

# 40,000 SF LEASE OPPORTUNITY



125 Butler Drive  
Hazleton, PA 18201

## FLEX SPACE SUITED FOR MANUFACTURING OR INDUSTRIAL USE

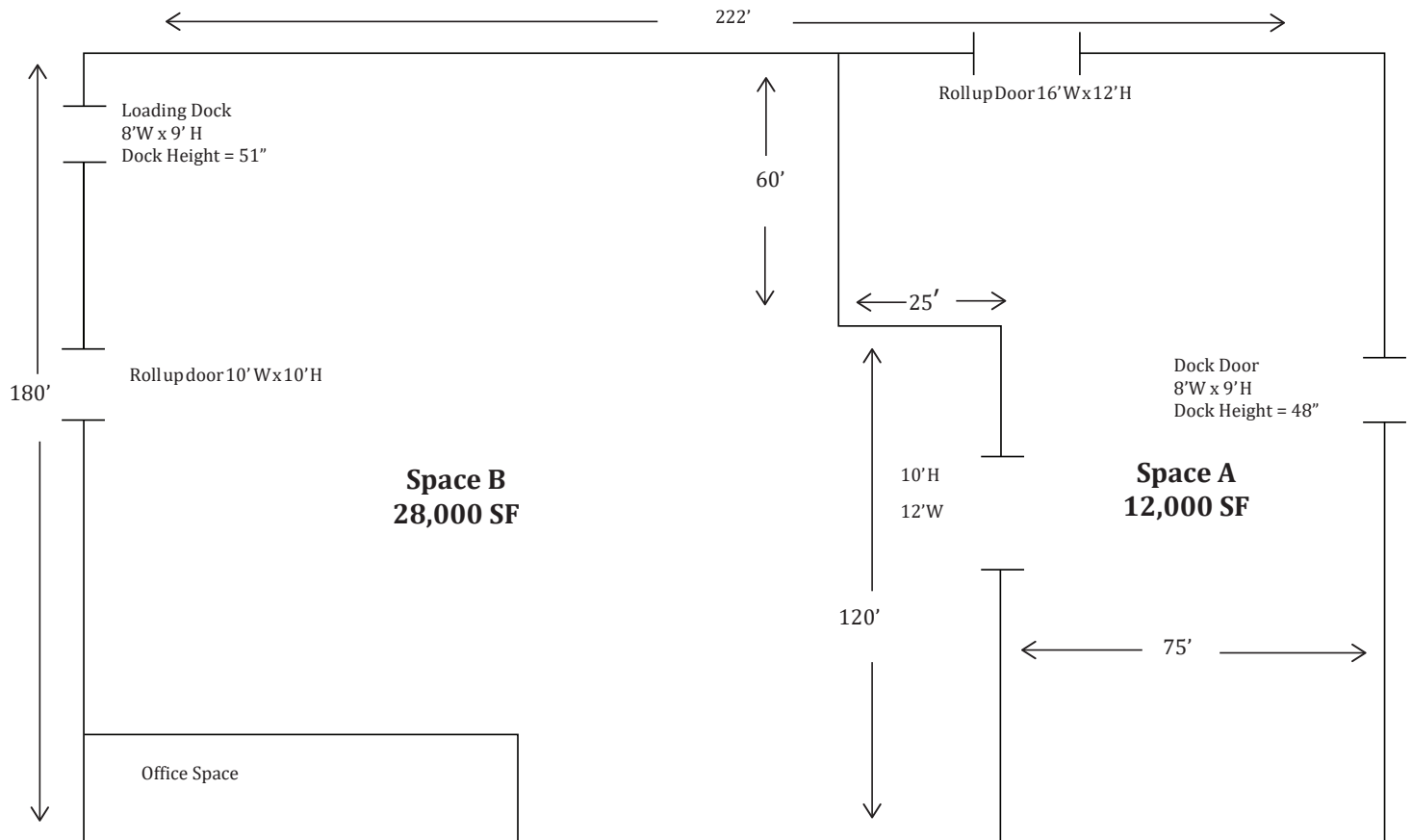
### BUILDING DETAILS

Building size:	40,000 SF Space A - 12,000 SF Industrial Space Space B - 28,000 SF Industrial Space 2,000 SF Office Space
Building dimensions:	180 x 222
Column spacing:	28' x 24'
Ceiling height:	13'7"
Walls:	Masonry and brick and block construction
Floors:	Concrete - 8"
Roof:	Ballasted rubber membrane
Sprinklers:	Wet System
Lighting:	T-8 Fluorescent
Heating:	Natural Gas Ceiling mounted gas heaters
Dock / Drive-In Doors:	Two (2) 8' x 9' dock doors One (1) 10' x 10' drive-in door One (1) 16' x 12' drive-in door



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## Overall Space w/ Dock Doors & Divider Wall



### SITE SPECS

Acres: 4.68 acres  
 Parking: 30 car spots  
 Zoning: Industrial

### UTILITIES

Electric: PPL Utilities  
 3 phase, 3,000 amp, 480 volt  
 Transformer in place for 3 phase, 240 volt, 800 amp

Water: CAN DO, Inc. 12" riser  
 Sewer: CAN DO, Inc. 6" line  
 Natural Gas: UGI Utilities 2" line

### TRANSPORTATION

Highways: Located 2 mile from exit 141 of Interstate 81  
 Located 10 miles from the Interstate 81/80 Interchange

Airports: Located 39 miles to the Wilkes-Barre/Scranton International Airport  
 Located 42 miles to the Lehigh Valley International Airport