

AVAILABLE FOR LEASE OR SALE

CENTURY LOGISTICS CENTER

Located at Exit 5 of Rt. 6 Archbald & Mayfield Boroughs, PA
646,380 SF & 745,200 SF buildings with 10-year scaled LERTA



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SITE SPECIFICATIONS

Building 1

Archbald Borough

| | |
|-----------------|-----------------------------------|
| BUILDING SIZE | 646,380 SF <i>divisible</i> |
| DIMENSIONS | 570'D x 1,134'W |
| CLEAR HEIGHT | 40' |
| DOCK DOORS | 100 |
| DRIVE-IN DOORS | 4 |
| TRAILER PARKING | 160 |
| CAR PARKING | 472 |
| COLUMN SPACING | 54'W x 50'D w/ 60' speed bays |
| POWER | 3,000 amps |
| SECURITY | Secure entrance w/ guard shack |

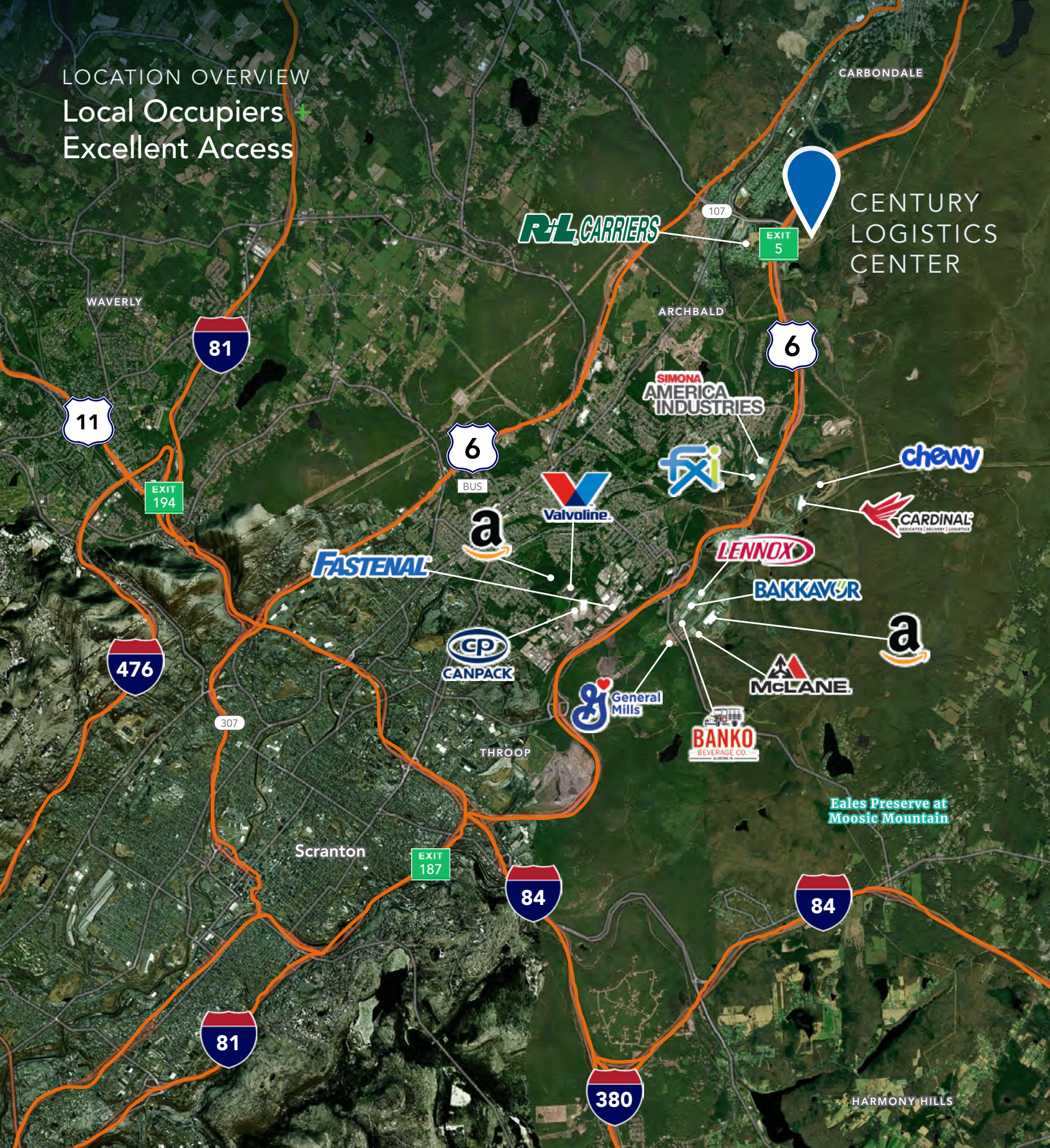
Building 2

Mayfield Borough

| | |
|-----------------|-----------------------------------|
| BUILDING SIZE | 745,200 SF <i>divisible</i> |
| DIMENSIONS | 600'D x 1,242'W |
| CLEAR HEIGHT | 40' |
| DOCK DOORS | 136 |
| DRIVE-IN DOORS | 4 |
| TRAILER PARKING | 176 |
| CAR PARKING | 388 |
