

± 232,000 SF Available For Sale



MANUFACTURING/WAREHOUSE FACILITY

2211 MEMORIAL HIGHWAY
DALLAS, PA

CBRE

PROPERTY OVERVIEW

2211 Memorial Highway is a centrally located and easily accessible industrial facility offering 232,000 SF of manufacturing, warehouse and office space.

The property is ideally situated in Northeastern Pennsylvania, one of the fastest-growing industrial locations along the I-78/I-81 Corridor. It features up to 22' ceiling clearance, 15 dock doors and 2 drive in doors. 2211 Memorial Highway (Route 309) is well-equipped to meet any manufacturing and warehousing needs.

NEPA is within 200 miles of 51 million people and just a two-hour ride from New York City, Philadelphia, and Harrisburg. Five interstate highways — I-80, I-81, I-84, I-380, and I-476 — make it easy for you to transport your goods to the Northeast's major metro areas.



HIGHLIGHTS

±232,000

SQUARE FEET

±16.33

ACREAGE

±12'-22'

CLEAR HEIGHT

±63,900

WAREHOUSE/STORAGE SF

±148,100

PRODUCTION SF

±20,000

OFFICE SF

PROPERTY DETAILS



Location

2211 Memorial
Highway
Dallas, PA



Column Spacing

Production: $\pm 25' \times 50'$
High Bay Storage: $\pm 59' \times 25'$



Loading

Dock doors: 15
Drive-in Doors: 2



Electric

8,000 Amps -
480/277 Volts
(2 Transformers)



Ceiling Height

Production Area: $\pm 12'-13.5'$
2nd level: $\pm 12'$
High Bay Storage: $\pm 22'$
Warehouse Area: $\pm 17.5'$



Lighting

Fluorescent



Heat

UGI - Steam
Boiler (Gas)



