

Available

Building 1
850,200 SF

Building 2
850,000 SF

Meredith St, Carbondale, PA 18407

NORTHEAST 81

COMMERCE CENTER



Fully Entitled and Shovel Ready
10-Year LERTA
Immediate Access to US Route 6, I-84, I-81
Up to 200 Mega Watts of Power Available

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Property Advantages

Fully Entitled and Shovel Ready

 **±243**
Acres

 10-year
LERTA

 **Route 6,
I-81, I-84**
Immediate Access

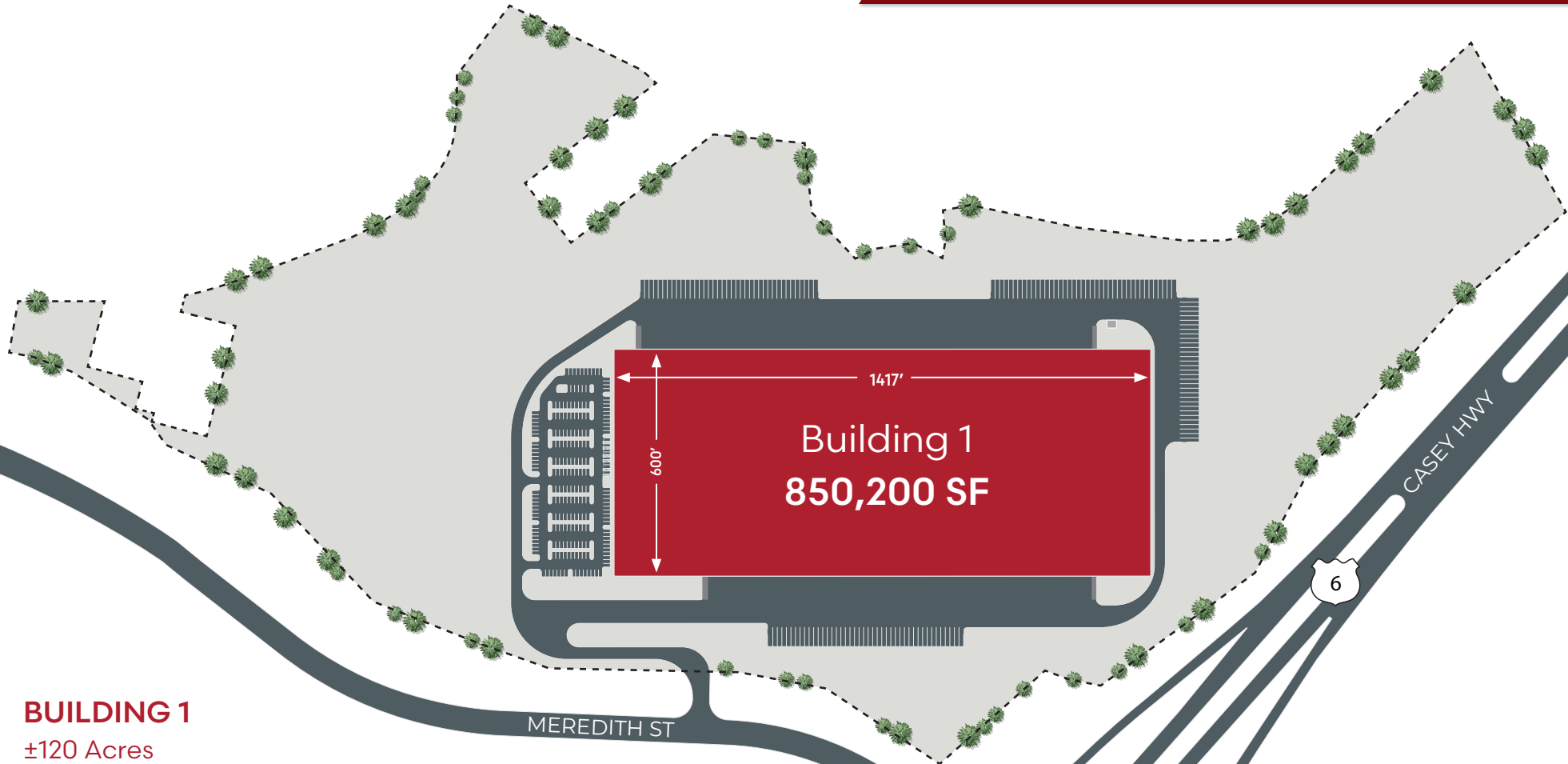
 **1,700,200**
Total SF

 **40'**
Clear Height

 **3000 AMP /
BUILDING**
Significant Additional
Electrical Capacity
Available



Property Specifications



BUILDING 1

±120 Acres

850,200

Square Feet

600' X 1,417'

Building Dimensions

40'

Minimum Clear Height

4

Drive-Ins

100

Loading Docks

222

Trailer Spaces/
Dedicated

349

Car Parking

ESFR

Sprinkler

7"

Slab

3,000 AMPS

Power with significant expansion potential



Property Specifications

BUILDING 2

±123 Acres

850,000

Square Feet

100

Loading Docks

600' X 1,417'

Building Dimensions

155

Trailer Spaces

4

Drive-Ins

222

Car Parking

40'

Minimum Clear Height

ESFR

Sprinkler

3,000 AMPS

Power with significant expansion potential

7"

