

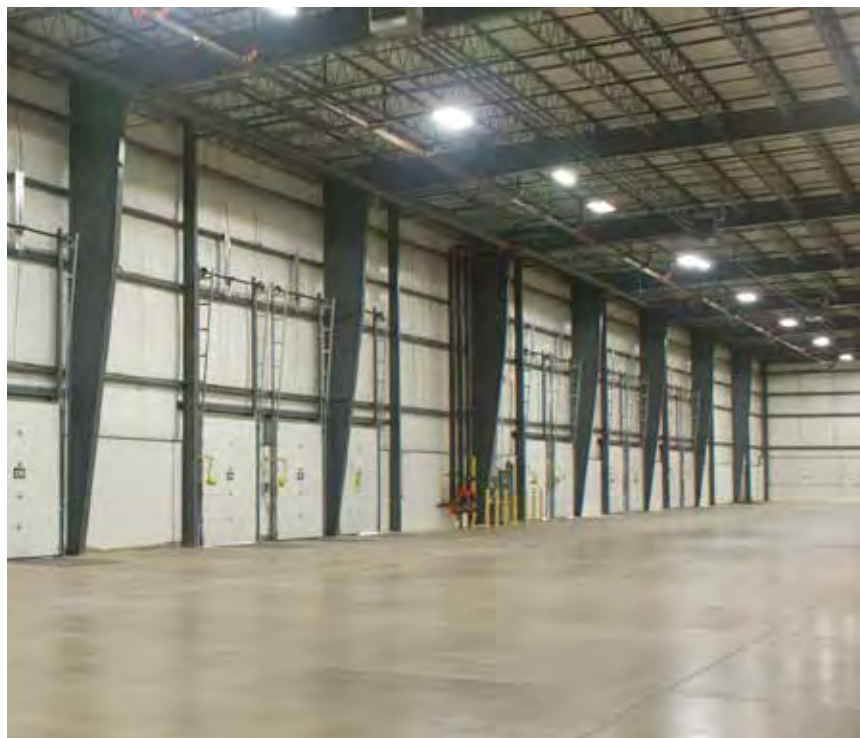
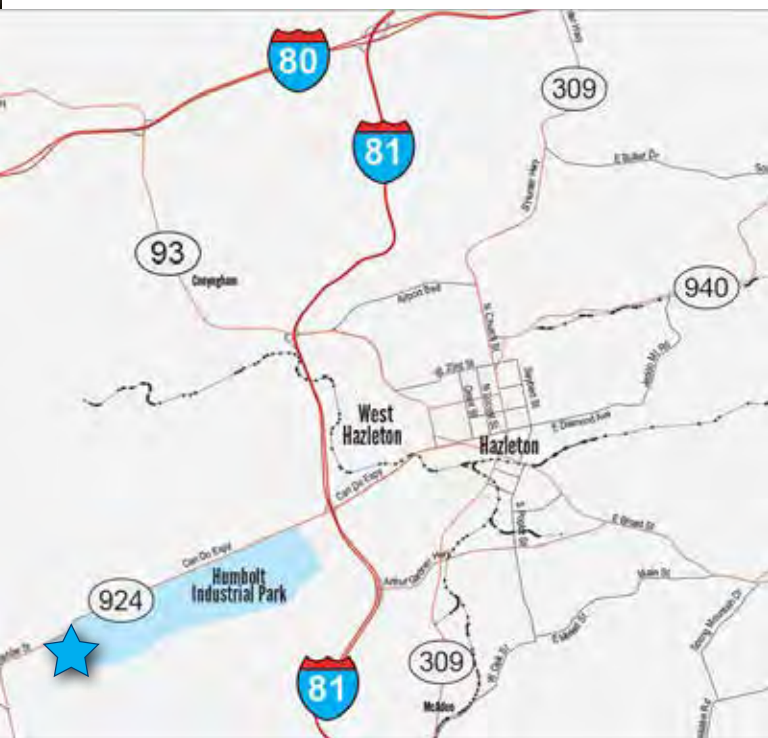
205,622 SF
ON 70.62 ACRES

