



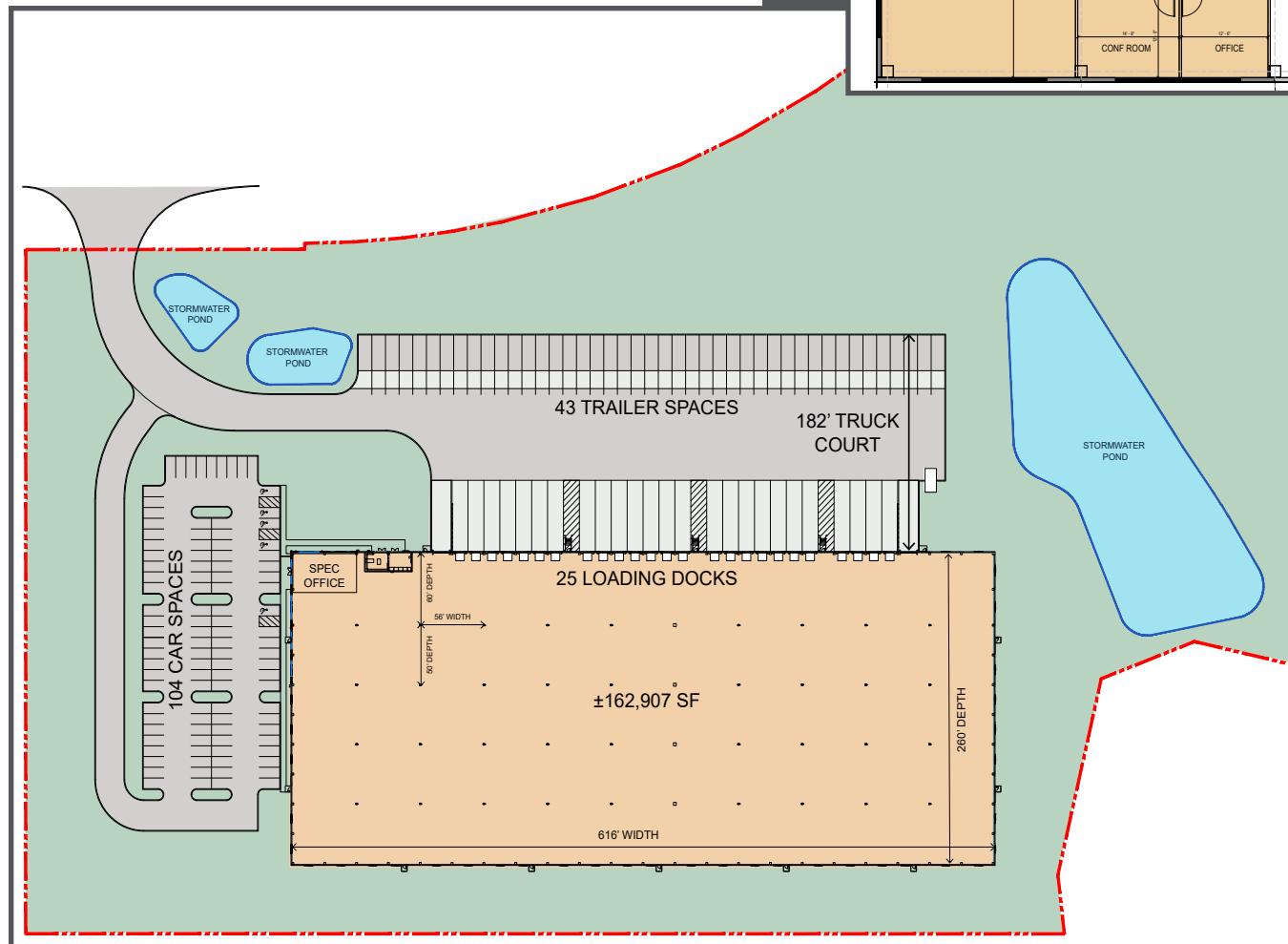
21 ALBERIGI DRIVE, JESSUP, PA
51 VALLEY VIEW DRIVE, JESSUP, PA

CBRE PNKgroup

PNK PARK
JESSUP

SITE PLAN

21 Alberigi Drive, Jessup, PA



SPECULATIVE MANUFACTURING IMPROVEMENTS

The building structure is designed to allow the installation of crane beams with a lifting capacity of up to 8 tons*