Slab



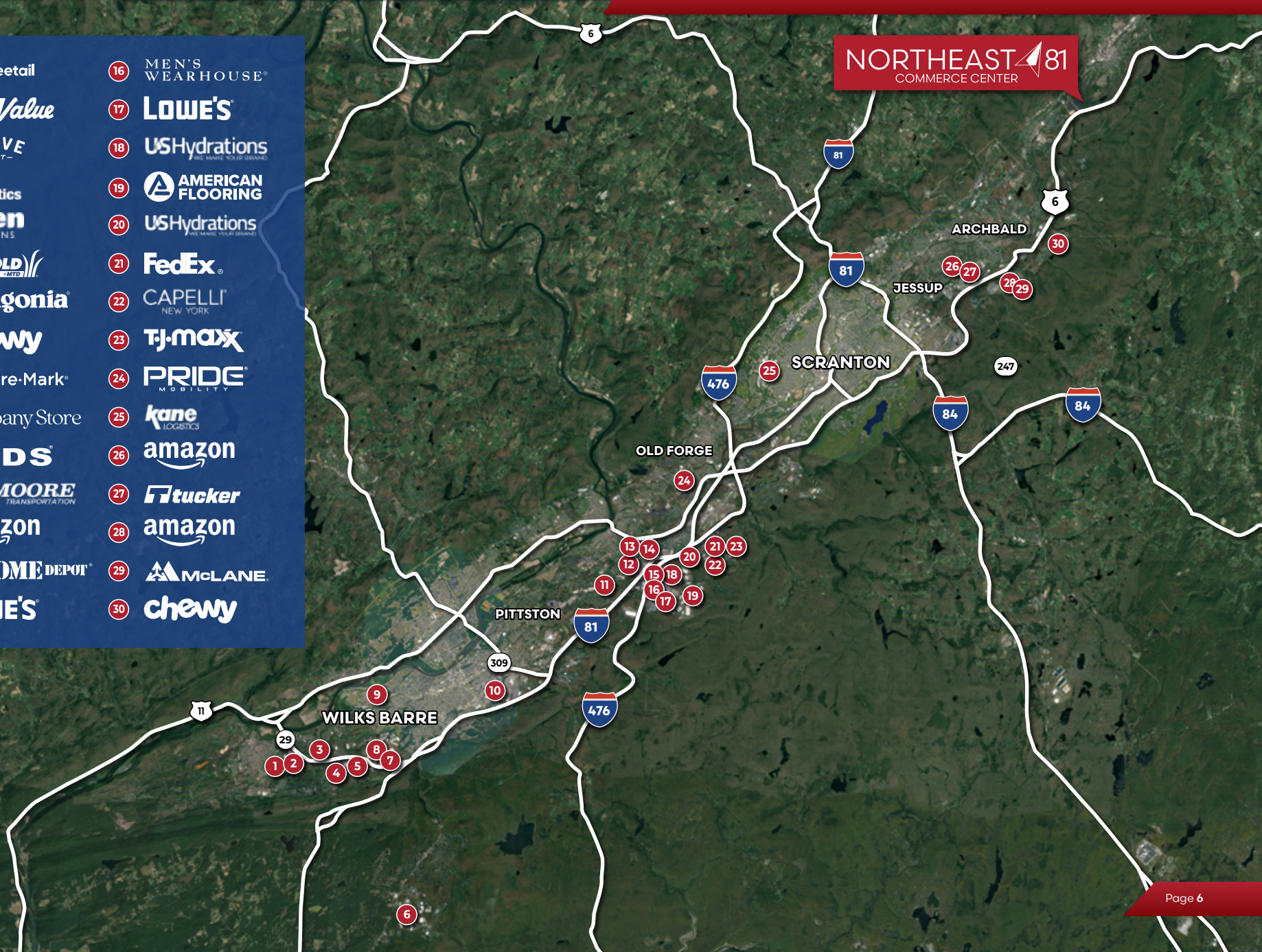
Immediate Highway Access



Corporate Neighbors

NORTHEAST 81 COMMERCE CENTER

- | | |
|-----------------------------|----------------------|
| 1 Spreetail | 16 MEN'S WEARHOUSE® |
| 2 True Value | 17 LOWE'S® |
| 3 THRIVE MARKET | 18 USHydrations |
| 4 Bergen Logistics | 19 AMERICAN FLOORING |
| 5 wren KITCHENS | 20 USHydrations |
| 6 ARNOLD | 21 FedEx® |
| 7 patagonia® | 22 CAPELLI NEW YORK |
| 8 chewy | 23 T.J.maxx |
| 9 Core-Mark® | 24 PRIDE MOBILITY |
| 10 The Company Store | 25 kane LOGISTICS |
| 11 PODS® | 26 amazon |
| 12 R.C.MOORE TRANSPORTATION | 27 tucker |
| 13 amazon | 28 amazon |
| 14 THE HOME DEPOT® | 29 McLANE |
| 15 LOWE'S | 30 chewy |



Labor Reach



WAREHOUSE WORKERS

\$17.79 Average Earnings (Hourly)

Drive Time	2022 Total Resident Workers	2017-2022 % Change in Resident Workers	2022 Net Commuters	Average Hourly Earnings
15 Min	1,716	15%	13	\$17.79
30 Min	6,406	7%	-748	\$17.79



FORKLIFT DRIVERS

\$20.89 Average Earnings (Hourly)

Drive Time	2022 Total Resident Workers	2017-2022 % Change in Resident Workers	2022 Net Commuters	Average Hourly Earnings
15 Min	313	54%	93	\$20.89
30 Min	1,458	64%	-278	\$20.89



FABRICATORS & MANUFACTURES

\$20.27 Average Earnings (Hourly)

Drive Time	2022 Total Resident Workers	2017-2022 % Change in Resident Workers	2022 Net Commuters	Average Hourly Earnings
15 Min	429	7%	264	\$20.27
30 Min	1,642	-9%	275	\$20.27

Net commuting refers to the difference between the numbers working outside the area and the numbers coming into the area to work from elsewhere.

