

DELIVERY Q1'26

# PARK HARMONY

ROUTE 940, BLAKESLEE, PA



**699,847 SF FOR LEASE**  
**INDUSTRIAL PROPERTY**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PNKgroup**  
A NEW GENERATION OF INDUSTRIAL BUILDINGS

# PARK HARMONY

699,847 SF FOR LEASE

INDUSTRIAL PROPERTY

## PROPERTY OVERVIEW

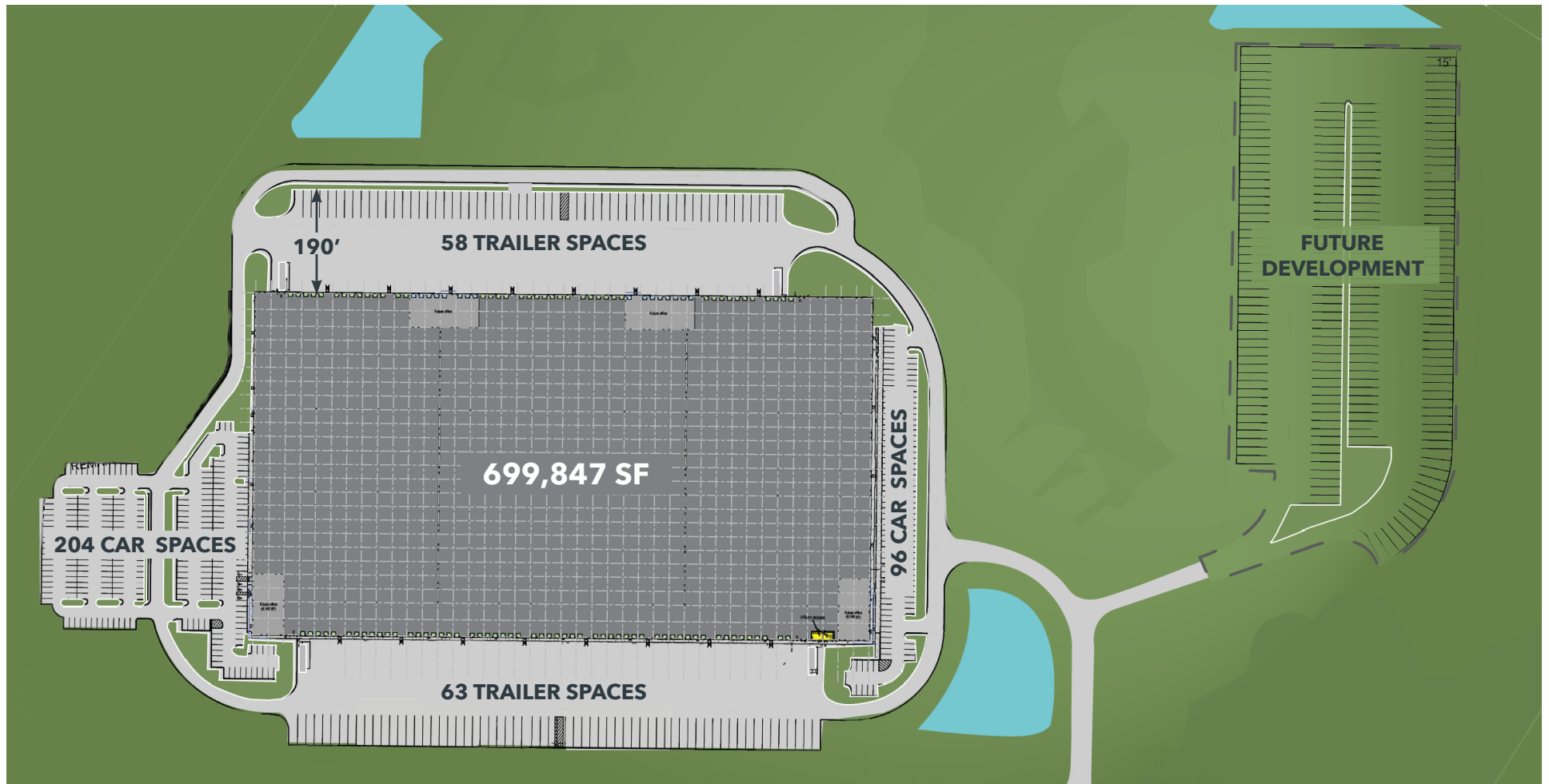
BUILDING SIZE	± 699,847 SF (1120' wide x 620' deep)
CLEAR HEIGHT	40 feet
COLUMNS	Spacing Typical 50'd x 56'w; Staging bays are 60' deep
LOADING DOORS	98 insulated loading doors (9x10) with viewing windows
DOCK EQUIPMENT	98 Units with Full Dock Package 40,000 lbs mechanical levelers, seals, bumper and Z guards
DRIVE-IN DOORS	Four (4) electrically operated (14' x 17') with concrete ramps
ROOF	TPO 60mil roof system with R-25 insulation and white steel primed deck

SLAB	8" Reinforced, 4000 psi reinforced with steel prefab mesh, on Vapor barrier, Caulked and Sealed Joints
TRUCK COURT	Depth min 190' concrete (8" thick, 4 000 psi) & asphalt in zones per plan
TRAILER PARKING	121 trailer parking spaces
EMPLOYEE PARKING	300 employee parking spaces
LIGHTING	LED Lighting, 30 FC on 15' whips, open array
ELECTRICAL	Switchgear - 4 000 amps, 480/277V, 3 phase, 4-wire services
SPRINKLER	Early Suppression Fast Response (ESFR) K25.2 system



