

Class A Distribution Center

PA I-78/I-81 INDUSTRIAL CORRIDOR



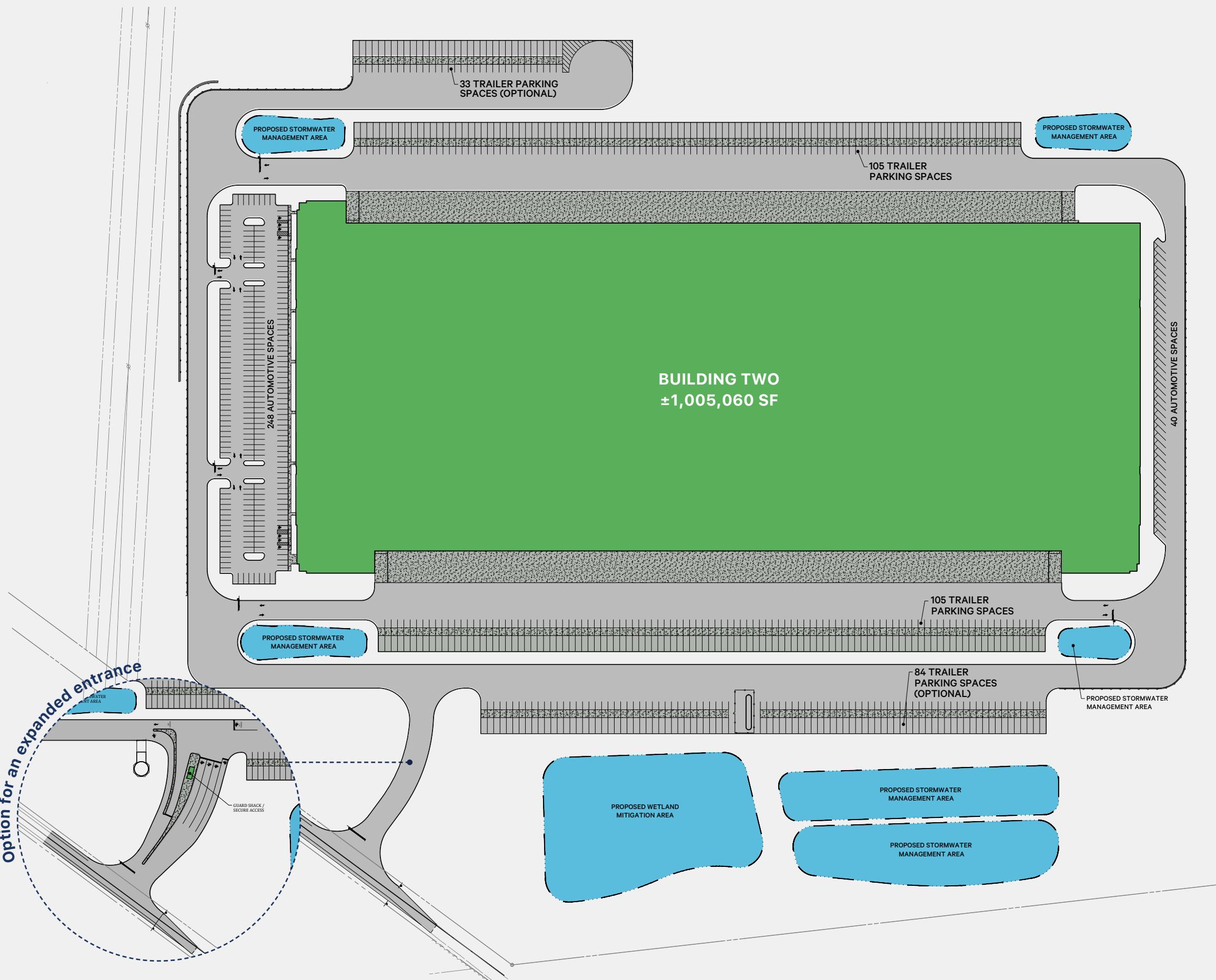
RAUSCH CREEK
LOGISTICS CENTER

251 WESTWOOD HILL ROAD
TREMONT, PA

 PANATTONI®

CBRE

Site Plan



	Building Area	± 1,005,060 RSF
	Building Dimensions	620' x 1621'
	Loading Configuration	Cross Dock (full circulation)
	Clear Height	40'
	Column Spacing	50' x 54' typical 60' x 54' speed bays
	Truck Court	190' minimum
	Parking	± 288 car parking ± 210 trailer (expandable to ±327')
	Loading	100 dock positions equipped 40,000 lb mechanical levelers, seals and bumpers (70 future knockouts); 4 drive-ins
	Floor	7" thick reinforced concrete slab
	Lighting	LED
	Fire Protection	ESFR
	Electrical	4000 AMPS (up to 10,000 AMPS)
	HVAC	Roof mounted, Cambridge, Gas-fired unit heaters