| COLUMN SPACING | 54'W x 50'D w/ 60' speed bays |
| POWER | 3,000 amps |
| SECURITY | Secure entrance w/ guard shack |



LOCATION OVERVIEW
Local Occupiers +
Excellent Access



CARBONDALE
CENTURY LOGISTICS CENTER

R/L CARRIERS

EXIT 5

WAVERLY

81

ARCHBALD

6

SIMONA AMERICA INDUSTRIES

11

6

EXIT 194

BUS

Valvoline

fxi

chewy

a

CARDINAL
DEDICATED DELIVERY LOGISTICS

FASTENAL

LENNOX

476

BAKKAVOR

CP
CANPACK

a

307

General Mills

MCLANE

THROOP

BANKO
BEVERAGE CO.

Eales Preserve at Moosic Mountain

Scranton

EXIT 187

84

84

81

380

HARMONY HILLS

Drive Times

81

11 mi | 10 mins

84

13 mi | 12 mins

380

15 mi | 15 mins

476

25 mi | 24 mins

80

40 mi | 37 mins

DEMOGRAPHICS

Strong Workforce Base

Suitable for warehouse, distribution, manufacturing and cold storage.

CENTURY LOGISTICS CENTER



LERTA Tax Advantage

All taxing bodies have approved a 10-year LERTA, offering a 100% property tax exemption on improvement value in the first year then, decreasing by 5% each subsequent year.