8" 4,000 PSI reinforced concrete floor slab with caulked and sealed joints

Prefabricated 3-layer precast concrete



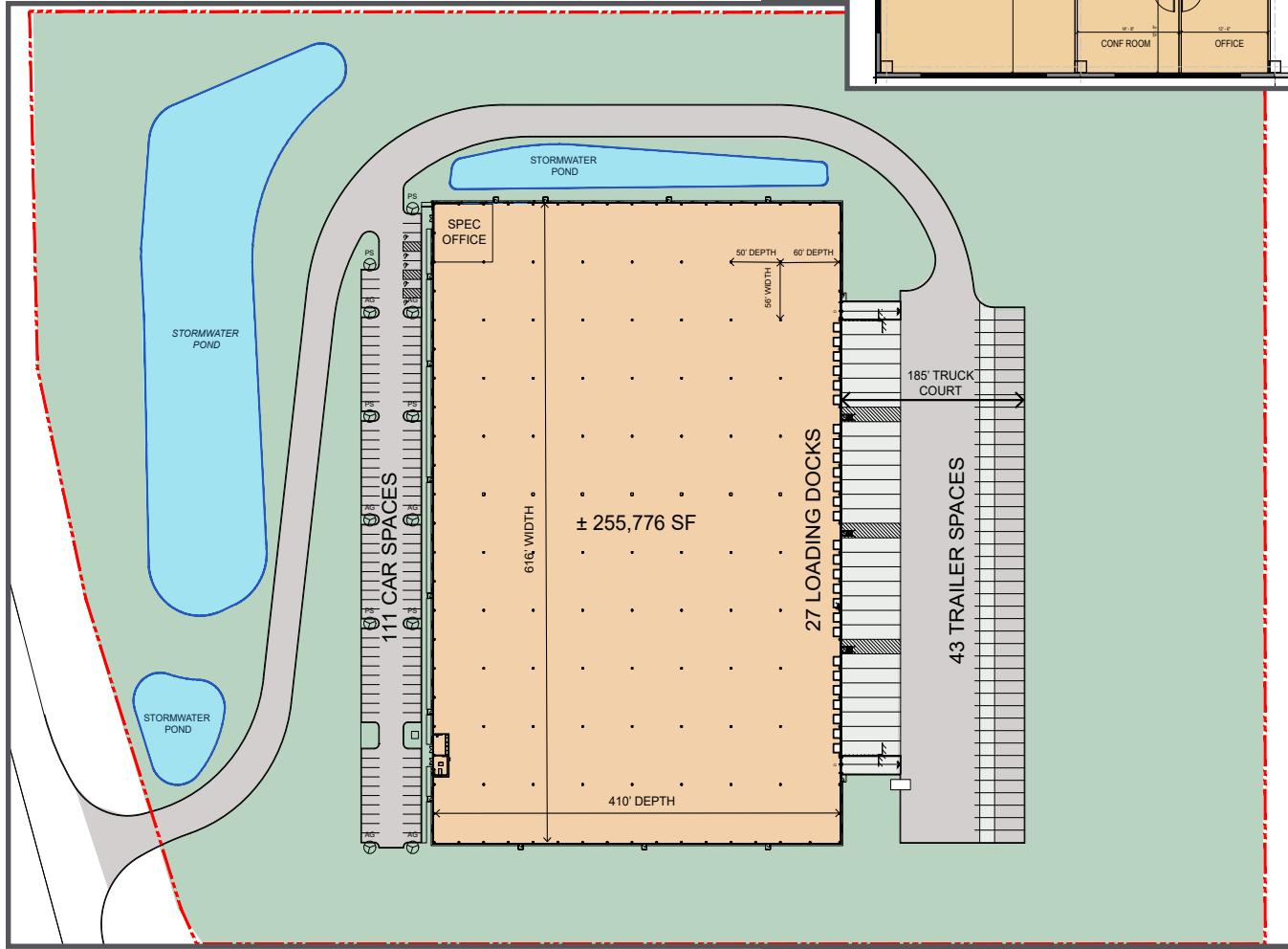
Building Specs

- ±162,907 SF Available (Divisible)
- ±2,100 SF speculative office
- 260' depth x 616' width
- 50' depth x 56' width column spacing with 60' speed bay
- 40' clear height
- 104 auto parking spaces
- 43 dedicated trailer stalls
- 25 (9' x 10') loading doors each equipped with 40,000 lb. mechanical levelers, seals, bumpers, and dock lights
- 2 (14' x 17') electronically operated drive-in doors
- 182' truck court with concrete apron
- ESFR sprinkler system
- LED lighting at 30 FC with 15' whips

