

**ROUTE 940**  
BLAKESLEE, PA

**FOR LEASE**  
*DELIVERY Q1'25*

**699,847 SF**

**PNK  
PARK**  
HARMONY



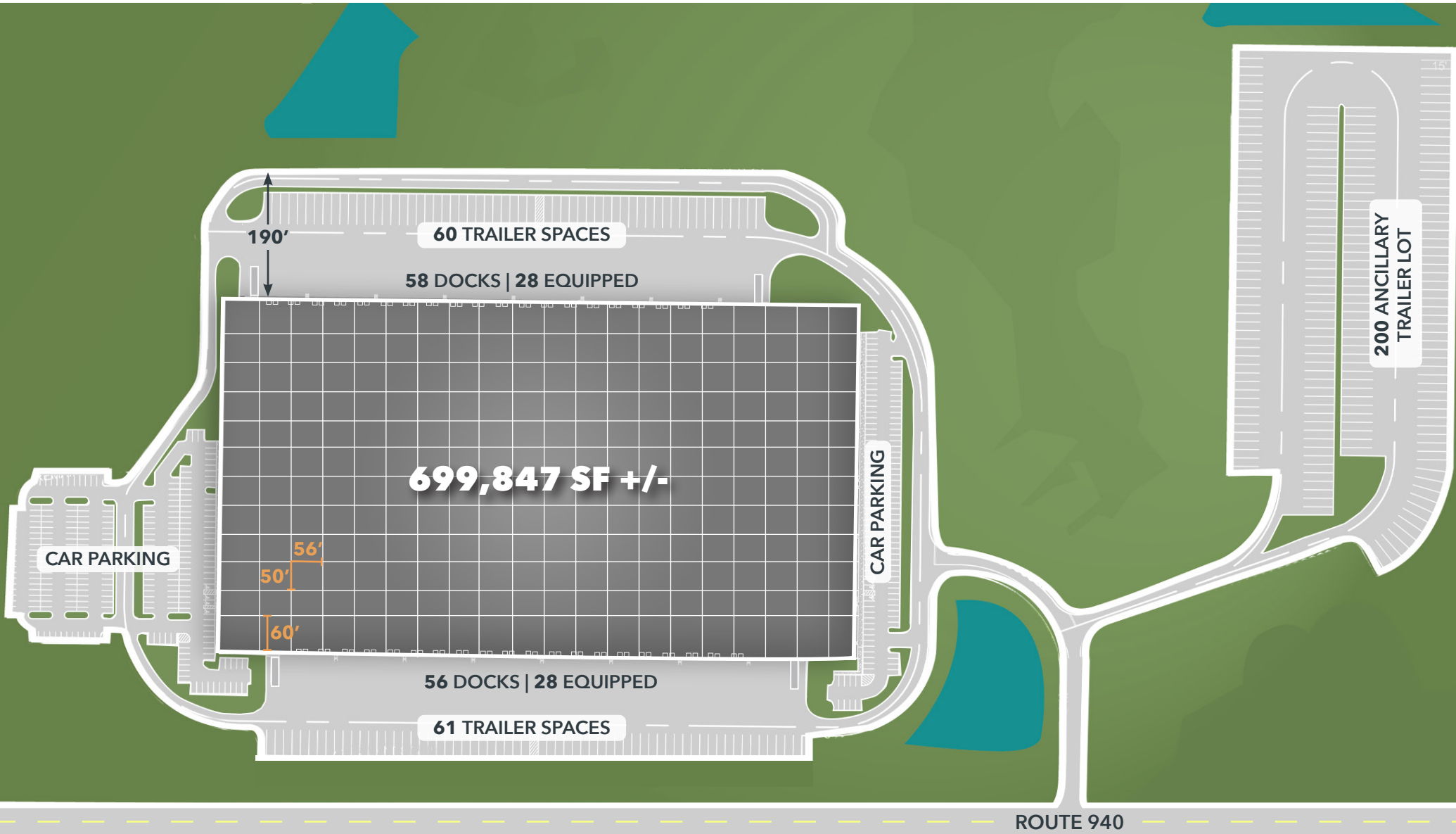
Nov. 12, 2024



# ROUTE 940 BLAKESLEE, PA

## FLOOR PLAN

- 40' Clear Height throughout
- Full Circulation
- 50'D x 56'W Column Spacing
- 321 Trailer Spaces
- 393 Car Spaces
- 190' Truck Court
- 114 Insulated Loading Doors - Full Dock Package
- 57 manual 8'x7' pit levelers 40,000 lbs
- Dock Shelters
- Dock Lights
- 4 Drive-In Doors
- 121 Opposite Trailer Spaces



