



**HAZLETON
CREEK**
COMMERCE CENTER

BUILDING 3A | 1.0M SF (EXPANDABLE)
BUILDING 3B | 1.1M SF (EXPANDABLE)
MASS GRADING UNDERWAY

BUILDING 5 | 550,000 SF
UNDER CONSTRUCTION | 4Q26 DELIVERY



±5.4M SF
MASTER-PLANNED INDUSTRIAL PARK



www.hazletoncreekcc.com

6 buildings

±5.4M total sf

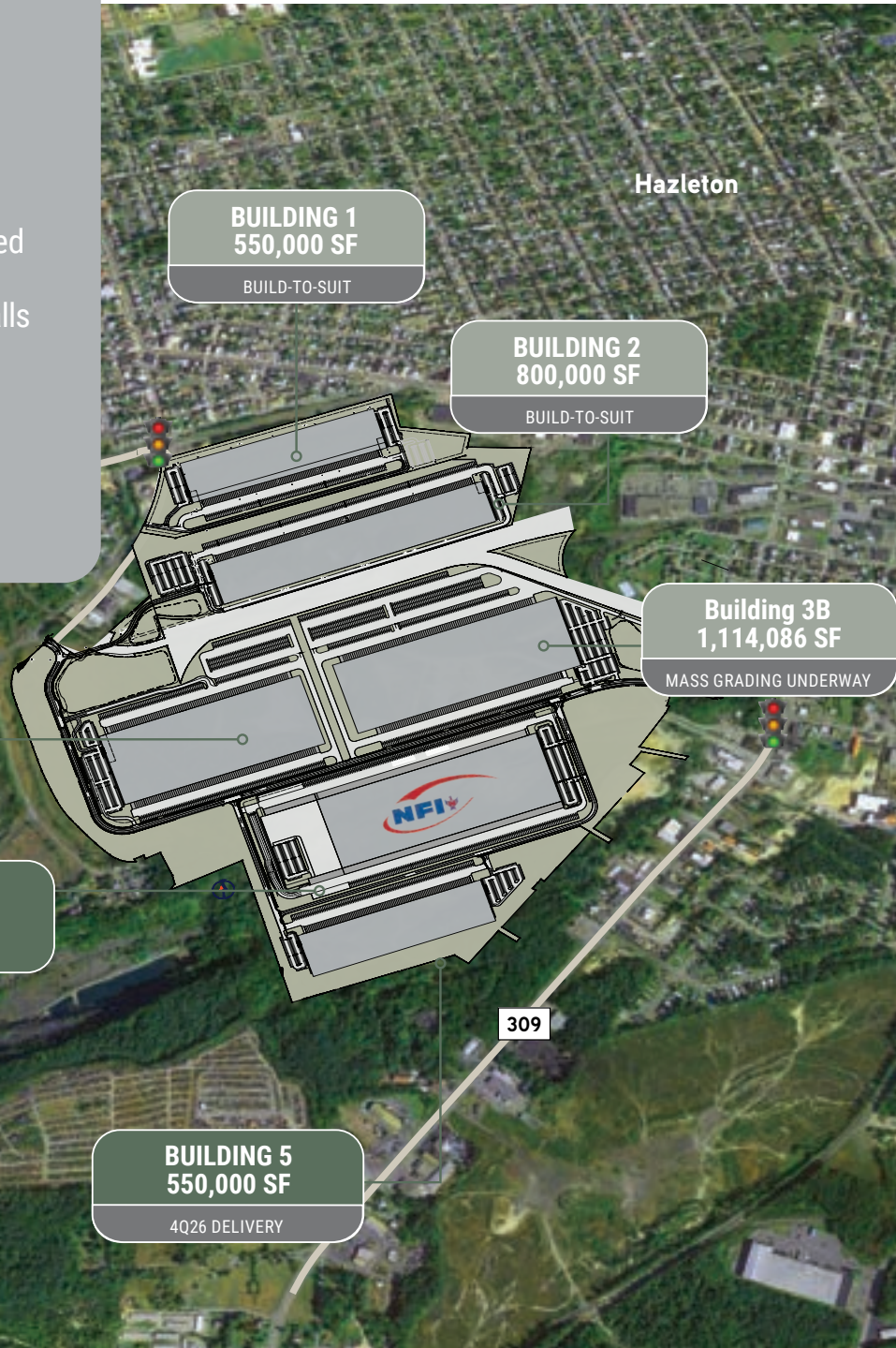
362 total acres

150' building height permitted

1,800+ dedicated trailer stalls

2,700 total car spaces

Rail service capability
Significant utility capacity



UNPARALLELED
OPPORTUNITY

DEVELOPMENT SPECIFICATIONS



PHASE I

BUILDING 4 - OCCUPIED



Total size 1,101,100 SF (expandable)