Parking

± 427 spaces

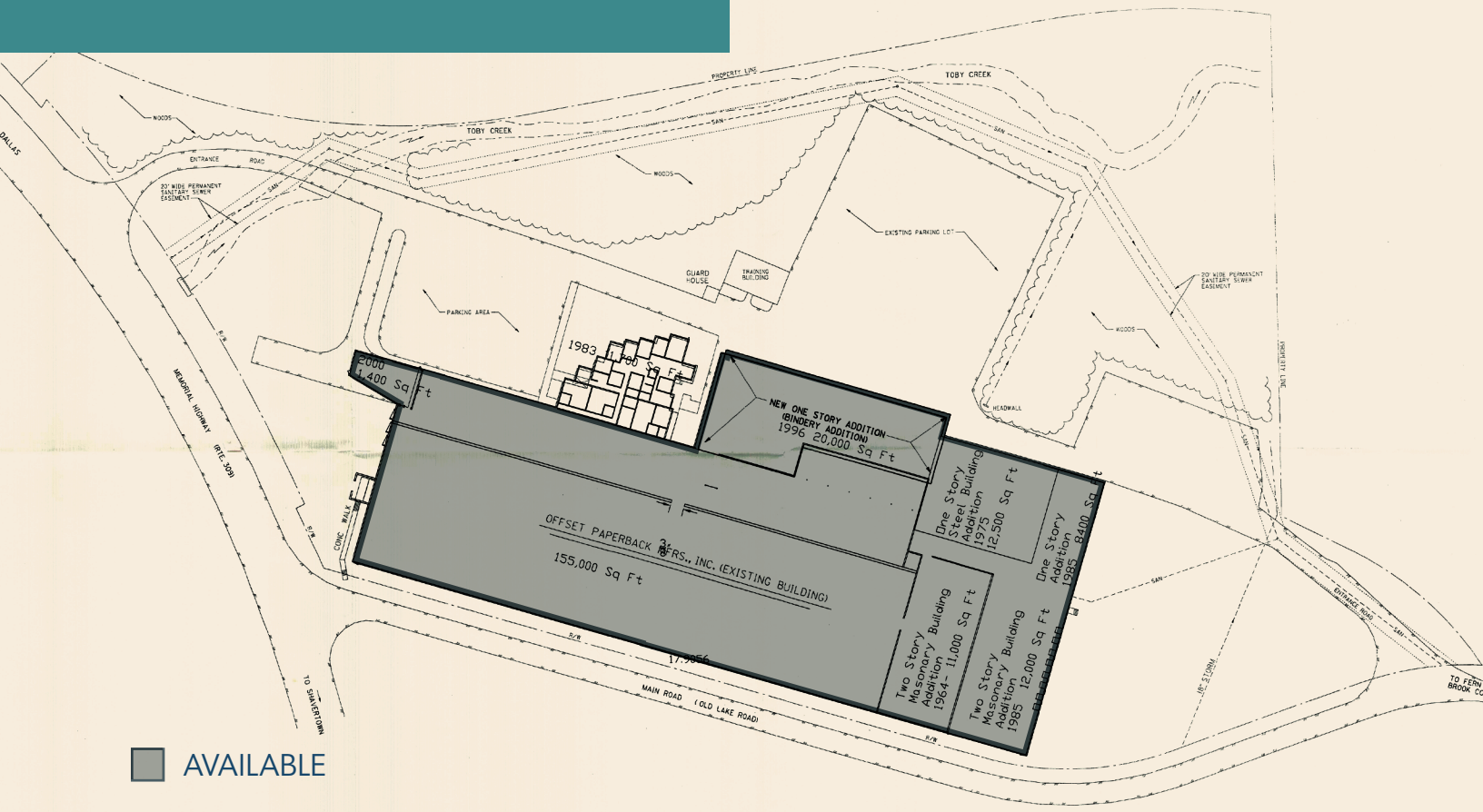


Sprinklers

Wet System with
 $\pm 90,000$ gl. water tank



SITE PLAN



NEPA Advantage For Manufacturing Operations

Northeastern Pennsylvania (NEPA), which encompasses Northern I-81 Corridor communities such as Scranton, Pittston, Wilkes-Barre, and Hazleton, has a long history of supporting a diverse array of manufacturing operations.

- Highly productive and cost competitive labor supply.
- Quick access to raw materials.
- Close proximity to the Northeast's major metropolitan areas and ports.
- A superior interstate network.
- Abundant and reliable utilities.

