



CORE5 AT **STROUDSBURG**

246 Warner Road, Tannersville, Pennsylvania



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

LEASING AGENT



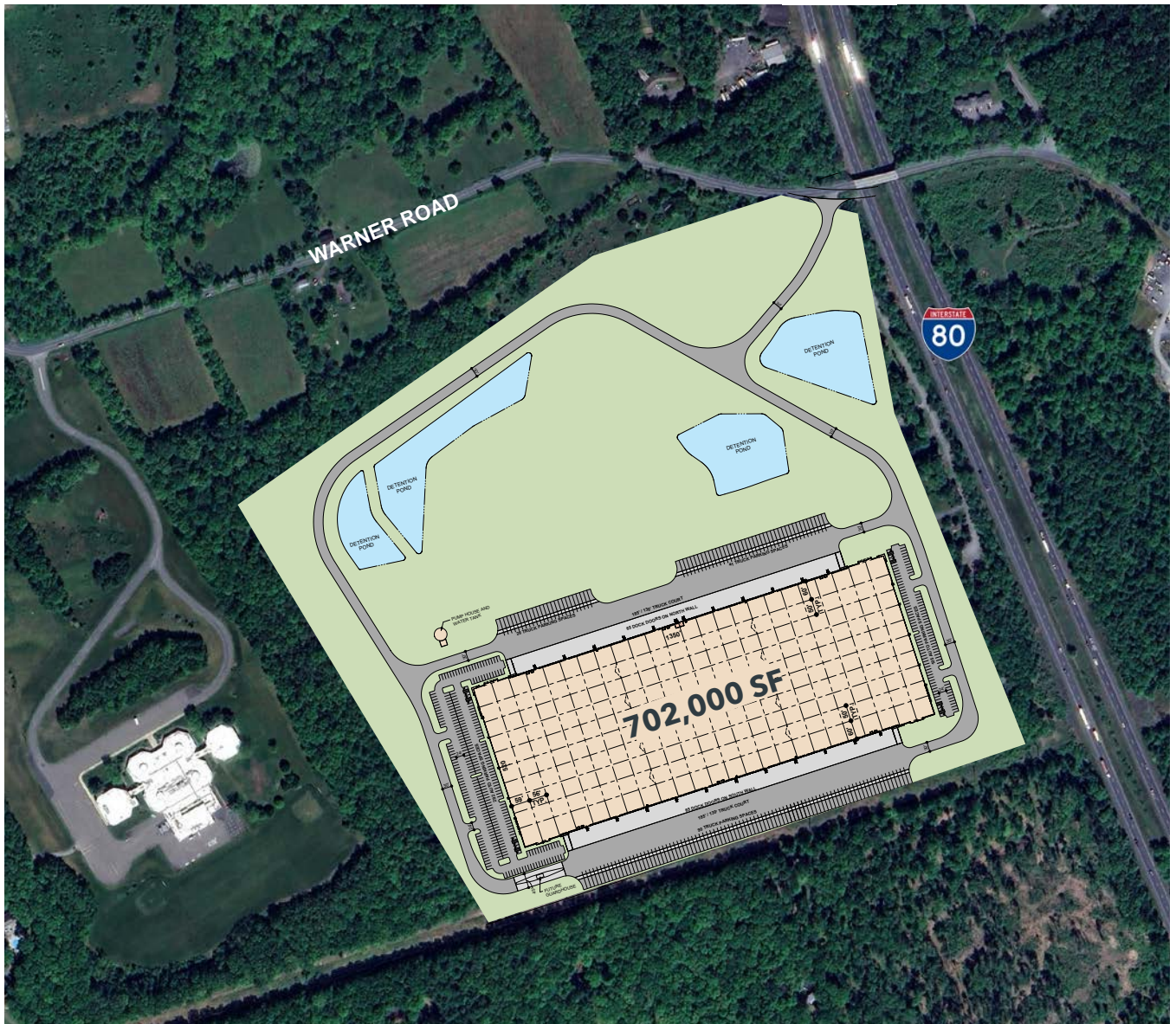
DEVELOPER

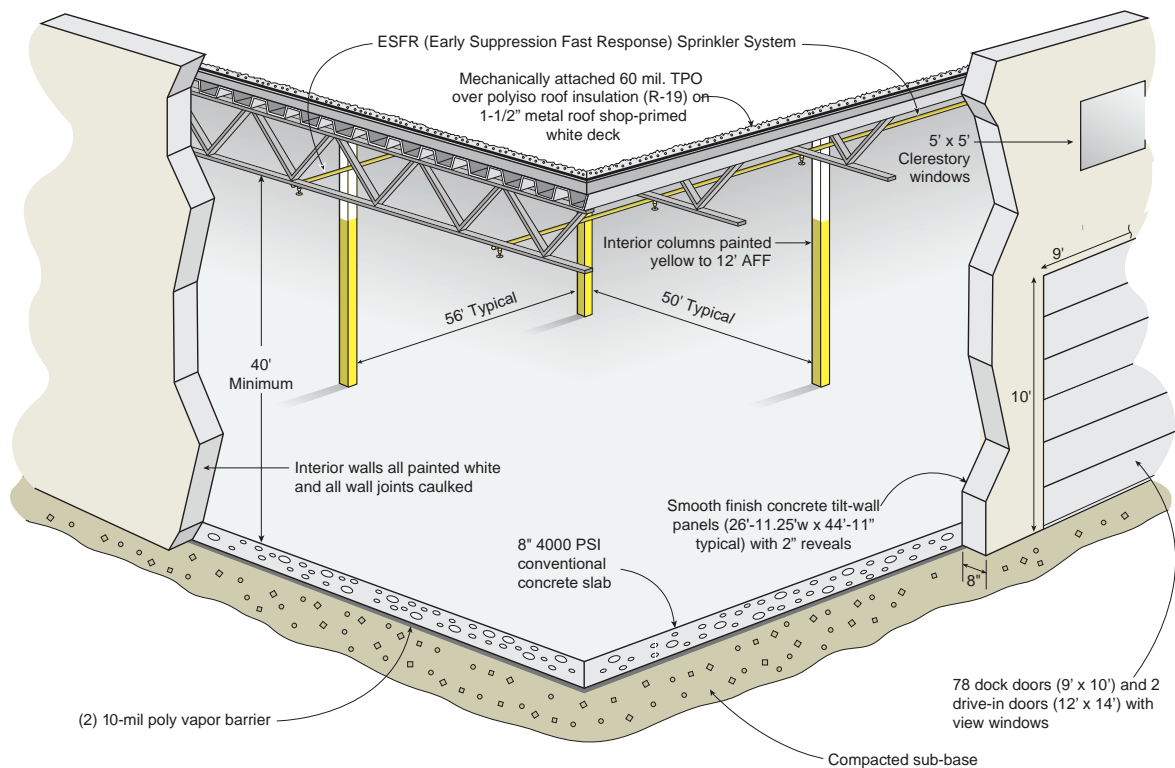
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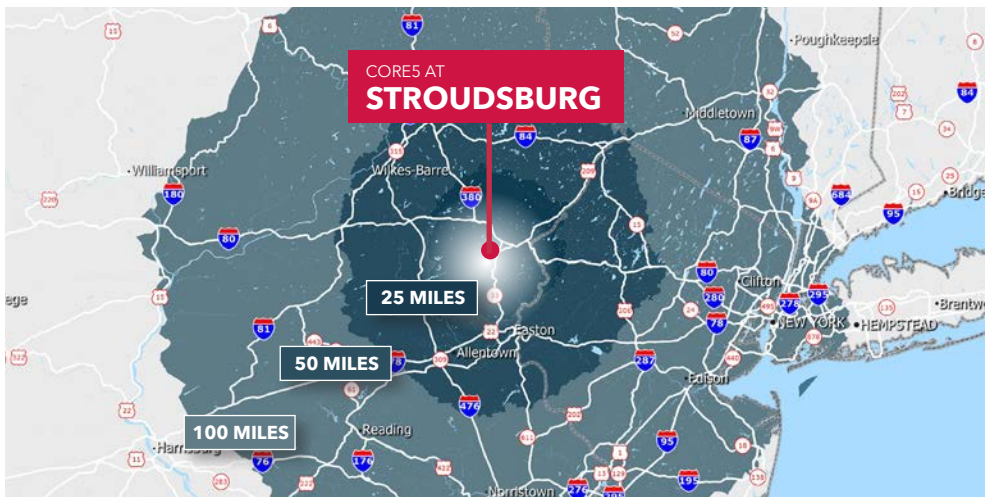
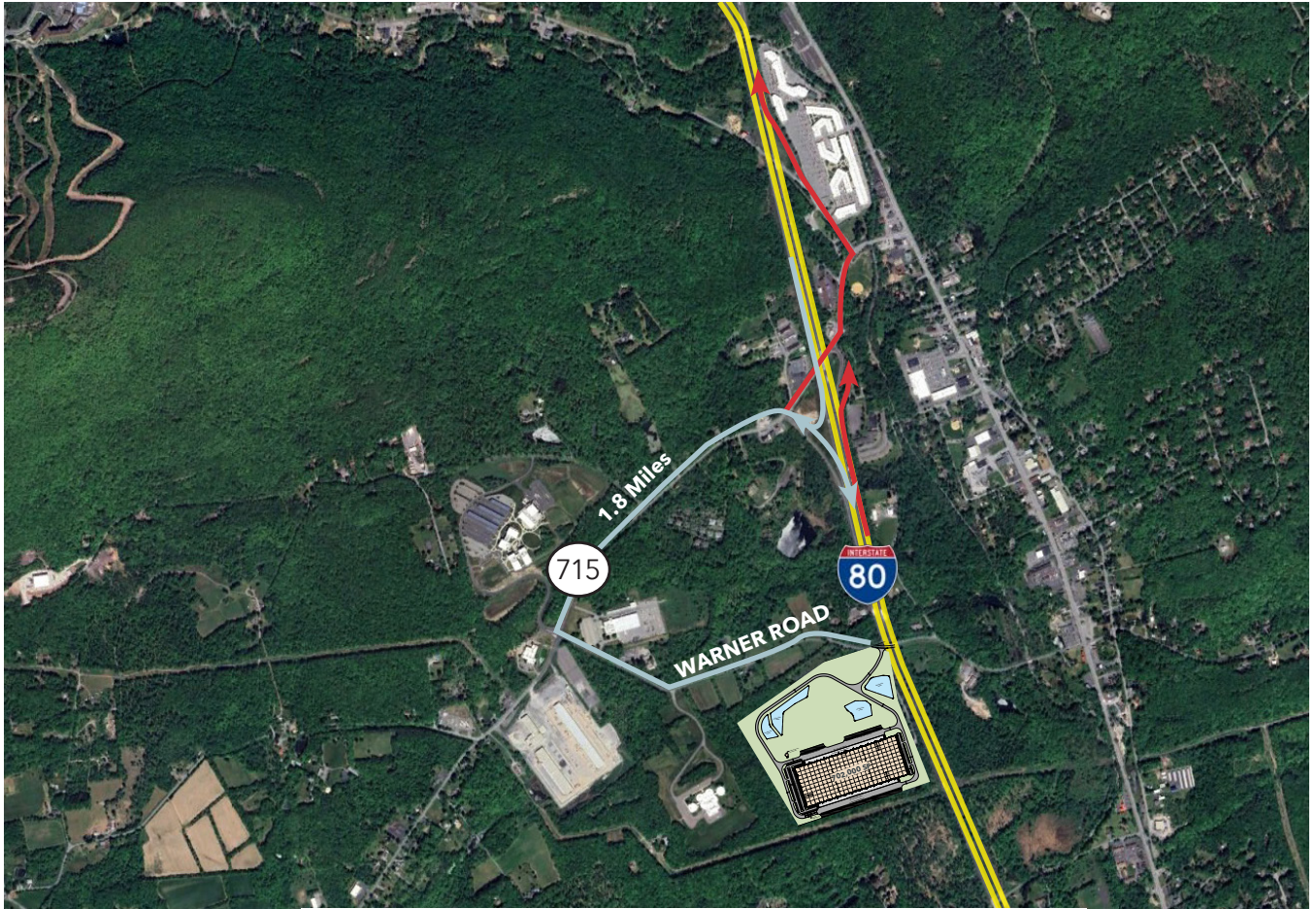
Core5 at Stroudsburg provides best-in-class specifications and a premier Northeast Pennsylvania location. Less than 1.5 miles to I-80, Core5 at Stroudsburg allows easy, toll-free access to New Jersey and New York metro areas in addition to the Lehigh Valley and entire Mid-Atlantic Region. The project is served by public utilities and Stroudsburg has a dense population base to support high employment operations. LERTA Tax incentives are expected.





BUILDING SPECIFICATIONS

Square Footage	702,000 SF
Site Area	88.68 acres
Configuration	Cross-dock
Slab Thickness	8" slab-on-grade with reinforcing in speed bay (dowel baskets)
Column Spacing	56' W x 50' D (Typical); 56' W x 60' D (Loading bays)
Clear Height	40' clear minimum
Dock High Doors	130 - 9' x 10' insulated
Drive-in Door	4 - 14' x 16' ramped
Truck Court Depth	185'
Car Parking	397 auto spaces
Trailer Parking	157 trailer storage locations
Electrical	One (1) 3,000 amp, 3 phase, 480/277 volt systems.
Sprinkler	The shell is protected by an ESFR system. A 2000 gpm fire pump is included in an external pump house.



I-80	1.8 Miles
Lehigh Valley, PA	16 Miles
New York, NY	85 Miles
Philadelphia, PA	100 Miles
Wilmington, DE	117 Miles
Harrisburg, PA	120 Miles
Baltimore, MD	186 Miles



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