*Cranes and crane beams are not included

SITE PLAN

51 Valley View Drive, Jessup, PA



Building Specs

- ±255,776 SF Available (Divisible)
- ±2,100 SF speculative office
- 410' depth x 616' width
- 50' depth x 56' width column spacing with 60' speed bay
- 40' clear height
- 111 auto parking spaces
- 43 dedicated trailer stalls
- 27 (9' x 10') loading doors each equipped with 40,000 lb. mechanical levelers, seals, bumpers, and dock lights
- 2 (14' x 17') electronically operated drive-in doors
- 185' truck court with concrete apron
- ESFR sprinkler system
- LED lighting at 30 FC with 15' whips

SPECULATIVE MANUFACTURING IMPROVEMENTS

The building structure is designed to allow the installation of crane beams with a lifting capacity of up to 8 tons*

8" 4,000 PSI reinforced concrete floor slab with caulked and sealed joints

Prefabricated 3-layer precast concrete

*Cranes and crane beams are not included

PNK BUILDING STRUCTURE

Internal Siphonic Roof Drain System:
System eliminates contamination and
icing of the Truck Court

ESFR K 25.2 sprinkler system

Ceiling clear height:
H=40ft, total height 45ft



The slab and truck court: Are done on a compacted stabilized base

Allows the installation of crane beam with a lifting capacity of up to 8 tons and other technological load in any span both along and across the existing column

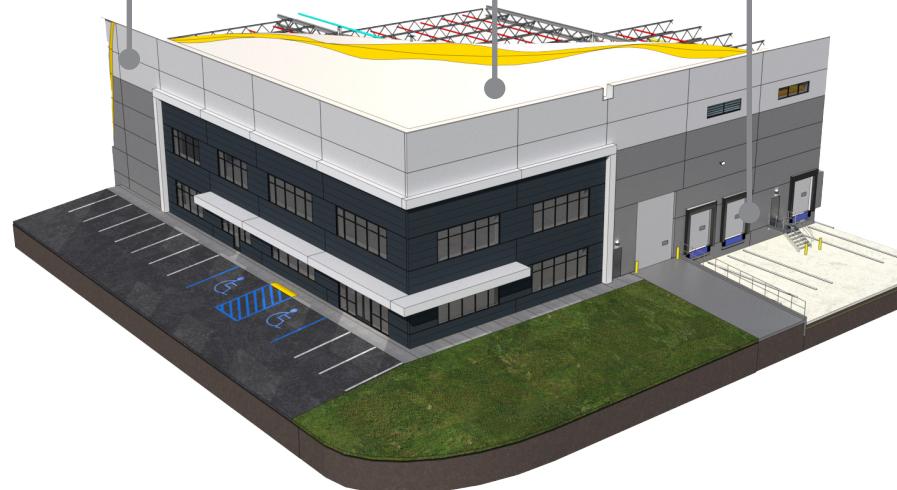
Slab on grade: 8" 4000psi, reinforced with steel prefabricated mesh, caulked and sealed joints, vapor barrier

60 mil TPO Extreme R-25 insulation

30-YEAR WARRANTY ON ALL
PROJECTS STARTING FROM
2025

40,000lbs lifting capacity installed in
prefab precast dock pit

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



*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**

LOCATION ADVANTAGE

PNK Park Jessup offers unrivaled access throughout the Northeast Pennsylvania submarket, located immediately off of Route 6