BUILDING 5

UNDER CONSTRUCTION | 4Q26 DELIVERY

Total size	550,000 SF	Clear height	40'
Dimensions	390' x 1,410'	Loading	106 dock doors
Loading format	Single-Side	Drive-ins	2 drive-in doors
Column spacing	56' x 53' typical 60' speed bays	Trailer parking	117 stalls
		Car parking	313 spaces

PHASE II

* Ability to have rail service

BUILDING 1

BUILD-TO-SUIT

Total size	550,000 SF	Building height	Up to 150'
Dimensions	370' x 1,486'	Loading	112 dock doors
Loading format	Single-Side	Drive-ins	2 drive-in doors
Column spacing	56' x 53' typical 60' speed bays	Trailer parking	115 stalls
		Car parking	350 spaces

BUILDING 2*

BUILD-TO-SUIT

Total size	800,000 SF	Building height	Up to 150'
Dimensions	380' x 2,105'	Loading	164 dock doors
Loading format	Single-Side	Drive-ins	2 drive-in doors
Column spacing	56' x 53'4" typical 60' speed bays	Trailer parking	175 stalls
		Car parking	556 spaces

BUILDING 3A* (expandable)

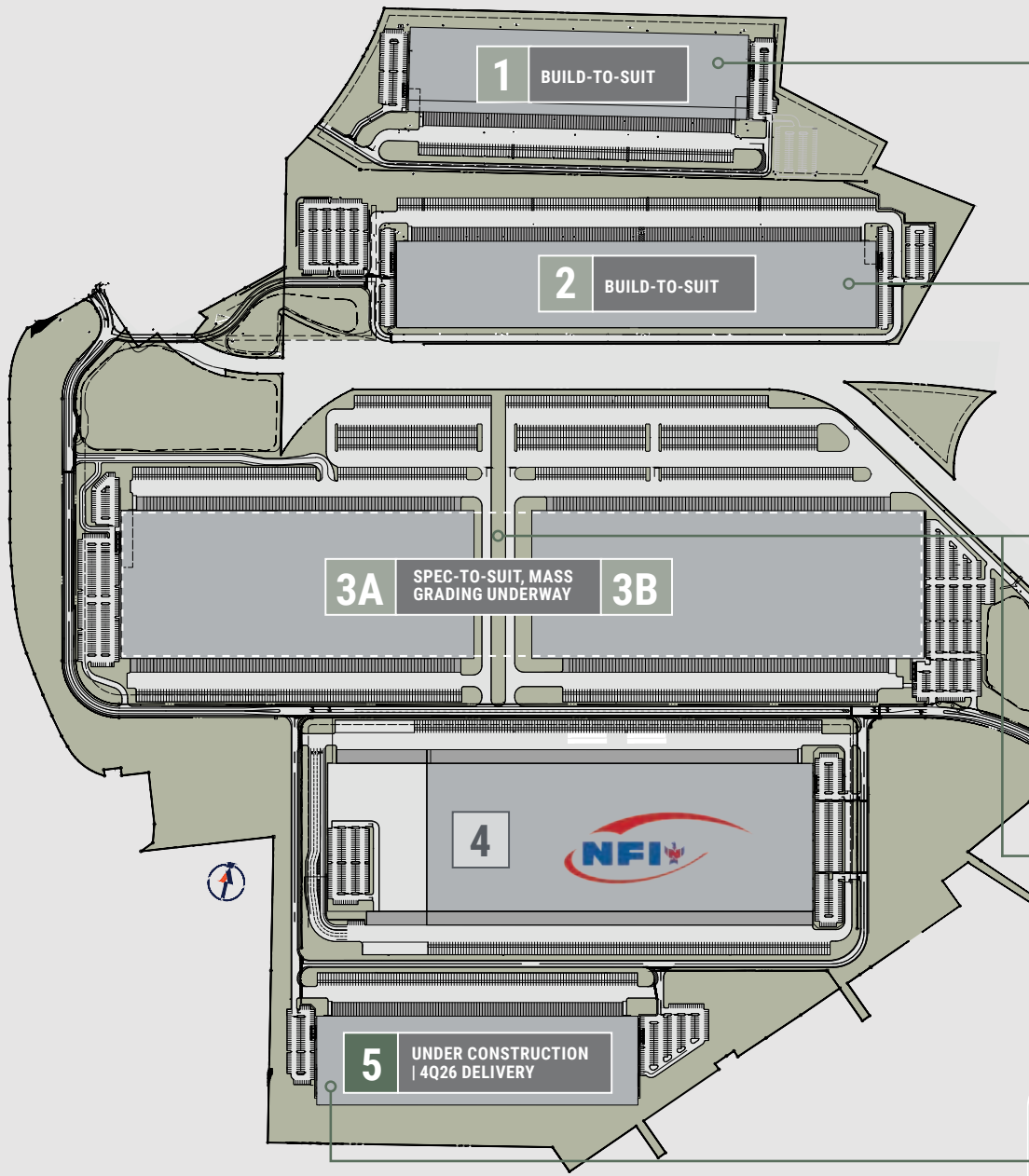
SPEC-TO-SUIT, MASS GRADING UNDERWAY

