



**BUILDING 3A | 1.0M SF (EXPANDABLE)**

**BUILDING 3B | 1.1M SF (EXPANDABLE)**

MASS GRADING UNDERWAY

**BUILDING 5 | 550,000 SF**

UNDER CONSTRUCTION | 4Q26 DELIVERY



[www.hazletoncreekcc.com](http://www.hazletoncreekcc.com)

**+5.4M SF**

**MASTER-PLANNED INDUSTRIAL PARK**

6 buildings

±5.4M total sf

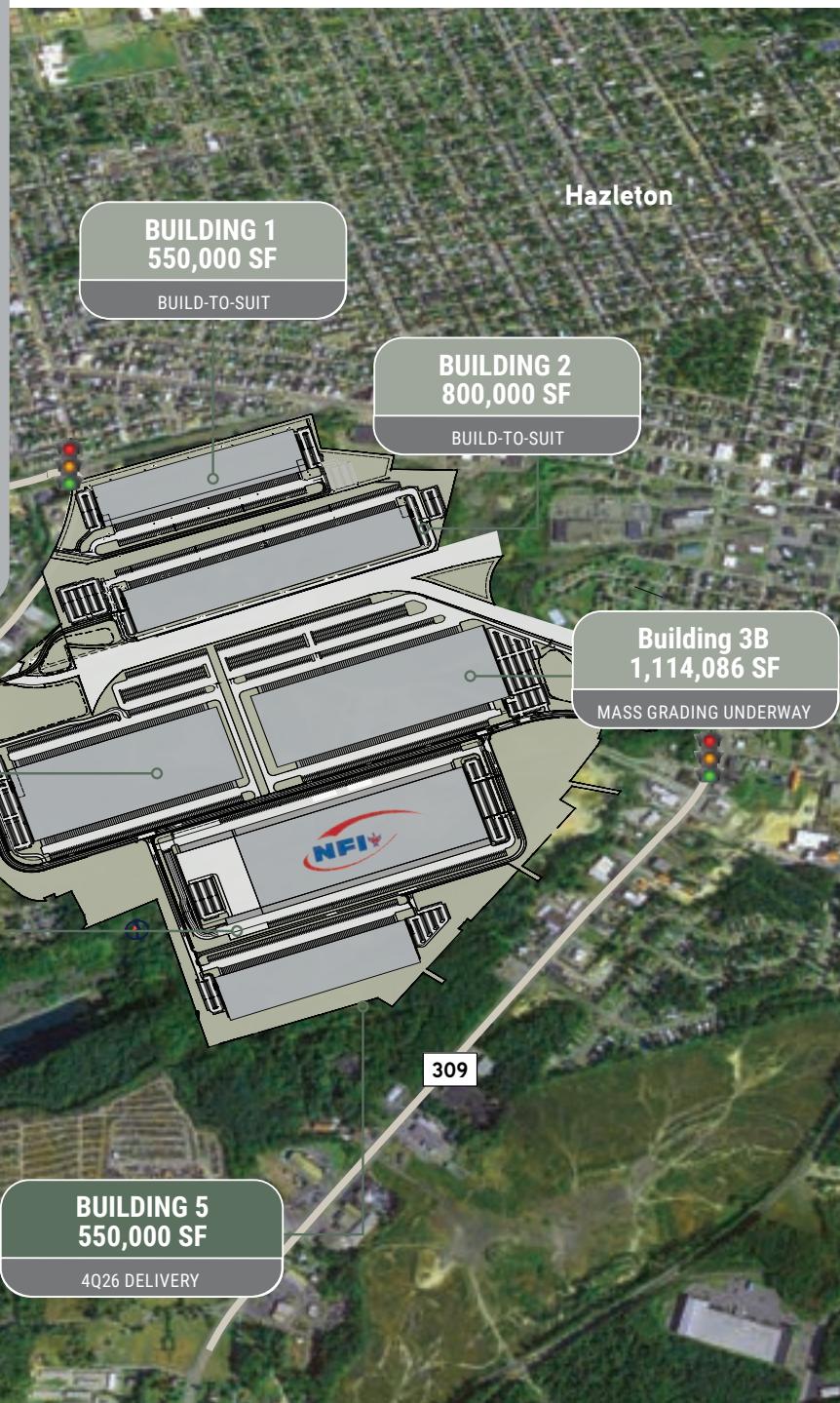
362 total acres

150' building height permitted

1,800+ dedicated trailer stalls

2,700 total car spaces

*Rail service capability  
Significant utility capacity*



# 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

Trailer parking 117 stalls

60' speed bays

Car parking 313 spaces



### PHASE II

\* Ability to have rail service

