

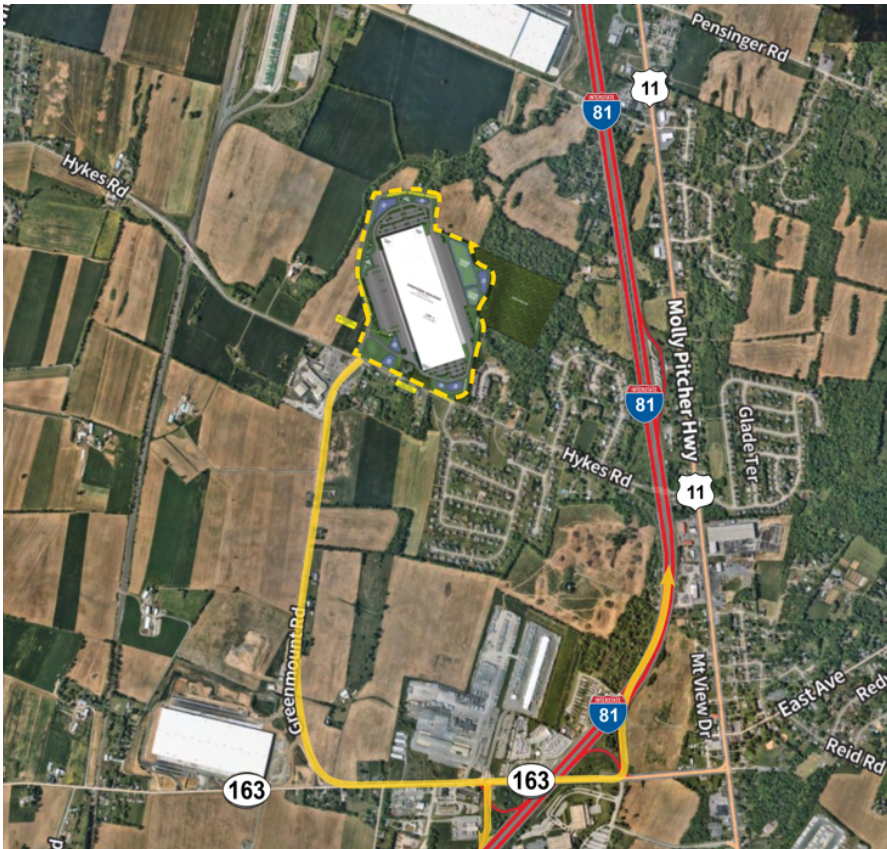
1.2 Million SF

Available for lease or sale

Fully approved

14502 Greenmount Road

Antrim Township, PA 17225



Location

- +/- 1.5 miles to I-81 (Exit 1 interchange)
- Proximity to intermodal and parcels hub
- Strong local workforce

Property specifications

- Approved for +/- 1.2 million SF
- 106-acre parcel
- Abundant car and trailer parking
- Ability to have rail service to site

Site Plan & Specifications



Building Specifications

Building Size: +/- 1,200,320 square feet

Lot Size: +/- 106.16 acres

Zoning: I (Industrial)

Building Dimensions: 620' (depth) x 1,936' (length)