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



# ROUTE 940 BLAKESLEE, PA

**699,847 SF**

## PNK CONSTRUCTION BENEFITS

### FLAT ROOF SYSTEM

40' Clear throughout Speed bays

### CONCRETE COLUMNS

Support for 10-ton Rail Cranes or Internal Installations

### INSULATED WALLS

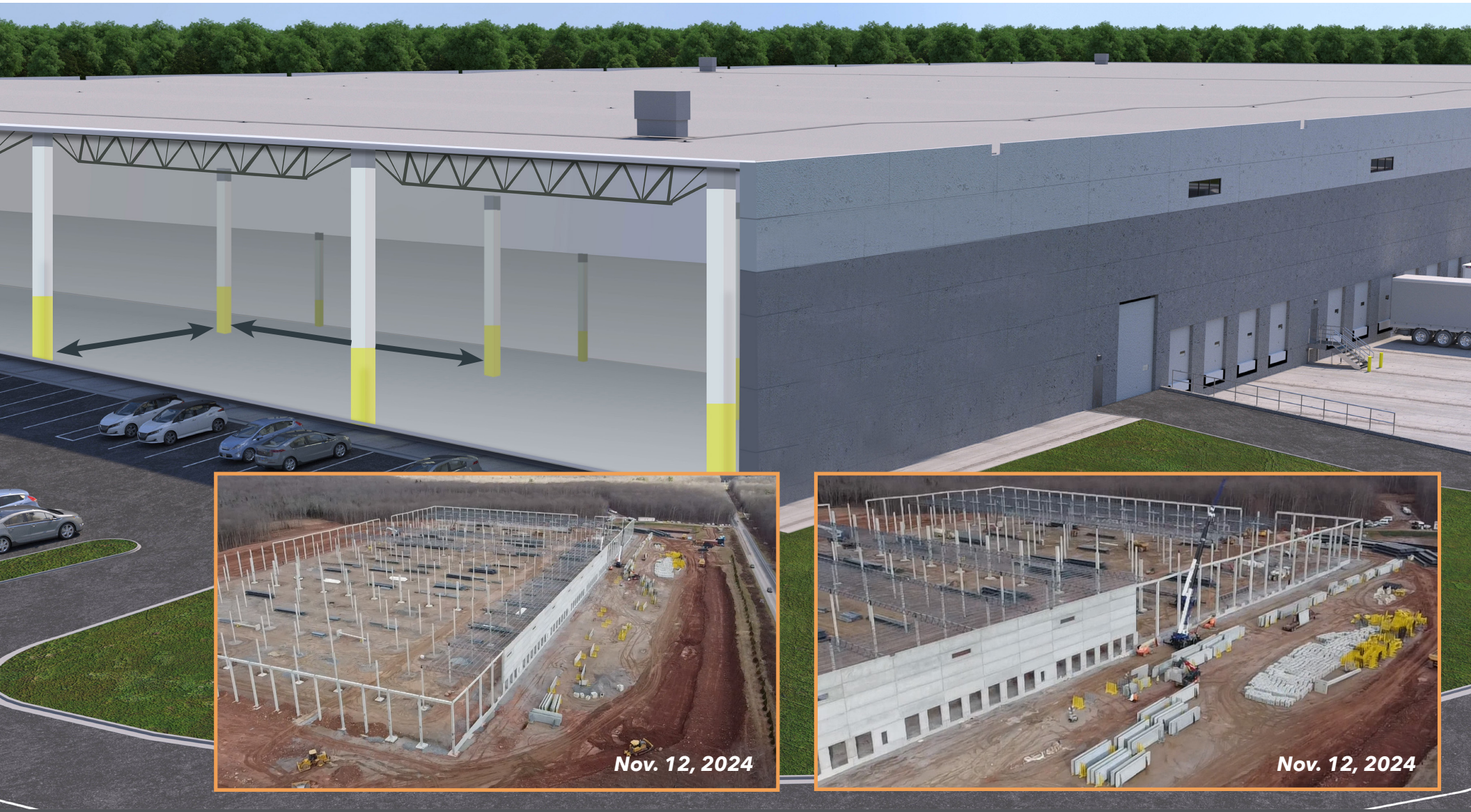
Ready for Air Condition

### ROOF MAX IS 45'

Improved Insurance and Material Storage Types

### SIPHONIC DRAINS

No External Downspout / No Truck Court Staining / No Icing



