 **478,388 SF**
on 42.6 AC



CLASS A INDUSTRIAL BUILDING AVAILABLE
198 Enterprise Blvd | Building 5 | Allenwood, PA

PROPERTY HIGHLIGHTS



478,388 SF
SIZE



40'
CLEAR HEIGHT



2024
YEAR BUILT



42.6 AC
LOT

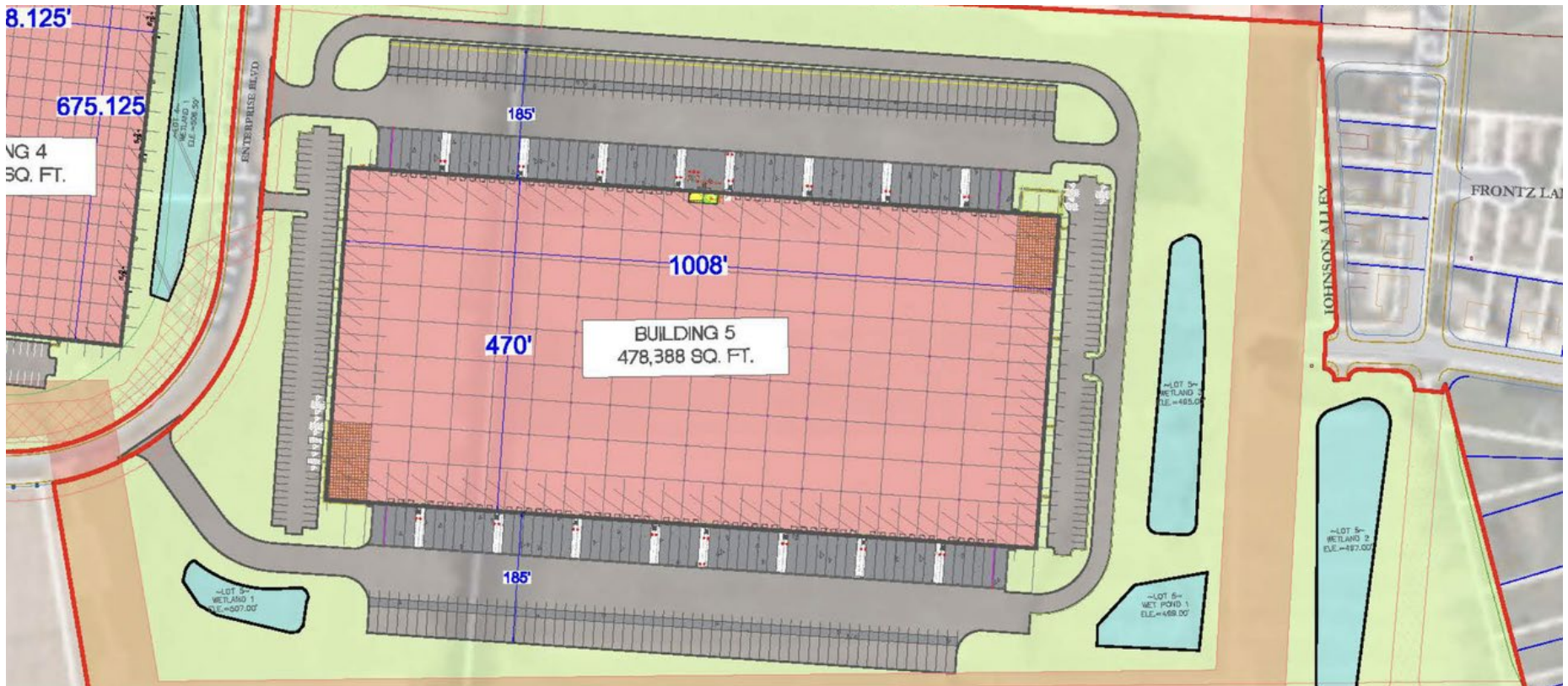


104 + 4 DRIVE IN
DOCK DOORS



50'W X 56'D
WITH 60' SPEED BAY
COLUMNS

SITE PLAN



PROPERTY DETAILS

TRUCK LOADING

104 Dock Doors with levelers
4 Drive-In doors with concrete ramp
60' deep Staging Bays

CONSTRUCTION

Reinforced Concrete

FLOOR THICKNESS

8"