63 GREEN MOUNTAIN ROAD
HUMBOLDT INDUSTRIAL PARK
EAST UNION TOWNSHIP, PA



EXCEPTIONAL ACCESS TO I-81 & I-80

28 VERTICAL LIFT, INSULATED STEEL, LOADING DOORS WITH 30,000 LB LEVELERS



mericlereadytogo.com/63GreenMountain/ | 570.823.1100

SPECIFICATIONS

SIZE

- Building size is 582,400 SF (1120' x 520') on approximately 70.62 acres
- Available space contains 205,622 SF with existing shipping offices of 2,128 SF and 463 SF and a 265 SF office space
- Expansion and subdivision possible
- Adjacent 15.56 acres also available

LOADING

- (28) 9'x10' vertical lift dock doors with 30,000 lb. capacity mechanical levelers, bumpers, dock seals, and lights

PARKING

- On-site vehicular parking for approximately 45 cars with room on-site for up to 94 cars
- On-site paved trailer storage for approximately 54 trailers with 8" thick, 8' wide concrete dolly pad
- Asphalt paving including heavy duty pave in truck areas
- On-site gravel trailer storage for approximately 76 trailers
- Future gravel trailer storage for approximately 248 trailers
- 8" thick, reinforced, concrete dock apron

BUILDING CONSTRUCTION

- Exterior wall system consists of architectural masonry, e.i.f.s., aluminum frame window entrance systems, and insulated metal wall panels
- Ceiling clear height of 30'8" to 36'5"
- 40' x 50' bay spacing with a 60' deep staging bay at the loading dock
- 6' thick reinforced concrete floor slab
- MR24, proprietary, standing seam roof system

UTILITIES

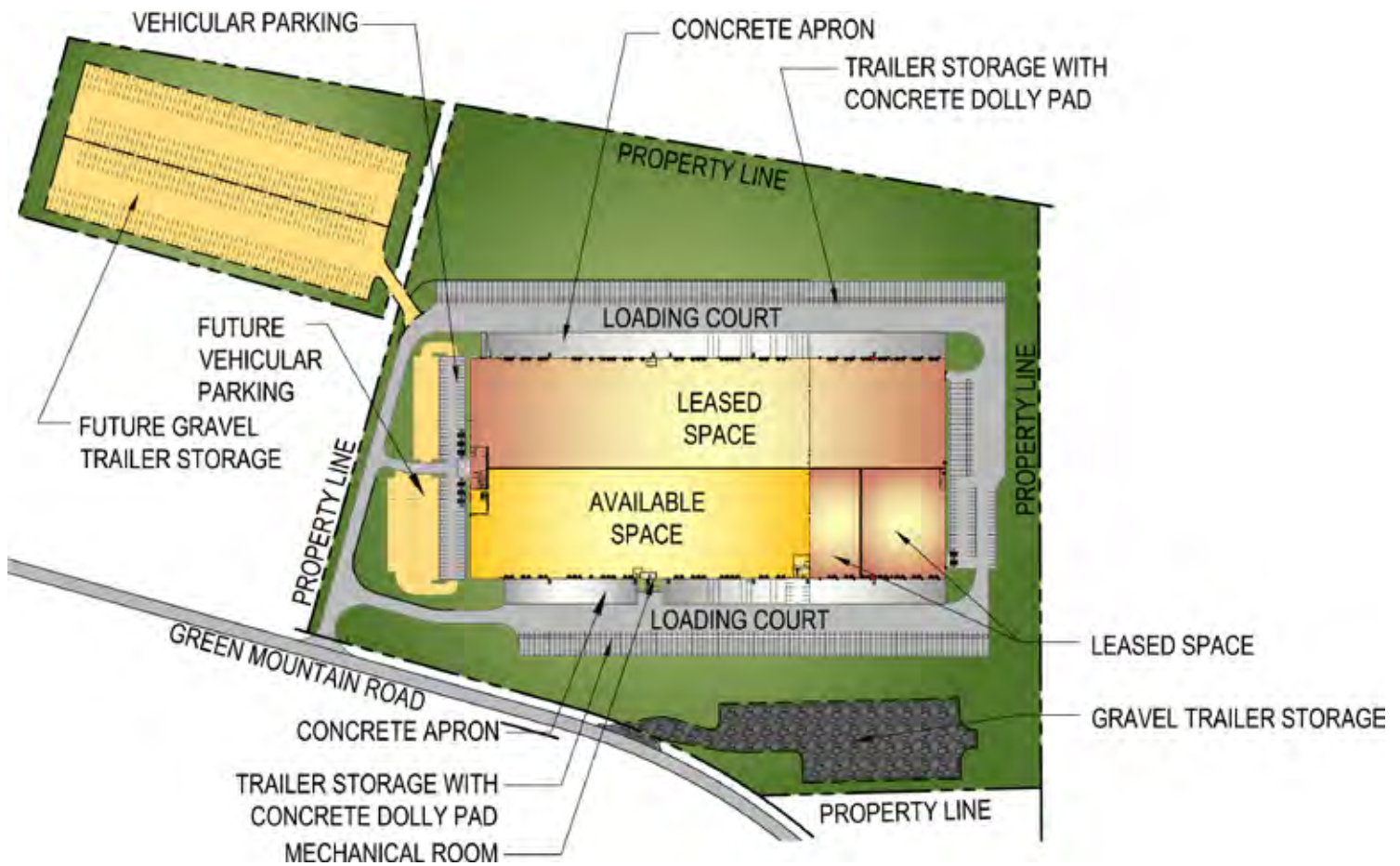
- High-efficiency T-bay lighting throughout warehouse area
- 800 amp, 277/480 volt, 3-phase electrical services
- Heating system in warehouse is energy-efficient gas-fired unit heaters.
- Early Suppression Fast Response (ESFR) wet sprinkler system
- Provisions for domestic water and natural gas are provided
- All utilities shall be separately metered.

