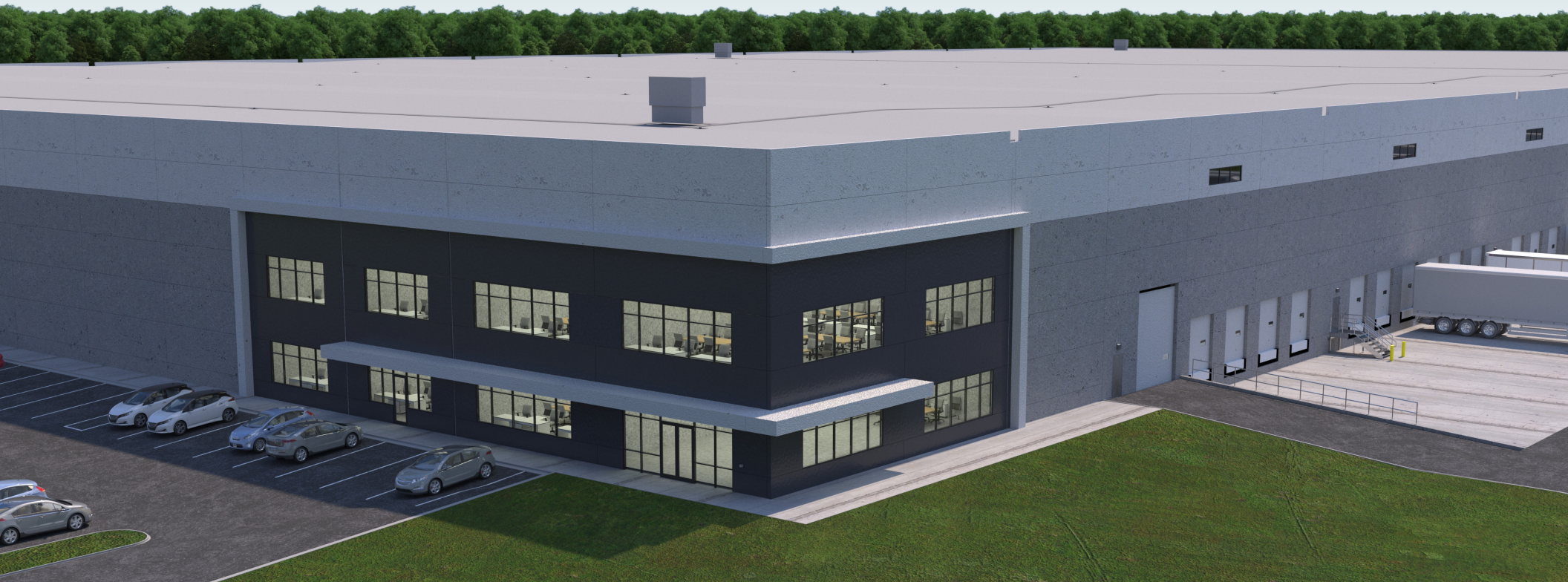


DELIVERY **SPRING 2026**

PNK HARMONY

1 4 3 5 R O U T E 9 4 0 , B L A K E S L E E , P A



699,847 SF FOR LEASE
INDUSTRIAL PROPERTY

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

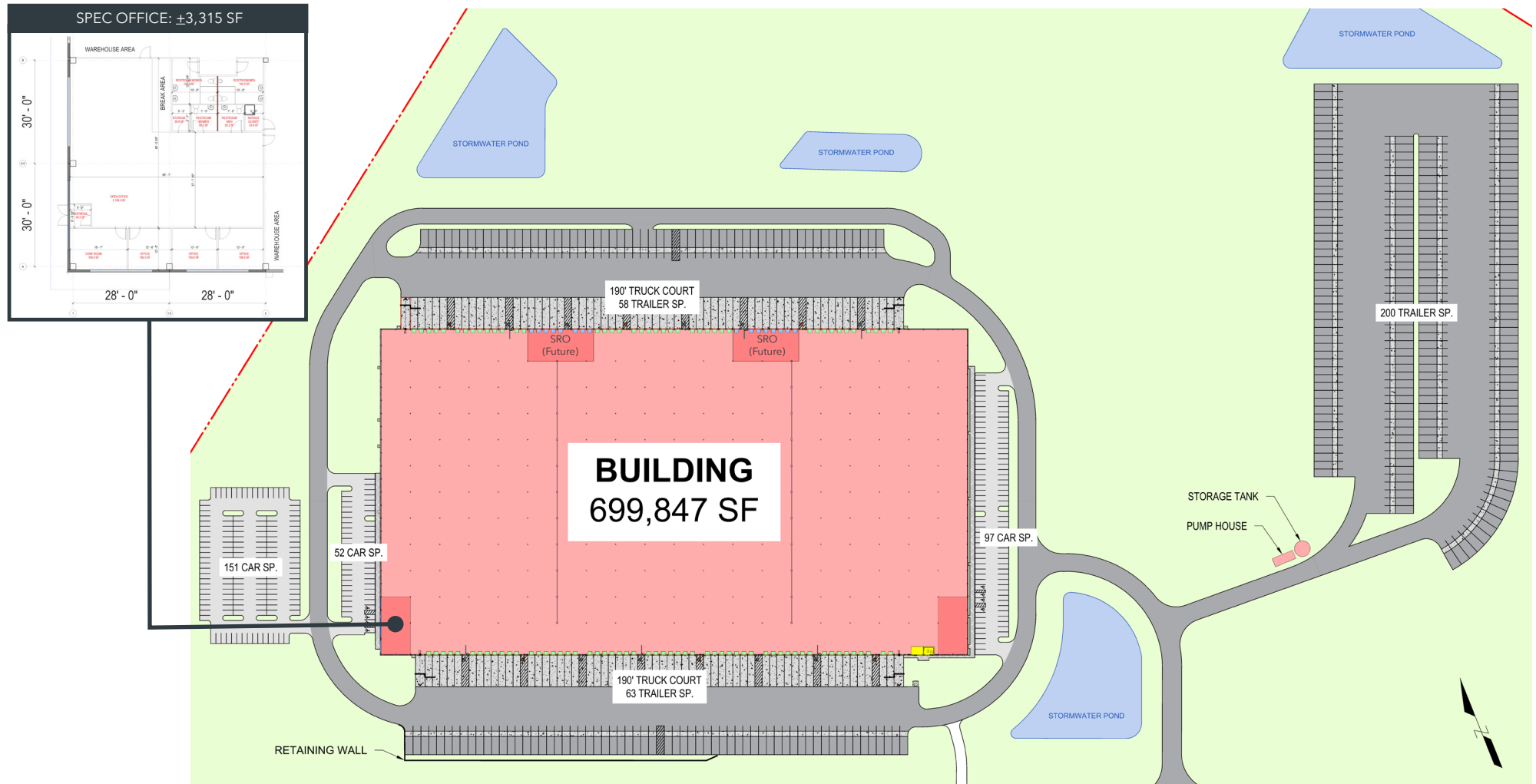
PNKgroup
A NEW GENERATION OF INDUSTRIAL BUILDINGS

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	114 insulated loading doors (9x10) with viewing windows
DOCK EQUIPMENT	114 Units with Full Dock Package 40,000 lbs mechanical levelers, seals, bumper
DRIVE-IN DOORS	Four (4) electrically operated (14' x 17') with concrete ramps
SPEC OFFICE	±3,315 SF
SHIPPING/RECEIVING OFFICE	Two (2) SRO - Ready Areas w/ Exterior entrances & window frontage

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	321 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





PNK WARRANTY

- » 5 years for the reinforced concrete building frame
- » 30 years for the roofing membrane



Fully Equipped Docks
(Pneumatic operated dock levelers, Lights, Bumpers & Seals)