Corporate Neighbors

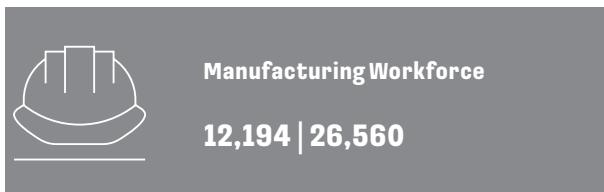


Highway Access

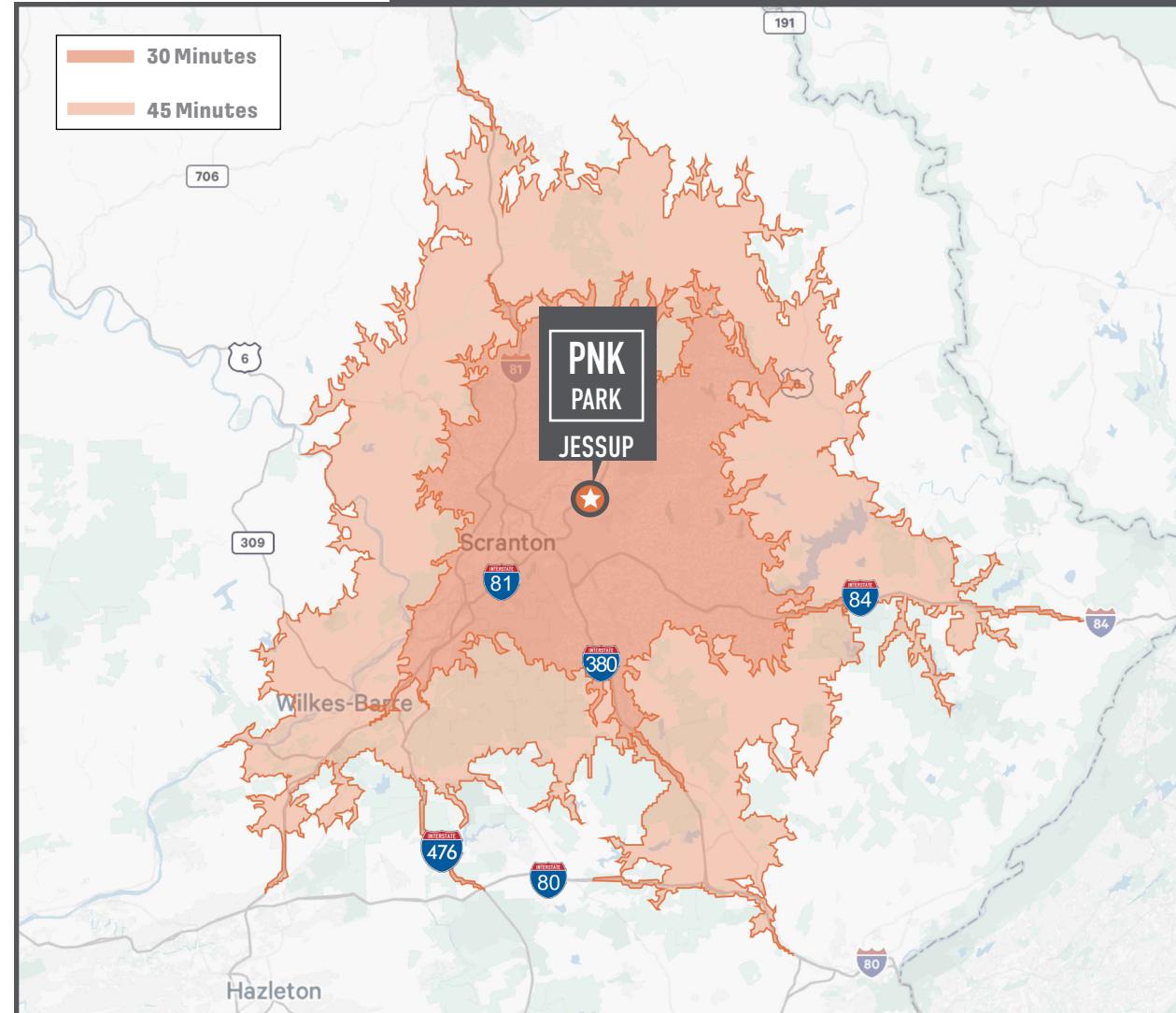


LABOR AVAILABILITY

PNK Park Jessup benefits by being located in one of the top labor markets in the region when evaluating labor availability, wages, and long term attainability.



**30 | 45 Minute Drive Time
Demographics**



REGIONAL PROXIMITY

Parcel & Intermodal

UPS	±16 miles / ±23 minutes
NS Taylor Intermodal	±14 miles / ±20 minutes
FedEx Ground	±20 miles / ±26 minutes
FedEx SmartPost	±20 miles / ±26 minutes

