

FOR LEASE

1901 CORPORATE CENTER DRIVE EAST

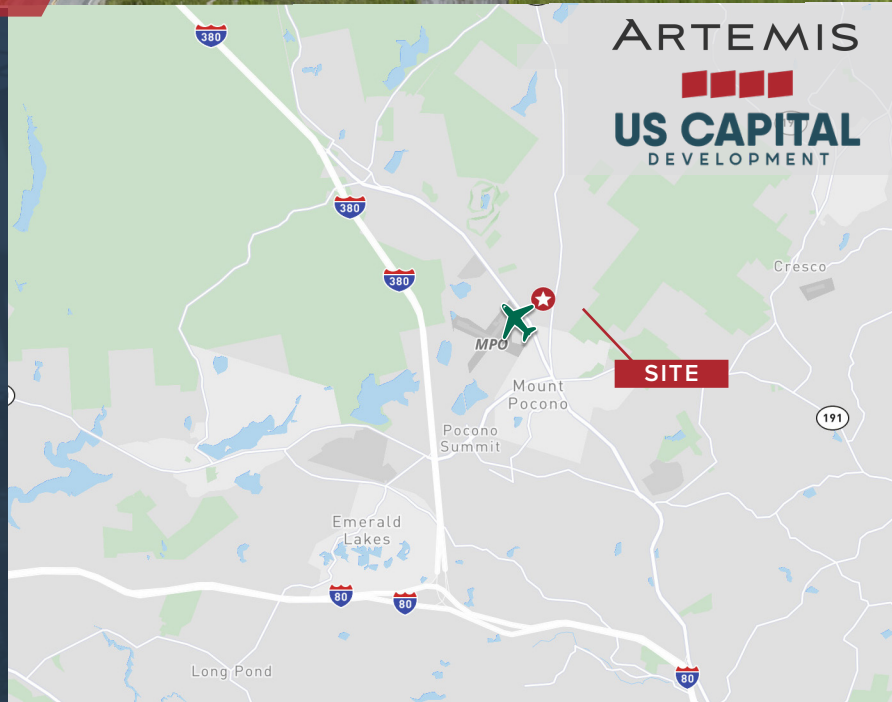
Tobyhanna, PA 18466



**400,140 SF
READY FOR OCCUPANCY**

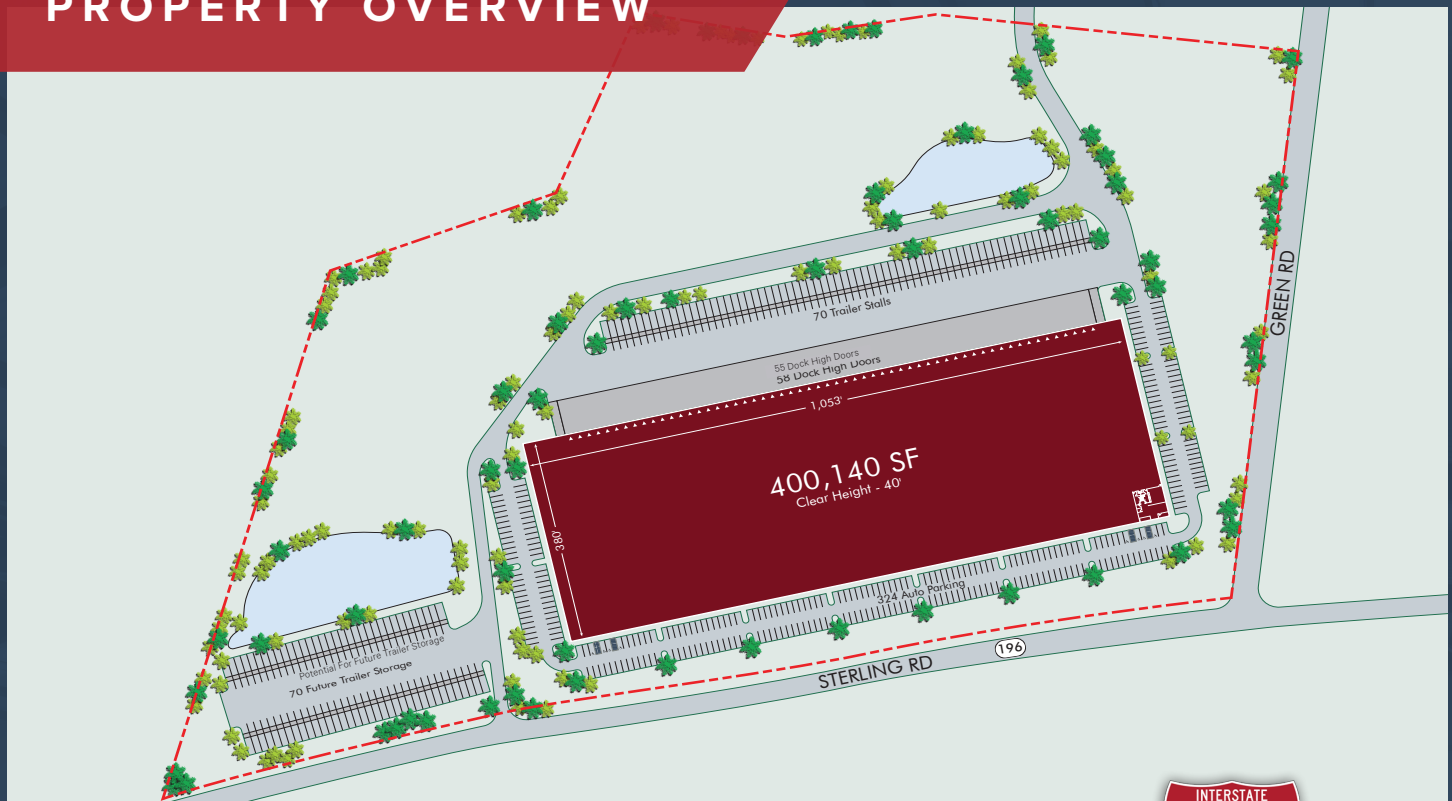
PROPERTY HIGHLIGHTS

- 400,140 SF
- 2,678 SF Spec Office
- 44 acre site
- Immediate I-380 access
- Rear loading configuration
- 40' clear height
- 324 car parking spaces
- 70 trailer parking spaces
- 40 dock doors
- 7" thick, unreinforced concrete slab
- 2 drive-in doors
- 3,000 amp service
- LED lighting