Total size	1,006,200 SF	Building height	Up to 150'
Dimensions	650' x 1,548'	Loading	190 dock doors
Loading format	Cross-Dock	Drive-ins	4 drive-in doors
Column spacing	56' x 53' typical 60' speed bays	Trailer parking	385 stalls
		Car parking	408 spaces

BUILDING 3B* (expandable)

SPEC-TO-SUIT, MASS GRADING UNDERWAY

Total size	1,114,086 SF	Building height	up to 150'
Dimensions	650' x 1,664'	Loading	196 dock doors
Loading format	Cross-Dock	Drive-ins	4 drive-in doors
Column spacing	56' x 53' typical, 60' speed bays	Trailer parking	529 stalls
		Car parking	548 spaces



1 **550,000 SF**
 112 Loading Doors
 Up to 150' Building Height
 115 Trailer Stalls | 350 Car Spaces

2 **800,000 SF**
 164 Loading Doors
 Up to 150' Building Height
 175 Trailer Stalls | 556 Car Spaces

DEMISABLE OPTION

3A **1,006,200 SF**
 190 Loading Doors
 Up to 150' Building Height
 385 Trailer Stalls | 408 Car Spaces

3B **1,114,086 SF**
 196 Loading Doors
 Up to 150' Building Height
 529 Trailer Stalls | 548 Car Spaces

