

AVAILABLE FOR LEASE



— 1220 OAK HILL ROAD , MOUNTAIN TOP, PA —

GRAND LANDMARK REALTY

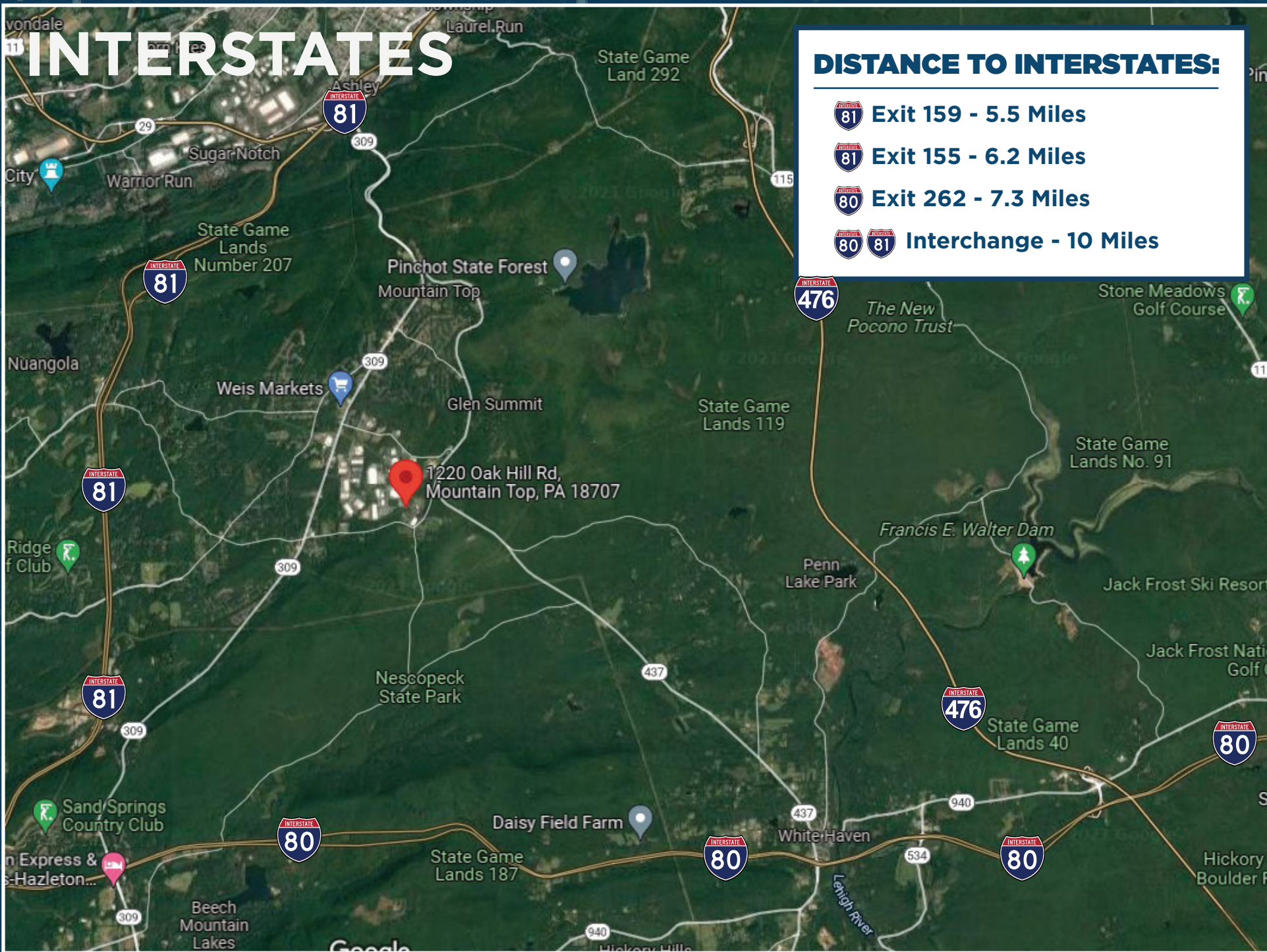
INVESTMENT HIGHLIGHTS

- A best-in-class industrial facility offering warehouse and office space in central Pennsylvania situated approximately 25-miles south of Scranton.
- Spanning 417,000-SF on a near-30-acre site ideal for warehousing, distribution, and light manufacturing with convenient I-80 and I-81 access.
- Property features include 43 loading docks, seven drive-in doors, 32-foot ceiling heights, reinforced concrete floors, and an expansive truck court.
- Surrounded by strong demographics with 16.8% of the local workforce serving as warehouse employees and 134,616 residents within a 10-mile radius.
- Located in the Crestwood Industrial Park and surrounded by high-profile tenants such as Pepsico, Beverage Mountain, Fabri-Kal Corporation, and more.








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INTERSTATES



DISTANCE TO INTERSTATES:

-  Exit 159 - 5.5 Miles
-  Exit 155 - 6.2 Miles
-  Exit 262 - 7.3 Miles
-   Interchange - 10 Miles

BUILDING NOTES



1220 Oak Hill Road is a best-in-class industrial facility located in Mountain Top, Pennsylvania. Spanning 417,000 -square-feet, the building sits on a near-30-acre site approximately 25-miles south of Scranton. Amenity rich, this ideal location is well-suited to meet all warehousing, distribution, and light industrial needs.

Experience 43 dock-high doors with levelers, seven drive-in bays, soaring 32-foot-high ceiling clear heights, and reinforced concrete floors.

This property also features 3,000-square-feet of well-maintained office space. In addition to a large trailer court for easy maneuverability and trailer-parking, there is

an expansive 100-space parking lot for employees and visitors alike. Take advantage of strong demographics with over 134,600 residents living within a 10-mile radius of the property and nearly 17% of the total workforce serving as skilled warehouse employees. 1220 Oak Hill Road is situated within