30 MINUTES



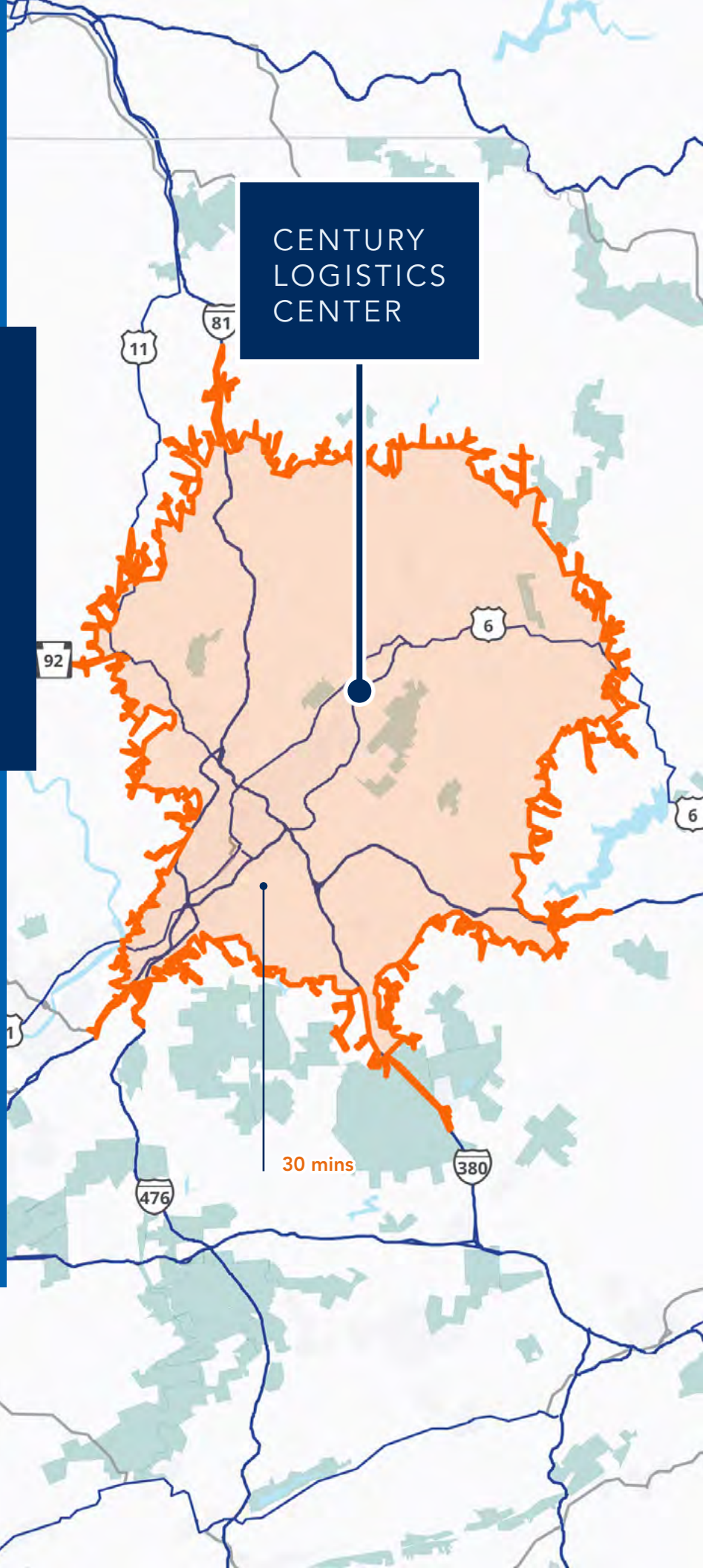
203,540
POPULATION

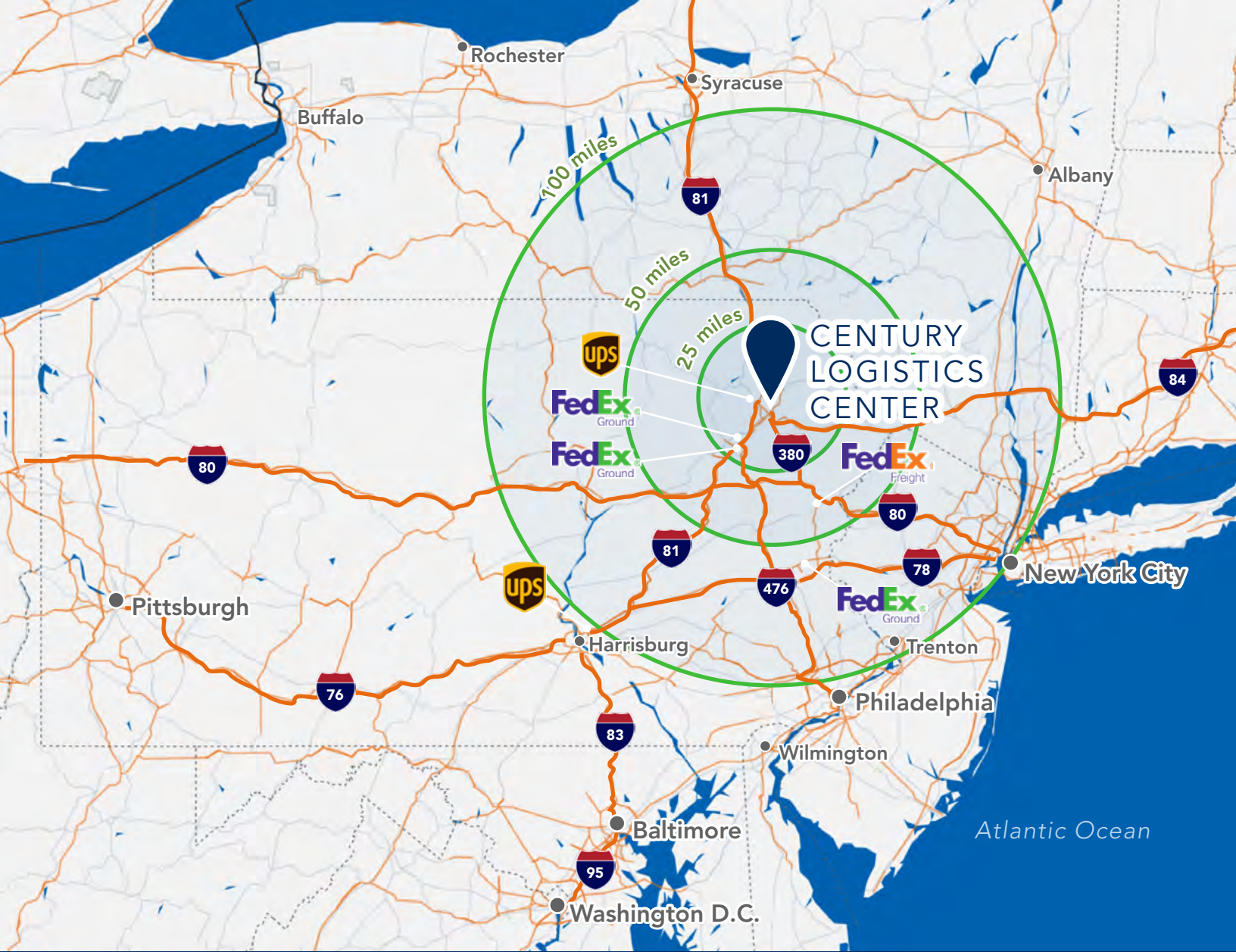


27,596
BLUE COLLAR



23.8%
BLUE COLLAR %





Regional Drive Times

| | |
|-----------------|------------------------|
| New York City | 128 mi 2 hrs |
| Philadelphia | 140 mi 2 hrs 15 mins |
| Baltimore | 215 mi 3 hrs 30 mins |
| Washington D.C. | 255 mi 4 hrs |
| Boston | 292 mi 4 hrs 30 mins |



| | |
|----------------------|------------------------|
| Newark Liberty Int'l | 125 mi 2 hrs |
| Philadelphia Int'l | 140 mi 2 hrs 15 mins |
| J.F.K. Int'l | 150 mi 2 hrs 30 mins |
| Boston Logan Int'l | 295 mi 4 hrs 30 mins |



| | |
|-----------------------|------------------------|
| Port Newark-Elizabeth | 128 mi 2 hrs |
| PhilaPort | 143 mi 2 hrs 20 mins |
| Port of Baltimore | 215 mi 3 hrs 30 mins |



| | |
|------------------|-----------------|
| Norfolk-Southern | 15 mi 25 mins |
|------------------|-----------------|



- 99 Freeport Rd, Pittston, PA
16 mi | 20 mins
- 220 Armstrong Rd, Jenkins, PA
18 mi | 21 mins
- Lehigh Valley Hub**
1000 Willowbrook Rd, Northampton, PA
80 mi | 1 hr 20 mins



UPS East Zone Regional Hub
2110 N Union St, Middletown, PA
130 mi | 2 hr 10 mins

UPS Shipping Outlet
600 N Main St, Taylor, PA
13 mi | 10 mins



174 FedEx Dr, Pocono Summit, PA
30 mi | 30 mins

Transwestern Development Company (TDC) develops office, industrial, multifamily, mixed-use and healthcare projects throughout the United States. Teams with specific product and market expertise plan and execute projects with support from a dedicated capital markets team.

TDC invests capital alongside its institutional and private equity partners to develop speculative and build-to-suit projects and serves as a fee developer for clients and owner-occupiers. TDC leverages the market insights and expertise of the Transwestern real estate organization which includes a diversified real estate services firm with 35 U.S. offices and a real estate investment management company.

BROKER CONTACT
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