FULL BUILDING OPTION

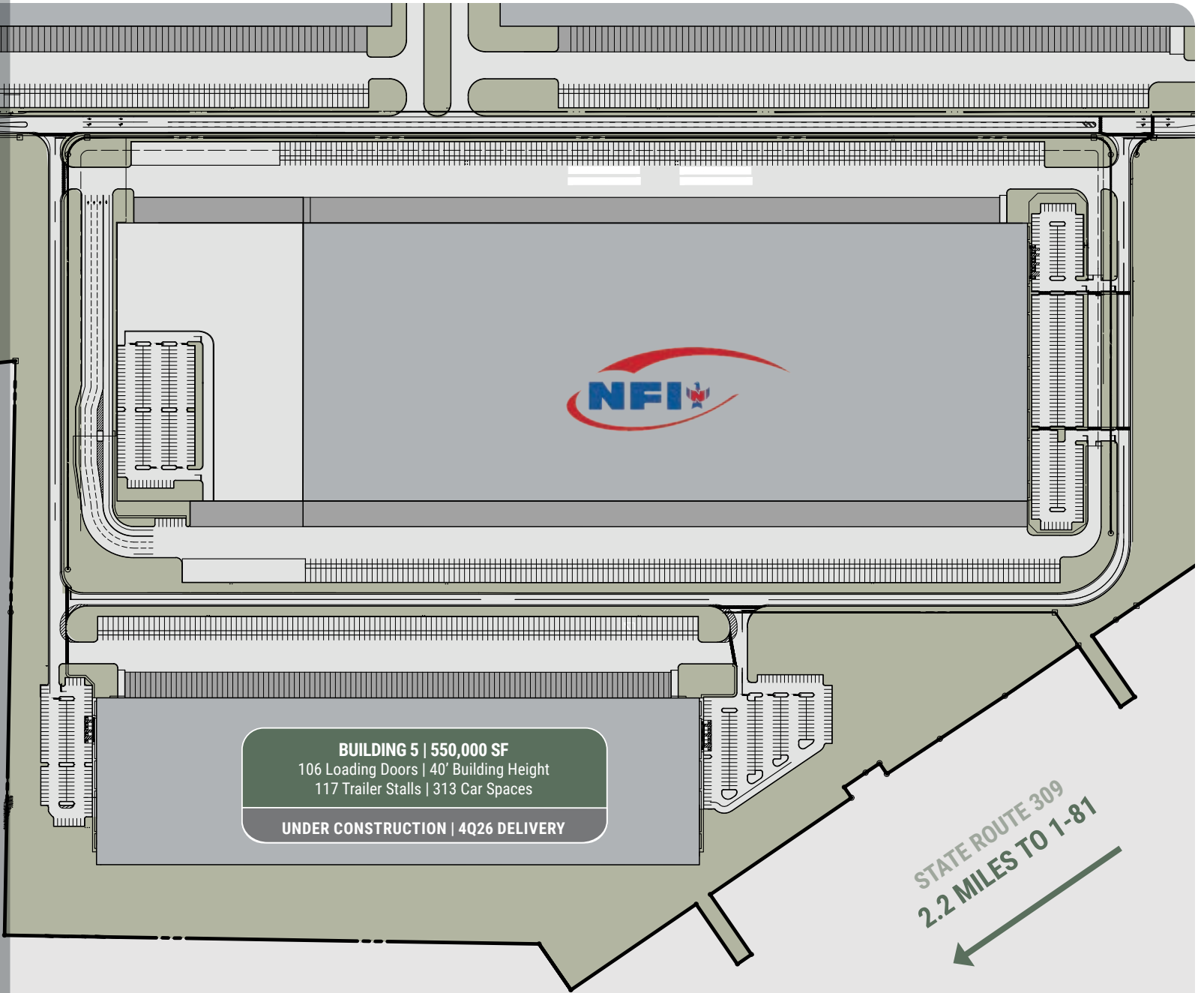
3 **2,200,000 SF**
Full building
 386 Loading Doors
 Up to 150' Building Height
 1,003 Trailer Stalls | 961 Car Spaces

BUILDING 5 | 550,000 SF
 106 Loading Doors
 40' Building Height
 117 Trailer Stalls | 313 Car Spaces

MASTER-PLANNED INDUSTRIAL PARK

PHASE I

SITE PLAN



BUILDING 5 | 550,000 SF
106 Loading Doors | 40' Building Height
117 Trailer Stalls | 313 Car Spaces