THE PARK IS AN EASY DRIVE FROM MANY KEY CITIES.

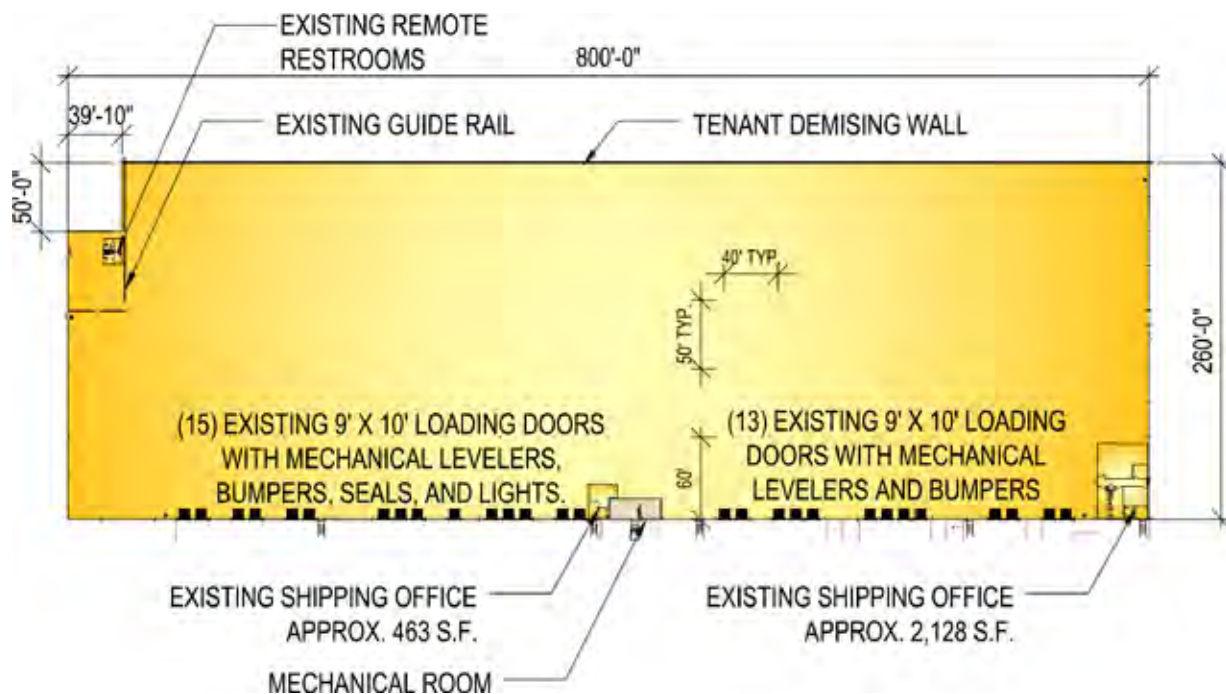
CITY	MI. AWAY	CITY	MI. AWAY
Wilkes-Barre, PA	28	Port of Newark, NJ	131
Scranton, PA	46	New York, NY	135
Allentown, PA	55	Baltimore, MD	153
Delaware Water Gap	62	Syracuse, NY	176
Harrisburg, PA	86	Washington, DC	201
Philadelphia, PA	101	Hartford, CT	234
Binghamton, NY	107	Pittsburgh, PA	256
Morristown, NJ	112	Boston, MA	338

