

180 First Avenue

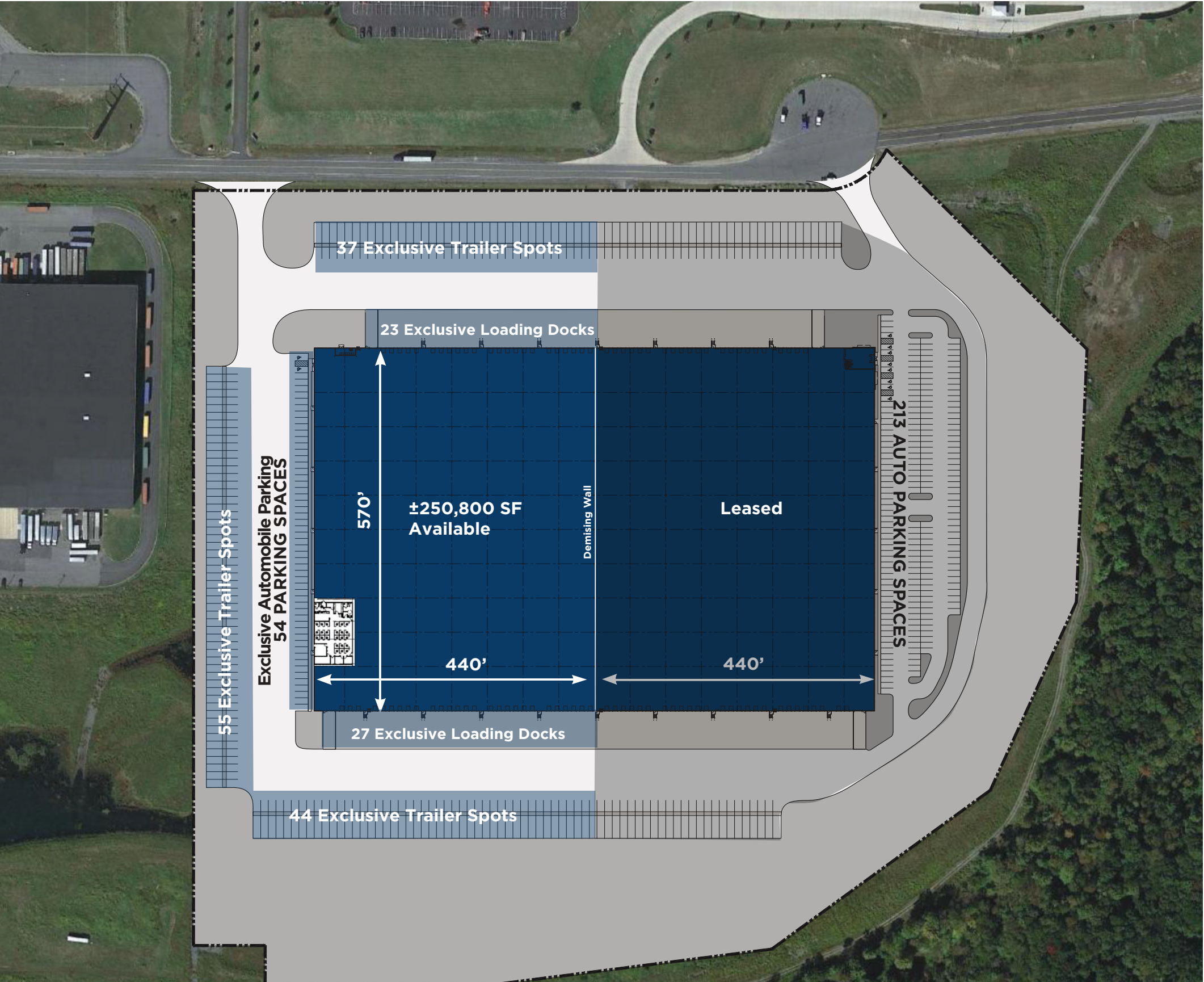
Gouldsboro, PA 18424

±250,800 SF Available for Sublease (Divisible)
LERTA Tax Incentive in Place



Property Highlights

- + 40' clear height
- + Occupancy ready with main office, shipping receiving office, and LED lighting existing
- + ±50 loading doors equipped
- + ±136 exclusive trailer stalls
- + Fully secured truck court with fencing and gating

