

100

▶ KEYSTONE

SPACE AVAILABLE FOR LEASE

Suite 3 - 100,200 SF



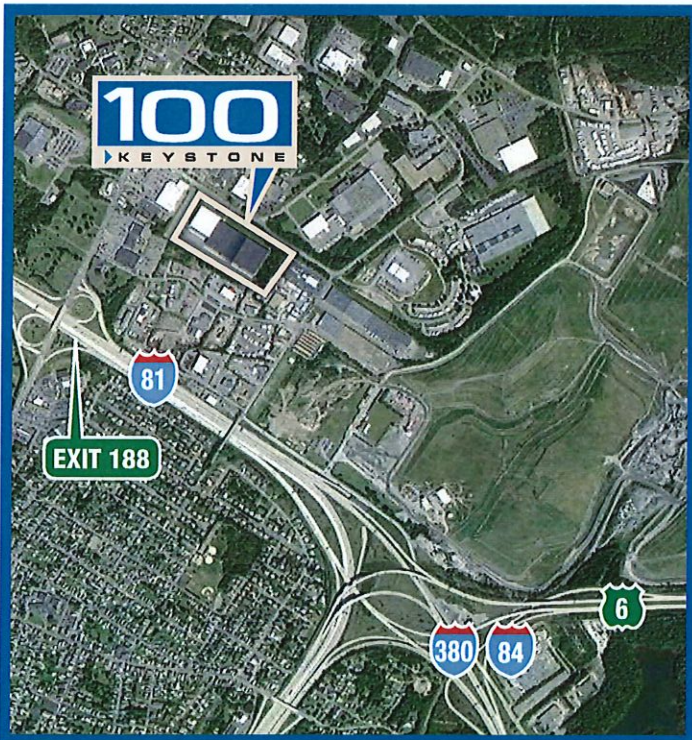
SUITE 3

Available Build-To-Suit

100,200 SF

Clear height 36'

Land development approvals in place



Location:

100 Keystone is strategically located at the crossroads of five primary distribution routes in Northeast Pennsylvania. This desirable location for major distribution and manufacturing operations is within 250 miles of most major markets in the Northeast and Mid-Atlantic regions.

Interstate Access:

- Interstate 81 – 0.7 mile
- Interstate 84 – 2.5 miles
- Interstate 380 – 2.5 miles
- Interstate 76 – 6.4 miles
- PA SR 6 – 1.8 miles



These primary distribution routes take products to the New England, Mid-Atlantic, Midwest and Southern states. The area is ideally situated within a two hour drive of New York City, the second largest population in the U.S., and Philadelphia, the fifth largest population in the U.S., a three hour drive from Baltimore and four hours from Washington, D.C.

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A BALANCED APPROACH TO REAL ESTATE

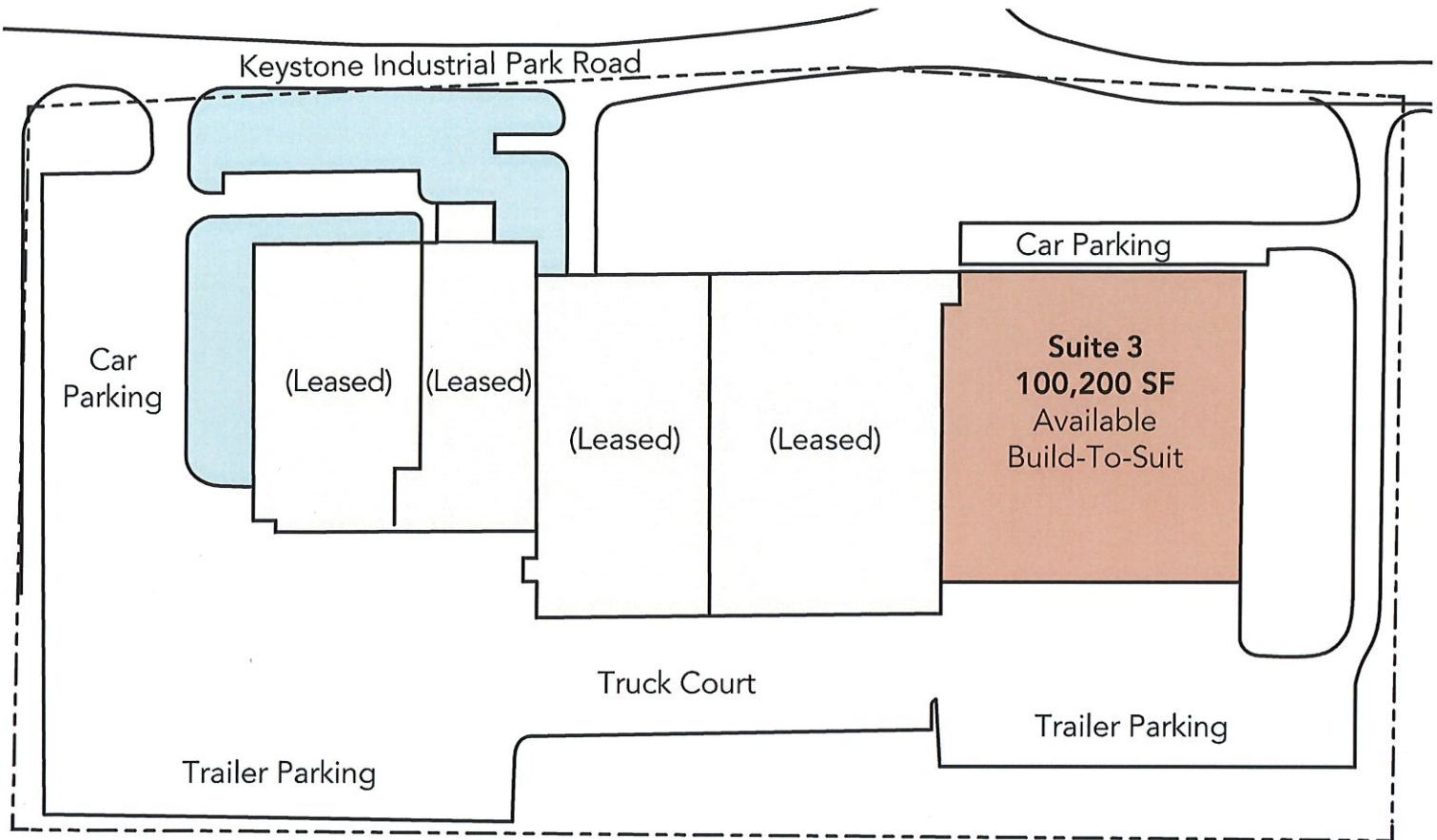
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SITE FEATURES

- 24.4 acre site
- Expansive fenced & lighted truck court
- Fenced trailer parking
- Remote trailer storage lot
- Fully sprinklered
- Fire alarm connected to Central Station
- In close proximity to Interstates 81, 476, 380, 84 and State Route 6. Property is only 0.7 miles from Exit 188 of Interstate 81.
- Prime location at the front of the Keystone Industrial Park and served by a signalized intersection at the SR 6 and Keystone Industrial Park Road.

BUILDING SPECIFICATIONS:

Suite 3 – Build-To-Suit

- 100,200 SF Available
- Ceiling height of 36'
- 10 – 9' x 10' loading doors with levelers and seals
- 1 – 12' x 14' drive-in door
- 60' deep concrete trailer pad
- 190' heavy duty truck court
- Separate drive way entrance
- 37 – 12' x 60 Trailer parking spots with dolly pad and heavy duty pavement in truck court
- ESFR Sprinkler System
- Ample car parking
- All land development approvals in place.