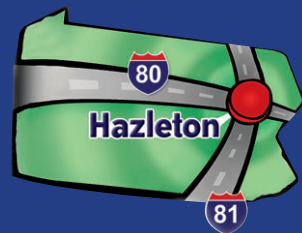


Humboldt Industrial Park

North Site 1



For Sale
38.619 ACRES

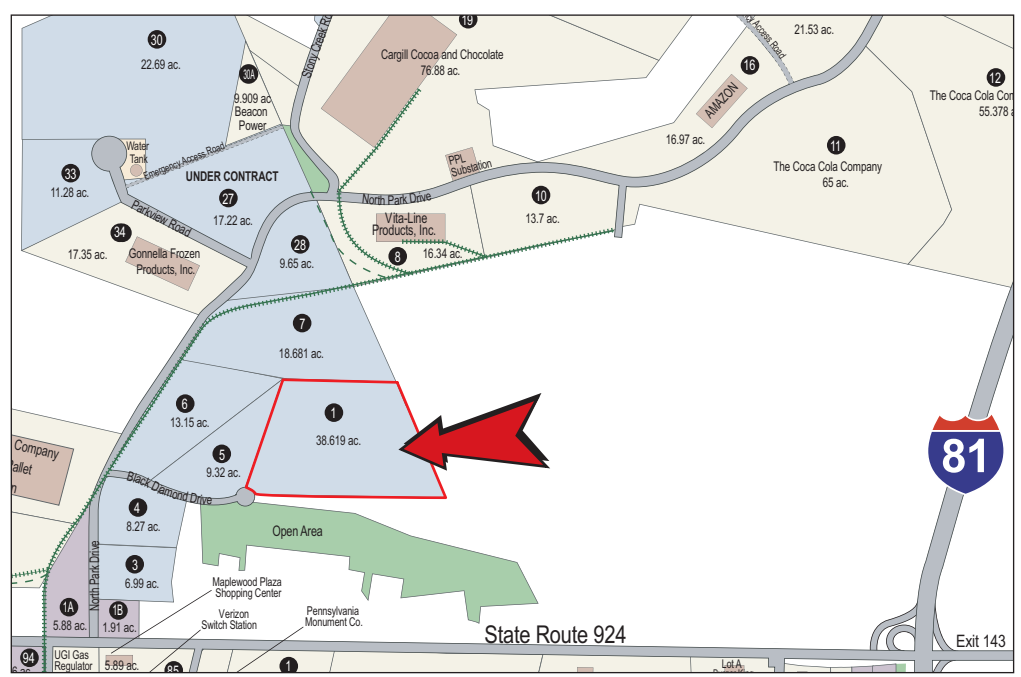
202 Black Diamond Drive
Hazle Township, PA 18202



****Federal Opportunity Zone****

Industrial Site ideal for Manufacturing or Distribution/Logistics

Humboldt Industrial Park North



The 3,000-acre Humboldt Industrial Park is located at the on/off ramp of Exit 143 of Interstate 81, via State Route 924 and is minutes from the interchange of Interstate 80 - putting it in the center of 25% of the population and total production of the entire nation. Humboldt is home to industries like Amazon, American Eagle, Auto Zone, Hershey, Michaels Handcrafts and International Paper and Cargill.



For more information, contact CAN DO
One South Church Street, Suite 200
Hazleton, PA 18201
(570) 455-1508 | (570) 454-7787 fax
www.hazletoncando.com

SITE DETAILS

Owner:	CAN DO
Prior use:	Mining
Zoning:	Industrial
Site acreage:	38.691 acres
Address:	202 Black Diamond Drive Hazle Township, PA 18202
Utilities:	All utilities are to the property boundary. Water: CAN DO, Inc. Sewer: CAN DO, Inc. Greater Hazleton Joint Sewer Authority Electric: PPL Electric Utilities Natural Gas: UGI Utilities
Site description:	Site is irregular in topography. There is a PPL Right of Way on the northeastern boundary of the site.
Tax incentive:	This site has been designated a Federal Opportunity Zone.
Industrial neighbors:	Cargill Cocoa, AutoZone, E.S. Kluft & Company, Gonnella Frozen Products, Inc., PECO Pallets, Vita-Line Products, US Cold Storage, Amazon
Proximity to interstate:	2 Miles to Interstate 81, exit 143 via State Route 924
Proximity to hub airport:	40 miles to Wilkes-Barre/Scranton International Airport

SITE TOPOGRAPHY MAP



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