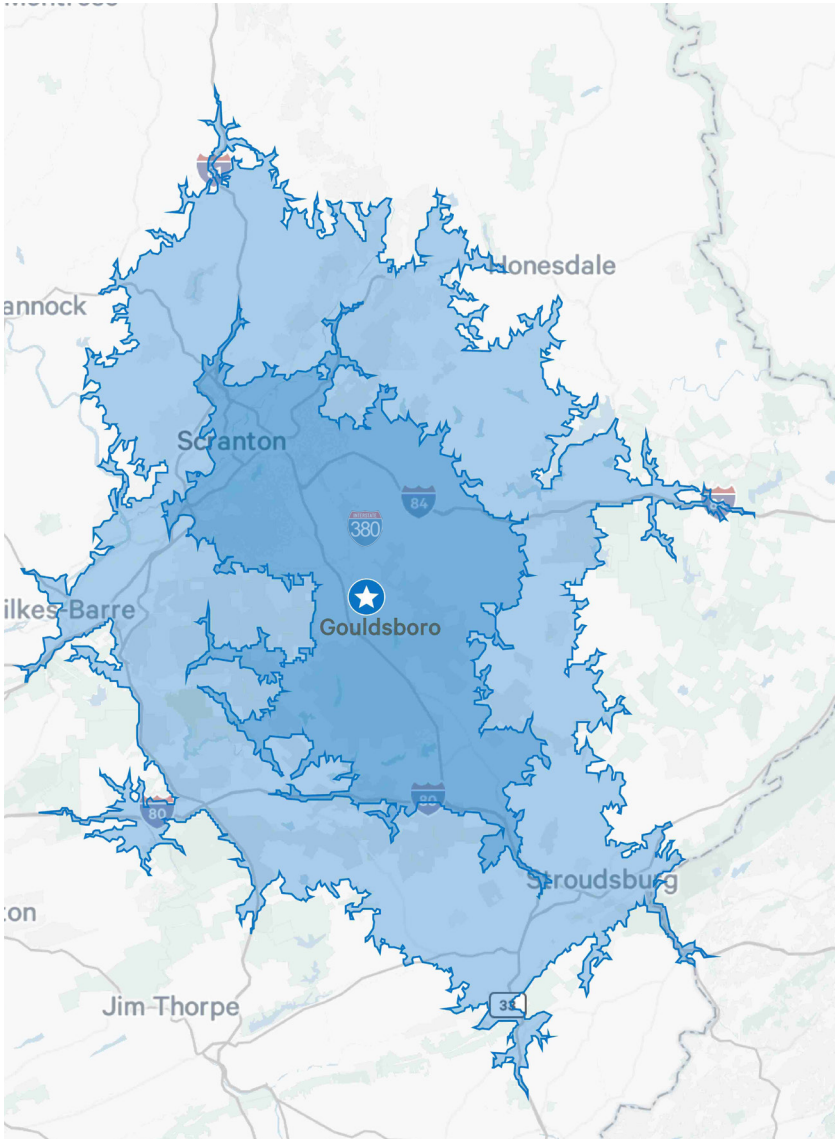


Property Specifications


Sublease Term	Through August 2030
Building Size	±501,600 SF
Available Space	±250,800 SF (divisible)
Office Space	±5,817 SF main office ±1,428 SF shipping/receiving office
Dock Doors	50 loading doors equipped with bumpers 48 of the 50 doors equipped with levelers and seals
Drive-In Door	2 (14' x 16') drive-in doors
Car Parking	54 exclusive car spaces
Trailer Parking	136 exclusive trailer spots
Ceiling Height	40'
Sprinkler	ESFR sprinkler system
Lighting	LED lighting @ 25 FC based on previous Tenant's racking layout
Power	2,500 AMP service

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For Sublease



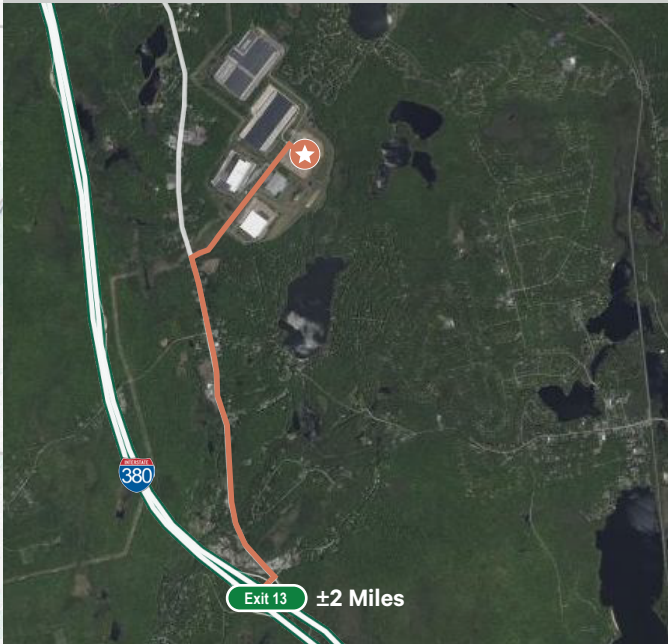
	Total Population	Labor Force	Blue Collar Workers
30 Minute Drive Time	232,728	116,599	26,758
45 Minute Drive Time	572,518	289,888	68,763

 SHIPPING PORTS

Port of Philadelphia: ±35 miles / ±1 hr 15 min

Port of Baltimore: ±118 miles / ±2 hr 30 min

Port of NY/NJ: ±125 miles / ±3 hr 25 min



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