#### BUILDING 1

#### BUILD-TO-SUIT

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

#### BUILDING 2\*

#### BUILD-TO-SUIT

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

#### BUILDING 3A\* (expandable)

#### SPEC-TO-SUIT, MASS GRADING UNDERWAY

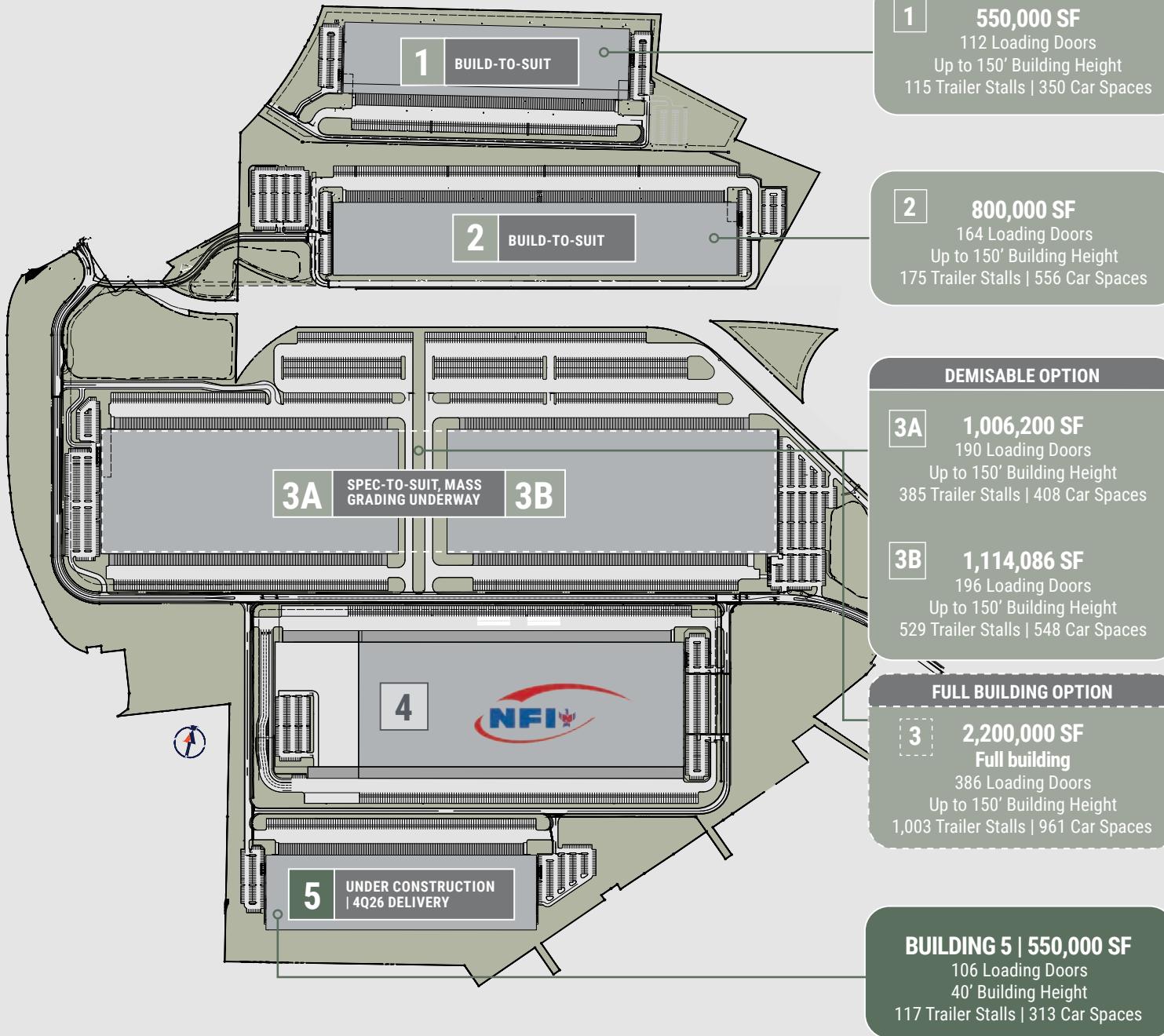
<b>Total size</b>	1,006,200 SF	<b>Building height</b>	Up to 150'
<b>Dimensions</b>	650' x 1,548'	<b>Loading</b>	190 dock doors
<b>Loading format</b>	Cross-Dock	<b>Drive-ins</b>	4 drive-in doors
<b>Column spacing</b>	56' x 53' typical	<b>Trailer parking</b>	385 stalls
	60' speed bays	<b>Car parking</b>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