PLANS

SITE PLAN



FLOOR PLAN



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

63 GREEN MOUNTAIN ROAD

HUMBOLDT INDUSTRIAL PARK
EAST UNION TOWNSHIP, PA

205,622 SF
ON 70.62 ACRES



MERICLE
COMMERCIAL REAL ESTATE SERVICES

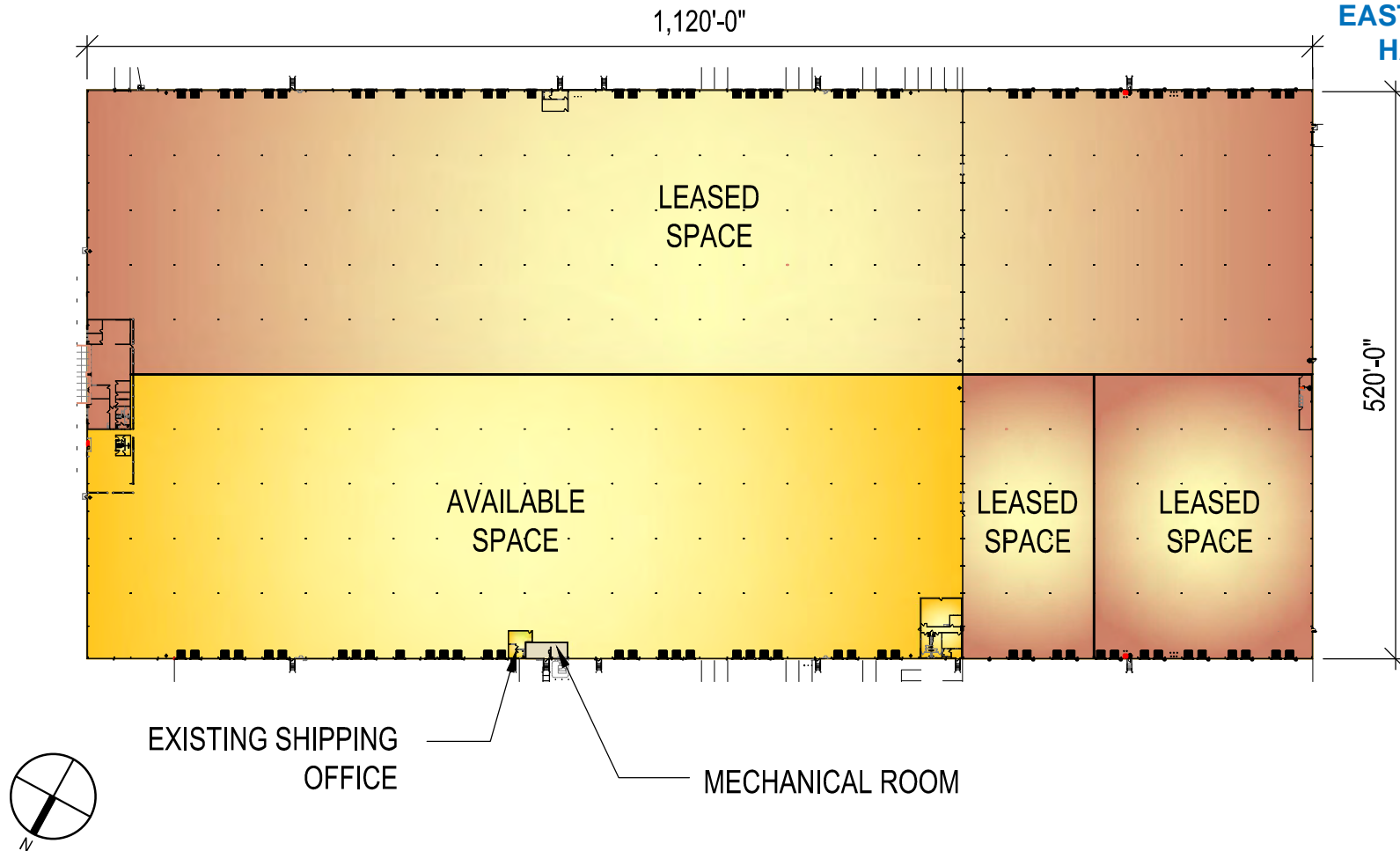
EAST MOUNTAIN CORPORATE CENTER
100 BALTIMORE DRIVE, WILKES-BARRE, PA 18702