UNDER CONSTRUCTION | 4Q26 DELIVERY

STATE ROUTE 309
2.2 MILES TO I-81

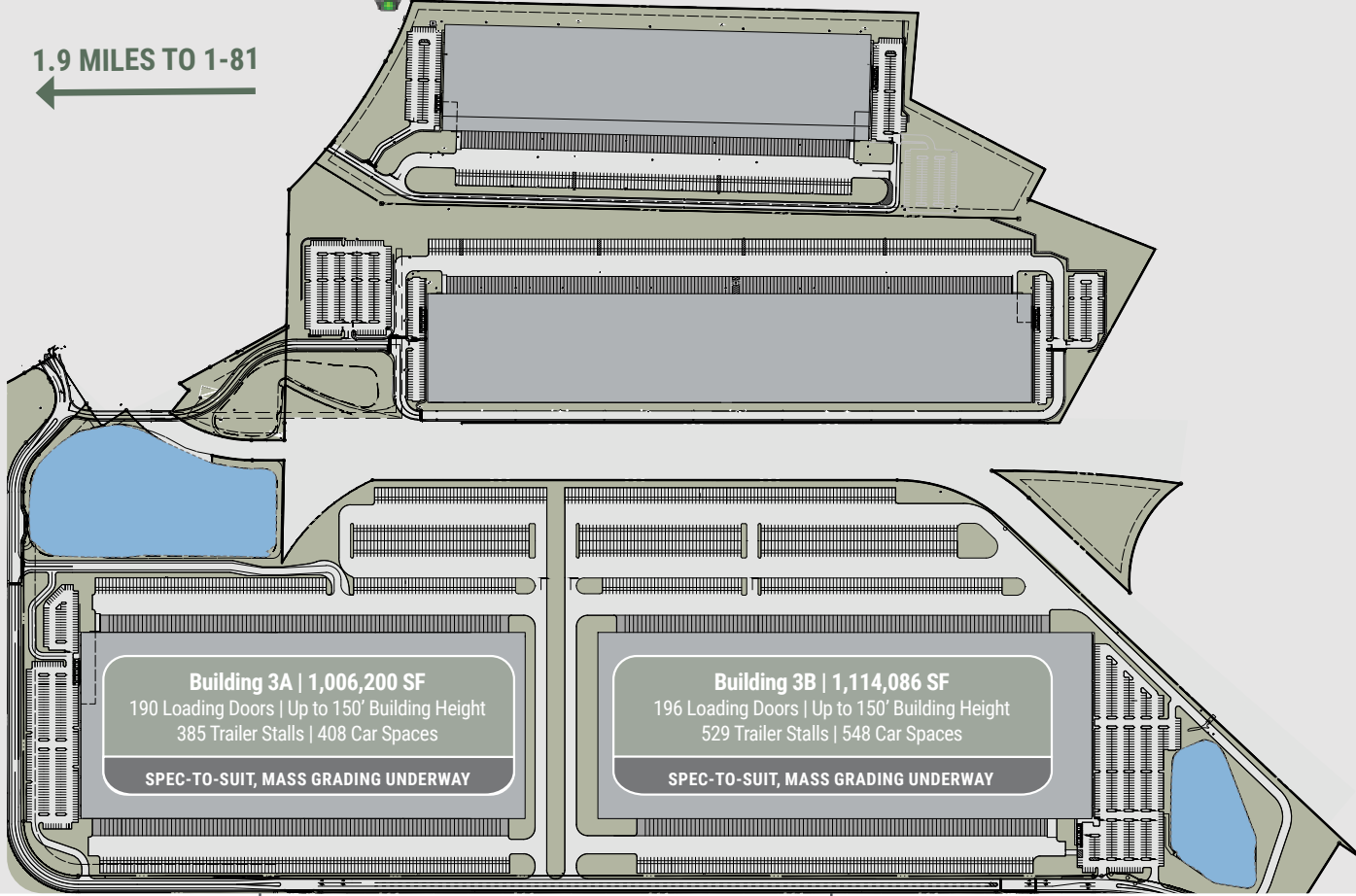


STATE ROUTE 924

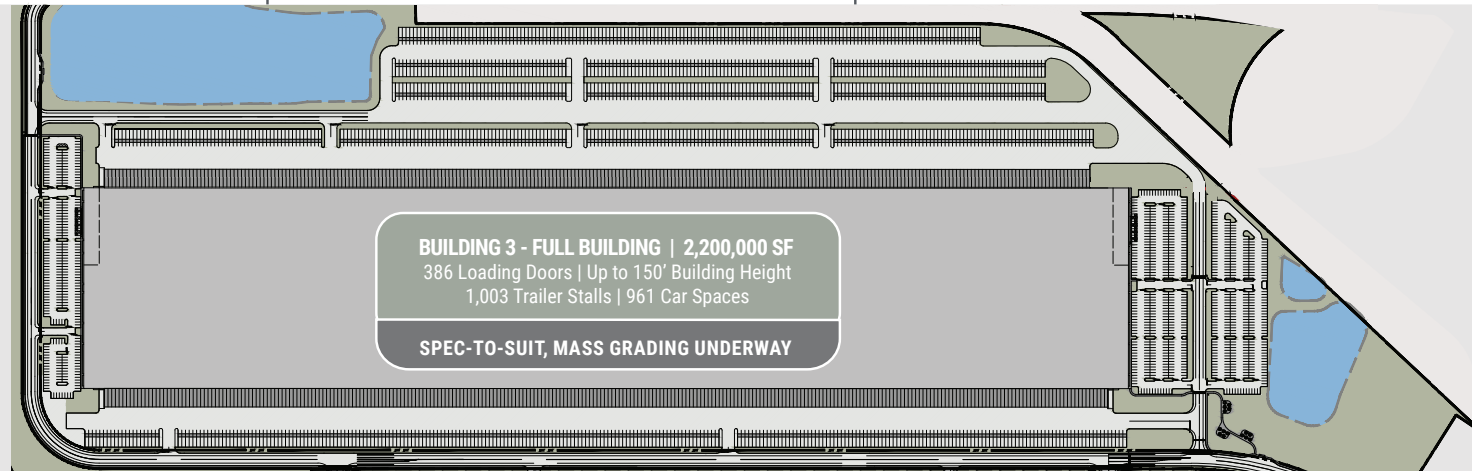
1.9 MILES TO 1-81



DEMISABLE OPTION



FULL BUILDING OPTION



PHASE II

SITE PLAN

ECONOMIC INCENTIVES

OVERVIEW

QOZ

QUALIFIED OPPORTUNITY ZONES

CREATED IN:
2017
AS PART OF THE
TAX CUTS AND JOBS ACT



DESIGNED TO
SPUR ECONOMIC
DEVELOPMENT &
JOB CREATION



TAX INCENTIVES
FOR INVESTORS WHO
INVEST NEW CAPITAL IN
A BUSINESS
OPERATING IN A QOZ

INVESTORS CAN DEFER ELIGIBLE GAINS ON THE AMOUNT INVESTED
IN A QUALIFIED OPPORTUNITY FUND (QOF) UNTIL 2026

10%

EXCLUSION IF
INVESTMENT IS HELD FOR
AT LEAST 5 YEARS

15%

EXCLUSION IF
INVESTMENT IS HELD FOR
AT LEAST 7 YEARS

100%

EXCLUSION ON THE APPRECIATION
OF THE INVESTMENT IF HELD FOR
AT LEAST 10 YEARS

10-YEAR LERTA

Hazleton Creek Commerce Center benefits from the Local Economic Revitalization Tax Assistance (LERTA) program. This program was created by the Pennsylvania Department of Commerce to help spur economic development in Pennsylvania. The