#### BUILDING 3B\* (expandable)

#### SPEC-TO-SUIT, MASS GRADING UNDERWAY

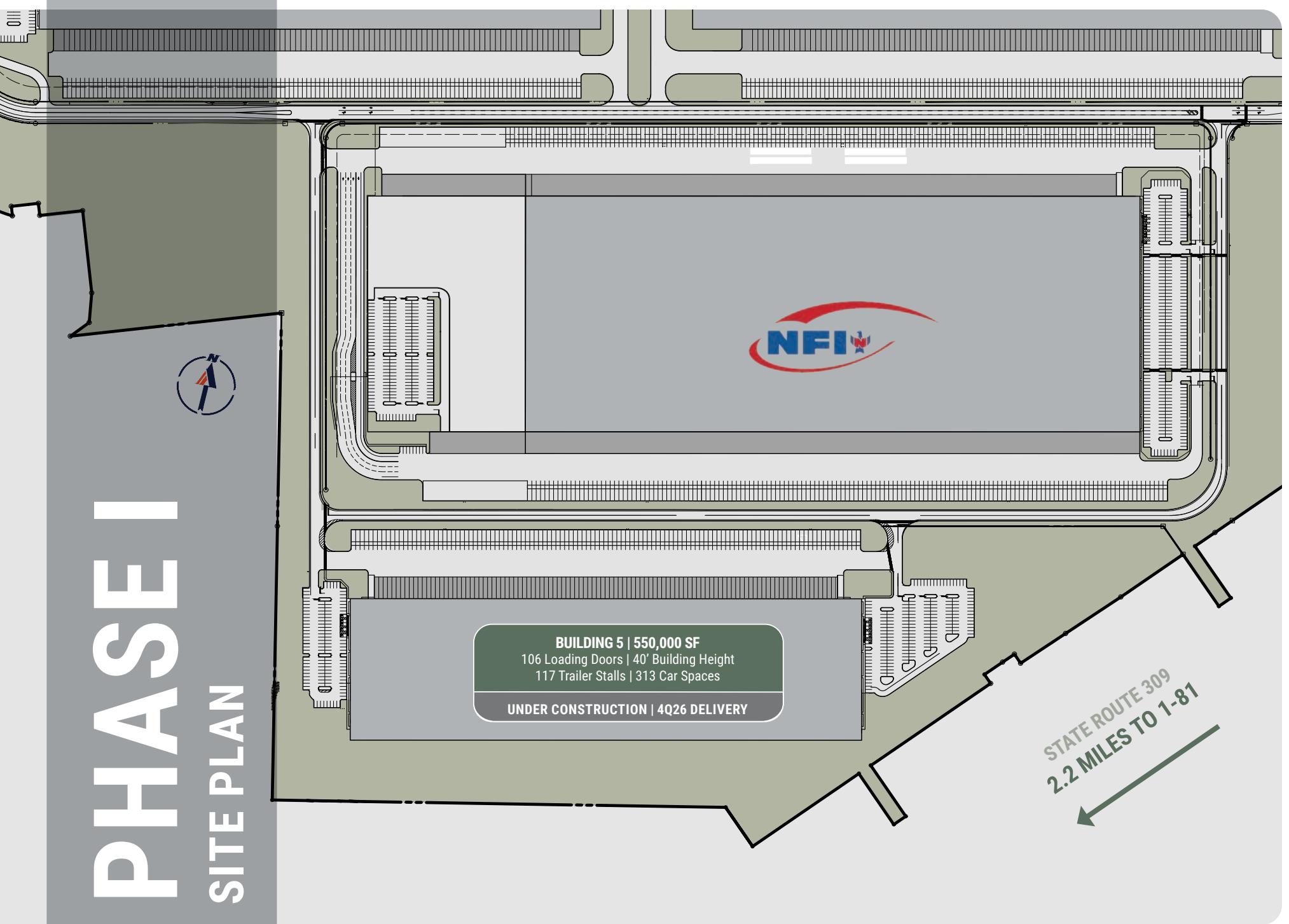
<b>Total size</b>	1,114,086 SF	<b>Building height</b>	up to 150'
<b>Dimensions</b>	650' x 1,664'	<b>Loading</b>	196 dock doors
<b>Loading format</b>	Cross-Dock	<b>Drive-ins</b>	4 drive-in doors
<b>Column spacing</b>	56' x 53' typical, 60' speed bays	<b>Trailer parking</b>	529 stalls
		<b>Car parking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

