

CAN DO Corporate Center

Site 14, Hillside Drive



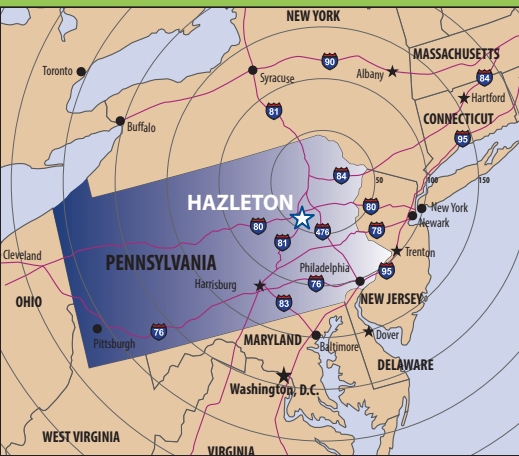
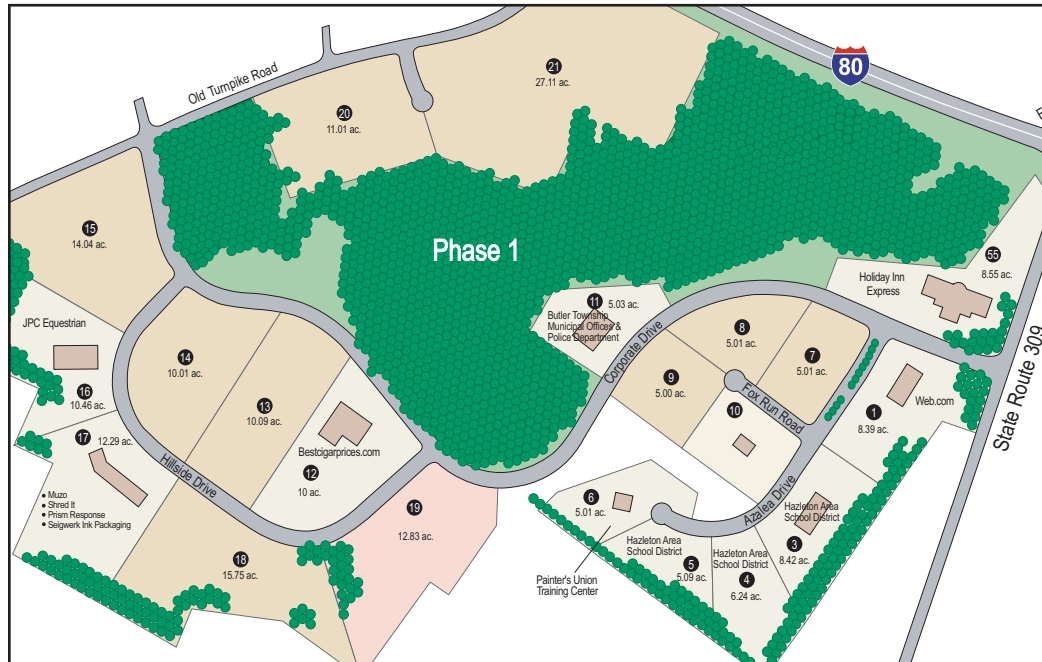
For Sale

10.01 ACRES



Ideal for light industrial, manufacturing and distribution

CAN DO Corporate Center



The CAN DO Corporate Center is located in Northeastern Pennsylvania adjacent to Interstate 80 and State Route 309. Just 2 miles to the junction of Interstates 80 & 81 and within a couple hours of New York & Philadelphia.

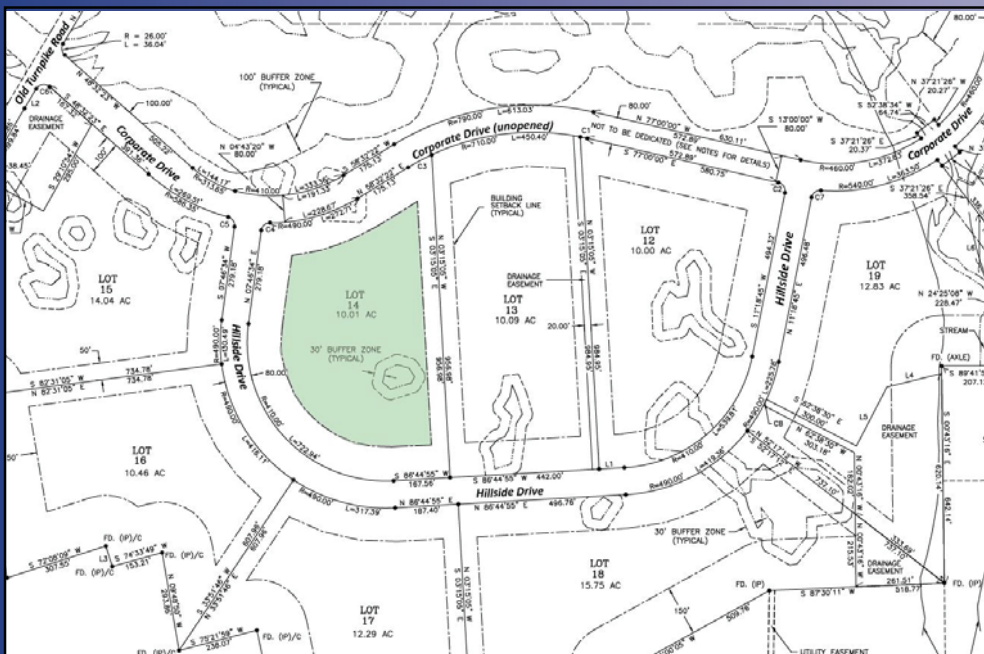


For more information, contact CAN DO
 One South Church Street, Suite 200
 Hazleton, PA 18201
 (570) 455-1508 | (570) 454-7787 fax
www.hazletoncando.com

SITE DETAILS

| | |
|---------------------------|---|
| Current owner: | CAN DO, Inc. |
| Previous use of the site: | Undeveloped |
| Site acreage: | 10.01 acres |
| Address: | Hillside Drive Drums, PA 18222 |
| Zoning: | Business Park |
| Site description: | Gentle in topography |
| Existing utilities: | All utilities are located at the property boundary Electric: PPL Utilities Natural Gas: UGI Utilities Water & Sewer: CAN DO, Inc. Telecommunications: Frontier Communications - Services offered: All transport services including but not limited to the following: Packet VX, Packet Optical, EIA/EVPL, 1B, PBX trunks, ISDN, PRI, Digital Centrex, ATM, Frame Relay, T-1 & T-3 |
| Proximity to interstate: | Adjacent to Interstate 80 and PA State Route 309. Directly off Exit 262, about two miles from the junction of I-80 and I-81, and about 15 miles west of the Northeast Extension of the PA Turnpike |
| Business Park neighbors: | Web.com, bestcigarprices.com, JPC Equestrian, Muzo (Kite Tables), Holiday Inn Express, Hazleton Area School District (STEM) |
| Available bandwidth: | T-1 T-3 OC3 OC12 OC48 (per customers request) Ethernet up to 1 Gig available early 2018 |
| Type of service: | 95% aerial, 2% buried & 3% conduit Fiber and copper facilities serve this site |
| Closest CO: | 3000' from digital remote and the distance to the rate center (co) is 9 miles |

PROPOSED SITE LAYOUT



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