NORTHEAST 81 COMMERCE CENTER

15 MIN DRIVE TIME

30 MIN DRIVE TIME

SCRANTON

DINGMAN TWP

WILKES-BARRE TWP

















COOLBAUGH TWP

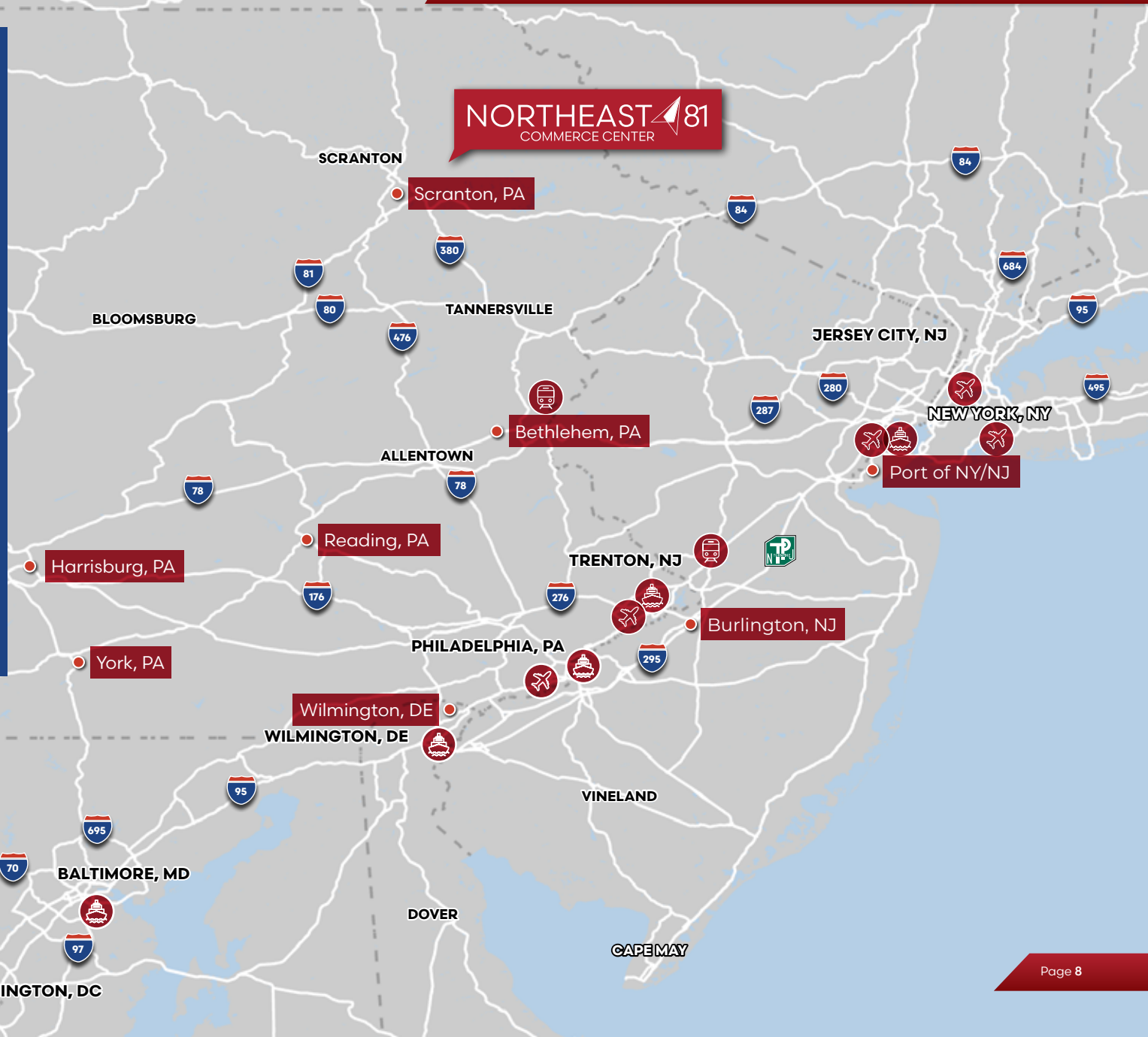
POCONO TWP

Drive Time	2023 Total Population	2023-2028 Population Growth Rate	2023 Total Households	2023 Median Household Income	2023 Labor Force	2023 Occupation: Transportation/Material Moving Workers	2023 Transportation/Material Moving Workers as a % of the Labor Force
15 MIN	75,922	1.08%	31,141	\$85,631.00	43,293	3,428	8.09%
30 MIN	467,054	1.25%	189,971	\$76,380.00	257,218	23,993	9.59%
45 MIN	908,117	1.38%	364,655	\$77,708.00	495,134	50,123	10.39%

