

**PNK
PARK**

ALLENWOOD

**GREAT STREAM
COMMONS**

198 ENTERPRISE BLVD
ALLENWOOD, PA

478,203 SF
Available
For Lease

BEST IN CLASS DESIGN IN A PROVEN LOCATION! | AVAILABLE NOW!

**Buildings carefully adjusted
for clients' needs**

**Rail Capable and
K0Z Tax Incentives - 2027**

PNKgroup

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



Building Size
478,203 SF ±



Construction Type
8" reinforced with steel rebar



Electrical
600 Amp
277/480 volt, 3p 4w



Column Spacing
50'd x 56'w typ;
60' speed bays



Trailer Parking
128 spaces



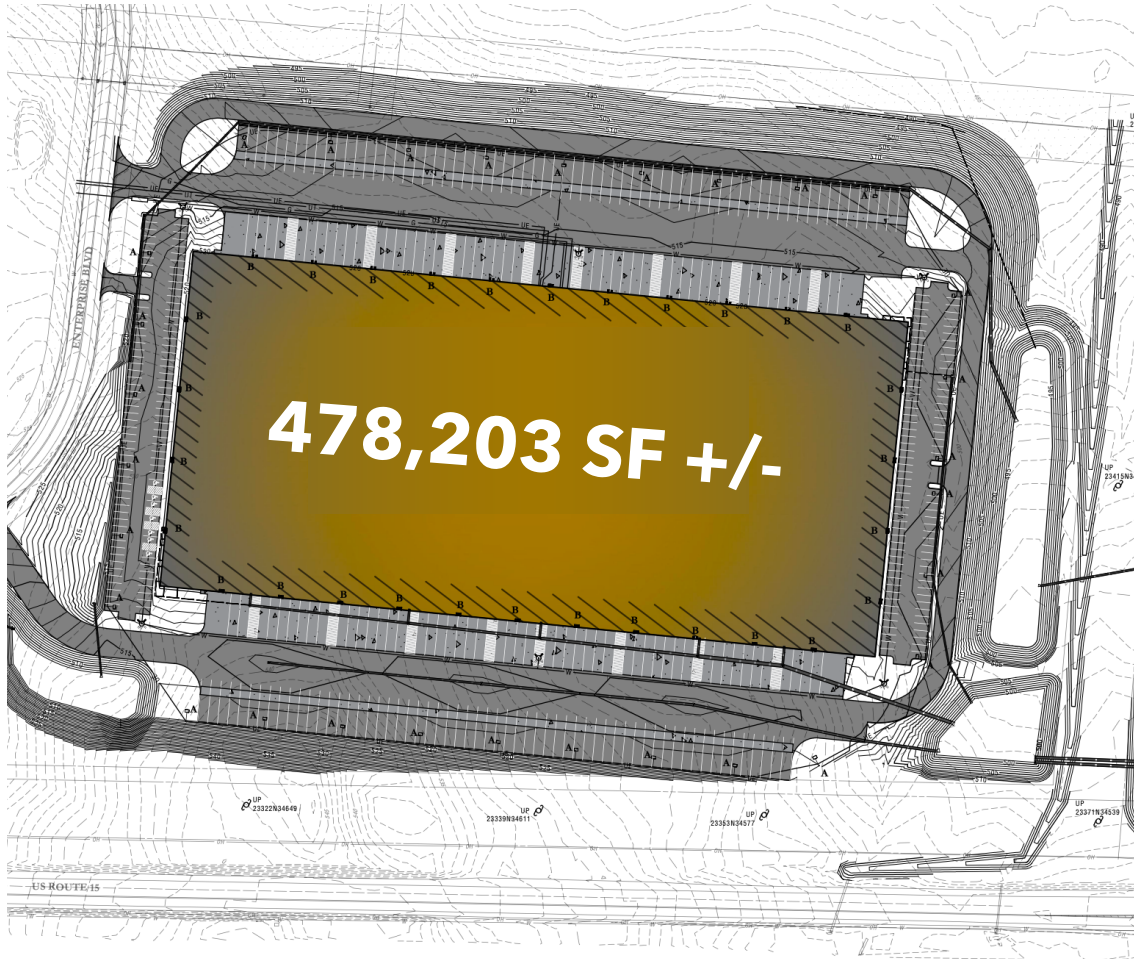
Auto Parking
208 spaces



Rail Capable
6 Knockouts
In Place

SITE PLAN
& BENEFITS

198 ENTERPRISE BLVD
ALLENWOOD, PA



478,203 SF AVAILABLE FOR LEASE

- 104 Equipped Dock Doors
- 4 Drive-In Doors
- 185' Truck Court

PNK CONSTRUCTION BENEFITS

- Flat Roof System**
40' Clear through-out Speed bays
- Concrete Columns**
Support for 8-ton Rail Cranes or Internal Installations
- Insulated Walls**
Ready for Air Condition
- Roof Max is 45'**
Improved Insurance and Material Storage Types
- Siphonic Drains**
No External Downspout / No Truck Court
Staining / No Icing