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## PNK WARRANTY

- » 5 Years Structural Building
- » 30 Years Roof Warranty



Fully Equipped Docks  
(Mechanical Levelers, Lights, Bumpers & Seals)



4,000 amps  
POWER



Full Circulation

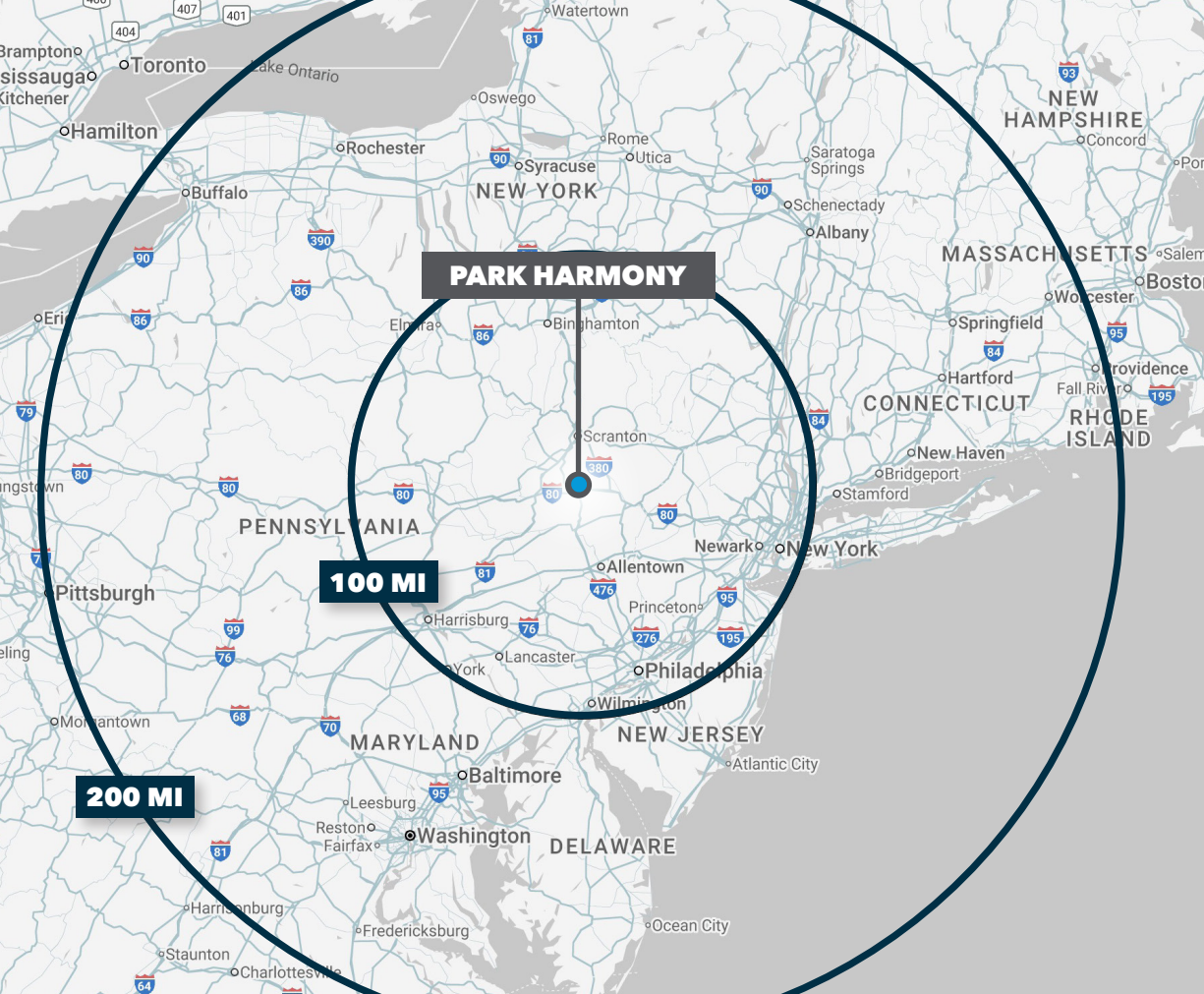


40'  
CLEAR HEIGHT



50'd x 56'w  
COLUMN SPACING





## DRIVE TIMES

PORTS	TIME	AIRPORTS	TIME
Port of NY/NJ	104 min	Wilkes-Barre Scranton	29 min
Port of Philadelphia	122 min	Lehigh Valley	53 min
Port of Baltimore	186 min	Philadelphia	107 min
CITY	TIME	PARCEL FACILITIES	TIME
Pittston, PA	35 min	FedEx - Mt. Pocono	19 min
Lehigh Valley, PA	40 min	UPS - Pittston	29 min
Harrisburg, PA	68 min	USPS - Wilkes-Barre	34min
Philadelphia, PA	105 min	FedEx - Pittston	35min
New York, NY	111 min	UPS - Dunmore	41 min
		FedEx Hub - Northampton	46 min
		UPS Hub - Easton	46 min

## LABOR DEMOGRAPHICS

45 Minutes

749,817.....Population

584,987.....Workforce (18+)

45 Miles

1,502,952.....Population

1,172,376.....Workforce (18+)

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