Well-Known Northeast PA Manufacturers

LOCKHEED MARTIN

GENERAL DYNAMICS



PEPSICO

TEMPUR+SEALY

P&G

SANOFI PASTEUR

BIMBO

HERSHEY
THE HERSHEY COMPANY

onsemi

wren
KITCHENS



Bemis



CP CANPACK

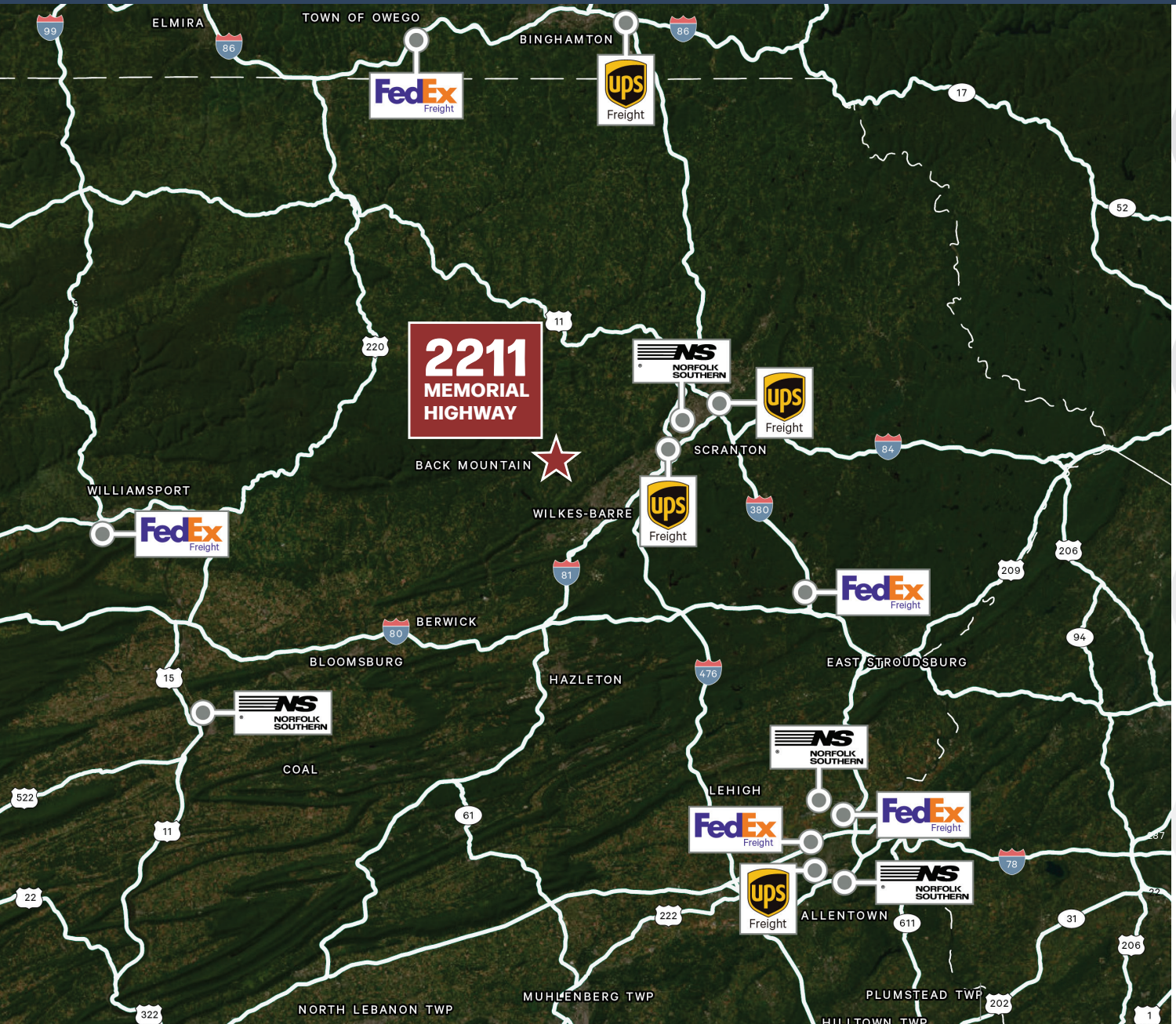
Cargill

SANDVIK

NEARBY TRANSPORTATION HUBS

| INTERMODAL & PARCEL FACILITIES | DISTANCE |
|--|-----------|
| UPS - Old Forge, PA | ±20 miles |
| Norfolk Southern - Taylor Yard, PA | ±23 miles |
| UPS - Dunmore, PA | ±28 miles |
| FedEx - Pocono Summit, PA | ±40 miles |
| FedEx - Williamsport, PA | ±65 miles |
| Norfolk Southern - Taylor Yard, PA | ±68 miles |
| Norfolk Southern - North Cumberland, PA | ±68 miles |

| INTERMODAL & PARCEL FACILITIES | DISTANCE |
|---|-----------|
| UPS - Binghamton, NY | ±68 miles |
| FedEx - Nazareth, PA | ±74 miles |
| FedEx - Bethlehem, PA | ±74 miles |
| Norfolk Southern - Bethlehem, PA | ±74 miles |
| UPS - Bethlehem, PA | ±76 miles |
| FedEx - Nichols, NY | ±77 miles |