Full Circulation



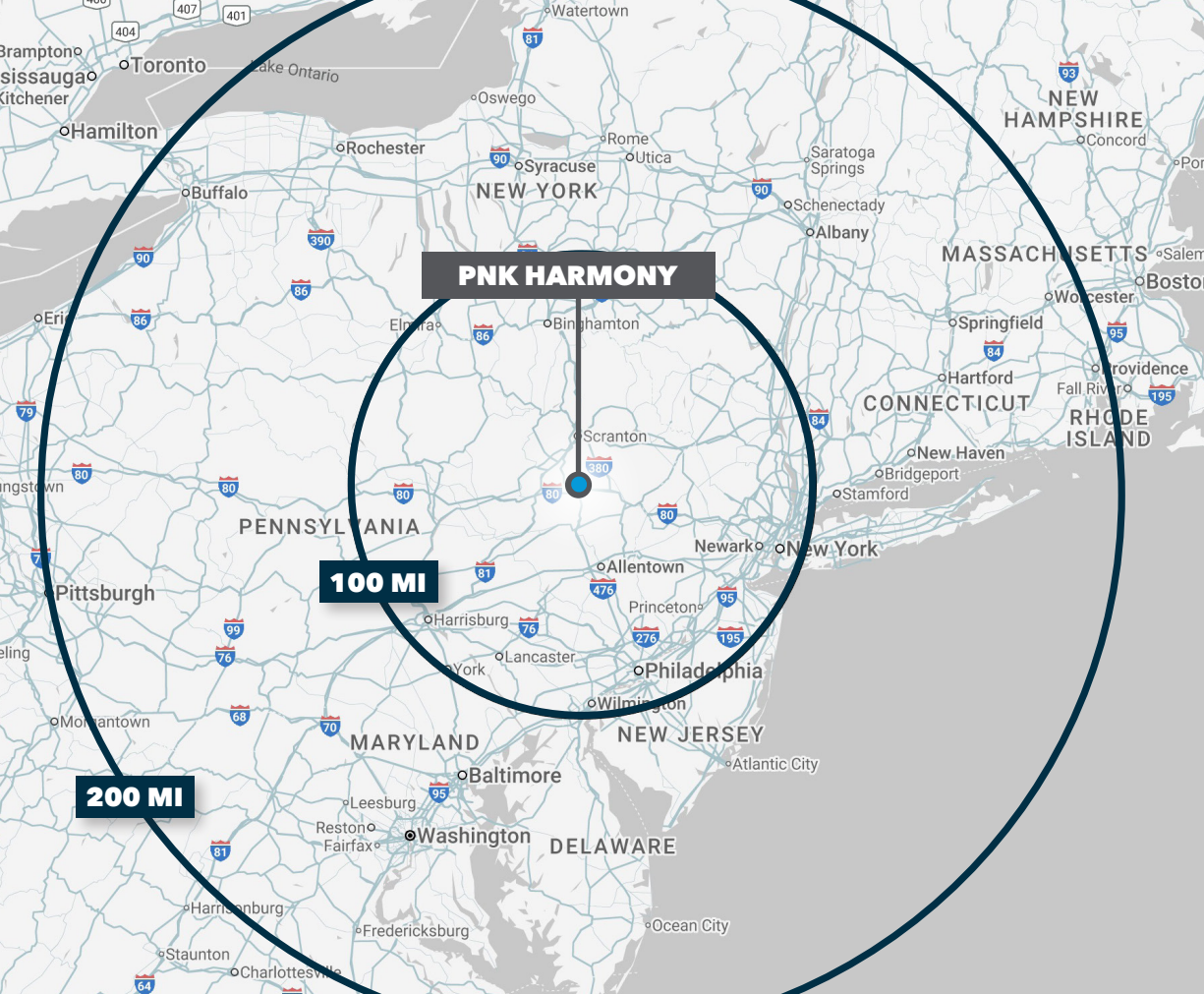
40' CLEAR HEIGHT



50'd x 56'w COLUMN SPACING



4,000 amps POWER



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+)

KIM JACOBSEN

kjacobsen@lee-associates.com
610.400.0501

LEE FITTIPALDI

lfittipaldi@lee-associates.com
610.215.2320

PNK GROUP

All Inquiries
332.248.6630



SELWYN SIMPSON

ssimpson@lee-associates.com
610.947.1952

EVAN JACOBSEN

ejacobsen@lee-associates.com
610.982.8706

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Lee & Associates of Eastern Pennsylvania LLC

610 W. Germantown Pike, Suite 160, Plymouth Meeting, PA 19462 USA | (610) 400.0499 | lee-associates.com/easternpa