-co.com

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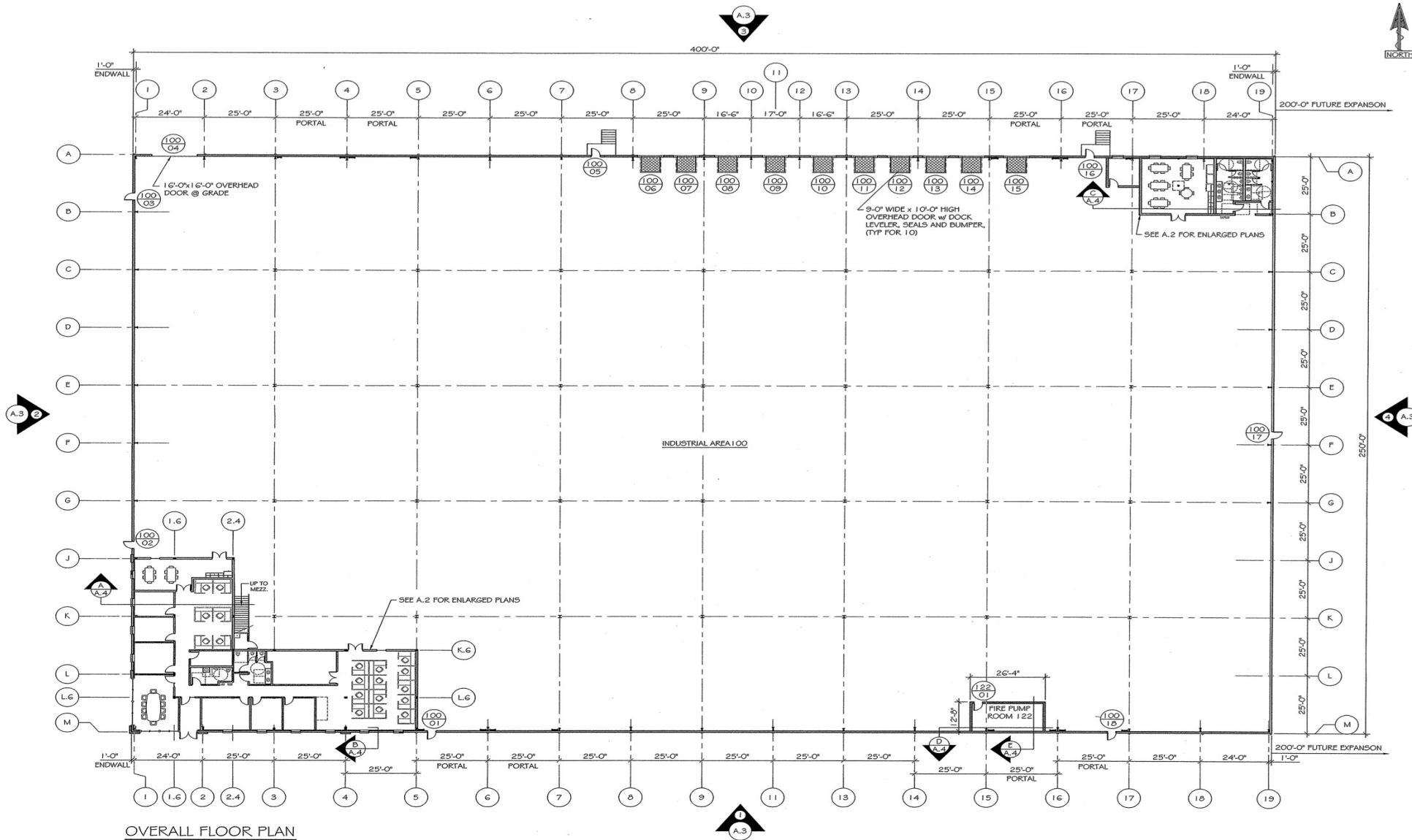
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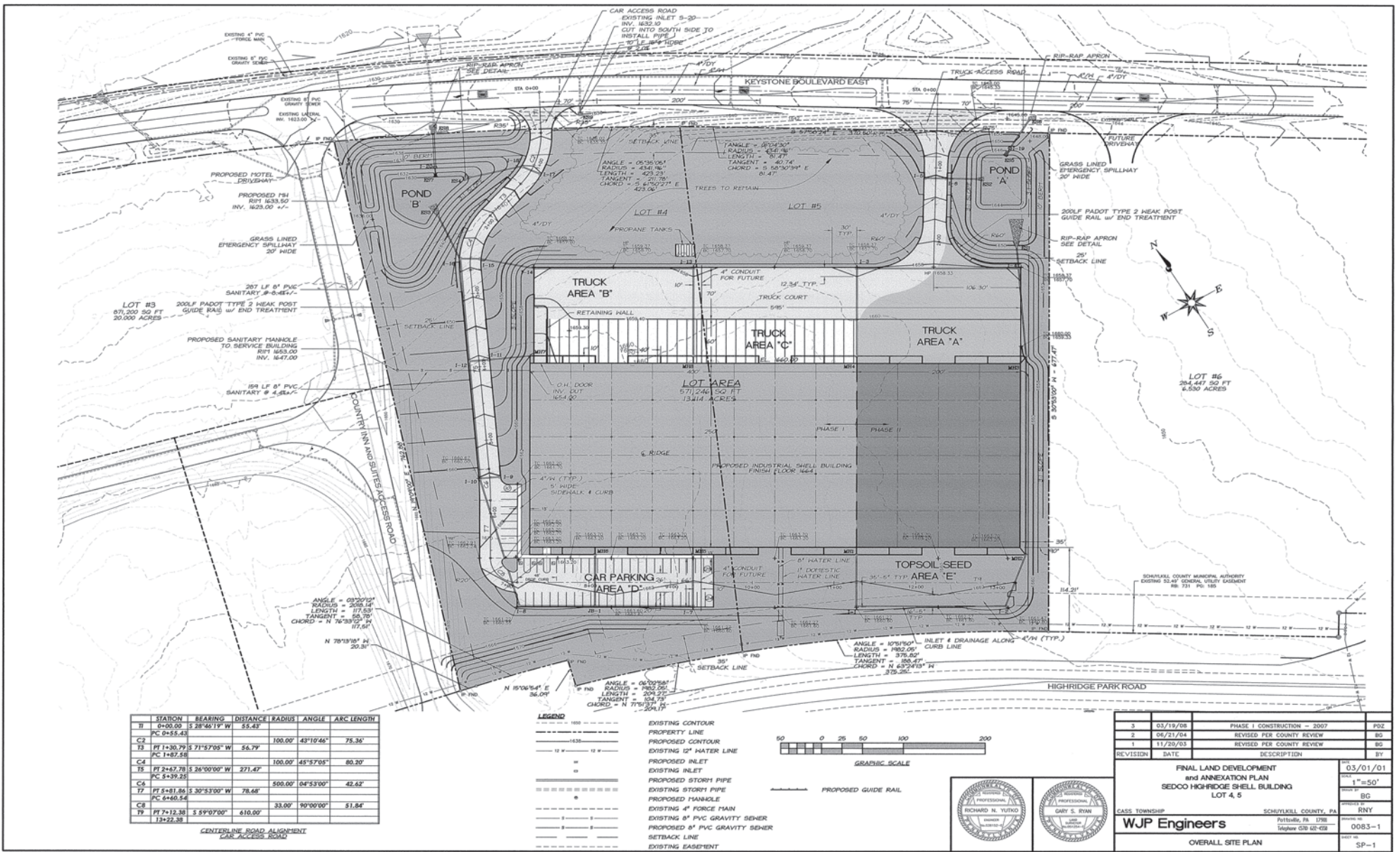


