

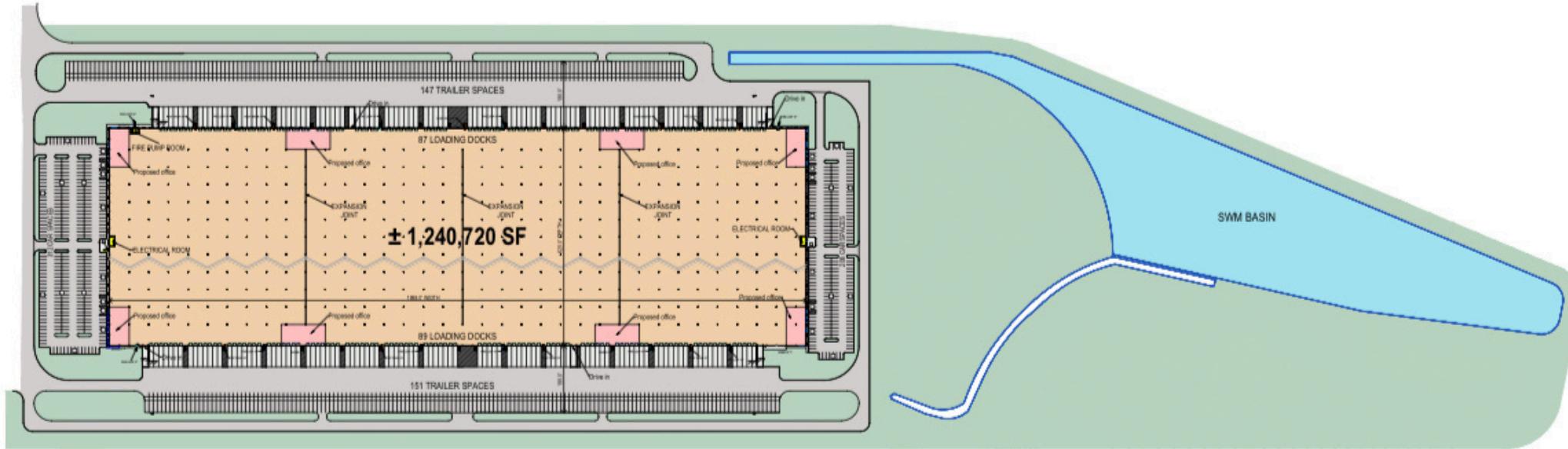


AVAILABLE

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 x 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

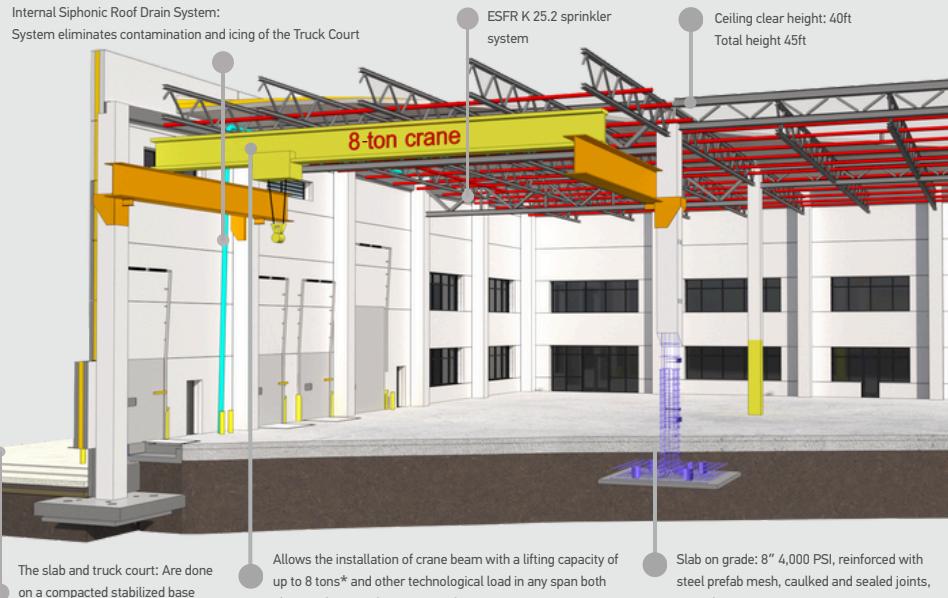
Burma Rd, Barnesville, PA 18214

PNKgroup

PNK BUILDING STRUCTURE

Internal Siphonic Roof Drain System:

System eliminates contamination and icing of the Truck Court



Bottom: Prefabricated 3-layered precast concrete insulated panels, R-value 16, painted: int - white, ext - according to customer's request