DEVELOPMENT DIVISION
570.823.1100

BUILDING PLAN

AVAILABLE 203,492 S.F. SPACE WITHIN
AN EXISTING 582,400 S.F. BUILDING

63 GREEN MOUNTAIN ROAD
HUMBOLDT INDUSTRIAL PARK
EAST UNION TOWNSHIP
HAZLETON, PA 18202



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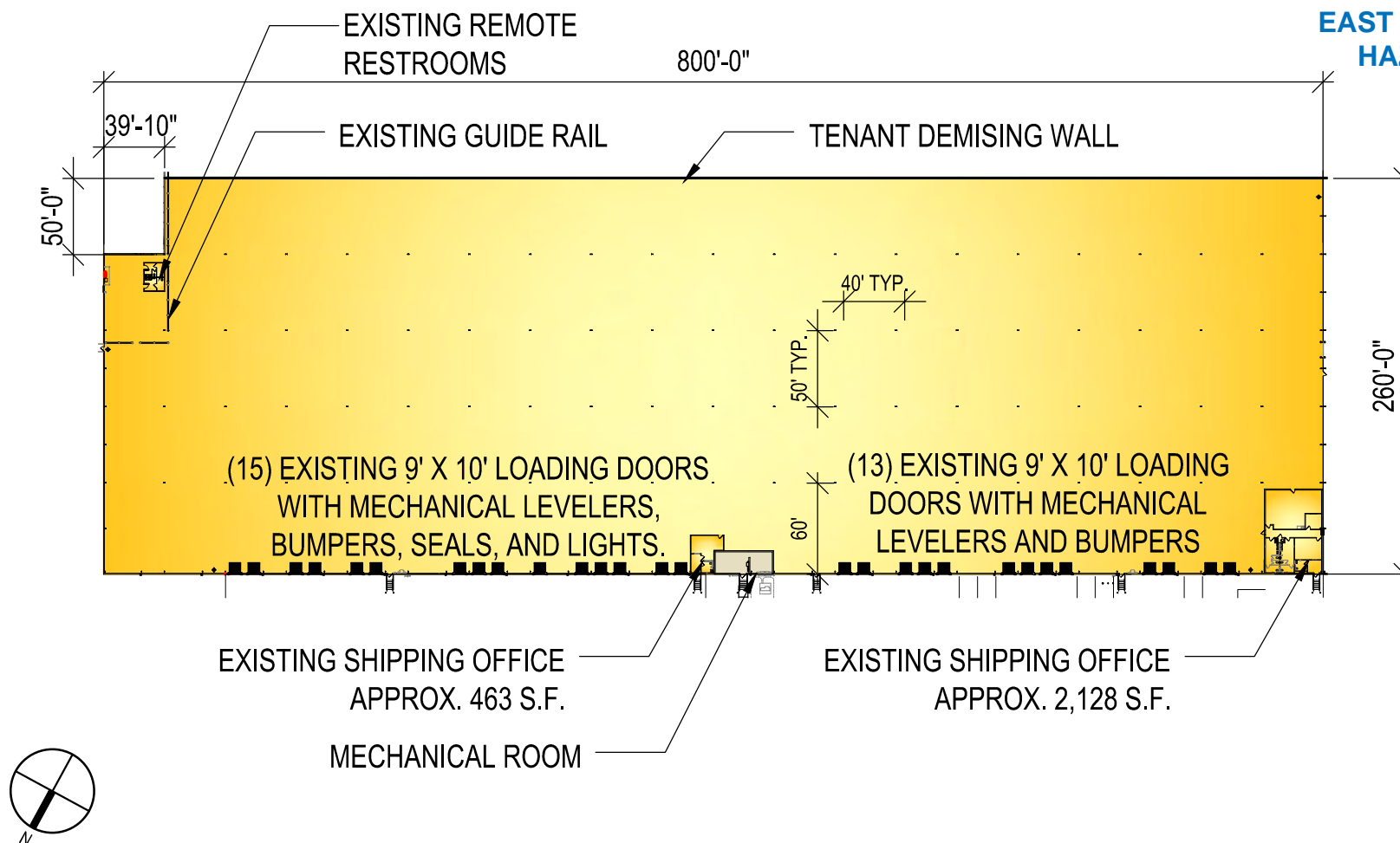
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

