

1350 Moosic Lake Road

JESSUP, PENNSYLVANIA

±200,000 SF
FOR SUBLEASE

FOOD-GRADE FACILITY



CONTACT **Gerry Blinebury**
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LOCATION

1350 Moosic Lake Road

JESSUP, PENNSYLVANIA



LOCATION ADVANTAGES



8 Minutes from I-84



8 Minutes from I-81



45 Minutes from I-80

SCRANTON, PA
11 Miles

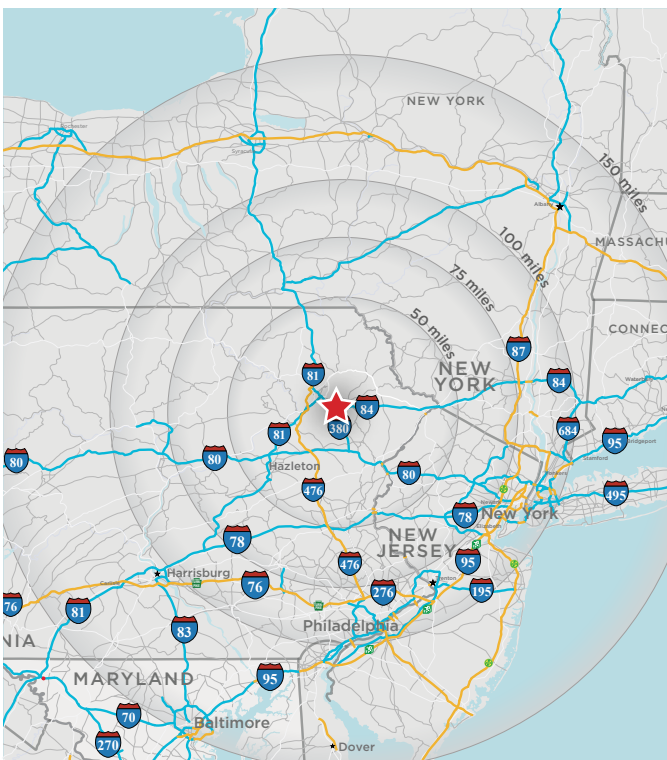
ALLENTOWN, PA
80 Miles

NEW YORK, NY
123 Miles

HARRISBURG, PA
129 Miles

PHILADELPHIA, PA
133 Miles

BALTIMORE, MD
209 Miles



LOCAL TENANTS

1350 Moosic Lake Road
JESSUP, PENNSYLVANIA



SITE ADVANTAGES



PRIME LOCATION with direct access to Route 6 via Exit 3, and less than 10 minutes to I-81 and I-84.



STATE-OF-THE-ART, CLASS A distribution center built to the highest industrial standards

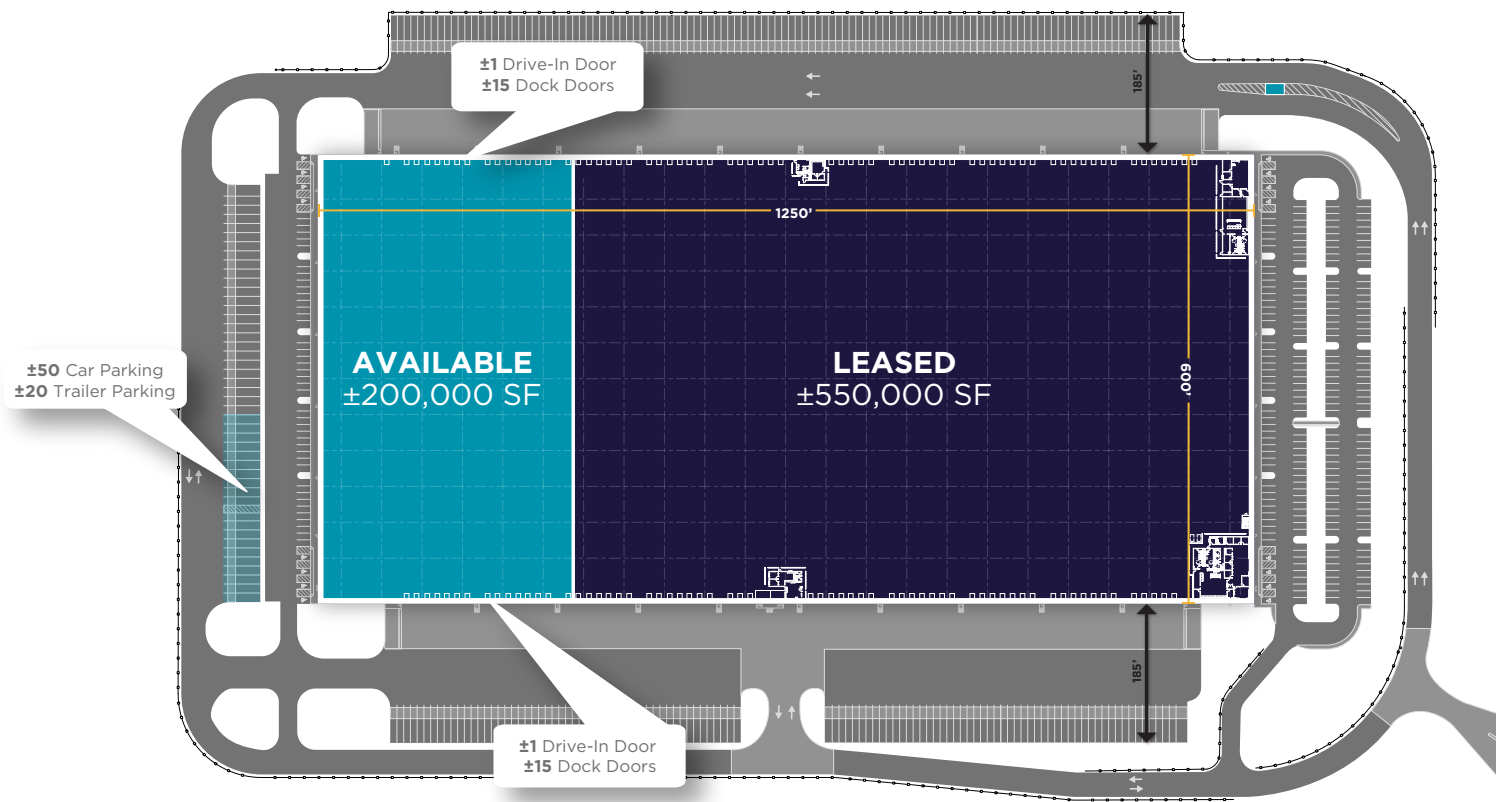


SIZABLE LABOR MARKET, one of the top labor markets in the region due to workforce demographics and wages, and long term sustainability



TAX SAVINGS, 10-year scaled LERTA Tax Abatement

SITE PLAN & SPECS



±200,000 SQUARE FEET

±30 DOCK DOORS

±2 DRIVE INS

±50 CAR PARKING

Building Area	±750,000 SF	Dock Doors	±30 doors (9' x 10', fully equipped)
Rentable Area	±200,000 SF	Auto Parking	±50 Parking Spaces
Column Spacing	54' x 48' with 60' staging bays	Trailer Parking	±20 Parking Spaces
Configuration	Cross-dock	Drive-ins	±2 (12' x 14')
Clear Height	40'	Lighting	LED with Motion Sensors
Roof	60 mil EPM Fully Adhered	Fire Protection	ESFR
Floor	7" Concrete Slab	Tax Abatement	10-year scaled LERTA
Truck Court	185'		

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