Loading Format: Cross-dock design

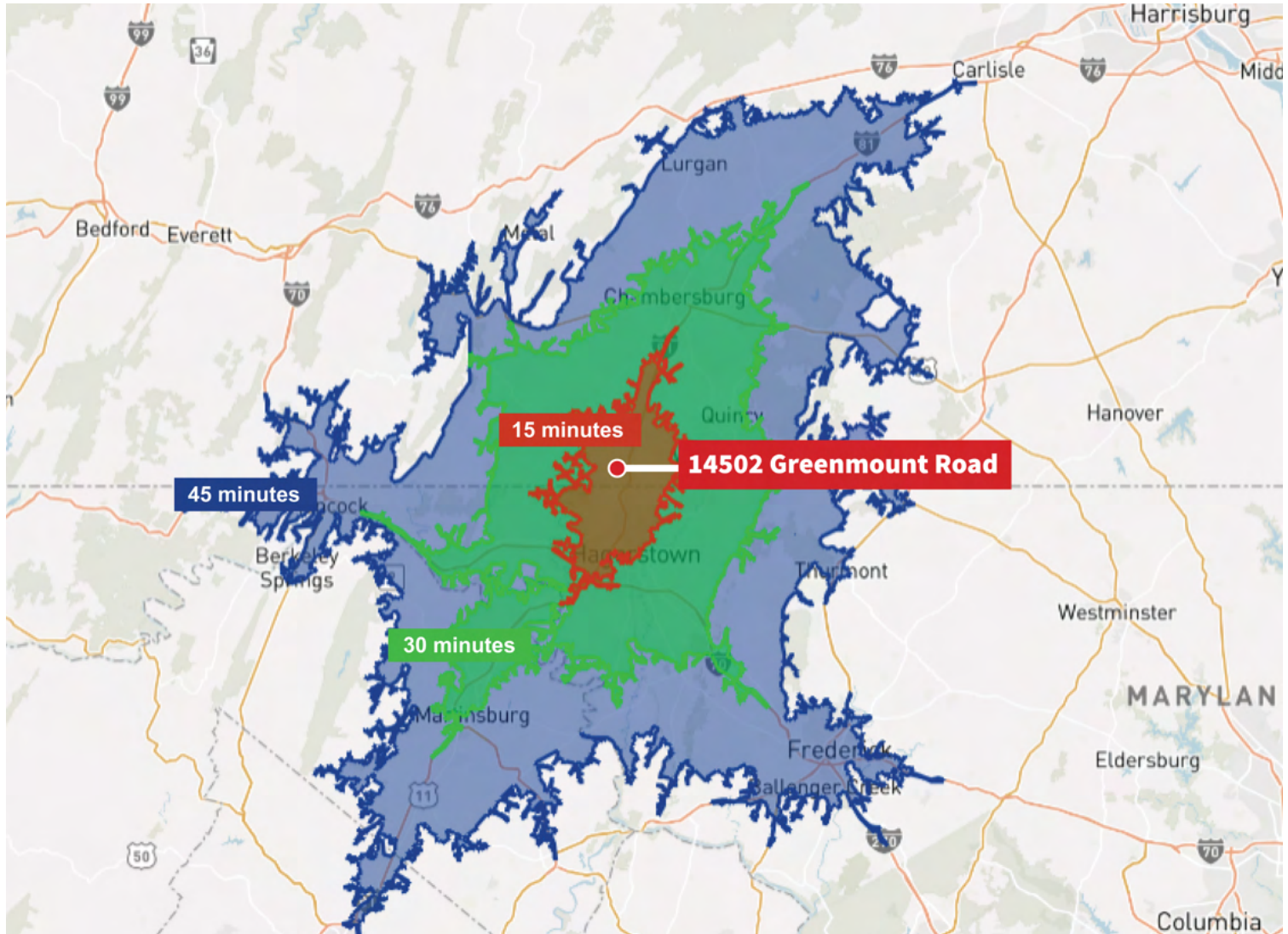
Building Height: 40' clear minimum
(additional height can be accommodated)

Car Parking Spaces: 624 (1 per 1,924 SF)

Dedicated Trailer Stalls: 430 (1 per 2,791 SF)

RAIL SERVICE CAPABLE SITE

Labor Overview



Drive Times:

	15 Minutes	30 Minutes	45 Minutes
Total Population	67,619	305,077	630,308
Total Labor Force	32,582	151,610	327,594
Blue Collar %	25%	27%	26%
Unemployment Rate	4.0%	3.5%	3.5%
Median Household Income	\$59,752	\$66,558	\$75,175



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