FLOOR PLAN

AVAILABLE 205,622 S.F. SPACE WITHIN
AN EXISTING 582,400 S.F. BUILDING

63 GREEN MOUNTAIN ROAD
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EAST UNION TOWNSHIP
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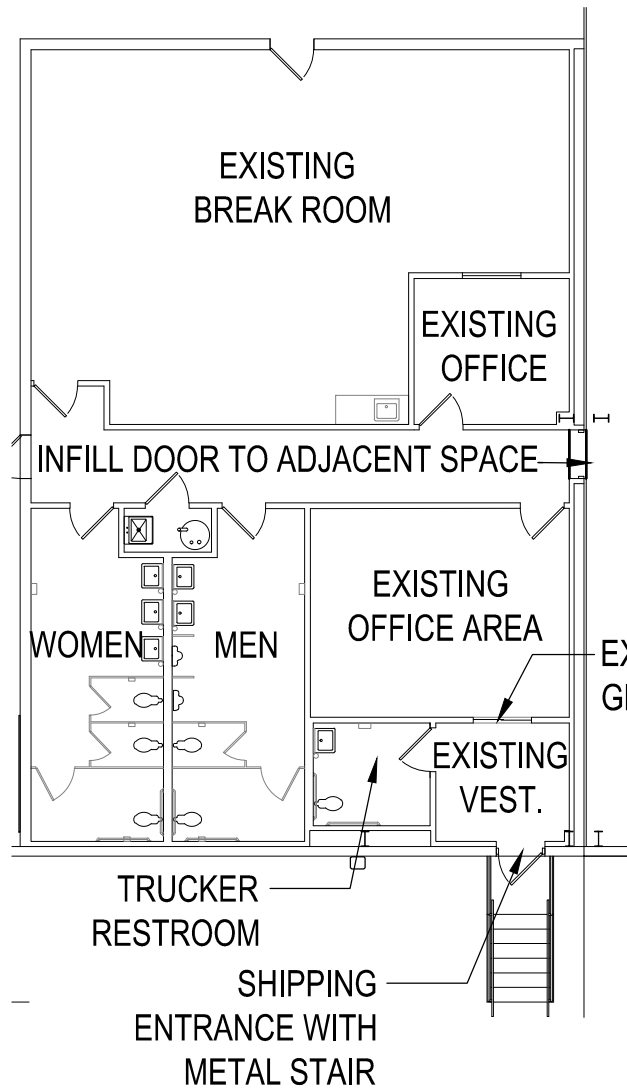
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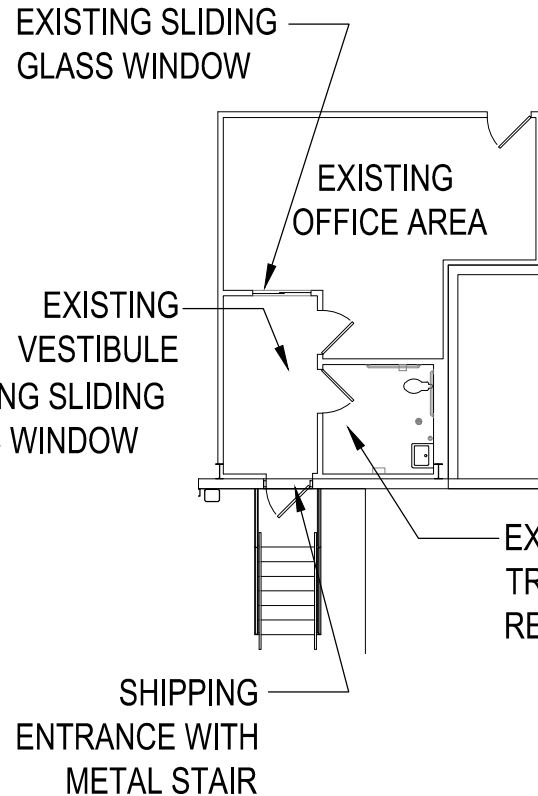
ENLARGED OFFICE PLANS