SITE ACCESSIBILITY

PORTS

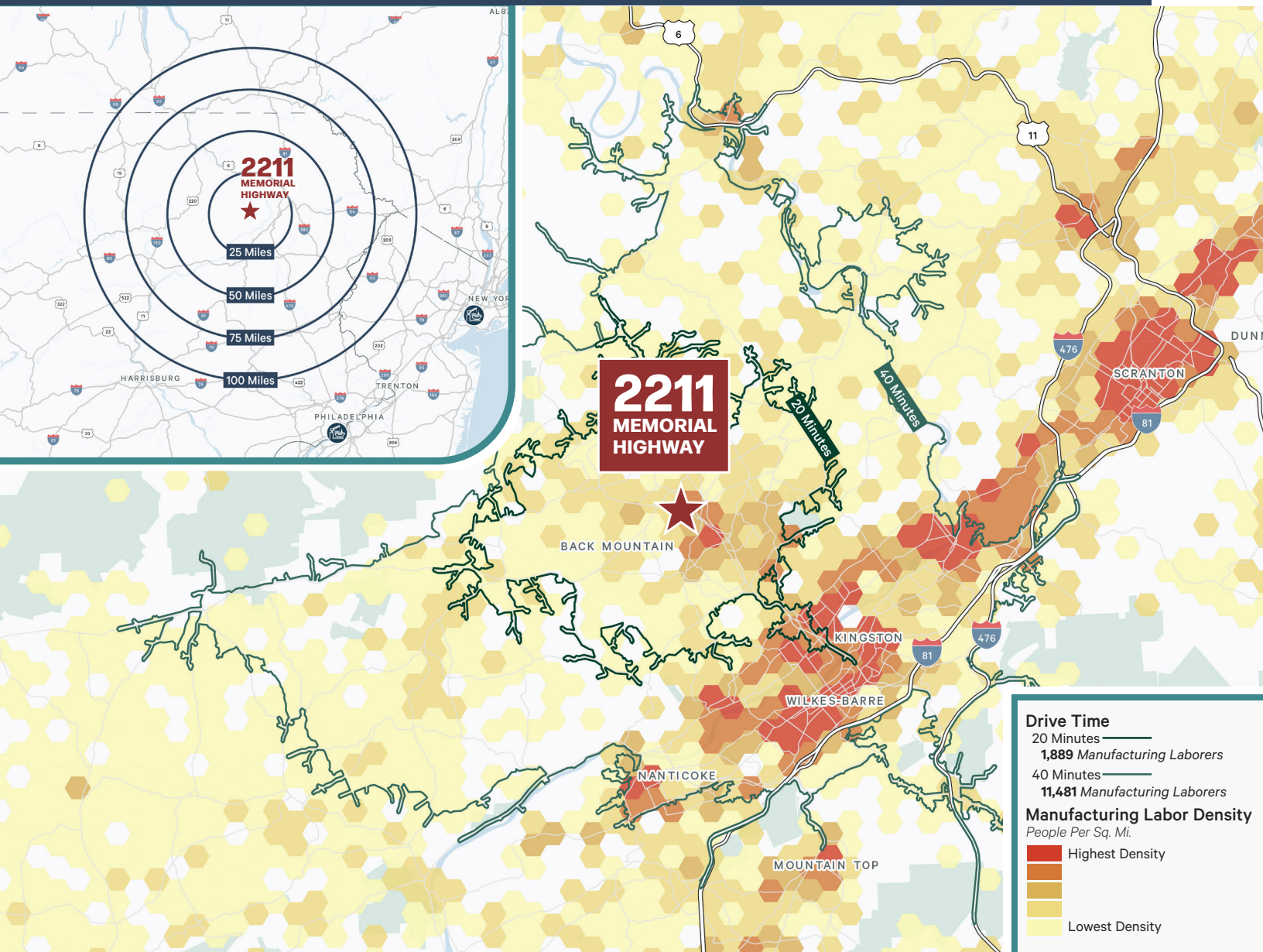
| | |
|-----------------------|------------|
| Philadelphia Regional | ±123 miles |
| New York & New Jersey | ±126 miles |
| Baltimore | ±195 miles |

INTERSTATE ACCESS

| | |
|--------|-------------|
| PA-309 | ±0 miles |
| I-81 | ±11.5 miles |
| I-476 | ±16.3 miles |
| I-80 | ±30.7 miles |
| I-84 | ±32.5 miles |

METRO MARKETS

| | |
|-----------------|------------|
| Wilkes-Barre | ±9.5 miles |
| Lehigh Valley | ±70 miles |
| Harrisburg | ±115 miles |
| Philadelphia | ±118 miles |
| New York | ±130 miles |
| Baltimore | ±195 miles |
| Washington D.C. | ±235 miles |