RAIL AND CRANE CAPABLE

Can support 8-ton crane

PROPERTY MIX

Industrial: 472,228 SF
Office: TBD

POWER

4,000a/277 - 480v 3p 4w Heavy

UTILITIES

Gas, Sewer, Water

TAXES

\$0/SF through 12/31/2027, \$0.50/SF beyond 1/1/2028
(KOZ Tax Incentives)

PARKING SPACES

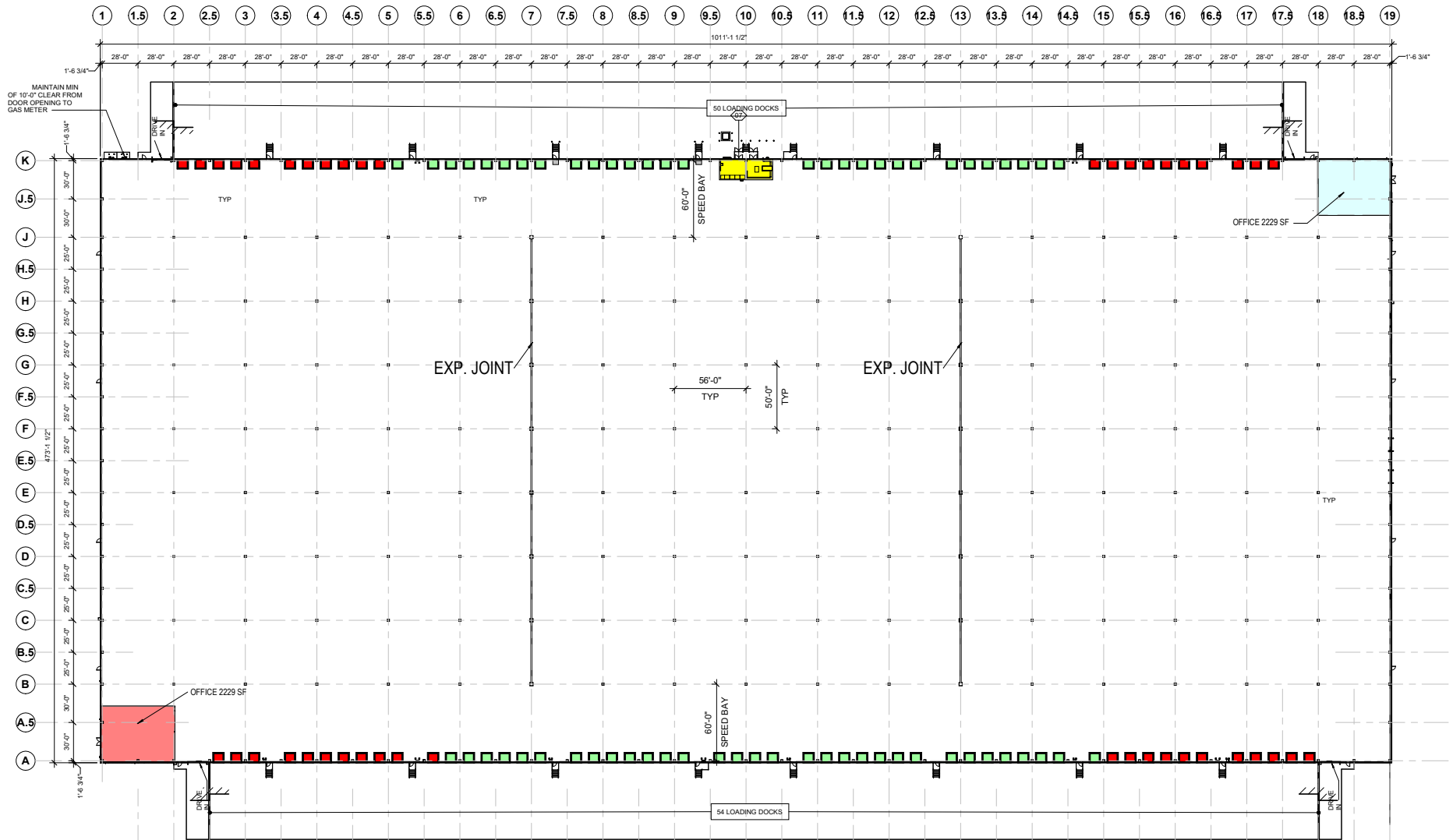
128 Industrial Trailer lots, 177 car parking lots
185' truck court with concrete apron