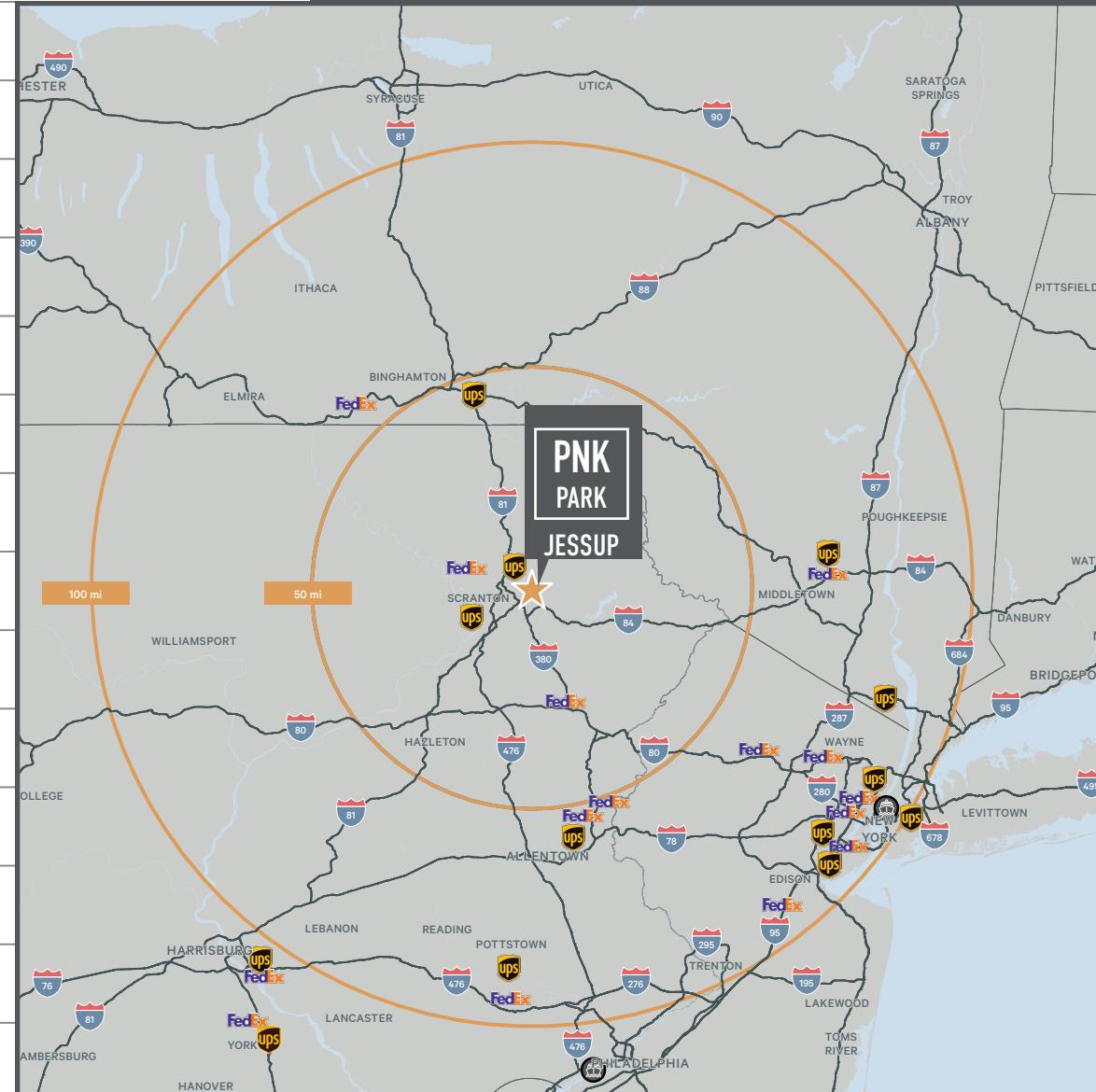


Shipping Ports

Port of New York/New Jersey	±122 miles / ±2 hours 15 minutes
PhilaPort	±138 miles / ±2 hours 25 minutes
Port of Baltimore	±209 miles / ±3 hours 30 minutes

 **Airports**

Wilkes-Barre/Scranton Intl	± 17 miles / ± 20 minutes
Lehigh Valley Intl	± 76 miles / ± 1 hour 15 minutes
Newark Liberty Intl	± 119 miles / ± 2 hours
Philadelphia International	± 140 miles / ± 2 hours 15 minutes



21 ALBERIGI DRIVE, JESSUP PA

162,907 SF

51 VALLEY VIEW DRIVE, JESSUP, PA

255,776 SF

AVAILABLE FOR LEASE

PNK PARK JESSUP

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CBRE

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