MARKET LABOR ANALYTICS

WILKES-BARRE, PA

Profile: Geoskill Industrial
20 Mile Radius

116

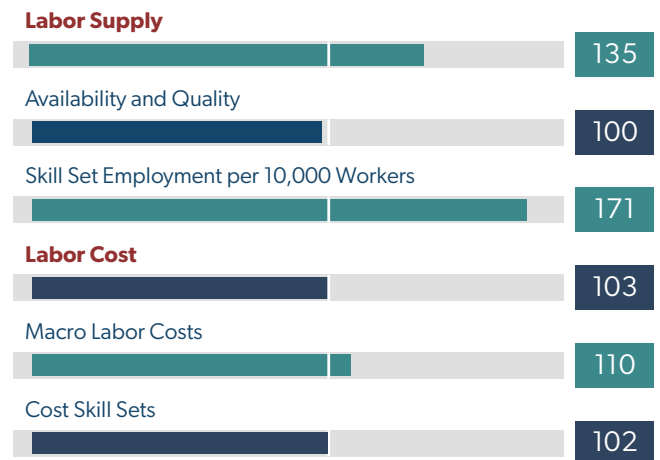
Total Index



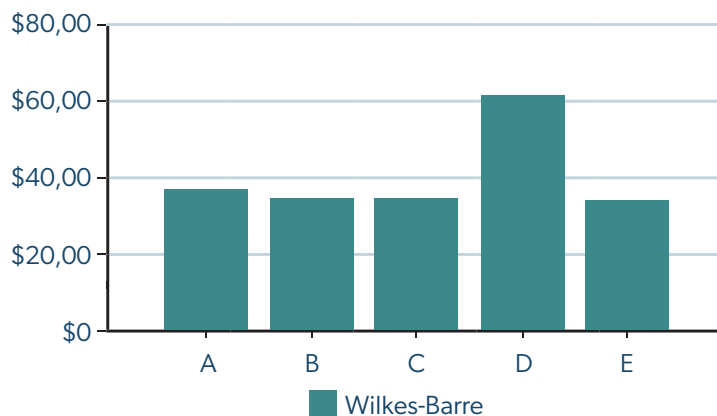
Demographics

| | MARKET | NATIONAL |
|--------------------------------------|-----------|-----------|
| KEY METRICS | | |
| Population (vs. national metro avg) | 445,618 | 761,788 |
| Labor Force (vs. national metro avg) | 221,511 | 390,569 |
| Proj. Population Growth | -0.3% | 1.5% |
| Unemployment (Monthly) | 4.5% | 3.9% |
| Median Household Income (USD) | \$61,850 | \$72,599 |
| Projected Income Growth | 14.5% | 11.9% |
| Cost of Living | 89.3% | 100.0% |
| % Population 21-34 (Millenials) | 16.7% | 18.8% |
| Median Home Value | \$183,739 | \$308,887 |

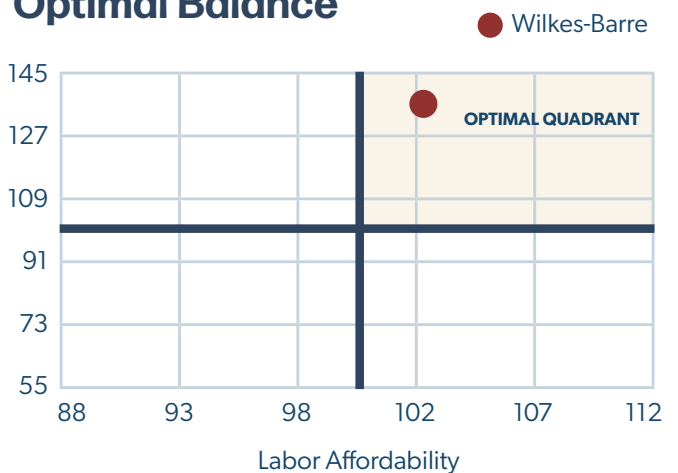
Market Indexes



Market Wages (USD)