# MASTER-PLANNED INDUSTRIAL PARK



# PHASE I

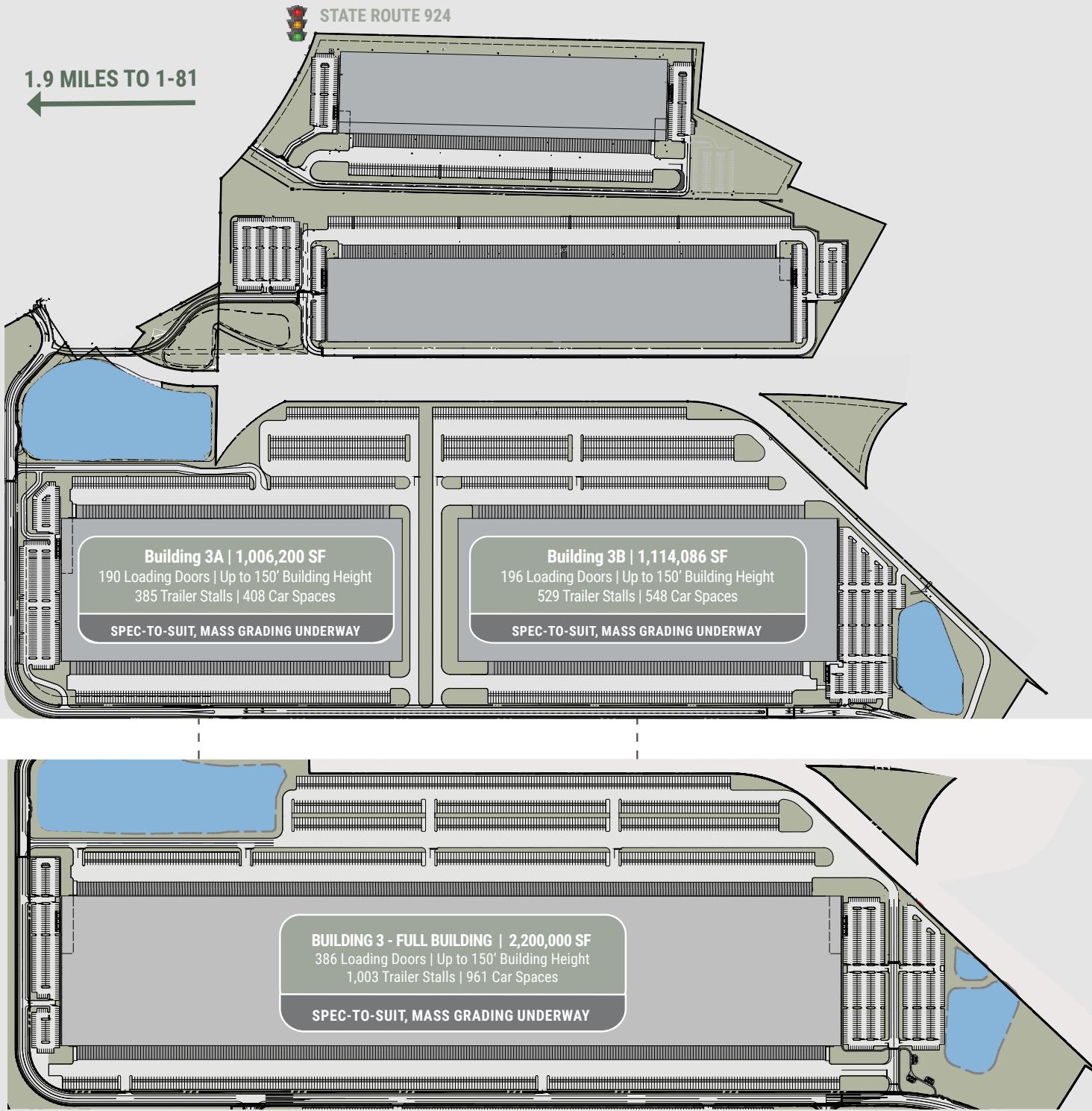
## SITE PLAN



# PHASE II SITE PLAN

DEMISABLE OPTION

FULL BUILDING OPTION



# ECONOMIC INCENTIVES

## OVERVIEW

### QOZ

QUALIFIED OPPORTUNITY ZONES

### 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
<b>Total =</b>	<b>\$6,490,000</b>	<b>\$11.80</b>	<b>\$55,000</b>	<b>\$0.10</b>
<b>LERTA Savings =</b>		<b>\$6,435,000</b>	<b>\$11.70</b>	