ZONING

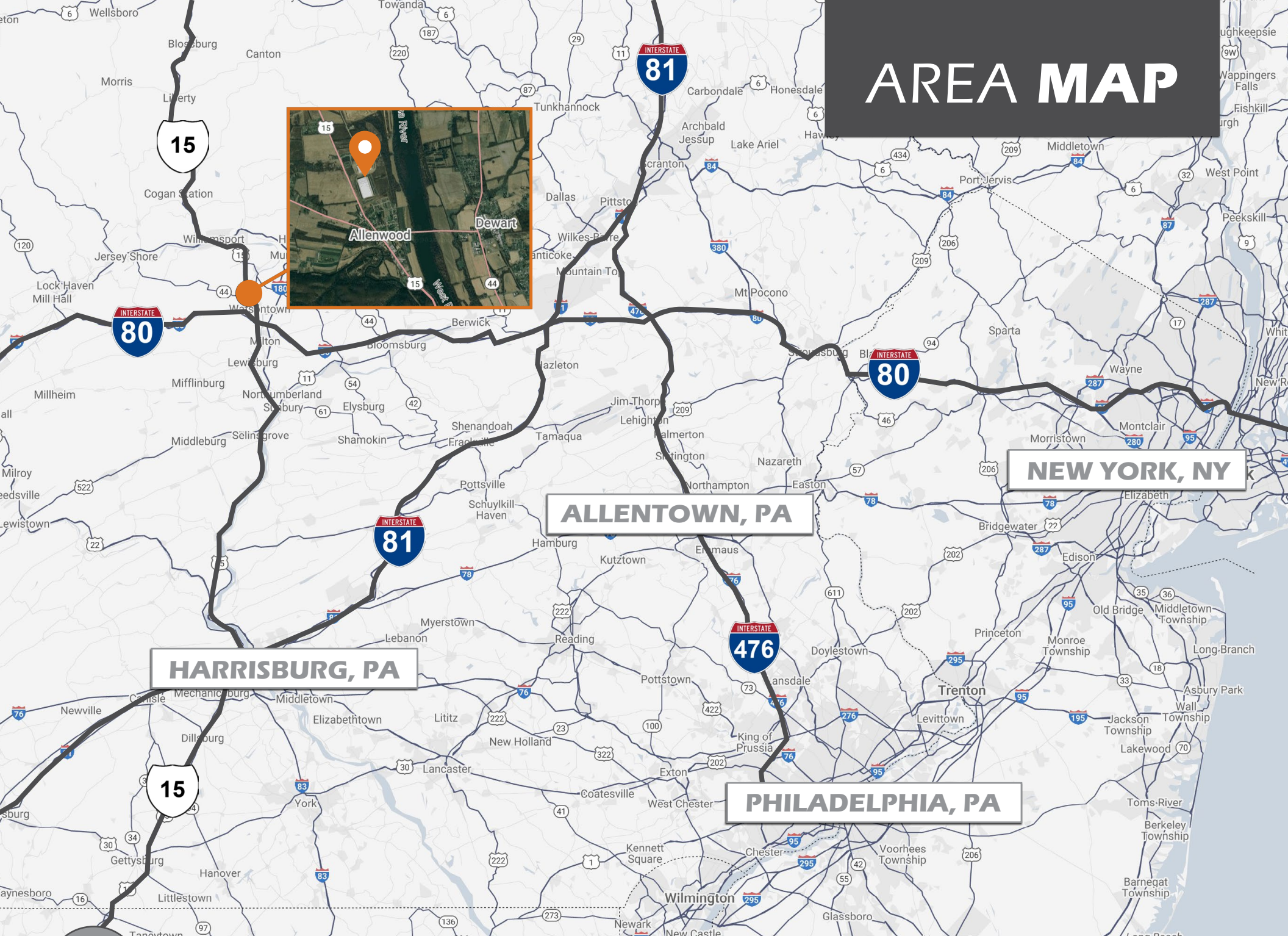
C-M - Commercial Manufacturing (Gregg Township, Union County, PA)



FLOOR PLAN



AREA MAP



HARRISBURG, PA

ALLENTOWN, PA

NEW YORK, NY

PHILADELPHIA, PA

WHAT PUTS **PNK** **ABOVE** THE REST

PNK is an investor and vertically integrated developer of industrial buildings with full-cycle engineering, manufacturing, and development processes. We create our own technological innovations and accumulate the world's best engineering solutions, applying them in industrial construction.