LERTA Tax Savings

"Size: 1,005,060 SF"	Taxes (No Abatement)	Taxes (No Abatement)	Taxes (LERTA) \$/SF/Year	Annual Taxes (LERTA)	Savings (\$/SF/Year)	Annual Savings
Year 1	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00
Year 2	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00
Year 3	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00
Year 4	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00
Year 5	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00
Year 6	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00
Year 7	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00
Year 8	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00
Year 9	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00
Year 10	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00

TOTAL 10-Year SAVINGS: \$8,543,010.00

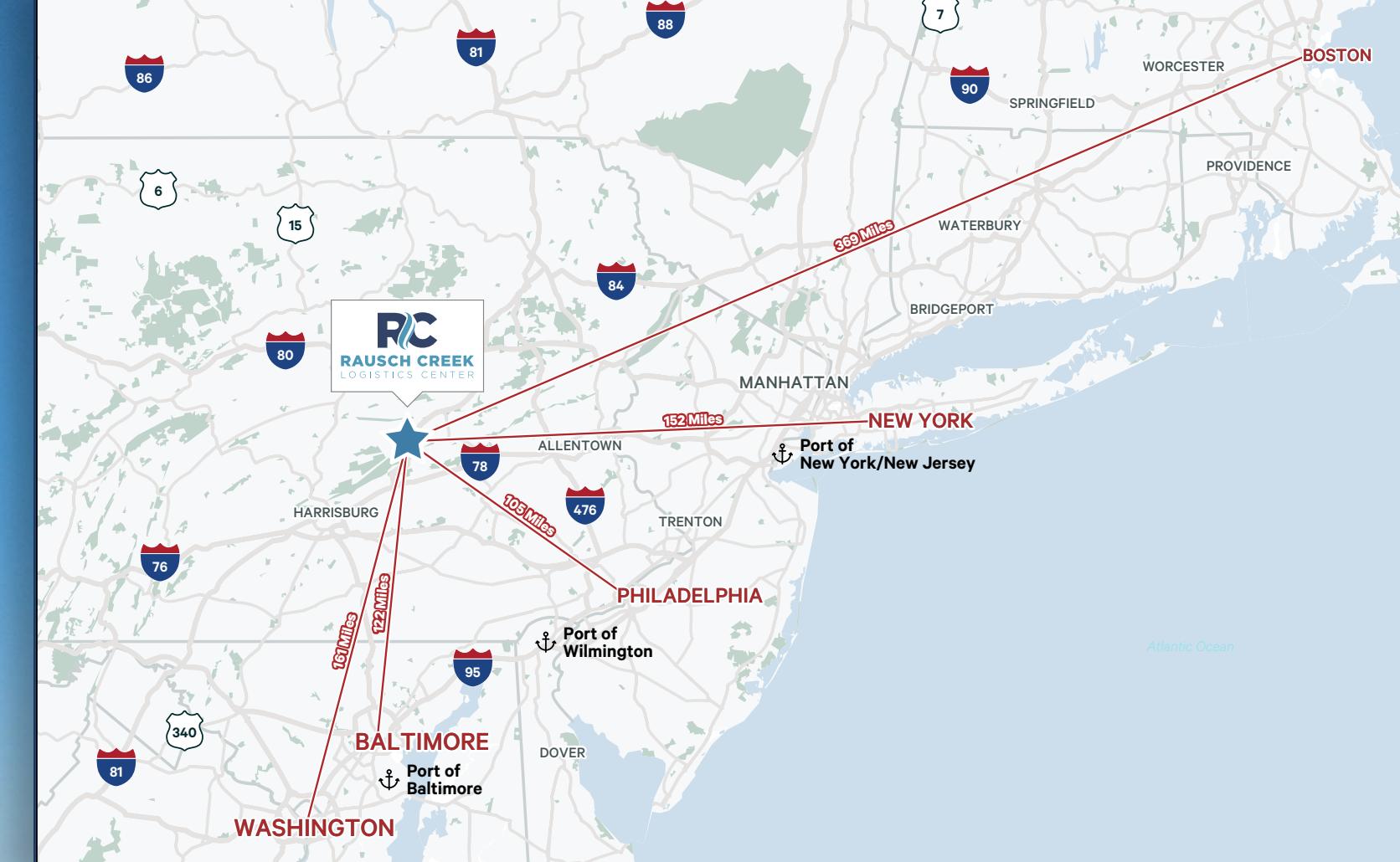
The project has secured a ten-year Local Economic Revitalization Tax Assistance Act ("LERTA") 75% abatement from Schuylkill County, Frailey Township and Pine Grove School District. This abatement reduces the tenant's real estate taxes on the increased value/assessment from the new development.



Excellent Access to I-81

Strategically-located within the greater I-78/I-81 Industrial Corridor.

NEARBY ACCESS POINTS



BUILDING TWO
±1,005,182 SF AVAILABLE

BUILDING ONE
LEASED



BUILDING TWO
±1,005,182 SF AVAILABLE



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