

SPEC INDUSTRIAL PROPERTY FOR LEASE

LOT 15 | North Park Drive | Hazle Township PA 18202

✓ Pad ready
August 2021

✓ Delivery
August 2022

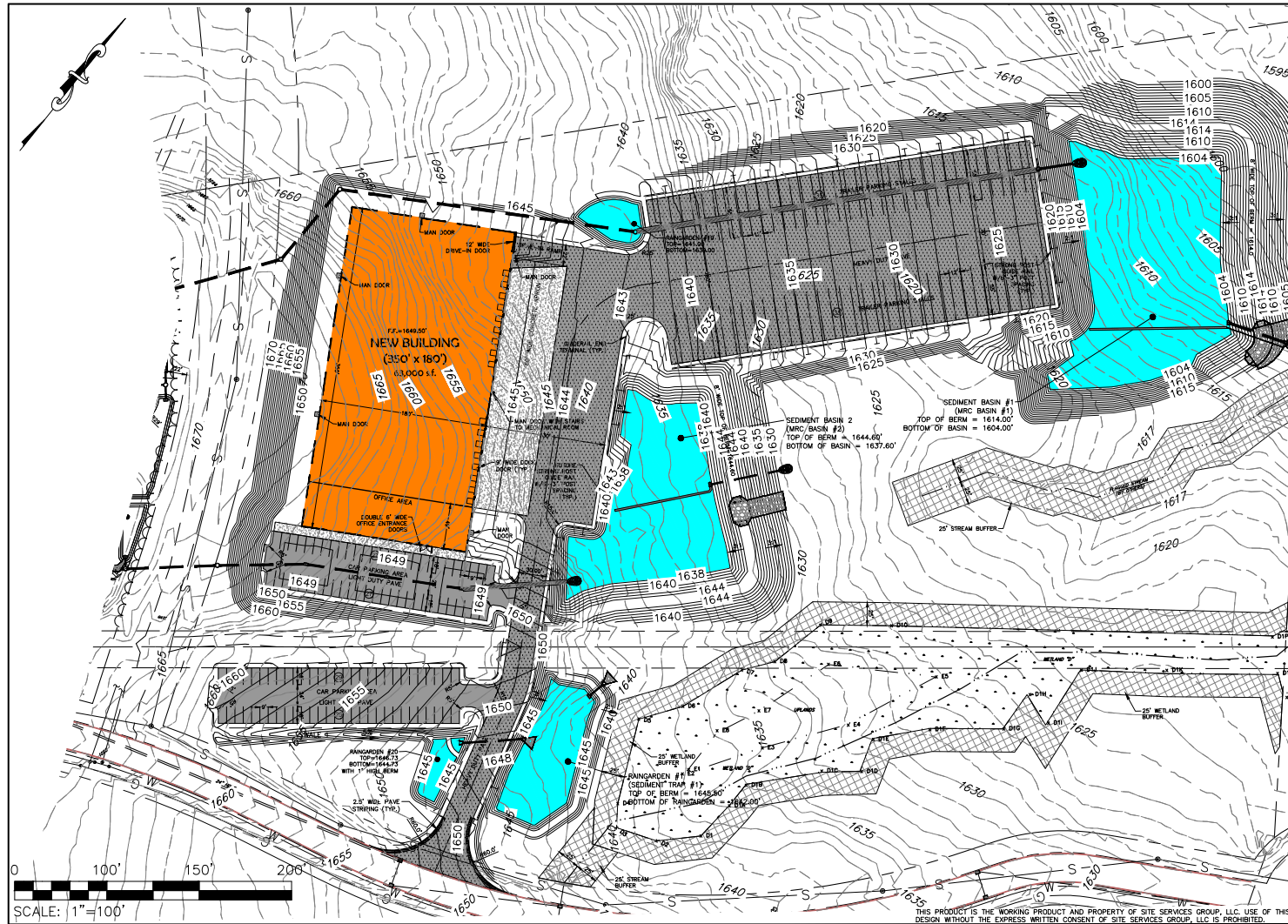


63,000SF NEW CONSTRUCTION ON 21.53 ACRES APPROVED FOR WAREHOUSING AND/OR MANUFACTURING

- Building pad currently on grade and storm water basins are 100% complete
- Building construction can start immediately; ideal opportunity for build-to suit
- Flexible office finish, improvements and design features to meet tenant needs
- 36' clearance height with 50'X60' column spacing and 60' speed bay
- Up to 17 loading docks, 1 drive-in door, 50+ trailer spaces
- Strategically located within 3 miles of Interstate 81 and 10 miles of Interstate 80; also offers excellent accessibility to Interstates 76, 83, 84, 95, 380 and 476
- 25 percent of the entire nation's population lies within a 300-mile radius
- 86,000 people live within Greater Hazleton and 2.3 million live within 50 miles
- 341,000-person workforce is within 30 miles with a 22-minute average commute

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FOR ADDITIONAL INFORMATION OR TO SCHEDULE A SITE VISIT, CONTACT:

Neal DeAngelo III at 570.491.8101 or neal3@tmvhazleton.com

TRI-MOUNTAIN REALTY LLC | 8 West Broad Street, Suite 1000 | Hazleton PA

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BUILDING SIZE	63,000 square feet	TRUCK COURT	130'
BUILDING DIMENSIONS	350' wide x 180' deep	CLEARANCE HEIGHT	36'
ACREAGE	25 acres	COLUMN SPACING	50' wide x 60' deep with 60' speed bay
OFFICE FINISH	To suit	ELECTRICITY	Heavy power available
CAR PARKING	±112 spaces	SPRINKLER SYSTEM	ESFR
TRAILER PARKING	±70 spaces	SLAB THICKNESS	6" SLAB
LOADING DOCKS	Up to 17 docks	ROOF	60 mil EPDM
DRIVE-IN DOORS	1 drive-in door	LIGHTING	To suit



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