Lee & Associates of Eastern Pennsylvania LLC
5053 Ritter Road, Suite 200, Mechanicsburg, PA 17055
717-695-3840 | lee-associates.com/easternpa



COMMERCIAL REAL ESTATE SERVICES

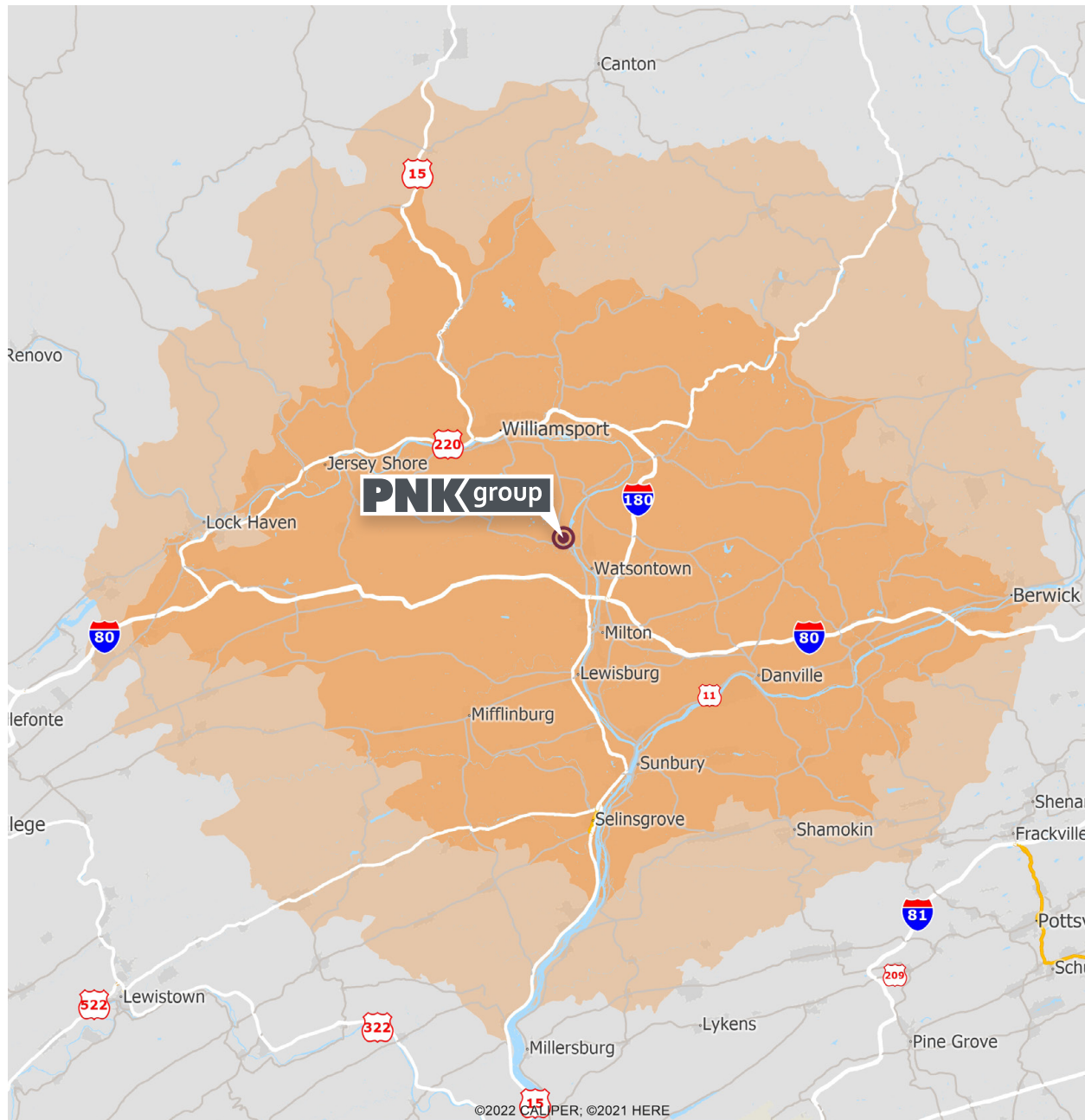
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**LOCATION
& DEMOGRAPHICS**

**198 ENTERPRISE BLVD
ALLENWOOD, PA**



REGIONAL PROXIMITY

City	Miles	Minutes
Williamsport	11	16
Bloomsburg	30	34
Hazleton	62	65
Harrisburg	75	85
Baltimore	153	150
Philadelphia	166	150
New York	178	170

DEMOGRAPHICS

45 Mile

Population: 435,295
Workforce (18+): 349,656

45 Minute

Population: 322,086
Workforce (18+): 258,506

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Join These Others at the Park

- Bimbo Bakeries
- Moran Logistics
- Snappy's Convenience Stores
- Patton Warehousing and Logistics

Union County is located within 1 day's drive of:

40%
of the U.S. population

45%
of U.S. manufacturers

60%
of the Canadian population

40%
of U.S. domestic trade & service industries



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