LERTA program specific to this property was enacted by all taxing authorities to provide a 100% abatement on the value of the improvements for a 10-year period.

The estimated real estate taxes for Building 5 (550,000 SF) are \$5,500 (\$0.01/SF) per year over the 10-year LERTA program.

Notes:

(1) Land real estate taxes are based off current value.

(2) Improvement real estate taxes are based off comparable buildings within Luzerne County.

(3) Property has a 10-year LERTA providing 100% abatement on the value of the improvements.

Estimated Real Estate Taxes (Bldg. 5 = 550,000 SF)

Year	No Abatement		10-year LERTA	
	Taxes	PSF	Taxes	PSF
1	\$649,000	\$1.18	\$5,500	\$0.01
2	\$649,000	\$1.18	\$5,500	\$0.01
3	\$649,000	\$1.18	\$5,500	\$0.01
4	\$649,000	\$1.18	\$5,500	\$0.01
5	\$649,000	\$1.18	\$5,500	\$0.01
6	\$649,000	\$1.18	\$5,500	\$0.01
7	\$649,000	\$1.18	\$5,500	\$0.01
8	\$649,000	\$1.18	\$5,500	\$0.01
9	\$649,000	\$1.18	\$5,500	\$0.01
10	\$649,000	\$1.18	\$5,500	\$0.01
Total =	\$6,490,000	\$11.80	\$55,000	\$0.10
		LERTA Savings =	\$6,435,000	\$11.70

