

## PROPERTY INFORMATION SHEET

### PROPERTY NAME:

COMMERCE ROAD & SATHERS DRIVE, GRIMES INDUSTRIAL PARK  
PITTSTON TOWNSHIP / DUPONT BOROUGH, PA

### GENERAL INFORMATION:

1. SIZE/TYPE: +/- 31.75 Acres - Industrial Park Land  
(Lot 1 = 6.78 Acres, Lot 2 – 24.969 Acres)
2. ADDRESS: Commerce Road & Sather's Drive, Grimes Industrial Park  
Pittston Township/Dupont Borough, PA 18640  
(Coordinates 41.31257, -75.73221)
3. COUNTY: Luzerne
4. MUNICIPALITY: Lot 1 – Dupont Borough  
Lot 2 – Pittston Township
5. ZONING: Dupont Borough– M-2 Light Industrial  
Pittston Township – I-1 Light Industrial
6. DEED/PAGE: Lot 1 - DB 3005 Pg. 350302  
PIN: 15E1200A12L000  
Lot 2 - DB 3005 Pg. 350286  
PIN: 15E1200A12D000
7. TAXES Available upon request
8. LIST PRICE: \$3,950,000.00
9. OWNER: GIP VENTURES, LP

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

## PROPERTY HIGHLIGHTS:

This large industrial property of +/- 31.75 Acres has all approvals for up to 277,100 SF of new construction. The property is well situated for access to regional and national highways. Facing on Commerce Road and Sathers Drive in Grimes Industrial Park the property enjoys a corner position with good visibility. Grimes Industrial Park, easily accessible by car or truck from Interstate 81 / Exit 178, is positioned midway between Wilkes-Barre, PA and Scranton, PA along the I-81 Corridor. Located within 2 miles of the Scranton/Wilkes-Barre International Airport and exit 178, the site has strong local and regional logistics value. A 5-hour drive ring from the site captures Boston, MA, New York, NY, Albany, NY, Philadelphia, PA, Pittsburgh, PA, Baltimore, MD and Washington D.C., providing one day shipment access to a large swath of the MidAtlantic and New England market areas. Ample urban populations nearby provide workforce labor pools. Numerous colleges and universities provide enhanced skill development for the workforce (Penn State-Scranton, Penn State-Wilkes-Barre, Scranton University, Marywood University, Kings College, Wilkes College, Luzerne County Community College, and more).

- High access to Interstate 81 (Exit 178) and major connected highways nearby (I-380, I-80, I-84, PA Rte. 476 Turnpike, NE Extension)
- Approved for up to 277,100 SF of new construction
- Trees and vegetation removed
- All major utilities available in the park
  - Water
  - Sewer
  - Natural Gas
  - Electric
  - Telecom
- Industrial park setting / Light Industrial Zoning
- Park neighbors include:
  - Federal Express – Distribution Center
  - T.J. Maxx – Distribution Center
  - Boise / Cascade – Distribution Center
  - A. Duie Pyle – LTL Carrier Hub
  - US Hydrations – Custom Bottled Water Distribution
  - Nature's Way – Water Bottling Plant
  - Stephenson Equipment – Construction Equipment Leasing and Sales
  - Clarcorp – Distribution Center
- Many amenities nearby: hotels, restaurants, gas/convenience, truck stops, etc.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.