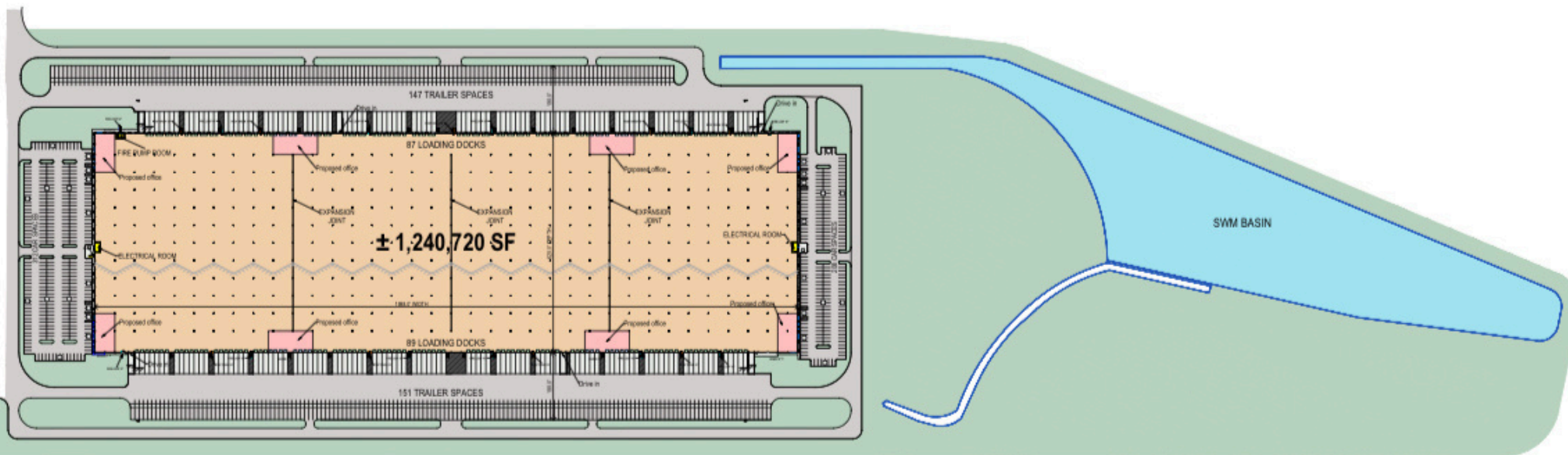




AVAILABLE
1,240,720 SF

PNK Mountain Valley

Burma Rd, Barnesville, PA 18214



Site Plan

Burma Rd, Barnesville, PA 18214

- 40 feet Clear Height
- 50'x 56' with 60' speed bay
- 620' deep × 1988' wide
- 190' truck court with concrete apron

- 6 Drive-in doors with concrete ramp
- 210 fully equipped docks with dock levelers
- 298 Trailer Parking
- 520 Car Parking

PNK BUILDING STRUCTURE

Internal Siphonic Roof Drain System:

System eliminates contamination and icing of the Truck Court

ESFR K 25.2 sprinkler system

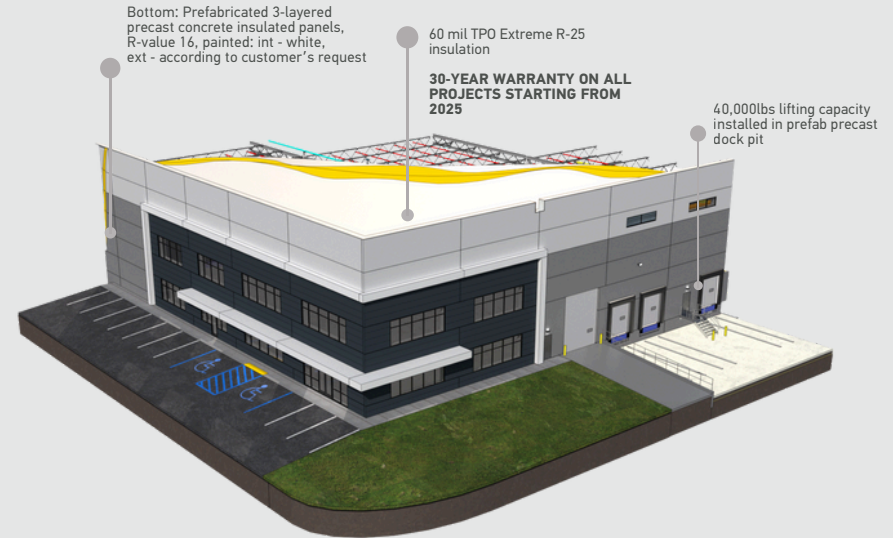
Ceiling clear height: 40ft
Total height 45ft

8-ton crane

The slab and truck court: Are done on a compacted stabilized base

Allows the installation of crane beam with a lifting capacity of up to 8 tons* and other technological load in any span both along and across the existing columns

Slab on grade: 8" 4,000 PSI, reinforced with steel prefab mesh, caulked and sealed joints, vapor barrier



