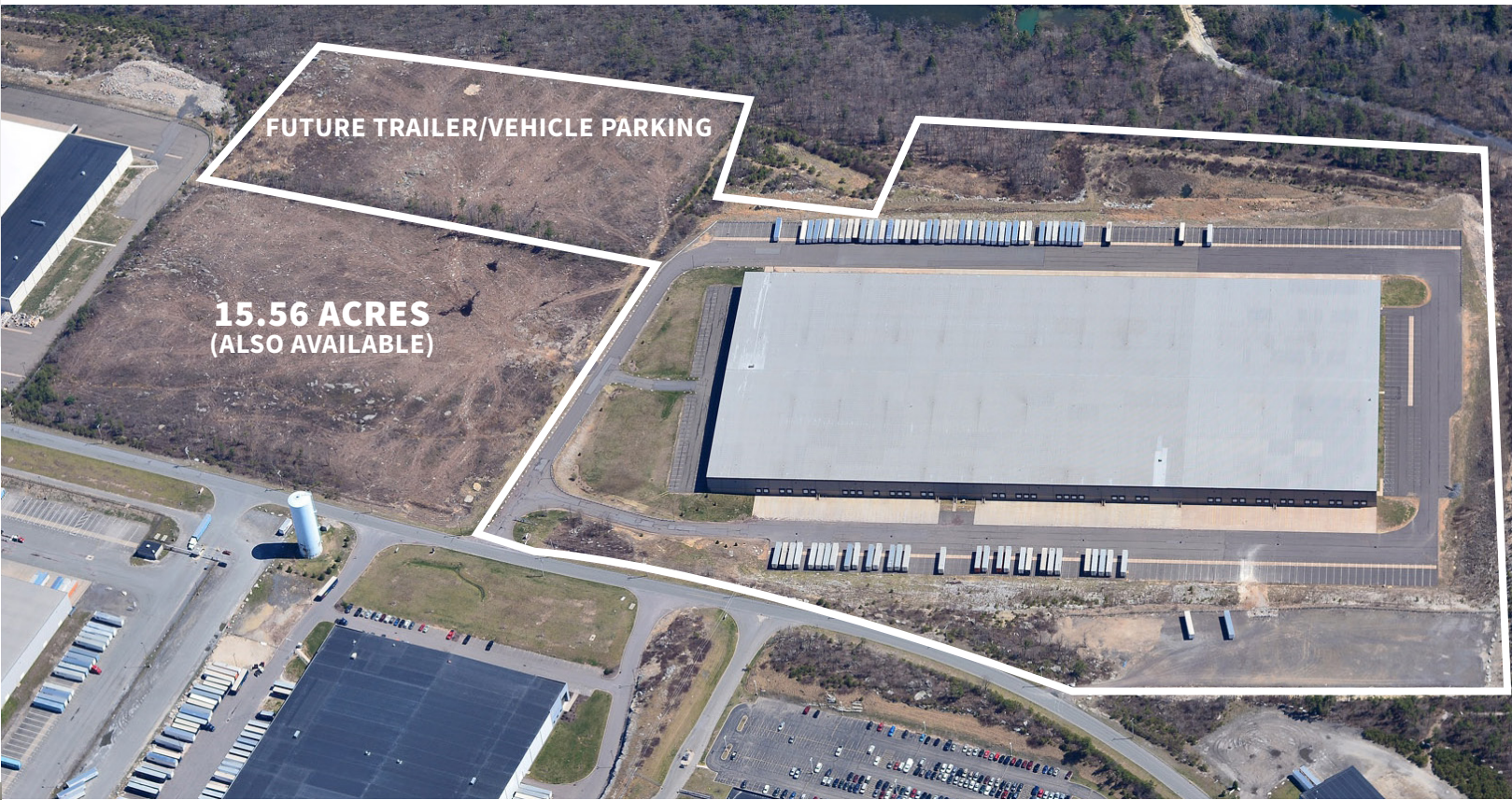
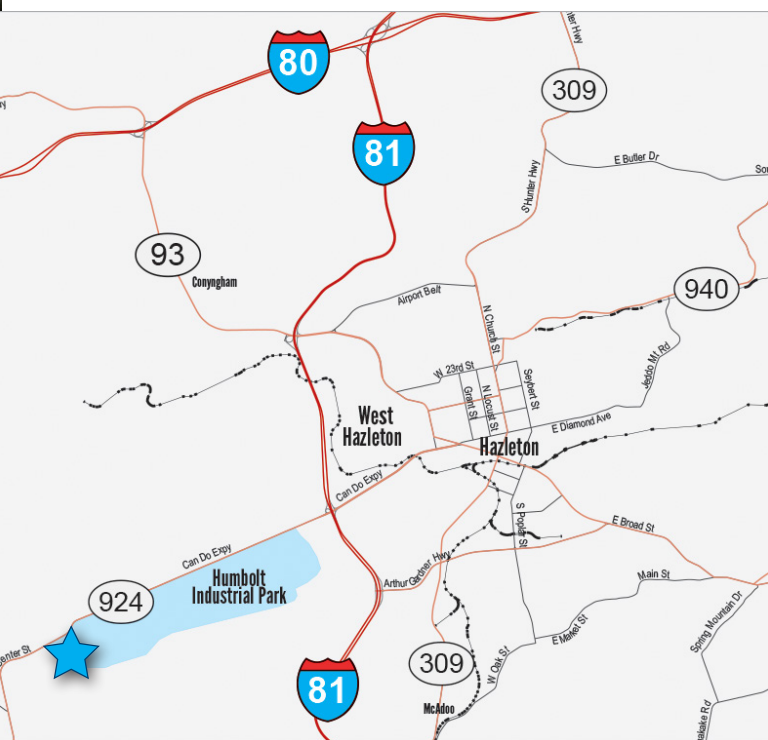