*Wage Data as 1/1/2024

Regional Connectivity

	NS Intermodal Bethlehem	82 Miles
	New York, NY	123 Miles
	Port Newark Elizabeth	126 Miles
	Harrisburg, PA	135 Miles
	NS Intermodal Morrisville	138 Miles
	Philadelphia, PA	138 Miles
	LaGuardia Int'l Airport	140 Miles
	PhilaPort	143 Miles
	Philadelphia Int'l Airport	145 Miles
	JFK Int'l Airport	149 Miles
	Port of Wilmington, DE	157 Miles
	Baltimore, MD	214 Miles
	Port of Baltimore	215 Miles
	Dulles Int'l Airport	248 Miles
	Washington, D.C.	254 Miles
	Boston, MA	293 Miles



1 Day Distribution Reach



11-Hour Drive Time
Population Reach

USA TOTAL POPULATION REACH

121,448,774

CANADA TOTAL POPULATION REACH

22,827,451

TOTAL

144,276,225



11-Hour Drive Time
Percentage of
Total Population

USA

36%

CANADA

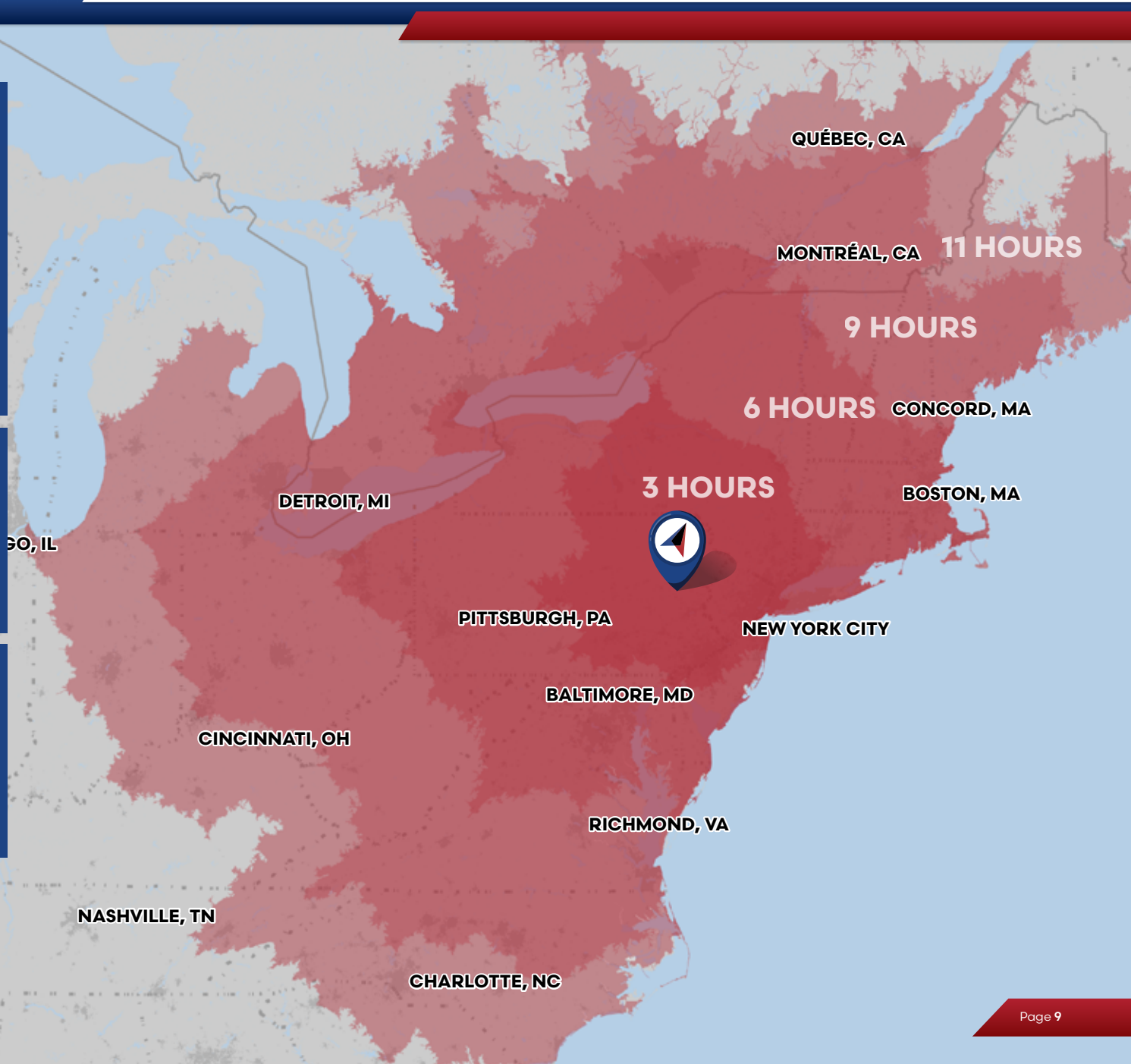
59%



11-Hour Drive Time
2023 Combined
Consumer Spending (USD)

USA CANADA

\$2,270,129,596,796



3 Day Distribution Reach

3 DAYS

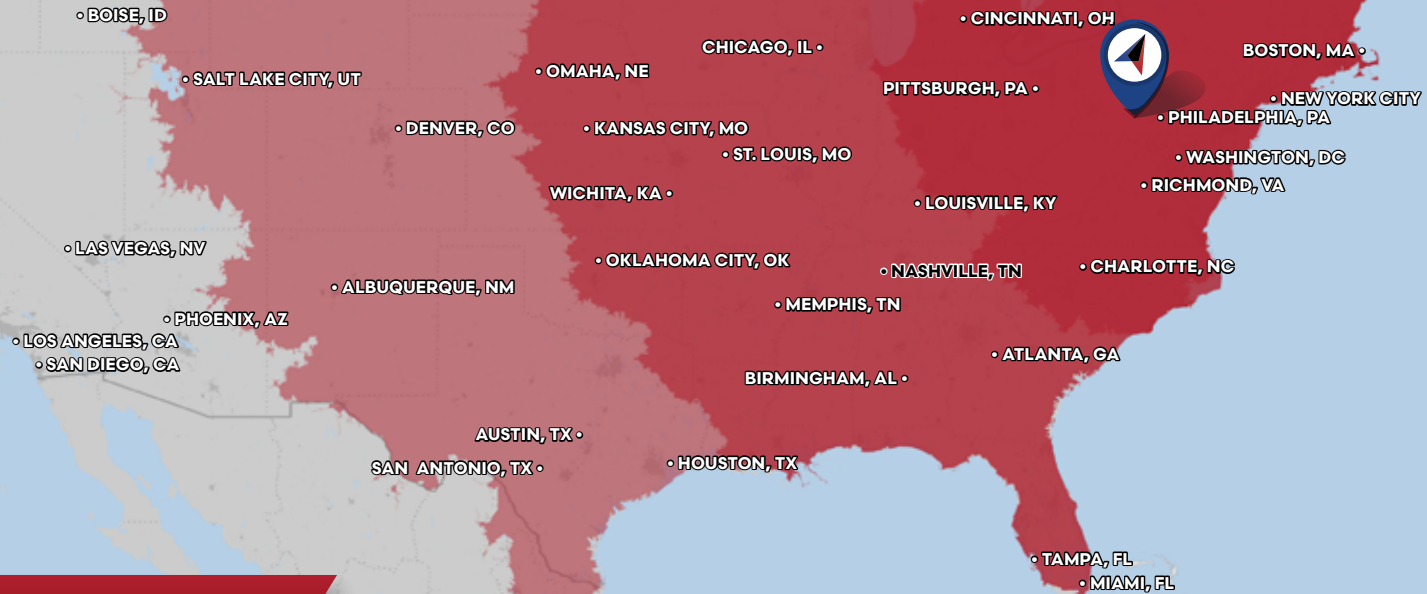
POPULATION **270,279,081**

2 DAYS

POPULATION **225,418,607**

1 DAYS

POPULATION **121,448,774**



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NORTHEAST 81
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