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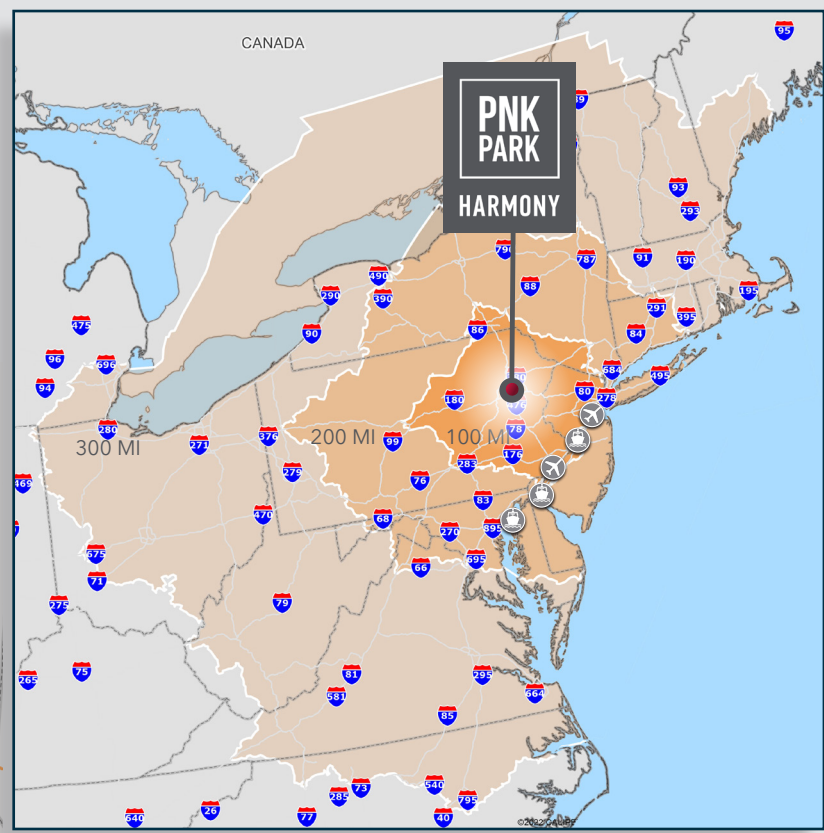
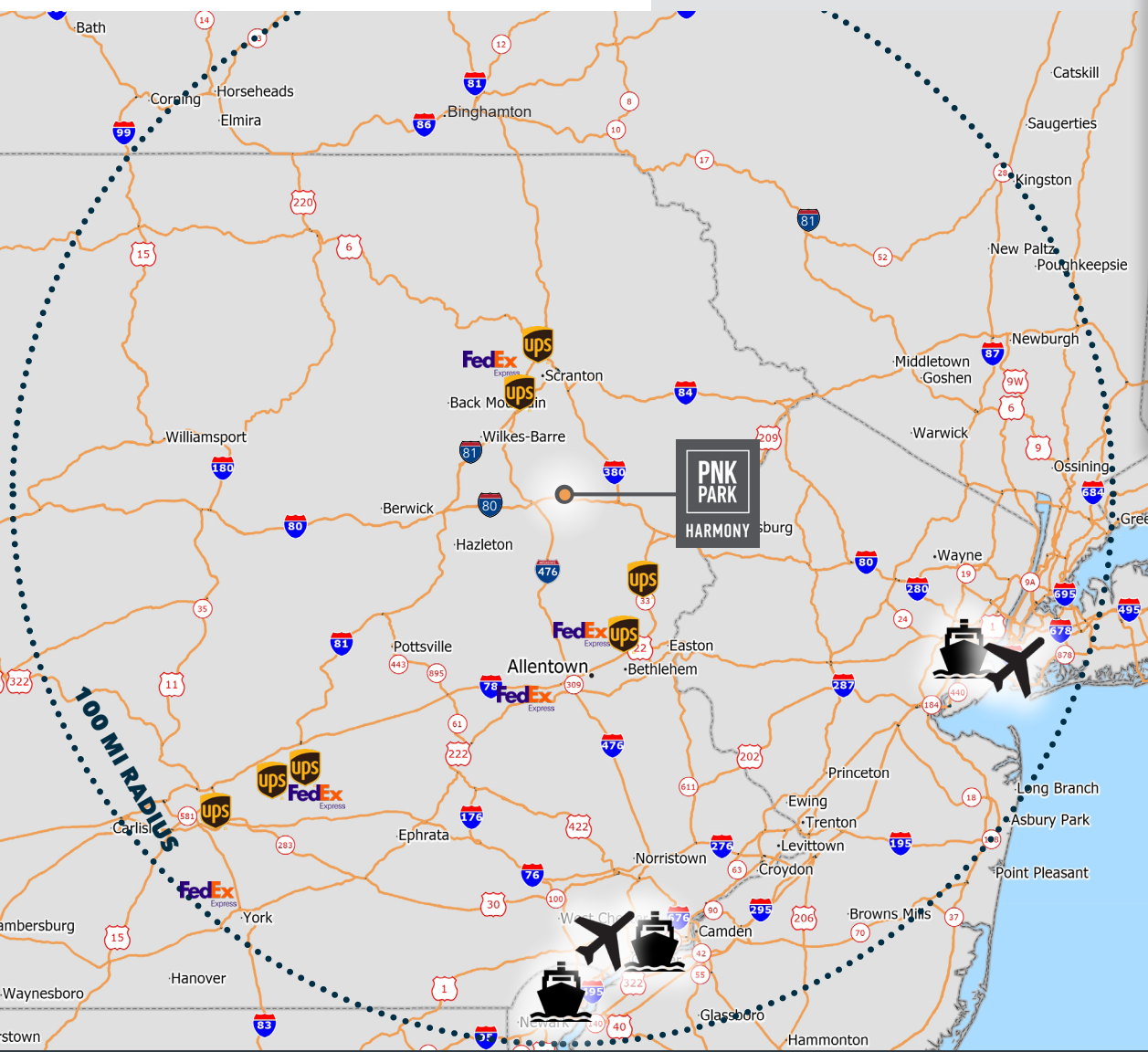
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**LOCATION**