203,492 SF
ON 70.62 ACRES

63 GREEN MOUNTAIN ROAD
HUMBOLDT INDUSTRIAL PARK
EAST UNION TOWNSHIP, PA



EXCEPTIONAL ACCESS TO I-81 & I-80
28 VERTICAL LIFT, INSULATED STEEL, LOADING DOORS WITH 30,000 LB LEVELERS



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SPECIFICATIONS

SIZE

- Building size is 582,400 SF (1120' x 520') on approximately 70.62 acres
- Available space contains 203,492 SF with an existing shipping office of 463 SF and 265 SF office space
- Expansion and subdivision possible
- Adjacent 15.56 acres also available

LOADING

- (28) 9'x10' vertical lift dock doors with 30,000 lb. capacity mechanical levelers, bumpers, dock seals, and lights

PARKING

- On-site vehicular parking for approximately 45 cars with room on-site for up to 94 cars
- On-site paved trailer storage for approximately 54 trailers with 8" thick, 8' wide concrete dolly pad
- Asphalt paving including heavy duty pave in truck areas
- On-site gravel trailer storage for approximately 76 trailers
- Future gravel trailer storage for approximately 248 trailers
- 8" thick, reinforced, concrete dock apron

BUILDING CONSTRUCTION

- Exterior wall system consists of architectural masonry, e.i.f.s., aluminum frame window entrance systems, and insulated metal wall panels
- Ceiling clear height of 30'8" to 36'5"
- 40' x 50' bay spacing with a 60' deep staging bay at the loading dock
- 6' thick reinforced concrete floor slab
- MR24, proprietary, standing seam roof system

UTILITIES

- High-efficiency T-bay lighting throughout warehouse area
- 800 amp, 277/480 volt, 3-phase electrical services
- Heating system in warehouse is energy-efficient gas-fired unit heaters.
- Early Suppression Fast Response (ESFR) wet sprinkler system
- Provisions for domestic water and natural gas are provided
- All utilities shall be separately metered.

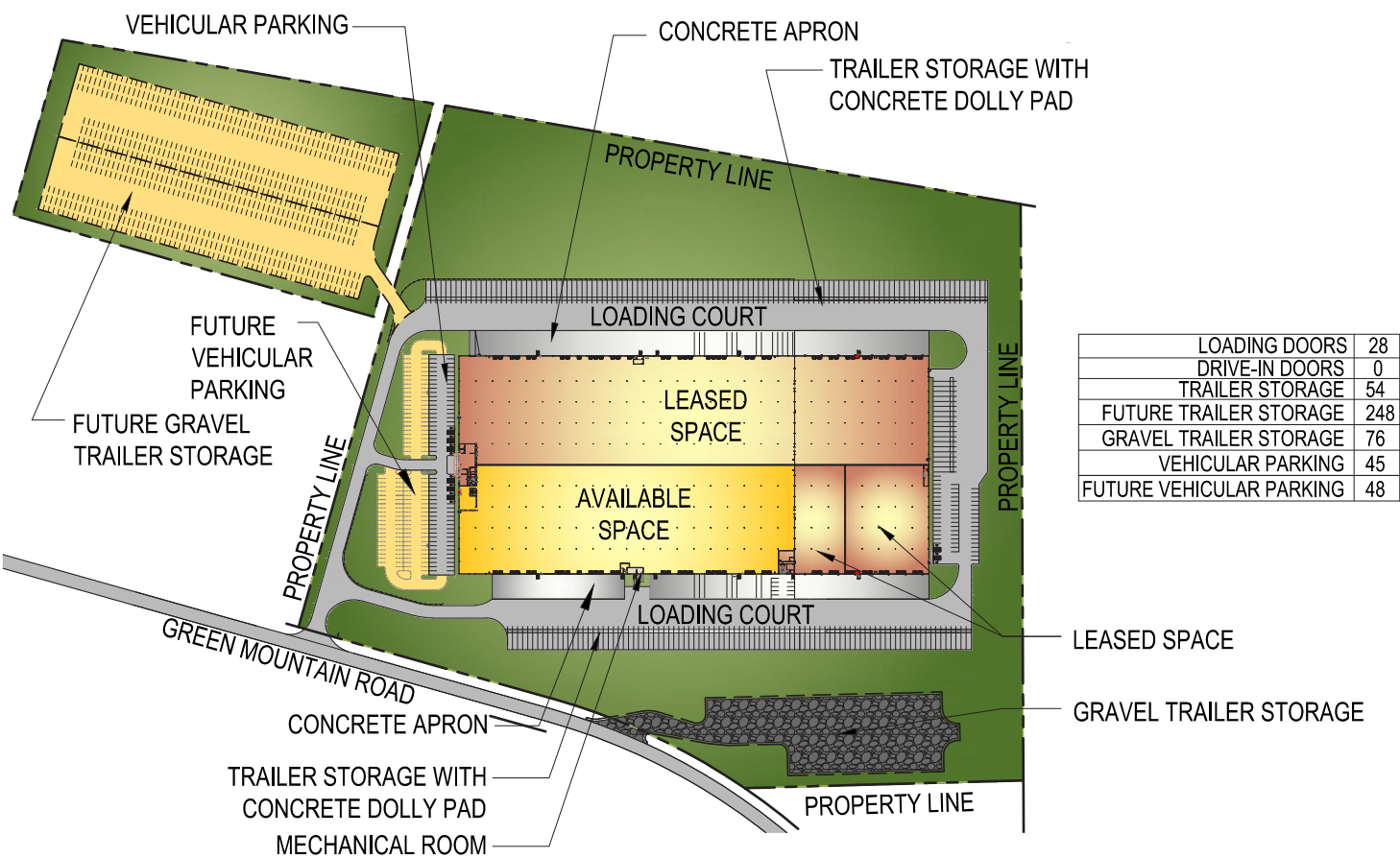
THE PARK IS AN EASY DRIVE FROM MANY KEY CITIES.

