

FLEX SPACE FOR LEASE



ADDRESS	1059 Alliance Park Drive, Bloomsburg, PA 17815
LOCALE	Located in the Columbia County Business Park in Columbia County, Scott Township, with easy access to interstate 80 (exit 236) and located approximately 20 minutes from Interstate 81.
LOT SIZE	4.81 Acres
TOTAL BUILDING SF	44,981 Square Feet
AVAILABE SF	8,354 Square Feet
CONFIGURATION	Flex space with one 8' x 10' dock door with leveler and available end unit has a ramped drive-in door of 12' x 14'.
CEILING HEIGHT	30ft sloping to 24ft (top of eave)
PARKING	Asphalt paved lot with ± 110 spaces
UTILITIES	Public sewer and water, and is serviced by gas
ZONING	L-I (Light Industrial)

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DOORS	Glass front entrances in each unit 1 loading dock with leveler (8' x 10') and 1 drive-in (12' x 14') in available end unit
LEASE RATE	<u>\$7.95 SF/yr (NN) Modified Net</u> - Tenant pays utilities and insurance. <u>CAM</u> - \$1.50 includes parking lot maintenance, outdoor lighting, snow removal, landscaping, HVAC Maintenance.
CONTACT	Agent: Anthony Baldo 570.762.2975 abaldo@hinerfeldcommercial.com



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