

10-YEAR LERTA

MOUNTAIN VALLEY

2 1 6 6 B U R M A R O A D , B A R N E S V I L L E , P A



1,240,720 SF FOR LEASE
INDUSTRIAL PROPERTY



MOUNTAIN VALLEY

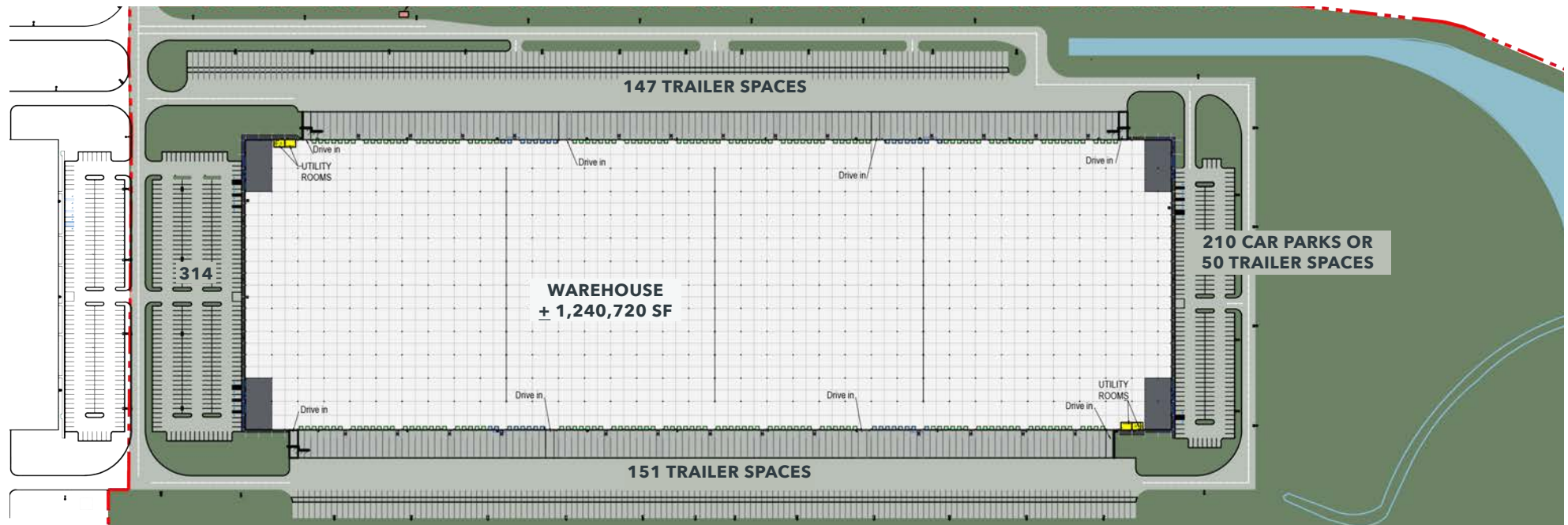
1,240,720 SF FOR LEASE

INDUSTRIAL PROPERTY

PROPERTY OVERVIEW

BUILDING SIZE	+ 1,240,720 SF (1,988' x 620') from grid to grid
CLEAR HEIGHT	40 feet
COLUMNS	Spacing Typical 50'd x 56'w; Staging bays are 60' deep
LOADING DOORS	218 insulated doors (9' x 10'), manual, with viewing window.
DOCK EQUIPMENT	218 Units Precast prefab concrete dock pits w/ 40,000lb mechanical levelers, lights, bumpers & seals. Clerestory windows on dock walls.
DRIVE-IN DOORS	Four (4) electrically operated (14' x 17') with concrete ramps.
ROOF	TPO 60mil roof system with R-25 insulation and white steel primed deck.

SLAB	8" Reinforced, 4000 psi reinforced with steel prefab mesh, on Vapor barrier, Caulked and Sealed Joints
TRUCK COURT	Depth min 190' concrete (8" thick, 4 000 psi) & asphalt in zones per plan
TRAILER PARKING	323 trailer parking spaces
EMPLOYEE PARKING	314 employee parking spaces
LIGHTING	30 fc LED lighting with motion activation and 15' whips
ELECTRICAL	4000 amp, 480/277v, 3-phase service
SPRINKLER	Early Suppression Fast Response (ESFR) K25.2 system
GUARD-HOUSE	Full circulation drive; guard-house capable