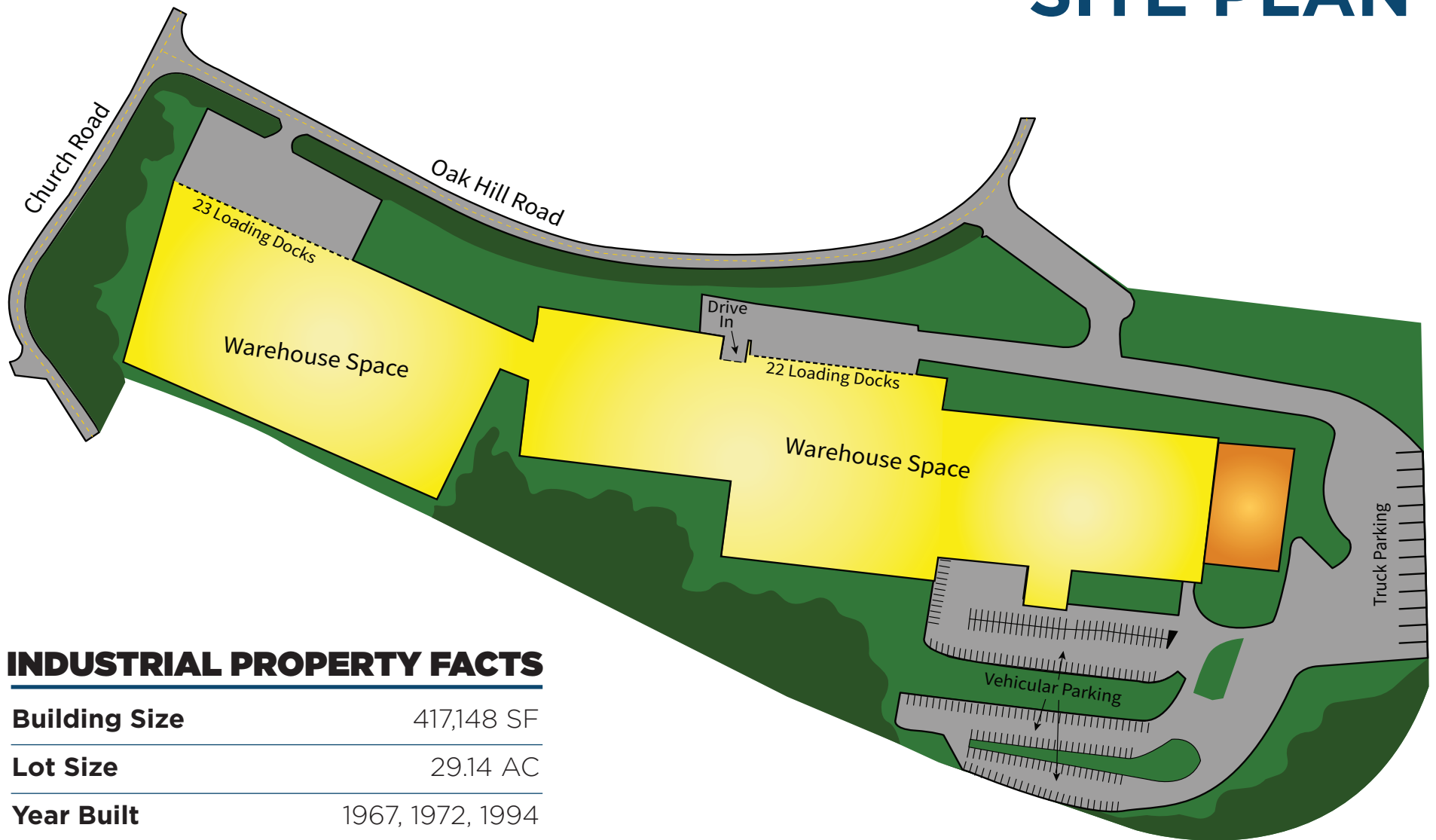
the Crestwood Industrial Park and is surrounded by numerous industrial facilities and high-profile tenants such as PepsiCo. Conveniently travel to-and-from the property and throughout central Pennsylvania and beyond with easy I-80 and I-81 access.



GALLERY



SITE PLAN



INDUSTRIAL PROPERTY FACTS

Building Size	417,148 SF
Lot Size	29.14 AC
Year Built	1967, 1972, 1994
Zoning	I-1

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ABOUT I-81 CORRIDOR

The growth of logistics-focused development has been a shot in the arm for Scranton. The small northeastern Pennsylvania city was ideally situated to accommodate the initial growth of e-commerce, given its quick access to major interstates like 81 and 80. Within a day's drive, truckers can reach roughly 60% of the nation's population, as well as 40% of Canadian consumers.