AVAILABLE 205,622 S.F. SPACE WITHIN
AN EXISTING 582,400 S.F. BUILDING

63 GREEN MOUNTAIN ROAD
HUMBOLDT INDUSTRIAL PARK
EAST UNION TOWNSHIP
HAZLETON, PA 18202



EXISTING SHIPPING OFFICE
APPROX. 2,128 S.F.



EXISTING SHIPPING OFFICE
APPROX. 463 S.F.

EXISTING WOMEN'S
RESTROOM

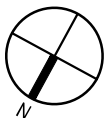
EXISTING
TRUCKER
RESTROOM

EXISTING MEN'S
RESTROOM
EXISTING
GUARDRAIL

EXISTING REMOTE RESTROOM
APPROX. 265 S.F.

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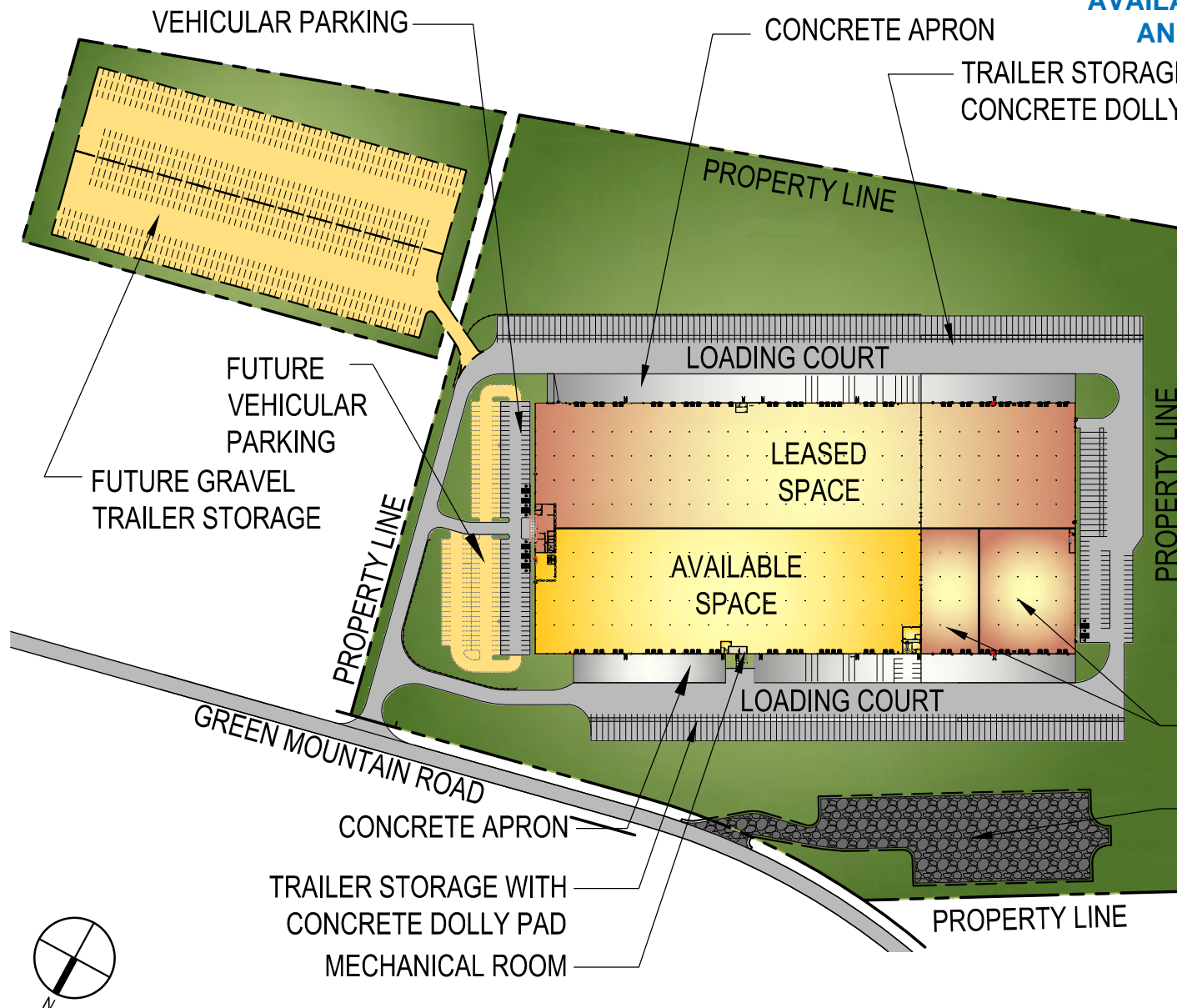
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EXISTING SITE PLAN

