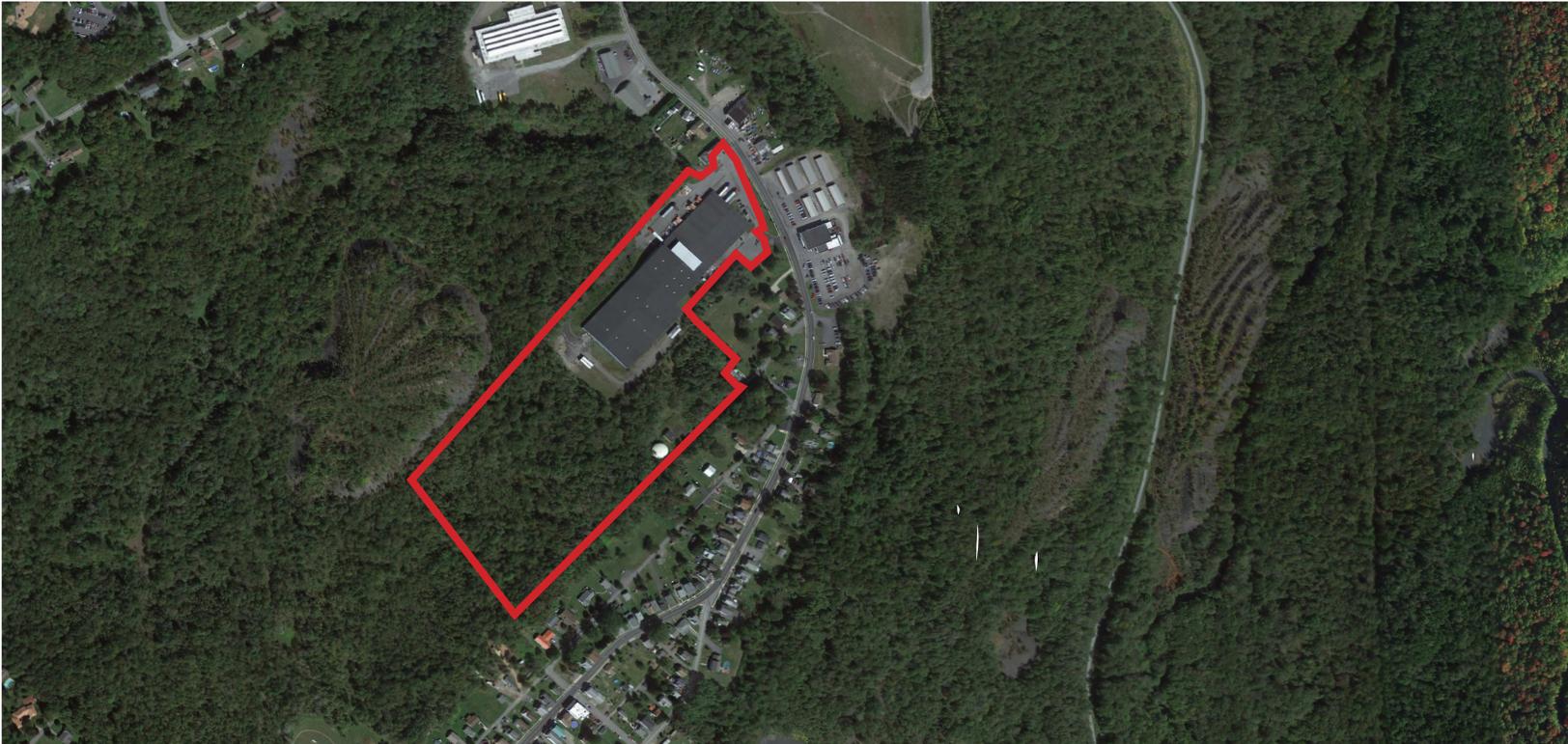


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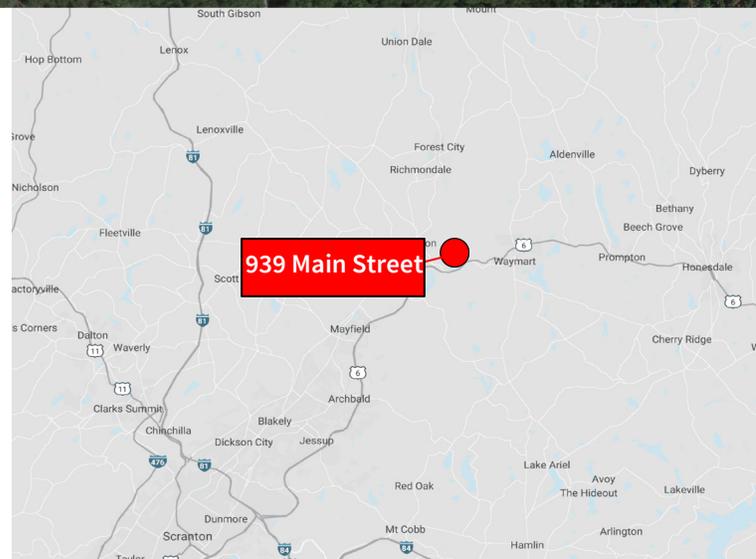
160,411 SF

939 Main Street
Vandling, PA 18421



Highlights

- $\pm 160,411$ SF demised into three (3) sections
 - Section 1: $\pm 57,850$ SF (18,000 office + 39,850 warehouse)
 - Section 2: $\pm 28,000$ SF
 - Section 3: $\pm 74,561$ SF
- ± 24.76 acres
- I-2 Zoning, Industrial Vandling Borough



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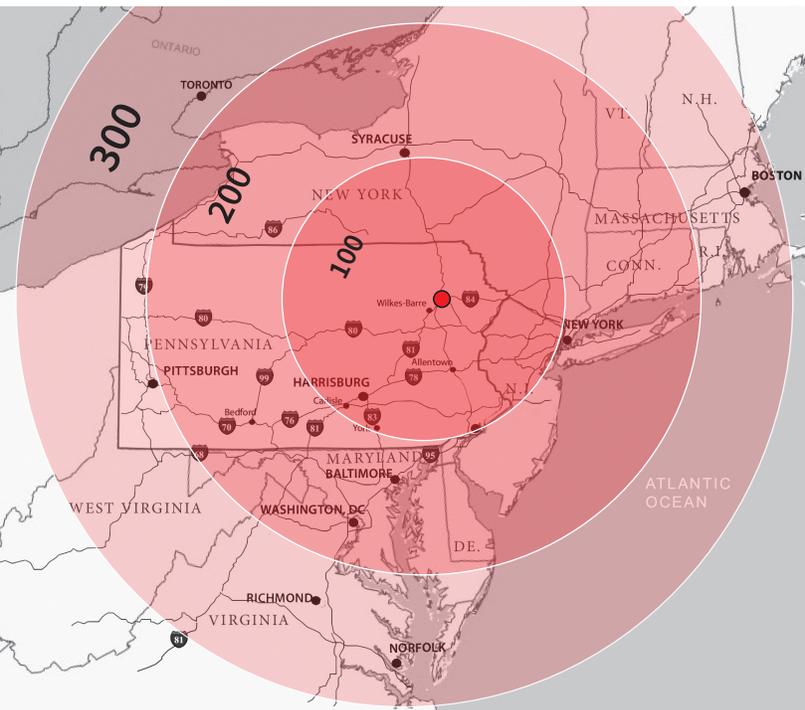
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YEAR BUILT	1977	UTILITIES	Electric - PP&L Water - Pennsylvania American Water Sewer - Lackawanna River Basin Sewer
CONSTRUCTION TYPE	Block & Metal	HEATING	13 fuel oil forced air units
CEILING HEIGHTS	Section 1: 11'6" - 15'11" Section 2: 30' Section 3: 13' - 13'9"	SPRINKLER SYSTEM	100% wet, with 400,000 gallon ground level fire tank
COLUMN BAYS	Section 1 & 3: 40' x 24' Section 2: 40' x 20'	LIGHTING	T-5 on motion sensors
DOCK DOORS	Section 1: Five (5) w/ levelers; One (1) drive-in Section 2: One (1) w/ leveler Section 3: Two (2) w/ levelers	ROOF	Rubber membrane; installed 2001
POWER	T-5 on motion sensors	CAR PARKING	155 car parking stalls



	Distance (mi)	Drive Time (hrs)
DISTANCES TO CITIES		
Philadelphia, PA	148	2 hr. 10 min.
New York, NY	138	2 hr. 20 min.
Boston, MA	291	4 hr. 30 min.
Toronto ON, Canada	348	5 hr. 30 min.
DISTANCES TO PORTS		
Port of NY/NJ	136	2 hr. 10 min.
Ports of Philadelphia	153	2 hr. 20 min.
Port of Baltimore	234	3 hr. 30 min.

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