*Cranes and crane beams are not part of the standard configuration

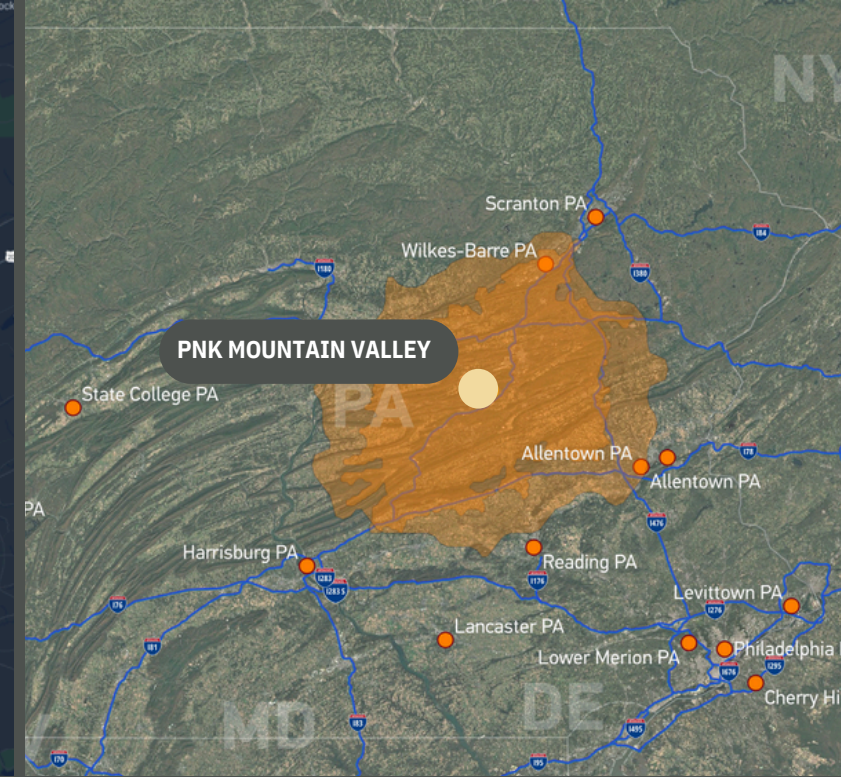
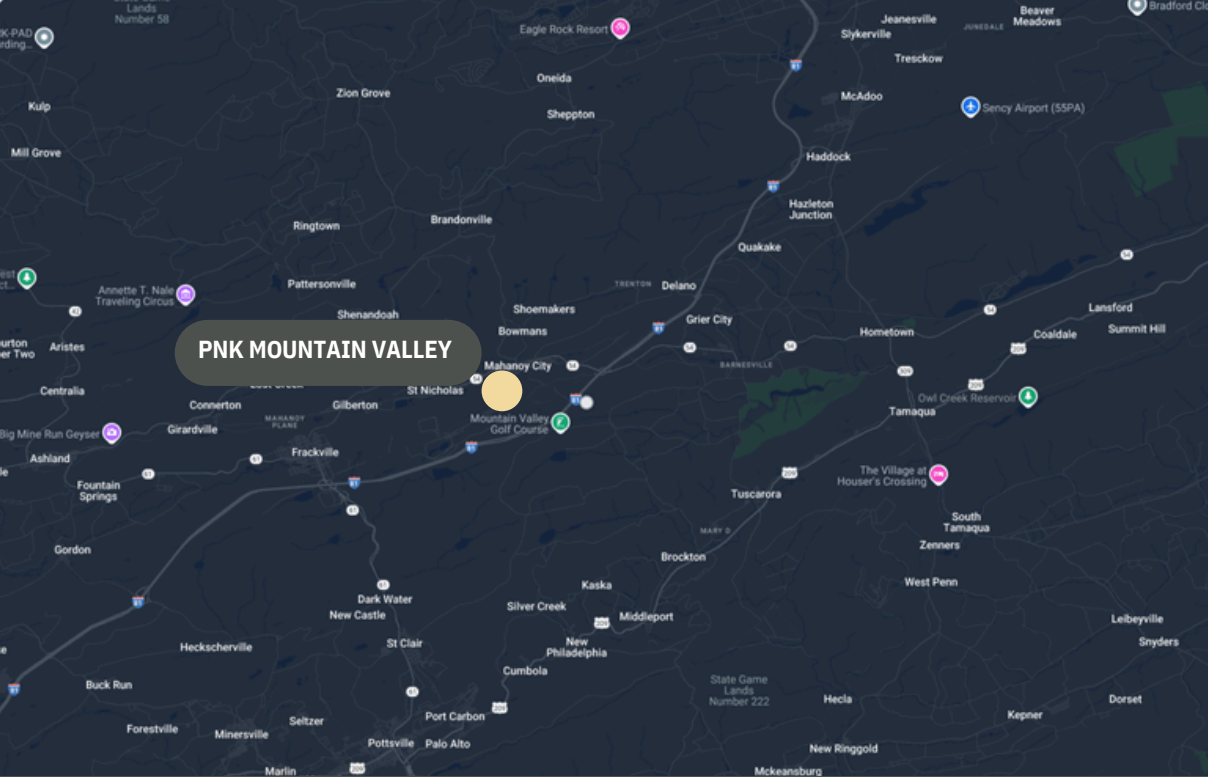
✓
**3-LAYERED ROBUST
REINFORCED CONCRETE
STRUCTURAL FRAME**

✓
**8" REINFORCED
CONCRETE SLAB**

✓
**COMPLETE SET OF
DOCK EQUIPMENT**

PNK WARRANTY

- 5 YEARS FOR THE REINFORCED CONCRETE BUILDING FRAME
- 30 YEARS FOR THE ROOFING MEMBRANE ON ALL PROJECTS STARTING FROM 2025



REGIONAL PROXIMITY

City	Miles	Minutes
Pottsville	9	20
Hazleton	15	25
Reading	50	60
Allentown	55	65
Harrisburg	70	80

LABOR DEMOGRAPHICS

45 Mile
Population: 1,500,000
Workforce (18+): 937,500

45 Minute
Population: 1,100,000
Workforce (18+): 687,500

Barnesville is located within 1 day's drive of:

39%
of the U.S. population

36%
of U.S. manufacturers

42%
of U.S. domestic trade & service industries

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