## LABOR DEMOGRAPHICS

**45 Mile**  
 1,502,952.....Population  
 1,172,376.....Workforce (18+)

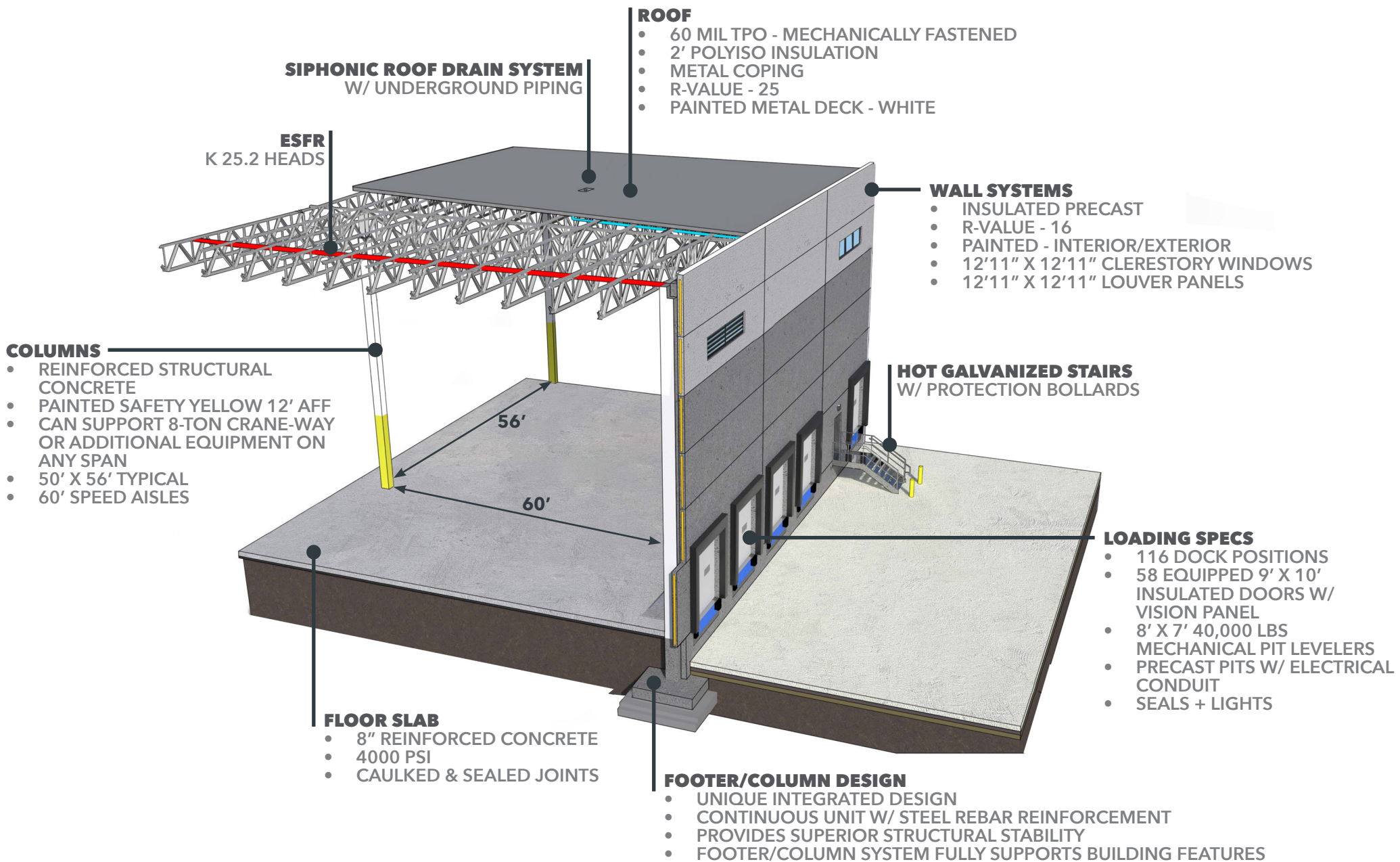
**45 Minute**  
 749,817.....Population  
 584,987.....Workforce [18+]



PORTS	TIME	AIRPORTS	TIME
Port of NY/NJ	104min	Wilkes-Barre Scranton	29min
Port of Philadelphia	122min	Lehigh Valley	53min
Port of Baltimore	186min	Philadelphia	107min

PARCEL FACILITIES	TIME	CITY	TIME
FedEx - Mt. Pocono	19min	Pittston, PA	35min
UPS - Pittston	29min	Lehigh Valley, PA	40min
USPS - Wilkes-Barre	34min	Harrisburg, PA	68min
FedEx - Pittston	35min	Philadelphia, PA	105min
UPS - Dunmore	41min	New York, NY	111min
FedEx Hub - Northampton	46min		
UPS Hub - Easton	46min		



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