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**

## 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



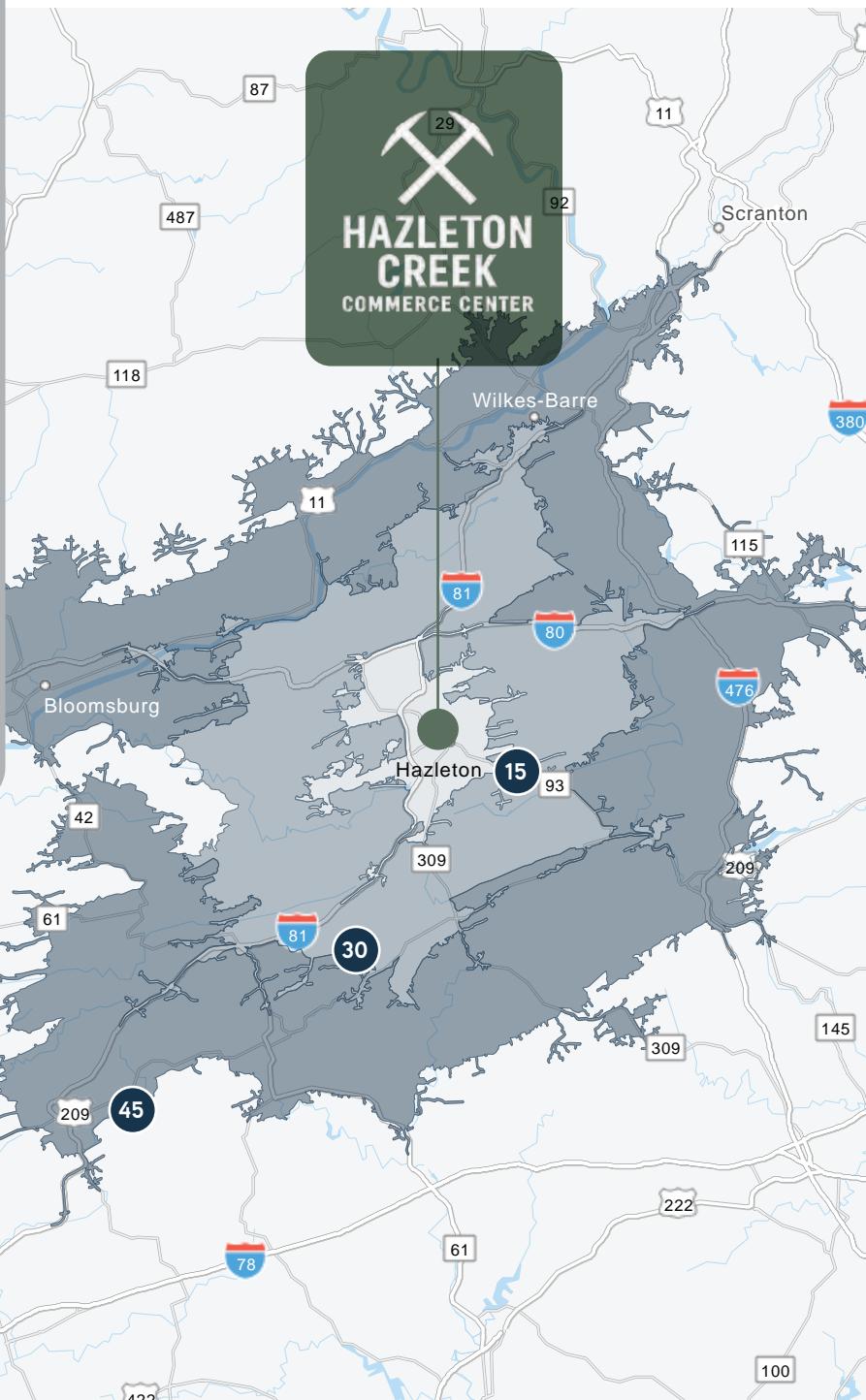
**503,028**  
people



**245,717**  
workforce



**29%**  
blue collar



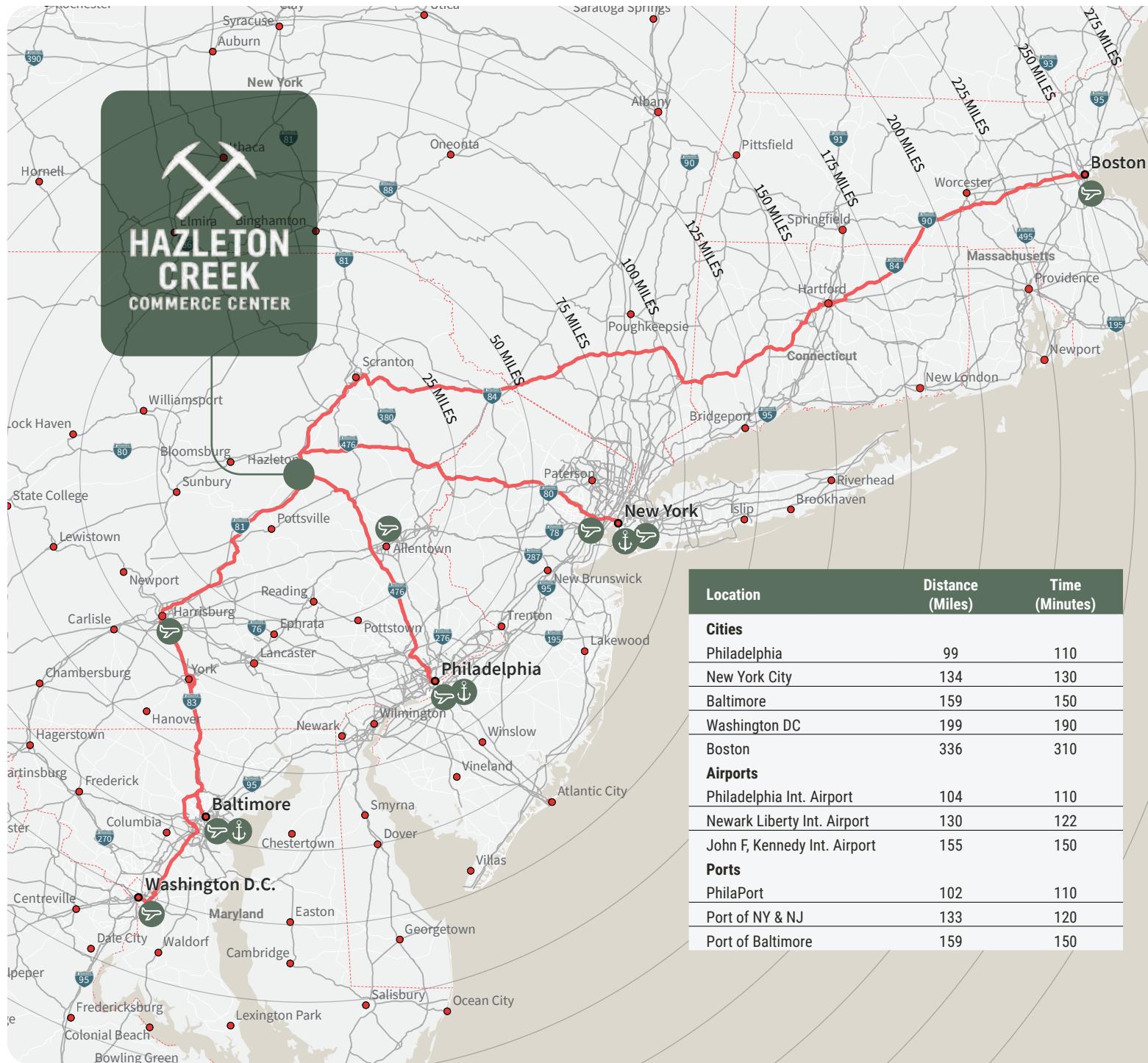
**LABOR**  
**OVERVIEW**

# ACCESS

## OVERVIEW



# REGIONAL OVERVIEW







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REAL ESTATE DEVELOPMENT

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.

**BOB KIEL**  
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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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