ARTEMIS
US CAPITAL
DEVELOPMENT

PROPERTY OVERVIEW

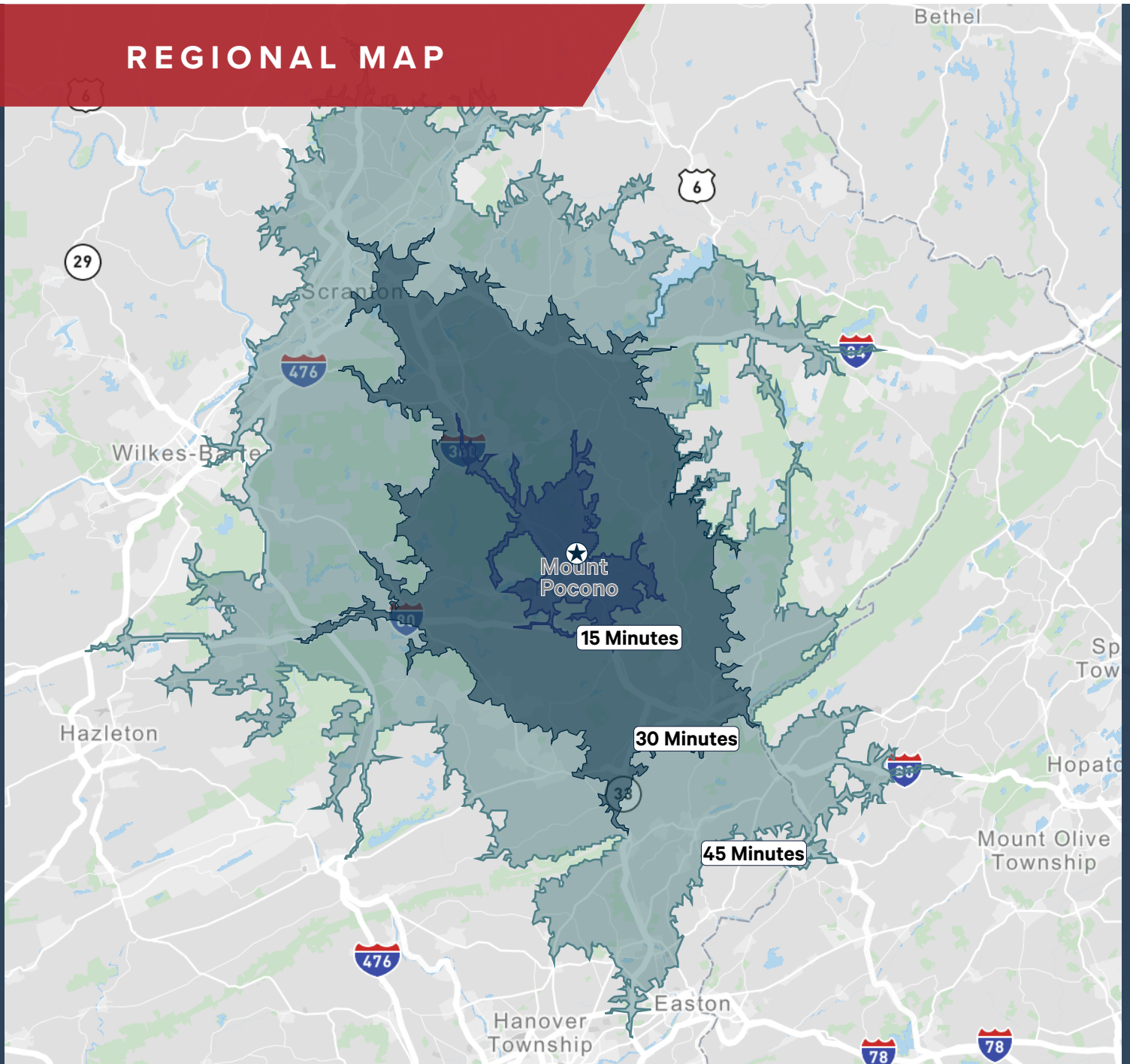








IMMEDIATE ACCESS TO I-380



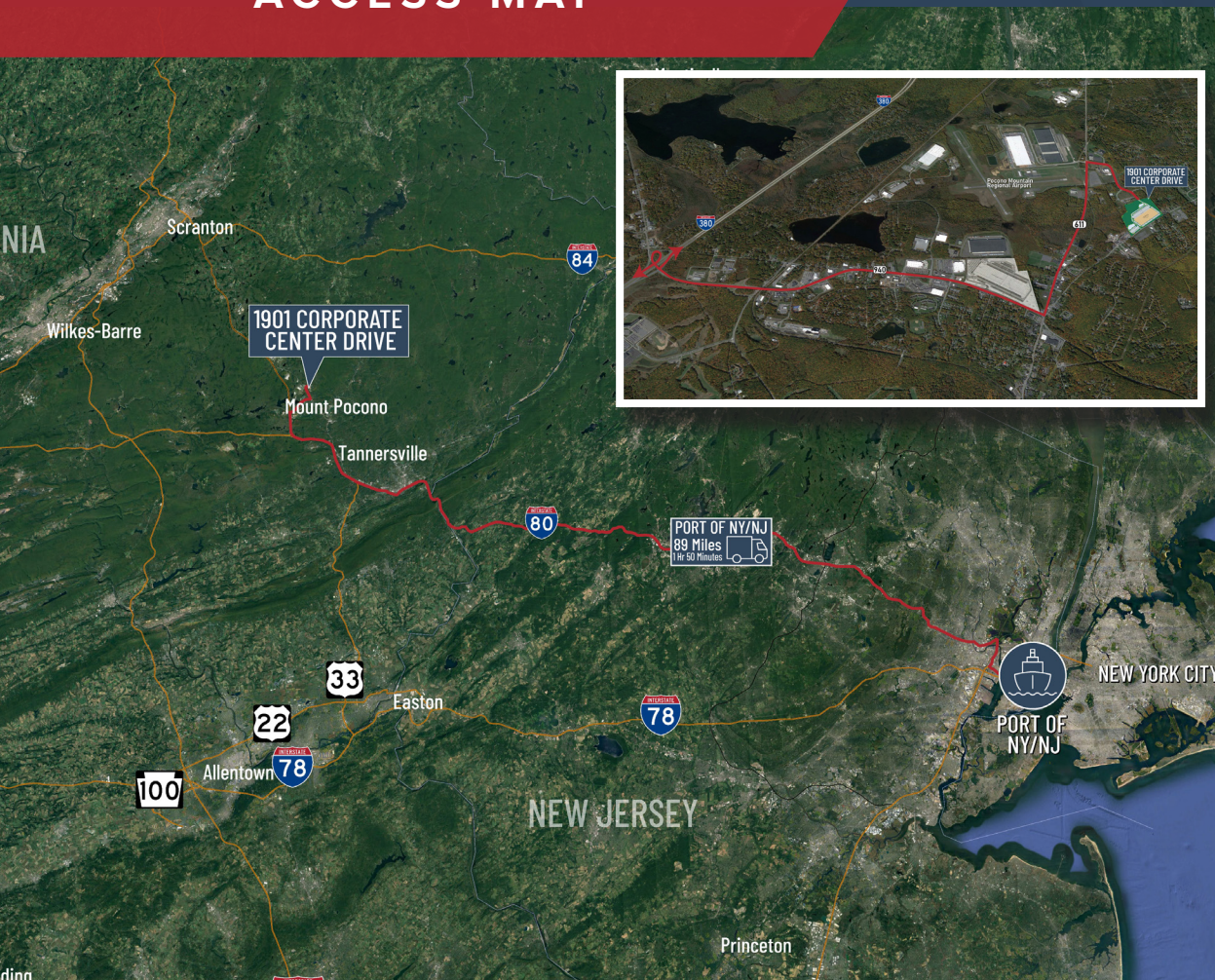
Available Space	400,140 SF	Electric	3,000 amp service
Office Area	2,678 SF	Roof	Fully adhered .60 mil white TPO roofing system with R-20. 15-yr NDL warranty
Construction	Concrete tilt-up (380' X 1,053')	Truck Court	185' deep
Clear Height	40'	Car Parking	324 spaces
Fire Suppression	ESFR	Trailer Parking	70 spaces
Dock Doors	(40) 9' X 10' manual overhead doors at docks	Slab	7" unreinforced concrete
Drive-In Doors	(2) 12' X 14' electronically operated drive-in doors	Jurisdiction	Monroe County, City of Tobyhanna, PA
Dock Equipment	(20) 7' x 8', 35,000 lb., includes dock seals and bumpers	Zoning	C-I (Commercial Industrial)
Bay Sizes	Dock Bays - 54' x 60' Interior Bays - 54' x 54'	Incentives	Ten Year LERTA Tax Abatement
Lighting	LED fixtures installed one per bay with 15' long whip	Utilities	Sewer: City of Tobyhanna
HVAC	Gas-fired RTU's		Water: PA American Water Company
			Electric: PECO Energy

REGIONAL MAP



DRIVE TIME DEMOS	 Employees	 Population	 White Collar	 Blue Collar	 High School Diploma	 Average HH Income
15 Minutes	25,505	31,370	8,389	4,140	6,896	\$92,464
30 Minutes	86,487	176,130	50,296	51,106	38,082	\$92,358
45 Minutes	256,702	562,544	160,345	69,404	133,266	\$91,318

ACCESS MAP

2.2
MILES7.1
MILES16.1
MILES20.8
MILES89
MILES

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