PNKgroup



PNK builds with precision – using a proprietary building assembly set.



FACTORY ASSEMBLED

Our buildings are assembled from standardized structural elements produced in PNK Group's factories in PA and GA, including precast reinforced concrete and foundation blocks, which ensure efficient construction, independent of weather conditions and without additional costs.



FAST CONSTRUCTION

PNK Group utilizes pre-assembled building elements stored in stock, allowing for faster assembly at the construction site. The company's approach relies on the use of large-unit blocks for precise and efficient construction.



VERSATILITY OF USE

PNK Group's facilities are highly versatile and ideal for manufacturing, warehousing, and logistics, and are designed in accordance with safety and regulatory requirements for storing hazardous materials and housing process equipment or overhead cranes on reinforced columns.



ARCHITECTURAL ADAPTABILITY

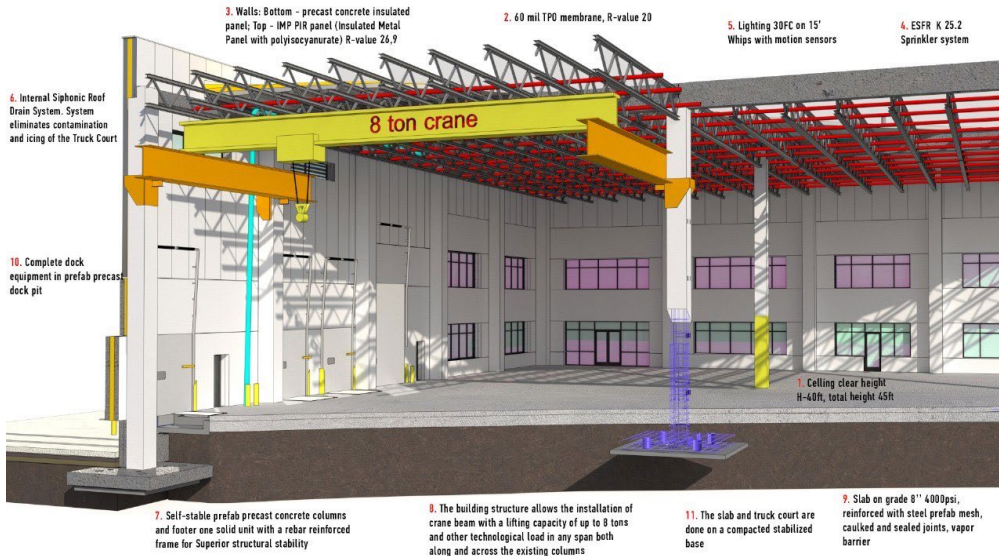
Our precast concrete buildings are highly adaptable, allowing easy change of use between storage and production functions without significant remodeling costs.



PNK WARRANTY

This building comes with a 5-year warranty for the reinforced concrete frame and a 20-year warranty for the insulated roof.

PNK BUILDING STRUCTURE



1



3-LAYERED ROBUST REINFORCED CONCRETE STRUCTURAL FRAME

2



8" REINFORCED CONCRETE SLAB

3



COMPLETE SET OF DOCK EQUIPMENT

4



INSULATED METAL PANELS PIR



**198 Enterprise
Boulevard
Building 5
Allenwood, PA**

CONTACT US



TIM PENNINGTON

Senior Vice President & Partner
215.448.6266 | tpennington@binswanger.com



MARK STILES

Partner
404.457.8473 | ms@pnkgroup



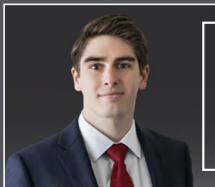
MATT CORRIGAN

Senior Vice President
215.448.6018 | mcorrigan@binswanger.com



ARIN RAUF

Land Acquisition Developer
332.248.6630 | a.rauf@pnkgroup



SEAN STITZ

Vice President
215.448.6016 | [sstitz@binswanger.com](mailto:ssstitz@binswanger.com)

Three Logan Square
1717 Arch Street, Suite 5100, Philadelphia, PA
www.binswanger.com

17 State St, Floor 39, New York, NY 10004
www.pnk.group