CITY	MI. AWAY
Wilkes-Barre, PA	28
Scranton, PA	46
Allentown, PA	55
Delaware Water Gap	62
Harrisburg, PA	86
Philadelphia, PA	101
Binghamton, NY	107
Morristown, NJ	112

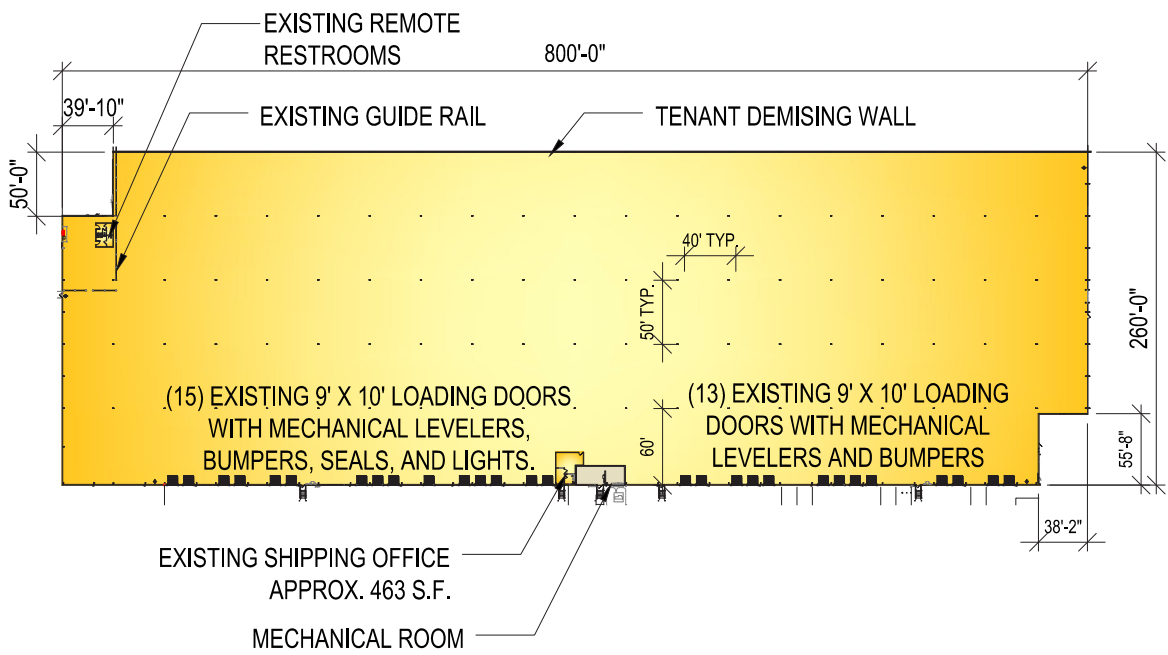
CITY	MI. AWAY
Port of Newark, NJ	131
New York, NY	135
Baltimore, MD	153
Syracuse, NY	176
Washington, DC	201
Hartford, CT	234
Pittsburgh, PA	256
Boston, MA	338

PLANS

SITE PLAN



FLOOR PLAN



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

63 GREEN MOUNTAIN ROAD

HUMBOLDT INDUSTRIAL PARK
EAST UNION TOWNSHIP, PA

203,492 SF
ON 70.62 ACRES



MERICLE
COMMERCIAL REAL ESTATE SERVICES

EAST MOUNTAIN CORPORATE CENTER
100 BALTIMORE DRIVE, WILKES-BARRE, PA 18702

DEVELOPMENT DIVISION
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