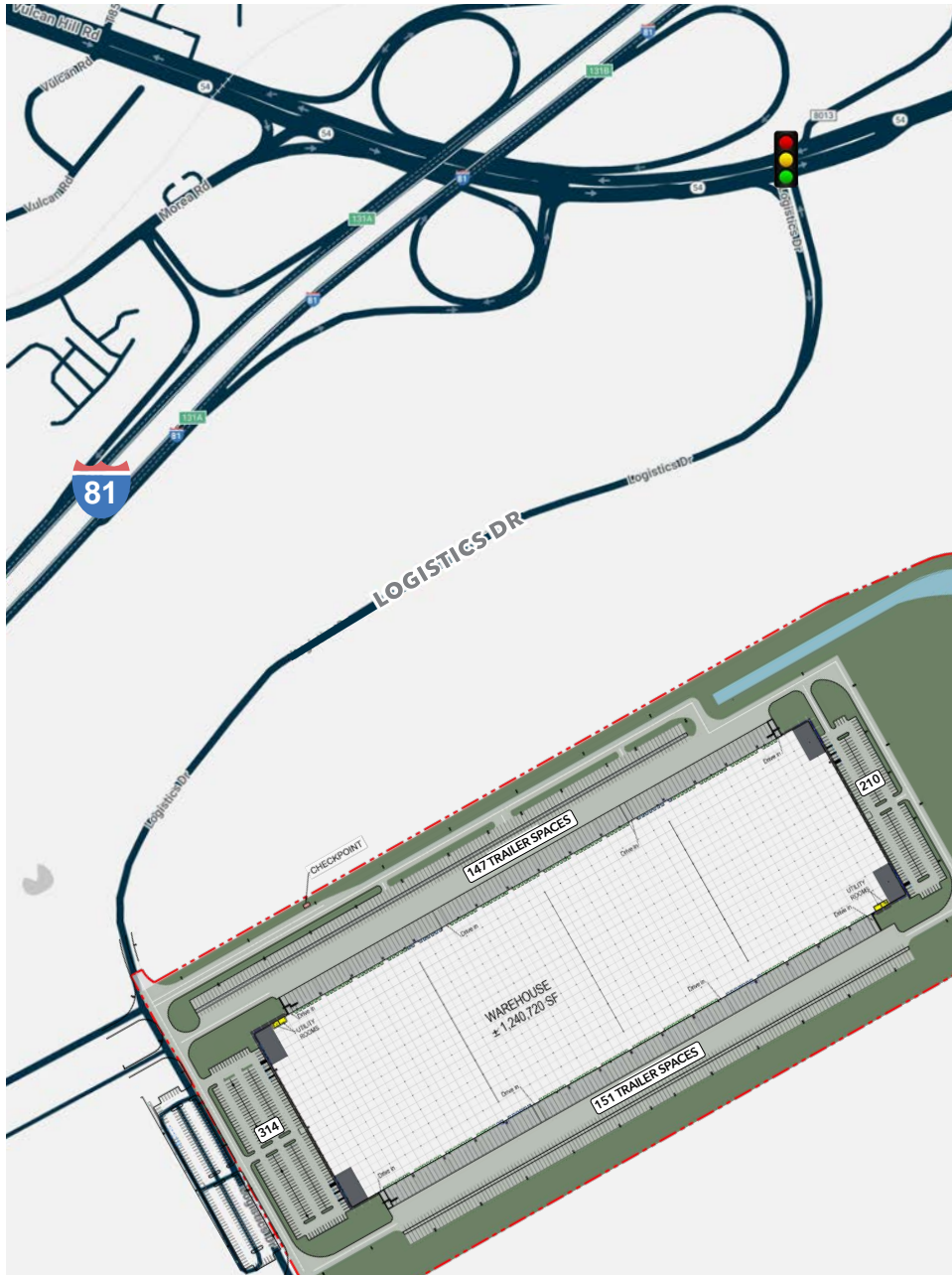
Lee & Associates of Eastern Pennsylvania LLC

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MOUNTAIN VALLEY

1,240,720 SF FOR LEASE

INDUSTRIAL PROPERTY



PNK WARRANTY

» 5 Years Structural Building » 30 Years Roof Warranty



Fully Equipped Docks
(Mechanical Levelers, Lights, Bumpers & Seals)