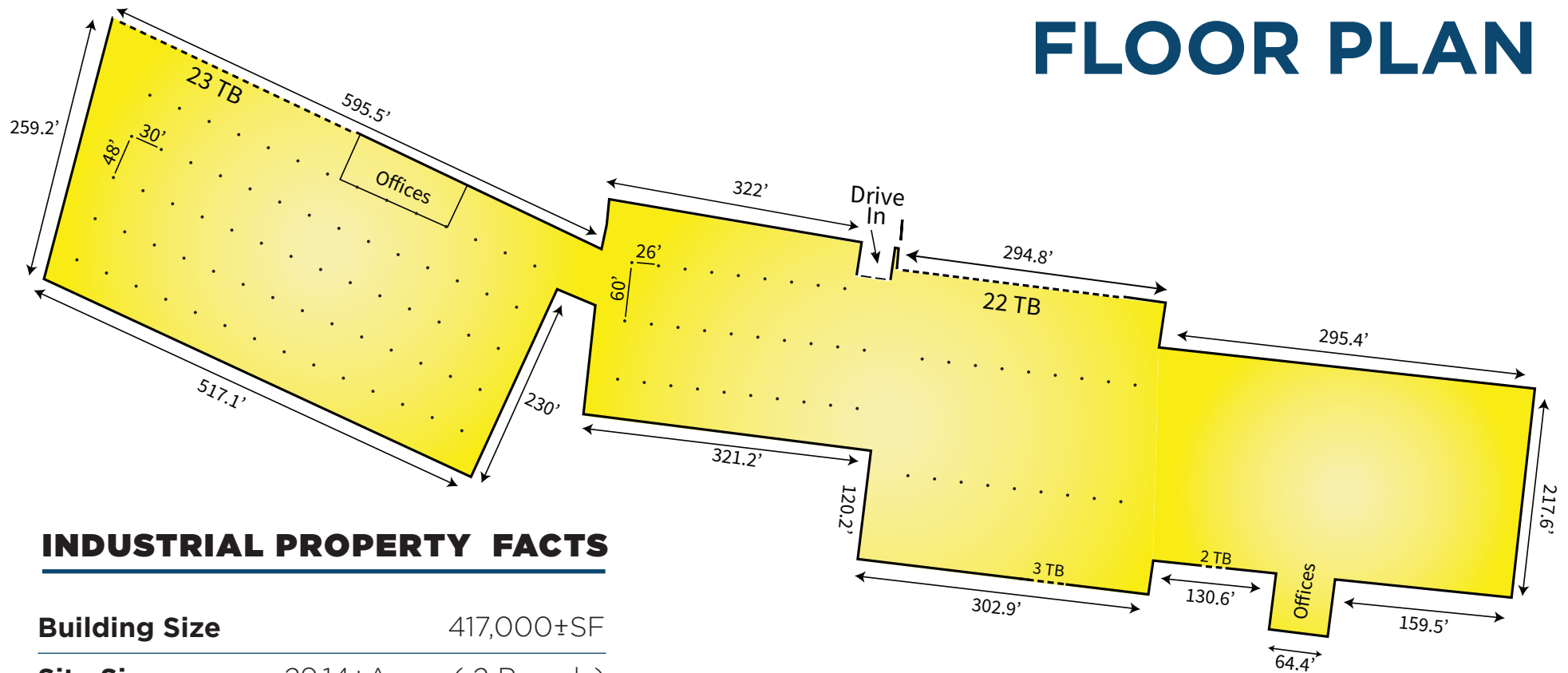
Shipping fuels most of Scranton's commercial real estate construction and generates the market's strongest levels of demand for commercial real estate space of any kind. Major companies like FedEx, Amazon, and Isuzu occupy Scranton distribution hubs, and interest in the market could grow if interest in

neighboring Lehigh Valley declines. Scranton rents are cheaper than in Allentown, and developers are encountering scarcity issues with quality land after a huge build up across Lehigh County.

The prime location attracts tenants from across the globe, and though leasing and construction lag in comparison to regional competitors, developers have been active. Developers have added more than 10 million square feet in the last decade, and during that time major brands like Pepsi, Amazon, and FedEx established distribution centers here. Acceleration of rent growth kicked off in 2015, and gains have stayed above average since.