60 mil TPO Extreme R-25 insulation

30-YEAR WARRANTY ON ALL PROJECTS STARTING FROM 2025

40,000lbs lifting capacity installed in prefabricated dock pit



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

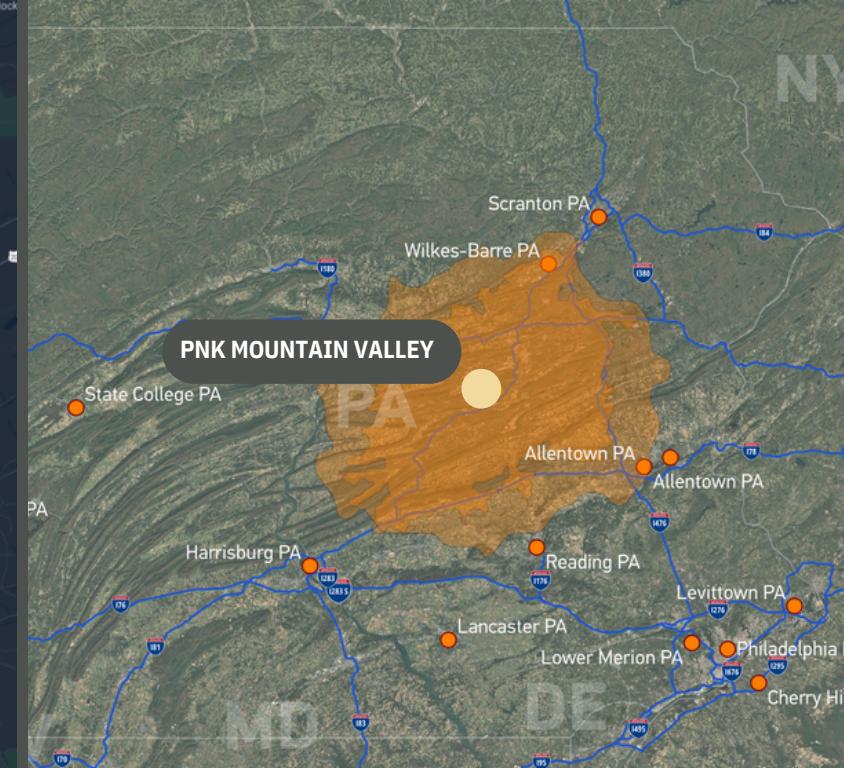
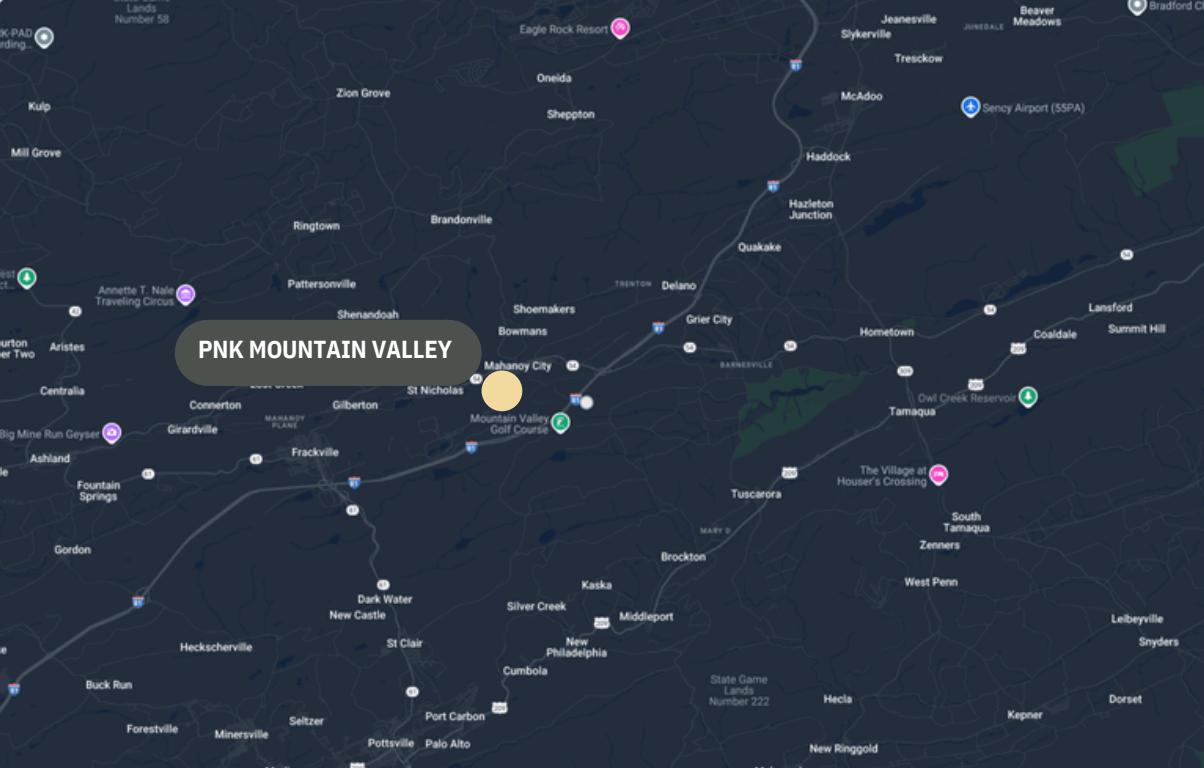
✓
**3-LAYERED ROBUST
REINFORCED CONCRETE
STRUCTURAL FRAME**

✓
**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

**Burma Rd,
Barnesville, PA
18214**

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