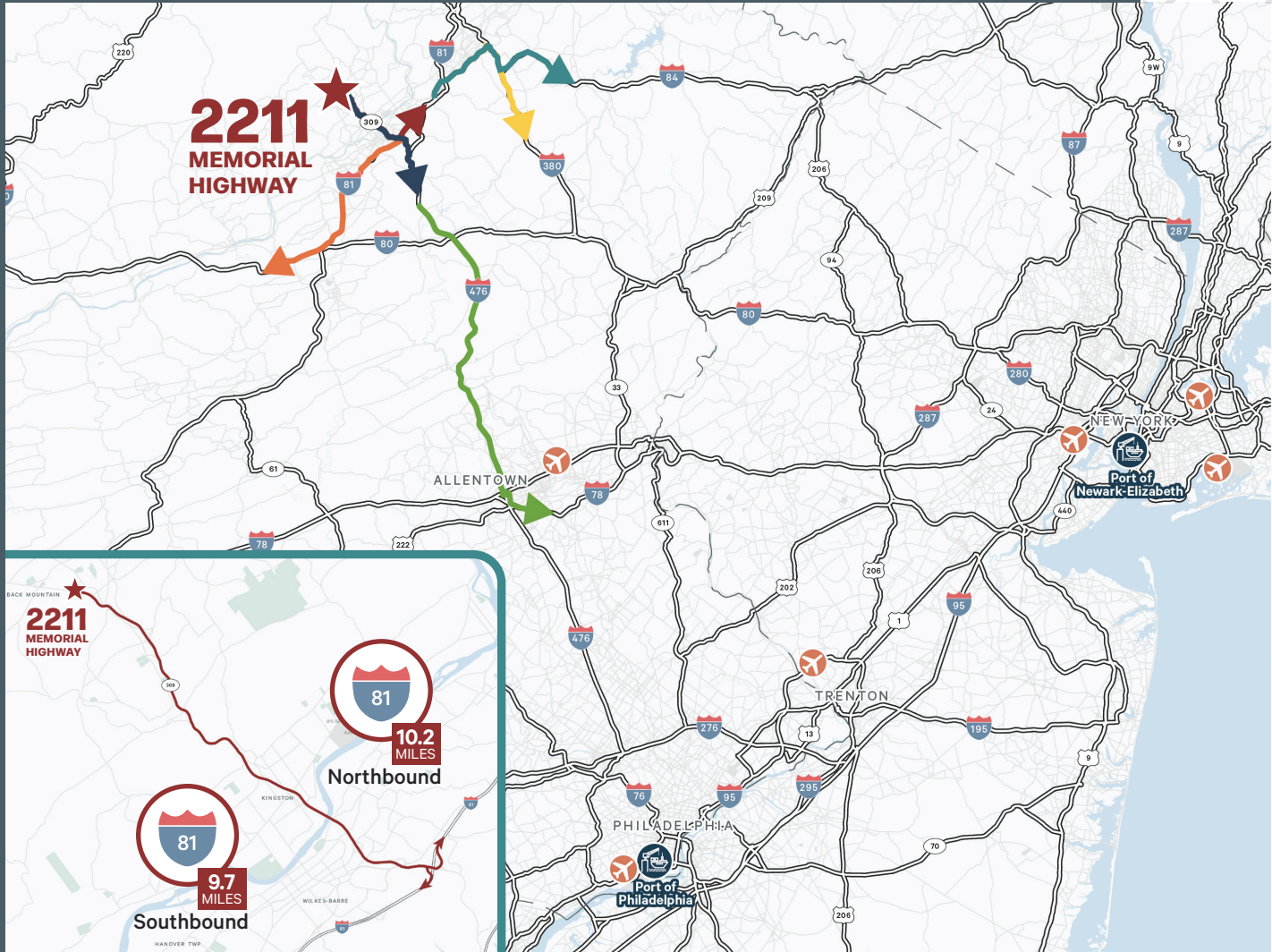


Optimal Balance



2211 MEMORIAL HIGHWAY

DALLAS, PA



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