FLOOR PLAN



INDUSTRIAL PROPERTY FACTS

Building Size	417,000±SF
Site Size	29.14±Acres (2 Parcels)
Ceiling Heights	18'-32'
Dock Bays	50
Grade level Doors	7
Parking	100±
Rail Carrier	Reading & Northern
Zoning	I-1 Industrial (Wright Township)

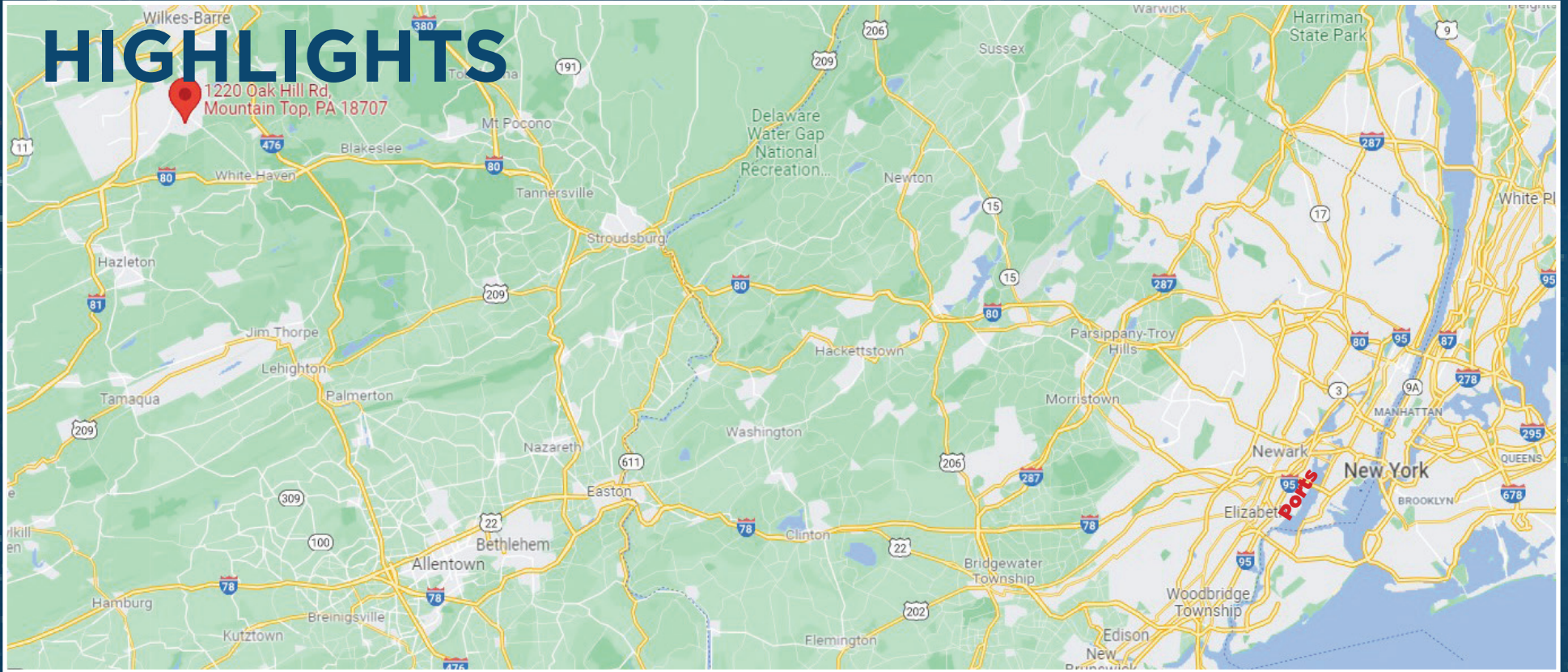
INDUSTRIAL PROPERTY FACTS

Electric	(1) 12KV & (2) 69KV lines
Water	1,000GPM 4" line
Gas	12" & 8" Main

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HIGHLIGHTS

1220 Oak Hill Rd,
Mountain Top, PA 18707



City	Miles	Drive Time
Philadelphia	86	1h 30m
New York	100	2h
Washington	197	3h 15m
Boston	299	6h
Baltimore	156	4h 45m
Hartford	198	3h 10m

Port	Miles	Drive Time
Philadelphia	100	1h 30m
Newark	95	1h 28m
Jersey	121	1h 40m
Howland Hook	103	1h 4m
Red Hook	116	2h 15m

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