4,000 amps
POWER



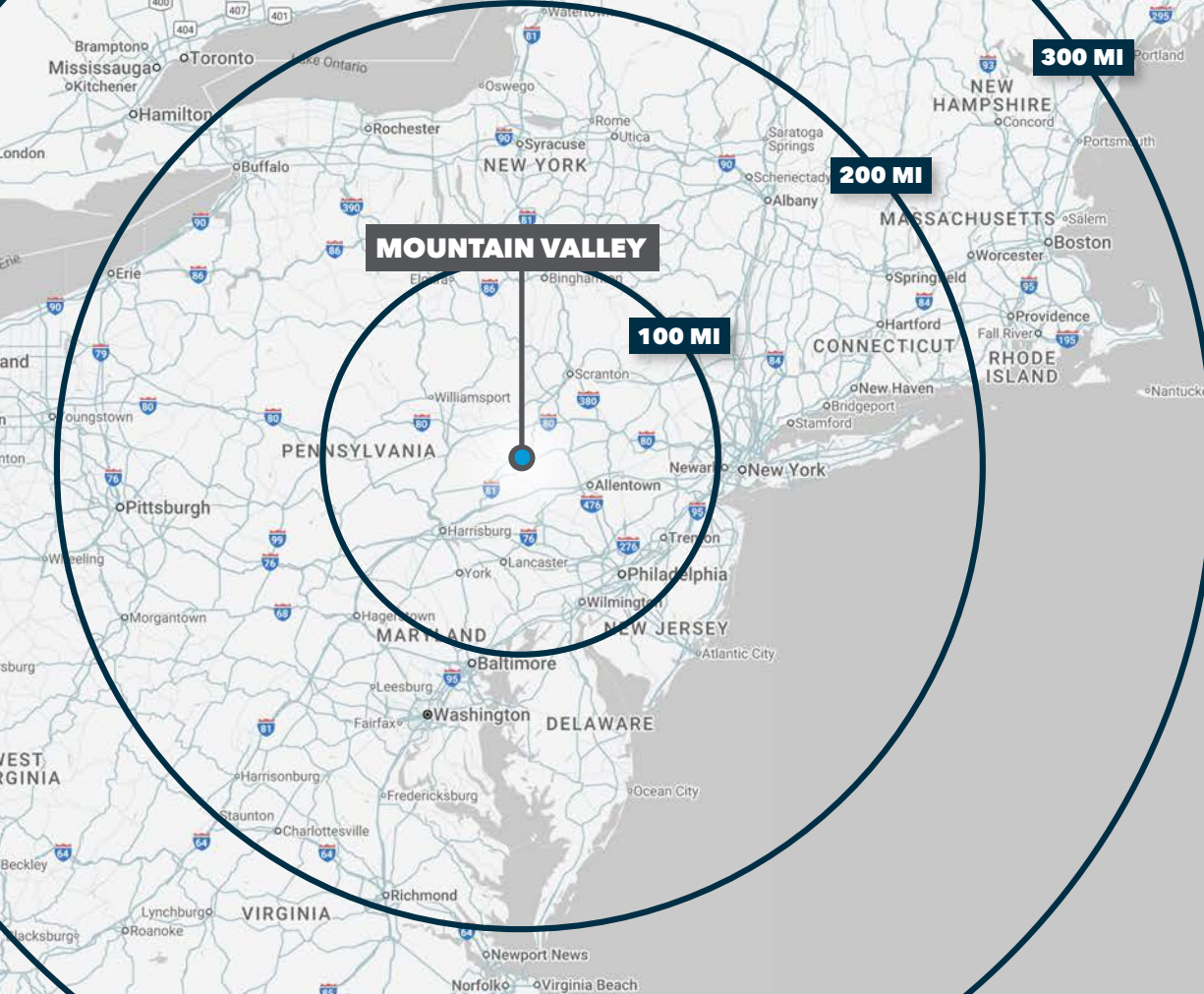
40'
CLEAR HEIGHT



Full Circulation



50'd x 56'w
COLUMN SPACING



DRIVE TIMES

PORTS	TIME	AIRPORTS	TIME
Port of NY/NJ	151 min	Wilkes-Barre Scranton	47 min
Port of Philadelphia	129 min	Lehigh Valley	71 min
Port of Baltimore	140 min	Philadelphia	125 min

CITY	TIME	PARCEL FACILITIES	TIME
Pittston, PA	53 min	FedEx - Mt. Pocono	62 min
Lehigh Valley, PA	71 min	UPS - Pittston	54 min
Harrisburg, PA	66 min	USPS - Wilkes-Barre	42 min
Philadelphia, PA	130 min	FedEx - Pittston	52 min
New York, NY	162 min	UPS - Dunmore	60 min
		FedEx Hub - Northampton	74 min
		UPS Hub - Easton	84 min

LABOR DEMOGRAPHICS

45 Minutes

392,371.....Population
307,136.....Workforce (18+)

45 Miles

1,126,732.....Population
887,128.....Workforce [18+]

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