15-MINUTE DRIVETIME



55,808
people



26,857
workforce



38%
blue collar

30-MINUTE DRIVETIME



158,525
people



76,233
workforce



33%
blue collar

45-MINUTE DRIVETIME



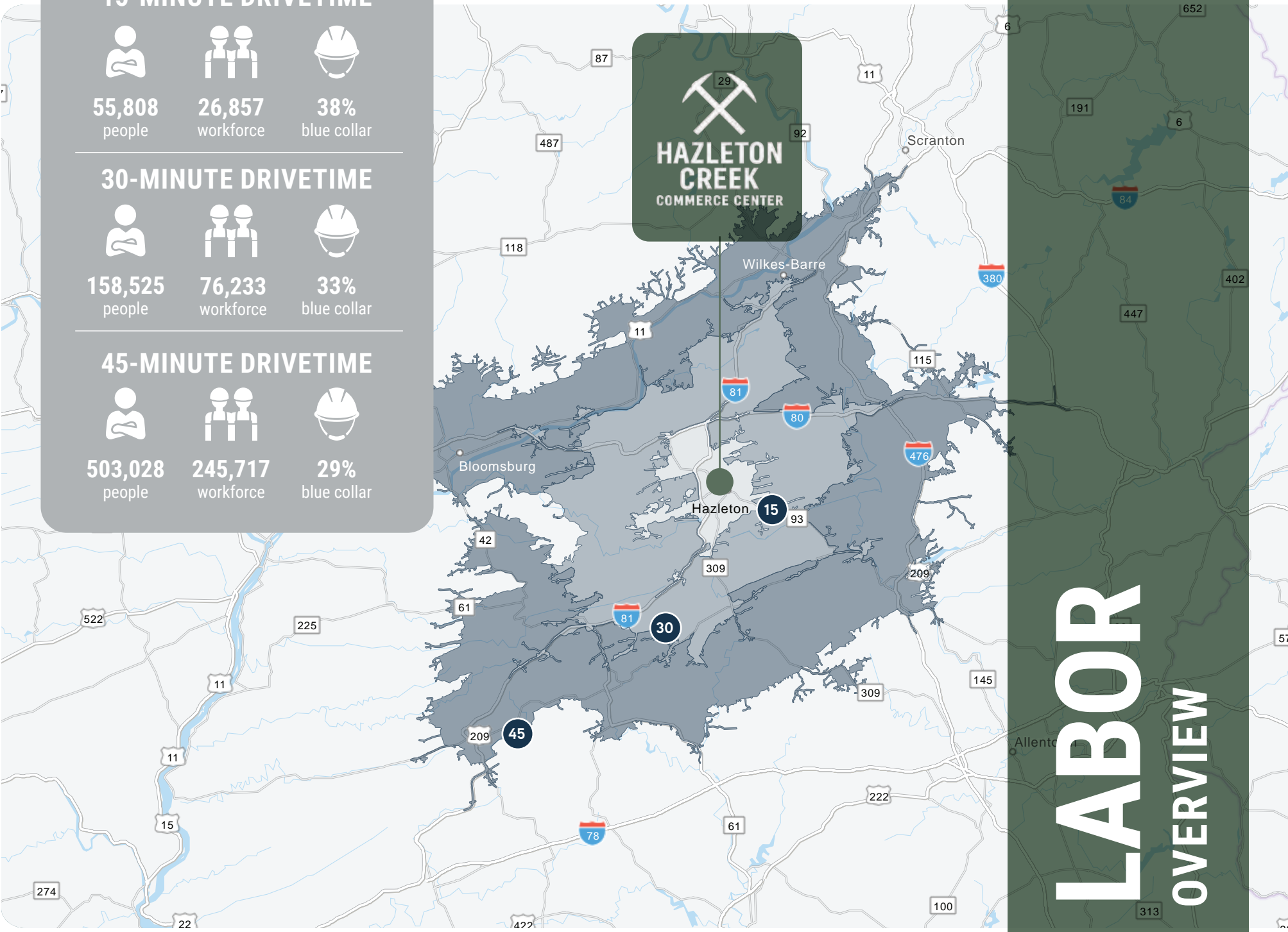
503,028
people



245,717
workforce



29%
blue collar



**LABOR
OVERVIEW**

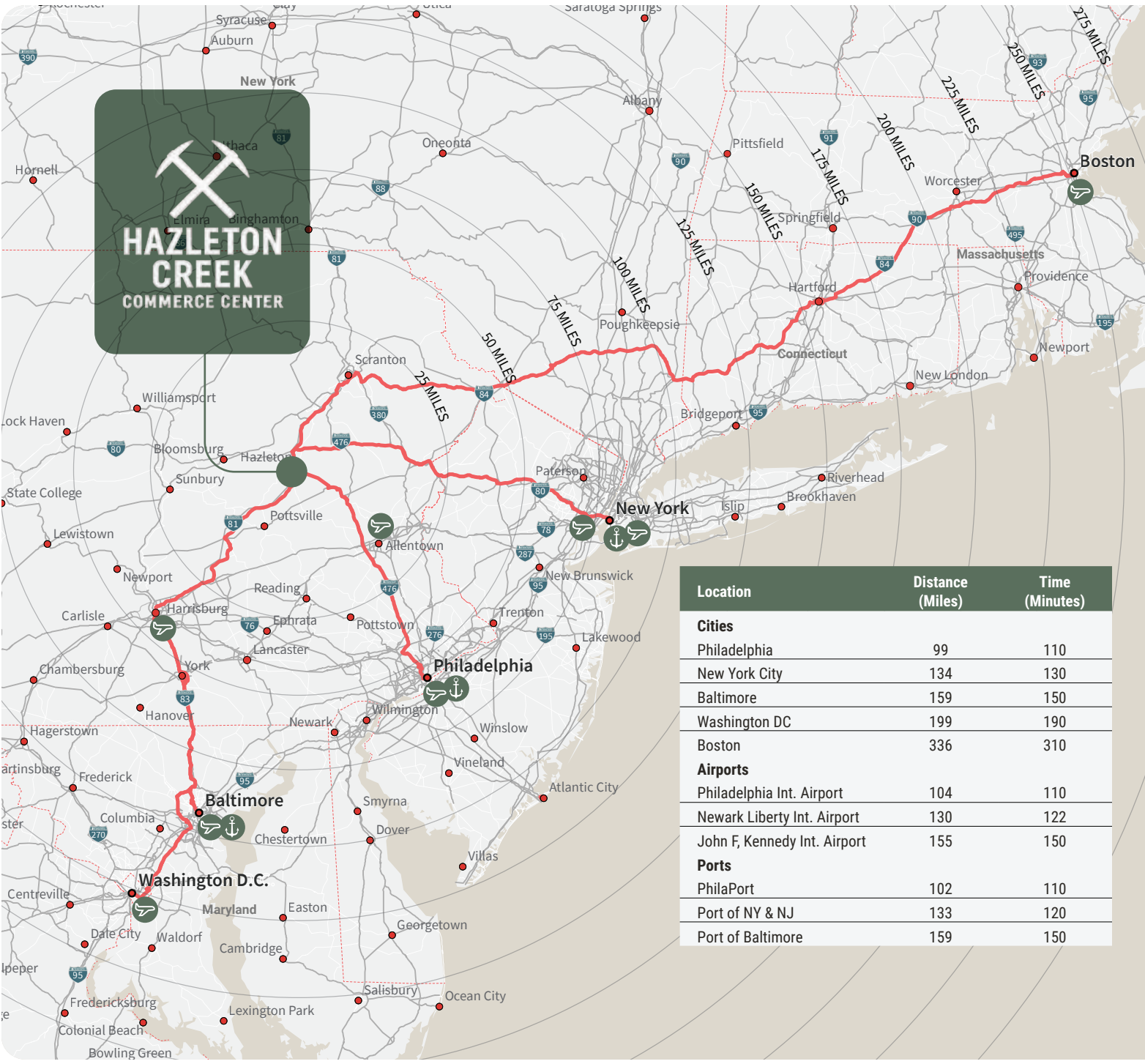
ACCESS

OVERVIEW



Public transportation will be available into the park via Hazleton Public Transit

HAZLETON PUBLIC TRANSIT
Making Life Easier



Location	Distance (Miles)	Time (Minutes)
Cities		
Philadelphia	99	110
New York City	134	130
Baltimore	159	150
Washington DC	199	190
Boston	336	310
Airports		
Philadelphia Int. Airport	104	110
Newark Liberty Int. Airport	130	122
John F. Kennedy Int. Airport	155	150
Ports		
PhilaPort	102	110
Port of NY & NJ	133	120
Port of Baltimore	159	150

REGIONAL OVERVIEW





**HAZLETON
CREEK
COMMERCE CENTER**

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Kiel Group is a real estate development team focused on Class A industrial buildings, headquartered in Bethlehem Pennsylvania. It was founded in 2016 with core values based on Trust-Integrity-Respect. Bob Kiel, managing principal, has over thirty five years of experience in commercial real estate development and leasing with a primary focus on industrial properties. During his career, his development and leasing experience exceeds 60,000,000 square feet of industrial, office, and manufacturing facilities across five states. Twenty seven of the properties received LEED Certifications.

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THE KEITH CORPORATION

The Keith Corporation is a privately held, full-service commercial real estate firm. Headquartered in Charlotte, N.C., TKC has projects in 39 states, Mexico, Australia, Canada, and the United Kingdom. Developing over \$5.6 billion worth of commercial real estate over the course of more than 450 projects, totaling in excess of 52 million square feet for a highly diverse clientele, The Keith Corporation has developed a reputation based on expertise, accountability, and total client satisfaction on projects.

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