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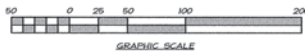


STATION	BEARING	DISTANCE	RADIUS	ANGLE	ARC LENGTH
II	0+00.00	S 28°46'11" W	55.42'		
PC	0+55.43				
CA			100.00'	43°10'44"	75.35'
TA	PT 1+30.79	S 71°57'05" W	56.79'		
PC	1+87.58				
CA			100.00'	45°57'05"	80.20'
TA	PT 2+47.78	S 26°00'00" W	271.47'		
PC	5+39.25				
CA			500.00'	04°53'00"	42.42'
TA	PT 5+81.86	S 30°53'00" W	78.68'		
PC	6+60.54				
CA			33.00'	90°00'00"	51.84'
TA	PT 7+12.38	S 59°07'00" W	610.00'		
PC	13+22.38				

CENTERS LINE ROAD ALIGNMENT  
CAR ACCESS ROAD

LEGEND

- 000 --- EXISTING CONTOUR
- 1436 --- PROPERTY LINE
- 12 --- PROPOSED CONTOUR
- 12 --- EXISTING 12" WATER LINE
- 12 --- PROPOSED INLET
- 12 --- EXISTING INLET
- 12 --- PROPOSED STORM PIPE
- 12 --- EXISTING STORM PIPE
- 12 --- PROPOSED MANHOLE
- 12 --- EXISTING 4" FORCE MAIN
- 12 --- EXISTING 8" PVC GRAVITY SEWER
- 12 --- PROPOSED 8" PVC GRAVITY SEWER
- 12 --- SETBACK LINE
- 12 --- EXISTING EASEMENT