**AVAILABLE 205,622 S.F. SPACE WITHIN
AN EXISTING 582,400 S.F. BUILDING**

**63 GREEN MOUNTAIN ROAD
HUMBOLDT INDUSTRIAL PARK
EAST UNION TOWNSHIP
HAZLETON, PA 18202**



LOADING DOORS	28
DRIVE-IN DOORS	0
TRAILER STORAGE	54
FUTURE TRAILER STORAGE	248
GRAVEL TRAILER STORAGE	76
VEHICULAR PARKING	45
FUTURE VEHICULAR PARKING	48

LEASED SPACE

GRAVEL TRAILER STORAGE

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SPECIFICATIONS

**AVAILABLE 205,622 S.F. SPACE WITHIN
AN EXISTING 582,400 S.F. BUILDING**

**63 GREEN MOUNTAIN ROAD
HUMBOLDT INDUSTRIAL PARK
EAST UNION TOWNSHIP
HAZLETON, PA 18202**

SITE IMPROVEMENTS

- Site contains approximately 70.62 acres
- On-site available vehicular parking for approx. 45 cars up to 94 cars.
- On-site paved trailer storage for approx. 54 trailers, with 8" thick, 8' wide concrete dolly pad.
- Future gravel trailer storage for approx. 248 trailers
- On-site gravel trailer storage for approx. 76 trailers
- Asphalt paving. Heavy duty pave in truck areas.
- 8" thick, reinforced, concrete dock apron.
- Professionally prepared landscape design.

BUILDING IMPROVEMENTS

- Building contains 582,400 S.F.
- Building dimensions are 1120' (length) x 520' (width).
- Available space contains 205,622 S.F. with an existing Shipping Office of 463 S.F. , an existing Shipping Office of 2,128 s.f. and a 265 S.fF. Remote Restroom Area with male and female multi-use restrooms.
- Clear ceiling height of 30'-8" min. and 36'-5" max.
- 40' x 50' bay spacing with a 60' deep staging bay at the loading dock
- 6" thick reinforced concrete floor slab.
- MR24, proprietary, standing seam metal roof system.
- Exterior wall system consists of architectural masonry, e.i.f.s., aluminum frame window entrance systems and insulated metal wall panels.
- The available warehouse space contains (28) 9' x 10' vertical lift dock doors with 30,000 lb capacity mechanical levelers, dock seals, lights and bumpers.

UTILITIES AND BUILDING SYSTEMS

- The available warehouse space heating system is energy efficient gas-fired unit heaters.
- Electrical service shall be an 800 amp, 480/277volt, 3 phase service.
- Warehouse lighting is high efficiency t-bay lighting.
- Office area lighting is 2 x 4 fluorescent with prismatic lenses.
- Fire protection system is an Early Suppression Fast Response (ESFR) wet sprinkler system.
- Provisions for domestic water and natural gas are provided.
- All utilities shall be separately metered.

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