GRAPHIC SCALE



REVISION	DATE	DESCRIPTION	BY
3	03/19/08	PHASE I CONSTRUCTION - 2007	PZC
2	06/21/04	REVISED PER COUNTY REVIEW	BG
1	11/20/03	REVISED PER COUNTY REVIEW	BG

FINAL LAND DEVELOPMENT and ANNEXATION PLAN SEDCO HIGH-RIDGE SHELL BUILDING LOT 4, 5		03/01/01
CASS TOWNSHIP		PNY
WJP Engineers		BG
SCHUYLKILL COUNTY, PA		0083-1
OVERALL SITE PLAN		SP-1

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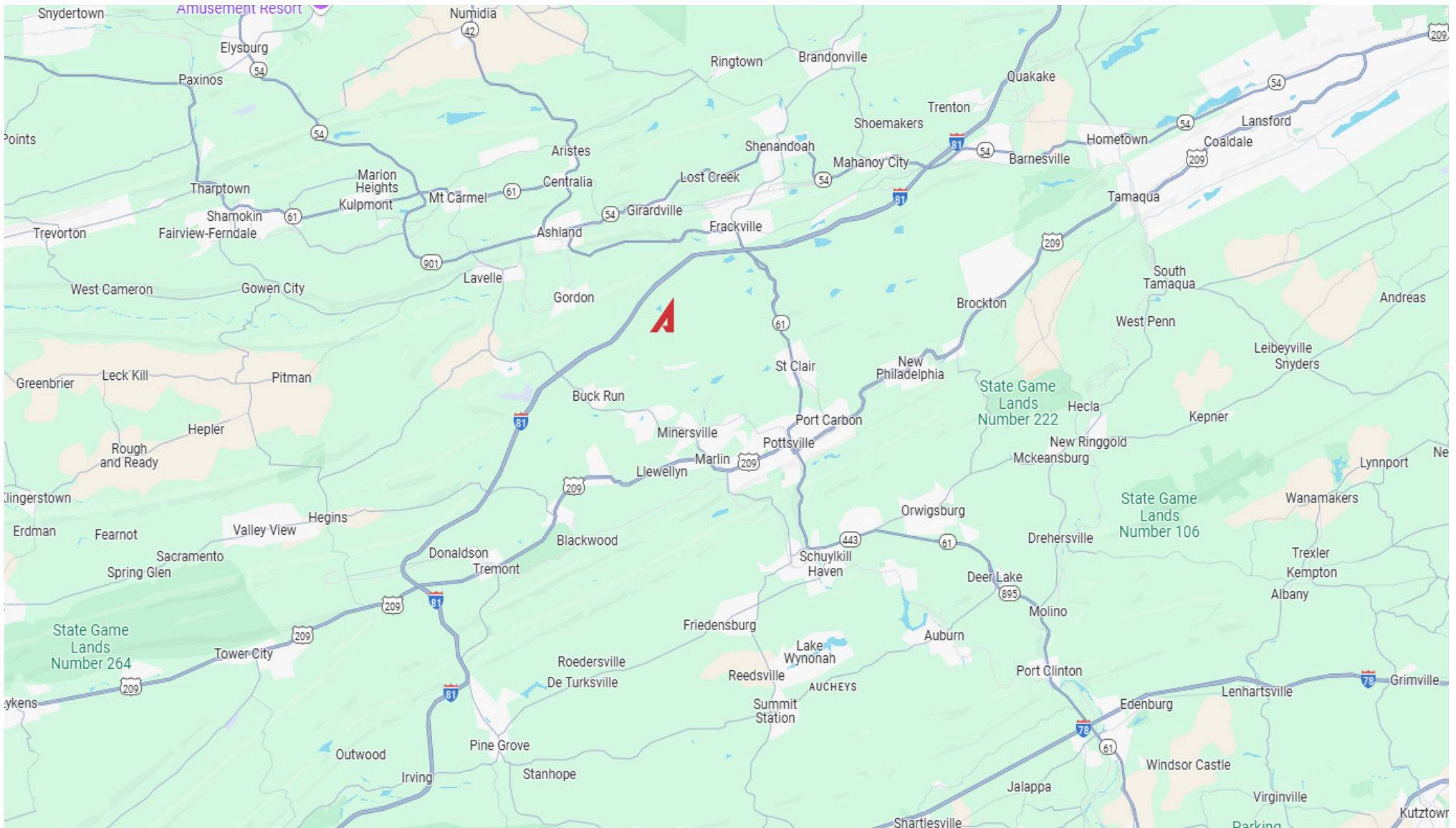
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